



**REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH**
to
DISTRICT PLANNING COMMITTEE
25 JUNE 2026

MEMBERS UPDATE

AGENDA ITEM NO.: 7

Application Number	25/00131/RESM
Location	Land 250M North Of 16A Maldon Road Burnham-On-Crouch Essex
Proposal	Reserved matters application for the approval of appearance, landscaping and scale from approved planning application reference 21/00075/OUTM allowed on appeal APP/X1545/W/21/3283478 (Outline application with all matters of detail reserved for future determination (except for layout and means of access to the site) to extend approved retirement community to north and east including additional affordable housing : erect 132No. one, two and three-bedroom bungalows, 100No. one, two, and three-bedroom apartments in two-storey buildings , and erect single-storey ancillary multi-use community building. Lay out estate roads, footpaths, vehicle parking and surface water drainage infrastructure including swales and detention basins. Form open spaces and allotments and lay out hard and soft landscaping)
Applicant	Mr Ian Holloway, Burnham Waters 2 Limited
Agent	Mr Stewart Rowe - The Planning And Design Bureau Ltd
Target Decision Date	30.06.2026 (Time Extension agreed)
Case Officer	Chris Purvis
Parish	Burnham North
Reason for Referral to the Committee / Council	Major Development

5 MAIN CONSIDERATIONS

5.4 Heritage Assets and Archaeology

- 5.4.1 The impact of the reserved matters, in particular ‘scale’ and ‘appearance’ upon the setting of Little Johns Farmhouse, which is a grade II listed building close to the site needs to be considered. Following consultation with the Council’s Conservation Officer it is considered that this reserved matters application would have a ‘less than harmful’ impact upon the setting of this listed building and the overall public benefits of the proposal would outweigh any harm in securing the optimum viable use of the site, in accordance with the requirements of paragraph 215 of the NPPF.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Conservation Officer		

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 One objection received raising the following points:

Subject	Comment Summary	Officer Response
Impact upon the setting of Heritage Asset	Little Johns Farmhouse, a grade II listed building close to the site, request that the Local Planning Authority require such an assessment before determining this application, and that the Council's conservation officer be consulted	
Construction Impacts	Timber-framed historic buildings are particularly susceptible to damage from ground-borne vibration caused by heavy plant and construction traffic. Request that a Construction Management Plan (CMP) be secured by condition prior to commencement	Condition 11 of the outline planning permission requires a Construction Method Statement to be approved before development takes place
Light Pollution and the Preservation of the Historic Dark-Sky Setting	The introduction of a retirement development with public realm lighting, residential lighting, and estate roads would represent a significant and permanent change to that character if not properly controlled. No assessment of light spill toward this listed property has been submitted	Environmental Health have no objection to the application. The outline planning permission through condition 15 requires details of the external lighting of the Phase 2 development to be approved.