

**CIRCULATED AT
THE MEETING**



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
DISTRICT PLANNING COMMITTEE
12th MARCH 2020

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	19/01257/FUL
Location	Land Between Chandlers and Creeksea Lane, Maldon Road, Burnham-On-Crouch, Essex
Proposal	Erection of 36 dwellings, with associated off-street parking, public open space and landscaping
Applicant	David Wilson Homes Eastern Counties
Agent	N/A
Target Decision Date	02.03.2020 (EoT to be agreed for: 18.03.2020)
Case Officer	Anna Tastsoglou
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan

5. MAIN CONSIDERATIONS

Other Material Considerations

Construction Method Statement

- 5..17.1. It is noted that the application is supported by a Construction Management Plan, dated October 2019, Rev A, which was prepared to deal with the proposed Phase 2 of the development at the S2(i) allocated site. The management plan includes details of the general site set up, the access to the site, the provision of on site parking and loading and unloading facilities, details of storage of materials and plant, wheel washing facilities and measures to control dust pollution and noise levels. Ecology protection is also a matter that is addressed, as well as working and deliveries hours.
- 5..17.2. During the construction period, there will be one main access and egress for construction traffic which will be via Springfield Road to the south east of the site. This will avoid the need for construction traffic disrupting Maldon Road. Parking will be provided on site, as well as all deliveries and materials would be

directed to the site compound. Water bowsers would be used to ensure that damping down can be carried out to reduce the dust arising from site activities. Jet wash facility will be employed when necessary to clean the wheels and underbody of construction vehicles to ensure that vehicles leaving site are clean. In terms of temporary site illumination, it is advised all activities will be undertaken in accordance with the Environmental UK Light Pollution Leaflet. The site will be secured to ensure that access cannot be gained by unauthorised personnel to any construction areas and a hoarding of a minimum of 2.4 metres would be installed. Working hours would be as follows:

- Monday to Friday 07:30 hrs. to 18:00 hrs.
- Saturday 08:00 hrs. to 13:00 hrs.
- No working on Sundays or Public Holidays without prior agreement with the LA.

5..17.3. In terms of ecological protection, it is noted that an ecological consultant has been engaged to carry out a habitat review, species surveys and to develop a mitigation method statement to ensure that the proposed construction does not impact on any protected species. Newt protection fencing will be erected to site perimeters prior to commencement of construction activities to prohibit the transfer of any potential ecology from offsite features. Furthermore, prior to any commencement of works on site a walkover by the appointed ecology consultant will be carried out to ensure there are no new factors to take into account such as badgers setts.

5..17.4. In light of the above information provided within the submitted Construction Management Plan it is considered that sufficient weight to ensure that on-street parking of construction vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway. Furthermore, consideration has been given to the protection of the amenities of the neighbouring occupiers and any potential protected species and ecological assets. Therefore, the submitted Construction Management Plan provides information that is sufficient to remove the previously imposed pre-commencement condition for the submission of a Construction Method Statement. As a result condition 10 (Construction Method Statement) on page 92 of the agenda is no longer considered necessarily to be imposed and is recommended to be removed. Moreover, the section of the report regarding ‘Pre-Commencement Conditions’ on page 79 of the agenda is no longer relevant.

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 One additional letter was received **objecting** to the application and are summarised as set out in the table below:

Objection Comment	Officer Response
The development would exceed the 180 houses allocated to this site through the approved LDP.	Comment noted and discussed in section 5.1 of the report.

Objection Comment	Officer Response
<p>The development would adversely impact upon the existing infrastructure, including the NHS and Education facilities.</p>	<p>Comment noted and discussed in sections 5.1 and 5.13 of the report.</p>
<p>There is no sufficient road and railway capacity for additional development.</p>	<p>The impact of the development on the highway network is discussed in section 5.8 of the report. The use of the railway network is considered positive as an alternative to private vehicle mode of transport.</p>