

MALDON DISTRICT COUNCIL

Princes Road, Maldon, Essex CM9 5DL

Telephone: 01621 854477

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION REFERENCE

FUL/MAL/20/00157

PROPOSAL

Application to carry out ground investigations, load test and associated works in connection with a proposed new Nuclear Power Station at Bradwell-on-Sea, together with the creation of two site compound areas and associated parking areas.

LOCATION

Land East Of Bradwell Power Station Downhall Beach Bradwell-On-Sea Essex
(UPRN - 010013995307)

NAME OF APPLICANT:

Bradwell Power Generation Company Limited
Rex House (5th Floor)
4-12 Lower Regent Street
London
SW1Y 4PE

NAME AND ADDRESS OF AGENT:

DECISION DATE 20 August 2020

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 412657-MMD-00-XX-DR-C-0001, 412657-MMD-00-XX-DR-C-0002, 412657-MMD-00-XX-DR-C-0003 Rev P3, 412657-MMD-00-XX-DR-C-0004, 412657-MMD-00-XX-DR-C-0005, 412657-MMD-00-XX-DR-CIV-0007, 412657-MMD-00-XX-DR-CIV-0008, 412657-MMD-00-XX-DR-CIV-0009, do hereby give notice of their decision to:

REFUSE PERMISSION



RICHARD HOLMES
DIRECTOR OF SERVICE DELIVERY

IMPORTANT: PLEASE REFER TO THE NOTES ATTACHED TO THIS DOCUMENT

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

Application to carry out ground investigations, load test and associated works in connection with a proposed new Nuclear Power Station at Bradwell-on-Sea, together with the creation of two site compound areas and associated parking areas.

Land East Of Bradwell Power Station Downhall Beach Bradwell-On-Sea Essex

REASONS FOR REFUSAL

1. The proposed development would detrimentally impact upon the historic environment, namely as a result of the proximity of the works to the WWII Aerodrome remains (Watch Office / Control Tower, Station Headquarters Building, Hangers, Runway remains and Perimeter track) which are an important assets to our local heritage and of National importance. The development is considered to overwhelm the setting of these buildings by way of interrupting the flat, open landscape they sit within. Furthermore, the site plays an important role in terms of archaeology and the extensive ground works will result in the potential irreversible disturbance of important archaeological assets. As such the proposal would be contrary to the requirements policies S1, D1 and D3 of the Maldon District local Development Plan and the National Planning Policy Framework.
2. Inadequate information has been submitted to demonstrate that the proposal would not result in negative impacts on important ecological assets including protected species, resulting from noise, vibration and disturbance. The proposal would therefore be contrary to Policies S1, S8, D1 and N2 of the Maldon District Local Development Plan and the guidance contained within 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 clearly setting these out in the reason(s) for refusal. Furthermore, Members of the planning committee which took the decision to refuse planning permission have been asked to consider whether there are opportunities to amend the development to address this harm. Where a potential way forward has been identified, this has been communicated to the Applicant/Agent. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

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, using a form that you can get from:

The Planning Inspectorate, Appeals Registry, Room 3/15A, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

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.