

Statement to Planning Committee 1st September 2020. Application 18/01065/OUT

Good evening Chairman and Members. Thank you for the opportunity to speak to you.

I am the Ward member for Rayne and I object to this application for the following reasons.

1. The site is part of land that forms the Green Buffer between Rayne and Braintree. Rayne is a lovely village with its own characteristics, worth protecting for future generations. The Green Buffer is there to maintain the integrity of Rayne as a village with a separate identity to that of Braintree Town. Without the Buffer, Rayne would cease to exist as a village and would be just another part of Braintree Town, contrary to BDC planning policies.
2. If this application is granted, it will be the thin end of the wedge and there is no doubt in my mind that it will be followed by subsequent applications until the buffer has gone and Brook Green has appeared by stealth.
3. This application is just a mini Brook Green and we have already fought that battle. Nothing pertinent has changed since then. No additional medical facilities, school places or extra road capacity have been provided, and the evidence given at Brook Green planning appeal should still be upheld.
4. Rayne Road cannot cope with traffic in peak hours now, resulting in more queuing traffic. This will only worsen if this application is granted resulting in more traffic diverting through Rayne as additional vehicles will use the old road from Dunmow to Braintree to avoid the Springwood roundabout and slip road from A120 to approach the development from Rayne instead. More traffic equals more congestion and more pollution damaging Rayne.
5. There will be an adverse effect on the Flitch Way as the rural views and rural feel are impacted by the development. Any proposals, now or in the future, to tarmac and/or light any part of the Flitch way must be opposed.
6. Finally, this site is outside of the Braintree Town Development Boundary and is land which isn't designated for building development. It was also rejected for development following the call for sites and has had previous applications for development rejected. There is a very high level of local opposition to any development on this site. What further evidence is needed to show the applicant that this land should remain as agricultural land.

I urge the committee to refuse planning permission for this site.

Thank you.

Cllr. Paul Euesden

Braintree District Council

Rayne Ward.