



**REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
16 SEPTEMBER 2026**

ADDENDUM

AGENDA ITEM NO. 5

Application Number	26/00089/FUL
Location	3 The Paddocks, Stoney Hills, Burnham-On-Crouch, Essex, CM0 8QA
Proposal	Subdivide Plot 3 The Paddocks to create two smaller chalet-style bungalows, the total floor area being equivalent to that of the originally approved single dwelling.
Applicant	Mr Goulding
Agent	Mr Oscar Dickens - Design Designed Ltd
Target Decision Date	18 September 2026 (EoT)
Case Officer	Matt Bailey
Parish	Burnham-on-Crouch North
Reason for Referral to the Committee / Council	Departure

CORRECTION – Section 5.1

Section 5.1 of the report has been updated below to provided a clearer assessment of the proposed scheme against the policies contained within the NPPF (as updated August 2026).

5.1 Principle of Development

5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions to be made in accordance with the development plan unless material considerations indicate otherwise. Policies S1 and S2 seeks to achieve strategic growth be way of sustainable extensions to the settlements of Maldon, Heybridge and Burnham-on-Crouch, in the form of Garden Suburbs or Strategic Allocations. Policy S6 allocates growth at Burnham-on-Crouch and expects coordinated delivery of housing, employment, transport, green infrastructure and services.

- 5.1.2 The application site lies outside the defined settlement boundary of Burnham-on-Crouch, with the majority of the site also lying outside any defined allocated housing site. The site therefore falls within the open countryside, where LDP Policy S8 supports development which complies with one of the sub-criteria (a) to (m) within the policy and where the intrinsic character and beauty of the countryside is not adversely impacted upon. As the development does not fall within any of those specified categories, it is technically contrary to the spatial strategy and settlement hierarchy of the LDP, in particular Policies S2 and S8.
- 5.1.3 National Policy S5 of the NPPF provides the relevant national decision-making framework for development outside settlements. Its purpose is to distinguish between forms of development which may be acceptable in principle in countryside locations and development which would result in an unsustainable pattern of growth or unacceptable harm to rural character.
- 5.1.4 The policy states that only certain forms of development should be approved outside settlements, and provides a list of development proposal types should be approved, *“unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework”*
- 5.1.5 NPPF Policy HO1 and Annex D set out the approach to identifying and maintaining a supply of deliverable housing sites. The Council's latest published housing land supply position at 1 April 2025 (reported to Council on 12 February 2026) was 4.1 years. This position has subsequently been considered through the appeal process, including the recent Spratts Farm appeal, where the respective positions of the Appellant and Council were 3.6 and 4.04 years. Whilst there has been disagreement regarding the precise figure, it is accepted that the Council cannot currently demonstrate a five-year housing land supply (5YHLS).
- 5.1.6 In the absence of a 5YHLS the proposed development would fall within Policy S5(1) category (j) (i), which is defined as:

“j) Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test²⁷), and where the development would:

(i) Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; “

- 5.1.7 In this case the principle of residential development on the site has already been established through the implemented permission for the wider residential development, with Plots 1, 2 and 4 constructed or substantially complete and Plot 3 benefiting from permission for a dwelling. The current proposal therefore represents an intensification of an established residential site rather than the introduction of residential development into an undeveloped countryside location. The site is physically and functionally well-related to Burnham-on-Crouch and is capable of being served by the existing access and infrastructure associated with The Paddocks.

Principle of Development Summary

- 5.1.8 Therefore although conflict with the adopted settlement boundary strategy remains under LDP policy S8, in the absence of a 5YHLS the proposal would be compliant with updated NPPF policy S5(1)(j)(i). Taking into account the approved residential scheme, close relationship with the settlement and limited net increase of one dwelling, the principle of development is considered acceptable.