

Babergh Planning Committee

Additional information.

Item No2

DC/19/00881: Land South of Brooklands Road, Brantham

The report before Members summarises Brantham Parish Council's views on page 40 and refers readers to the full response on the relevant BDC Planning web page. Some Members may have had difficulty accessing the web prior to the meeting due to sporadic technical problems.

This supplementary note provides a fuller description of the Parish Council's views over the lifetime of the current reserved matters application.

28 March 2019

five page note:

Proximity of site to AoNB and extended AoNB needs to be taken into account

Access for disabled and issues that may arise from steepness of site

The extent to which the development can be said to be sustainable is questioned [eg: energy conservation and generation]

Sustainability and car use [tandem parking]

Housing need and excessive density [evidenced by parking courts]

Car parking and roads [communal parking areas sections of private road commuter parking on estate (Manningtree Station)]

"Summary

The above sets out the obvious problems and unacceptable solutions inherent in this proposal. Some of the arrangements for emergency service delivery, commercial delivery and car parking are clearly inadequate for purpose. Many of the private drives and parking courts have no adequate turning heads. These and other matters noted above all arise directly from the high density which the Applicant is attempting to achieve. This belief appears to be supported by the holding objections current at the time of writing this report. (See summary below, with special regard to the Strategic Housing response))

It is the opinion of the Brantham Parish Council that the proposed density needs to be reduced, and sufficiently, in order to achieve a workable layout that demonstrates the sustainable elements required by the NPPF."

Comments on house types.

"BPC considers that the proposed House Character types are a reasonably considered response, responding as they do to the more recognisably traditional buildings within Brantham." [Victorian/Edwardian, Rolling Valley Farmland & Industrial Edge]

"Generally, BPC would wish to see more subtle detailing of traditional features, with less use of contrasting colours in the use of quoin and arch detailing. BPC would also wish for a blending of house character areas and types so that a blurring of boundaries between the three areas is achieved.

The use of slates should be avoided since these are not indigenous to East Anglia, being a Victorian import when Welsh natural slate was the cheapest form of roof covering. Clay materials should be used wherever possible, being a local and sustainable material.

Where slate is allowed, this should be welsh slate, properly detailed, and not a composite material."

Detailed design comments are also offered.