



BRANTHAM
Parish Council

BRANTHAM PARISH COUNCIL

RESPONSE TO CONSULTATION FOR BRANTHAM REGENERATION AREA

BD/15/00263

MARCH 2016

Your Ref. B/15/00263

Re-advertisement: Hybrid application for regeneration of existing industrial estate and development of adjoining land. Outline: Mixed use development to comprise approximately 320 dwellings; approximately 44,123 sqm of Class B1, B2 and B8 employment uses; approximately 720sqm of Class A1, A3, A4 and A5 retail uses and Class D1 community uses; provision of public open space and new playing pitches (Class D2). Full: Proposed new access from Brooklands Road; improvements to Factory Lane; new on site road network and structural landscaping; and foul and storm water drainage infrastructure (As amplified by Transport Assessment (Rev B dated April 2015) received on 7 May 2015). | Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, Brantham, MANNINGTREE, CO11 1NL

Brantham Parish Council note the changes made to this Application. They appear to degrade the application in its very purpose. Given the imbalance between residential development and any likelihood of industrial development, we find the reduction in Class A uses completely illogical. These would be the most likely uses to be brought forward to provide services and employment for the residential development and surrounding area. The approx. 20% reduction in Class B uses is unlikely to have any immediate impact, but overall this weakens the case for Industrial Regeneration actually being achieved.

It is implied that there is no existing employment in the industrial area, however this is not the case. Job targets may not be stated, but this does not mean that they can be ignored, considering the Policy Objectives of CS10.

Brantham Parish Council have already responded on Highways issues. These changes make no difference to the residential traffic flows. No useful information has been supplied on Industrial traffic flow projections so far. The reduction in commercial floor space is therefore irrelevant in assessing these, as it is impossible to judge a range of completely hypothetical results. However, any increase in industrial traffic can only have a negative impact, over and above the residential effects.

If you have any questions/comments about the response above then please do not hesitate to contact the Parish Council on the contact details below.



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With kind regards,

Brantham Parish Council

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