

# RAYNE PARISH COUNCIL

Clerk to the Council: Mrs Melanie Whiteside  
19 Elm Walk, Rayne, Braintree, Essex CM77 6ES

Tel/Fax: (01376) 552489  
E: [clerk@raynepc.fsnet.co.uk](mailto:clerk@raynepc.fsnet.co.uk)  
W: [www.rayne-essex.gov.uk](http://www.rayne-essex.gov.uk)

28 November 2005

Mrs Bentham  
Development Services  
Braintree District Council  
Causeway House  
Braintree  
CM7 9HB

Dear Mrs Bentham,

## **Parish Town Council Consultation**

**Appl. No:** 05/02200/FUL

**Description:** Erection of 46 dwellings, access, car parking and landscaping.

**Location:** Brunwin Road, Rayne

Whilst the Parish Council do support development of this site, they wish to Object to the above application on the following grounds:

- Ø Density of Housing - should be nearer 30 than 50 dwellings, as in the development brief, in keeping with the surrounding area and the village as a whole.
- Ø Height of Buildings - three storey not in keeping with the character of the area and will adversely impact on surrounding properties which are built on land that is significantly lower than the proposed site.
- Ø Development of whole site - Members are disappointed that, following initial consultation, we were led to believe the site would be developed as a whole. Part development will render the foundry site difficult to develop in view of contamination.
- Ø No live/work units in application.
- Ø Style of houses - need to reflect the village setting.
- Ø Car parking - whilst acknowledging that car parking meets existing government legislation, there is no road parking available and this will cause overspill onto already congested roads, particularly when visitors are received, in this area that is served by very limited public transport.
- Ø Surface water to Brunwin Road - Site is higher than surrounding area and has caused problems in the past, this will be increased with a greater area of the site committed to hard standing and roads.
- Ø There have been problems with surface water run off in Brunwin Road below the site, which is considerably higher than the surrounding area, this will be increased with a greater area of the site committed to hard standing and roads.
- Ø Contamination and cleaning of site - although not strictly the Foundry site there has been a range of industrial use over past years and some Foundry waste has been tipped. Section 2.7.7 of the Interpretative Desk Study undertaken in 2003 states that "additional testing and analysis" is required
- Ø Bat roost - Bats have been found on the site therefore a DEFRA licence will be required before development goes ahead. Also we are aware that the local Bat Group has yet to be consulted, as stated in the original survey.

- Ø Construction traffic - this will currently need to access the site via Brunwin Road, restrictions need to be imposed to prevent further congestion and risk at school times or consent obtained for access through the Foundry site.
- Ø Suitable screening with Tree Preservation Orders immediately placed on existing trees and in the future on any planted trees.
- Ø Transport Survey - Section 6 refers to cycling and walking between Brunwin Road and The Street. However the application is for the rear of the site only, therefore a cycle/footway cannot be possible if Fairview do not own or have permission to go through the former Foundry site. This also relate to the bus services - the document states the site is within 400m of a Bus Stop, again this is not accurate unless there is access through the former Foundry.

Yours sincerely,

Mrs Melanie Whiteside  
Clerk