

# Welcome

## Thank you for coming today

Today's event is about the proposed development of **Land off Brooklands, Brantham.**

We are here today to listen to your views and comments on our current proposals.

If you would like to find out a little more please come in, we'll be here from **4pm–8pm.**

# Information about the site we need to take into account

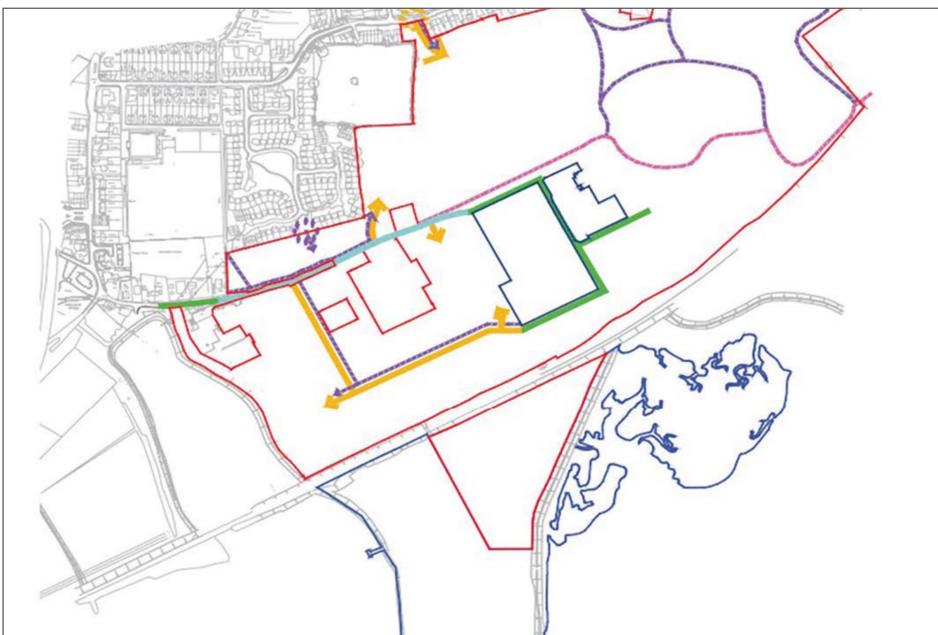
Before we start designing a new scheme, we complete an assessment of the site and the surrounding area as they are at the moment. We record those features we will need to take into account in our design. All of the relevant considerations, whether they fix the way our scheme will have to be designed or give us a real opportunity to make the most of a particular feature, are shown here.



**Topography**  
The current gradient of the site is significant. To address this, we will use a cut and fill approach, removing higher areas of land and filling in lower areas or dips in the land to help make the land more level.



**Views**  
Our layout works to maintain east to west views as much as possible, to retain views across the pond and estuary. We will retain as many trees on the site as possible, particularly the veteran oak tree on the site.



**Access and movement**  
Permission has already been granted for two vehicular accesses, one from Brooklands Road and one from Factory Lane. The scheme also includes improvements to Factory Lane and pedestrian links to the public open space to the east, to enable new and existing residents to access the open space.



**Ecology**  
The ecology of the site has been the subject of several ecological surveys. All hedges and trees will be retained wherever possible, including the veteran oak tree on the site. A new skylark habitat has been created nearby and there will be a new reptile habitat on the adjacent open space.

## Things to think about

Views to and from the site.

The steepness of the site.

Retaining the existing trees and enhancing ecology.

Improving access and connectivity across the site and beyond.

# How we approached the design of the site

We use the site considerations to help us produce design proposals. It is important that the design process takes full account of the physical features of the site, its setting and connections to its surroundings. Our new development must also take into account the existing character of the local area.



## Street scenes

The gradient of the site is a significant element of the site character. This has been taken into account during the design process. This included an east to west emphasis and positioning the larger dwellings to the top of the top end of the site to help preserve views.

Initial pre-application discussions have been undertaken with the Local Planning Authority (LPA) and other key stakeholders, including:

Pre-application meeting with the LPA in April 2018.

Design Review Panel in July 2018.

Second pre-application meeting with the LPA in June 2018.

Meeting with Brantham Parish Council in September 2018.

# Our designs for land off Brooklands, Brantham

The site has been allocated for development for over 12 years.

A Hybrid Planning Application was submitted in February 2015 for the regeneration of the existing industrial estate and adjoining land. This included an outline planning application for up to 320 dwellings, remediation and servicing of land for employment uses, retail uses, and class D1 uses, along with public open space and new playing pitches.

Full planning permission was granted for a new access from Brooklands Road in November 2016.

This public consultation relates to the detailed reserved matters for the residential dwellings and open space only.



## Key facts

Approximately 288 high quality new homes.

Mix of house types.

Extensive area of public open space for new and existing residents to enjoy.

Retention of existing trees where possible.

New and enhanced pedestrian and cycle routes.

Sustainable drainage measures to be added as further protection to the existing flood defences.

# About the site



The site was first identified as a regeneration area under Policy EM06 of the Local Plan (2006). The site went on to feature as an allocated site in Babergh's Core Strategy (adopted February 2014), with Policy CS10 identifying the 'Brantham Regeneration Area', which also included land for housing as enabling development.

A Hybrid Planning Application (Planning Reference: B/15/00263/FUL) was submitted in February 2015 for the regeneration of the existing industrial estate and adjoining land. As part of this, outline planning consent was granted for up to 320 dwellings, remediation and servicing of land

for employment uses, retail uses, and class D1 uses, along with public open space and new playing pitches. At the same time, full planning permission was granted for a new access from Brooklands Road, with new on-site road network and structural landscaping, improvements to Factory Lane, and drainage infrastructure. Following considerable liaison with the Local Authority and consultees the application was approved on 18th November 2016.

This public consultation relates to the detailed reserved matters for the residential dwellings and open space only.

Sustainability – Brantham is a suitable location for new homes and is well served with a good range of local facilities, including:

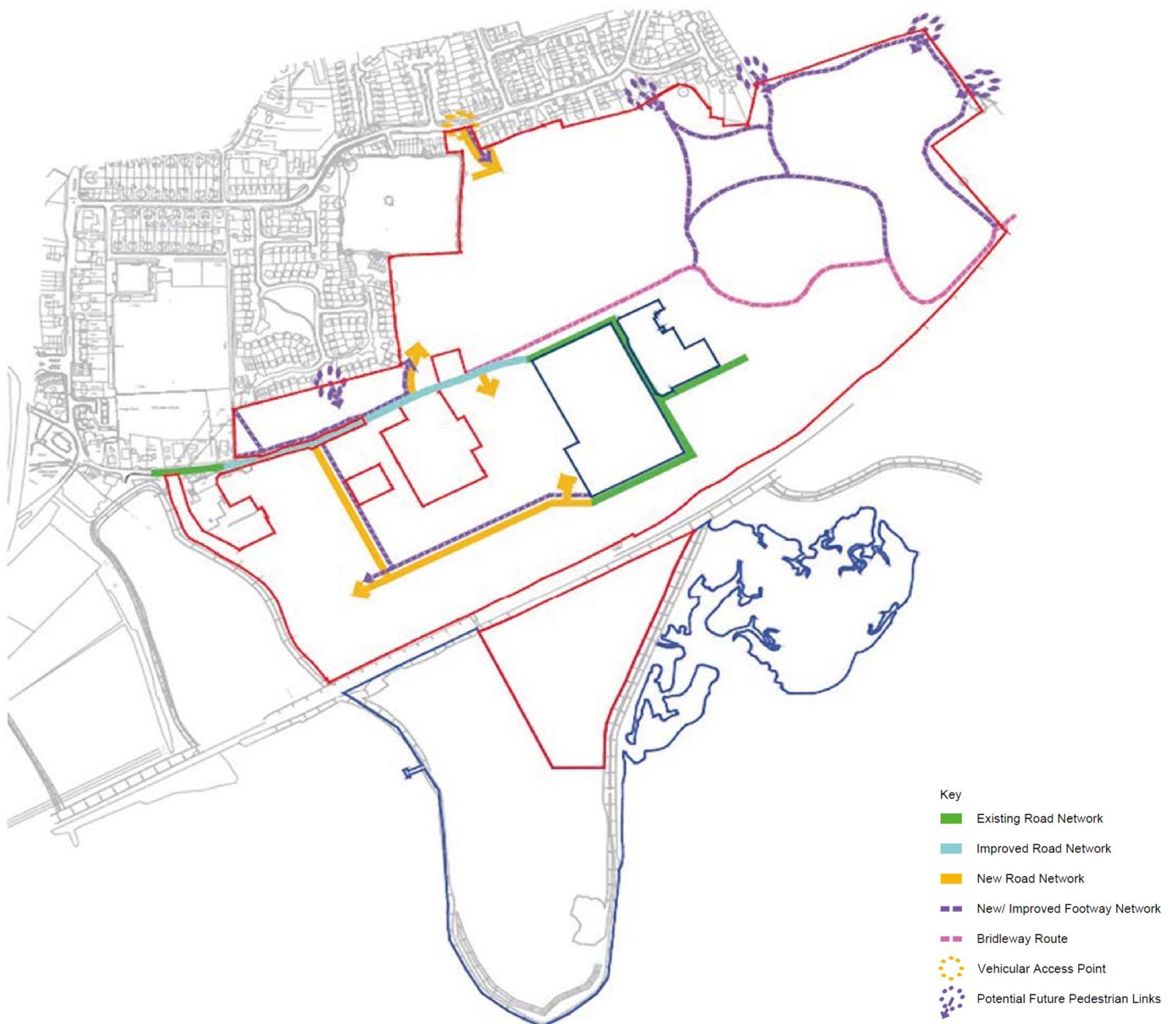
A local primary school and nearby secondary school.

Leisure facilities, including the football club and cricket club.

Shops, including a small supermarket.

Good bus and rail links to nearby Manningtree, Ipswich and Colchester, and further afield to Norwich.

# Transport and access



Brantham is well served by rail routes, with links to London from Manningtree train station, situated 1 mile away. Trains run regularly, with the shortest journey time to London Liverpool Street is 56 minutes. Manningtree provides links to Colchester, Ipswich, Bury St Edmunds, Chelmsford, London and Norwich. The site is also well connected for road travel with good links to the A12, alongside bus services linking Brantham directly with Colchester and Ipswich, and with other local villages via Manningtree.

Vehicular access to the site will be provided from Brooklands Road, with additional links to the adjoining site on the industrial estate. The vehicular access received permission alongside the hybrid planning application in a full application approved in November 2016. In addition to this access, pedestrian access will be delivered including to the footway network in the natural area surrounding the decoy pond.

# Landscape and drainage

The landscape proposals aim to help create a strong sense of place for the development at Factory Lane for users to experience and enjoy. The existing site boundary vegetation is to be retained and integrated within the proposals along with the existing trees which dissect through the site. This helps to create a strong instant element within the site and provides a green corridor with large swathes of wildflower meadow which provides seasonal interest and habitat value.

New paths provide access north – south and to the west. The street tree planting and on-plot landscaping will help to green the development with a street hierarchy influencing boundary treatments, planting palettes and tree planting. Links to the eastern public open space will be provided to encourage site users to utilise the existing green space to the east.

The ecology of the site has been surveyed several times over the last ten years. Slow worms and lizards live in the tree lines and hedges, and skylarks have nested on the arable fields. Reptiles will be protected from development, and moved to the new open space where needed to prevent them from harm. New skylark habitat has been created nearby. Mature trees will be kept, and hedges will be retained in the development.

The new open space will provide for reptiles, birds, bats, stag beetles and many other species, for residents to enjoy.

## Drainage

The Flood Risk Assessment undertaken for the site identifies that the residential site sits within flood zone 1 – the area of lowest risk. This also takes account of future climate change.

Surface water drainage has been designed with the overall scheme, with the residential portion of the site flowing into a strategic network of Sustainable Drainage Systems (SUDS). This is formed by a combination of swales and storage basins with a restricted outfall to the estuary. Again, this is designed to accommodate future climate change.



# What we would like from you, and what you can expect from us

## We welcome your feedback

Thank you for attending our consultation event.

These proposals will form the basis of a full Reserved Matters planning application which will be submitted to Babergh Mid Suffolk District Council. Before this happens, we would like to hear your views on our current proposals.

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## Ways to let us know what you think, include:

- Fill out a feedback form and leave it with us
- Call our Freephone information line 0800 148 8911
- Write to us – FREEPOST MPC Consultation (no stamp needed)

## Next steps

We will review all of the feedback submitted as a result of this event and make every effort to amend the proposals to take on board these views, wherever possible. We are aiming to submit a planning application to Babergh Mid Suffolk Council within the next few months, and hopefully before the end of 2018.

Taylor Wimpey is committed to community consultation and will aim to keep the local community and Parish Council informed as the proposals progress.

This image shows our development in Suffolk.



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Thank you for attending today, your views make a real difference