

MALDON DISTRICT COUNCIL

Princes Road, Maldon, Essex CM9 5DL
Telephone: 01621 854477

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION REFERENCE

25/00840/OUTM

PROPOSAL

Outline Planning Application with all matters reserved except access, for up to 200 residential dwellings (Use Class C3), including affordable housing, ancillary infrastructure, public open space, play space, and sustainable drainage.

LOCATION

Land Adjacent Romans Farm Chase And Mill Road Burnham-On-Crouch Essex
(UPRN - 010014000316)

NAME OF APPLICANT:

Welbeck Strategic Land V Limited

NAME AND ADDRESS OF AGENT:

Mr James Bailey - James Bailey
Planning Ltd
Stirling House
3 Abbeyfields
Bury St Edmunds
IP33 3AQ

DECISION DATE 8 May 2026

In pursuance of the powers exercised by them as Local Planning Authority this Council having considered your application to carry out the above development in accordance with the submitted drawing(s) referenced ITB19373-GA-005D, ITB19373-GA-009C, TOR-SK001, TOR-SK010 Rev B, do hereby give notice of their decision to:

REFUSE PERMISSION

for the said development for the reasons appended to this Notice.



Mark Jaggard

Director of Place, Planning & Growth

IMPORTANT: PLEASE REFER TO THE NOTES ATTACHED TO THIS DOCUMENT

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REASONS FOR REFUSAL

1. The application site lies outside the defined settlement boundary for Burnham-on-Crouch. The proposal would introduce a substantial urban extension of up to 200 dwellings, associated roads, lighting and infrastructure onto agricultural land which forms part of the rural setting adjacent to the urban area of the town and the transition towards the open countryside. By reason of its scale, location and urbanising effects, including the loss of the existing open agricultural character of the land and the substantial change experienced from Mill Road and Public Footpath 14, the development would cause significant harm to the character and appearance of the area, which is not outweighed by the benefits of the proposal. The proposal is therefore contrary to Spatial Strategy through Policy S8 of the Maldon District Local Development Plan, the Burnham-on-Crouch Neighbourhood Plan, the Maldon District Design Guide SPD and the National Planning Policy Framework .
2. The submitted transport evidence has not satisfactorily demonstrated that the development can be accommodated safely and appropriately on the local highway network, due in particular to the inadequacy of Mill Road for increased traffic, pedestrian and cycle connectivity, the interaction with Public Footpath 14, the Mill Road / Southminster Road junction, the internal and external active travel links and the ability of the development to provide safe, suitable and inclusive access for all users. In the absence of satisfactory evidence and mitigation, the proposal would be likely to result in unacceptable impacts on highway safety and would fail to give priority to pedestrian, cyclist and vulnerable road users. The proposal is therefore contrary to Policies T1, T2, D1 and S1 of the Maldon District Local Development Plan, the Maldon District Design Guide SPD, the Essex Design Guide and the National Planning Policy Framework.
3. In the absence of a completed Section 106 Agreement, the proposal fails to secure the planning obligations necessary to make the development acceptable in planning terms. In particular, the proposal fails to secure:
 - 30% affordable housing, including the required tenure, mix, standards, delivery and occupation controls;
 - education contributions towards early years and childcare, primary education and secondary education;
 - healthcare contributions to mitigate the impact on local primary healthcare provision;
 - library contributions, Employment and Skills Plan obligations and associated monitoring fees;
 - open space, play space, green infrastructure and long-term management and maintenance arrangements;
 - Essex Coast RAMS mitigation;
 - biodiversity net gain, habitat management and monitoring obligations, including any required long-term monitoring of significant on-site enhancements;
 - highway, sustainable transport, active travel and any other mitigation required by the Highway Authority; and
 - monitoring fees and such other obligations as are necessary to ensure the delivery and long-term management of the above measures.

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The development would therefore fail to provide the infrastructure and mitigation necessary to serve the development and to make it acceptable in planning terms, contrary to Policies S1, D1, H1, H2, I1, I2, N1, N2, T1 and T2 of the Maldon District Local Development Plan, the Maldon District Design Guide SPD, the Essex Design Guide and the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing with the Applicant/Agent. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

NOTES:

Your Right of Appeal

If you disagree with the decision of the Local Planning Authority to refuse permission for the proposed development, you can appeal to the Secretary of State. If you want to appeal, you must do so within six months of the date of this notice.

You can find and complete planning appeal forms through the online services <https://www.gov.uk/appeal-planning-decision/make-an-appeal> Please read the guidance notes before you begin <https://www.gov.uk/appeal-planning-inspectorate#before-you-start>

The Secretary of State can allow a longer period for giving notice of an appeal, but this will only be done where there are special circumstances that excuse the delay in giving notice beyond the six month period.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development, having regard to the relevant statutory provisions and any relevant directions. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notice

If following this decision of the Local Planning Authority to refuse permission to develop land, or any decision of the Secretary of State, the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that the Council purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.