



RAYNE PARISH COUNCIL

Clerk to the Council: Mrs Philippa Potter
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10 March 2008

Mrs Bentham
Development Control
Braintree District Council
Causeway House
Braintree
Essex
CM7 9HB

Dear Mrs Bentham

Application No: 08/00273/FUL
Description: Demolition of existing industrial buildings. Decontamination of site and erection of 82 dwellings and 3 offices with access from The Street and Brunwin Road.
Location: Rayne Foundry, The Street, Rayne, Braintree, CM77 6RT

Rayne Parish Council supports the development of this site but would like the following comments to be taken into consideration. The Village Design Statement, Guidelines for Development, accepted by Braintree District Council, should be used when considering this application, notably building height:

Rayne Village Design Statement

Buildings:

Should generally be single or two storey (Not higher than surrounding buildings.) and face on to the road.

Designed to protect the special characteristics in the Parish should be strictly observed.

Colloppers site which already has planning consent:

? Concern over three storey buildings overlooking properties in Brunwin Road & Capel Road; the height difference between the site and the surrounding area is caused by foundry spoil over many years. The plan would be improved if this area was lowered.

? Alleyways – rear access for residents of the proposed development, which are to rear of Brunwin Road and Elm Walk; concern over security and a request for a locked gate to prevent unauthorised access.

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- ? Retention of trees to provide screening between the proposed development and Brunwin Road, Elm Walk and Capel Road.
- ? Confirmation that services, particularly the foul sewer, are adequate to accommodate the additional properties
- ? Confirmation of the future of the electricity sub station, Elm Walk side of the site, with anticipation that this can be removed.

Foundry site, which may not have full planning permission:

- ? Flats adjacent to Tudor cottage – height of building and proximity of a block of flats to a listed building within the conservation area not in keeping with the village aspect. A house would be more acceptable, as per VDS.
- ? Villagers question the need for office accommodation and feel that dwellings are more appropriate.
- ? Telegraph poles removed from the front of the site.

Applicable to the whole site

- ? Confirmation that two parking spaces per dwelling are provided.
- ? An adequate maintenance plan to ensure that communal areas are maintained to a good standard.
- ? Run off water from the site contained and any pollution/contamination ameliorated both during construction and in the future.
- ? Contamination is removed and managed at no risk to residents and future residents.
- ? The removal of asbestos sheeting from the Foundry roof a) as soon as possible and b) at no risk to residents.
- ? Construction traffic, including deliveries via The Street only, with loading and unloading of vehicles within the cartilage of the site.
- ? Deliveries to avoid times when children are walking to and from school.
- ? Contractor's vehicles parked within the site.
- ? Demolition to commence as soon as planning permission is granted.
- ? Environmental monitoring of noise, vibration and dust to protect both residents and neighbouring properties, particularly those within the conservation area.

We trust that these points will receive your consideration as the Parish Council which we believe will further improve the application to the benefit of existing and future residents of Rayne.

Yours sincerely

Mrs Philippa Potter
Clerk to the Council

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