

STATEMENT TO PLANNING COMMITTEE 1ST SEPTEMBER 2020

Application No. 18 01065 OUT – Land South of Gilda Terrace and North of Flitch Way, Braintree

Madam Chairman and members of the Committee,

Thank you for the opportunity to address the meeting this evening and I am speaking as one of the two Ward Members for Braintree West Ward in which this application for 120 houses sits, I am also able to speak on behalf of my fellow ward councillor Mrs Mary Cunningham who wanted to speak this evening but was unable to attend due to a previous engagement.

Firstly both Mrs Cunningham and I fully support the recommendation to refuse this application and the reasons for refusal clearly support the residents of Rayne Village and Braintree Town, in particular the residents in West Ward, the communities most affected by the decision taken this evening. Furthermore we both support the need for more residential development and supported the Garden Communities plan to deliver the necessary housing growth, however this application is in the wrong place for three reasons:

- 1) This site was part of the much larger attempt by the same developer to develop this area of country side with a 1600 home application that straddled the Flitch Way. This application was refused by the Planning committee in 2017 for 7 reasons, the decision to refuse was upheld by Secretary of State because the benefits were outweighed by the harm to the country side and the loss of separation between Braintree and Rayne This application was made while the appeal process was in progress in June 2018 and if it were to be approved it would become the “the thin edge of the wedge” for the very reasons that the Secretary of State upheld the earlier refusal**
- 2) Adverse impact on highways and traffic in all parts of the road network in west ward directly impacting the current long suffering residents of West Ward, Business’ on Springwood Industrial Estate. The junction of Rayne Road with Pierrefitte Way/Aetheric Road is already a bottle neck that Essex County Council believe is difficult to remediate, Pods Brook Road feeding off the A120 into western entrance at the Springwood Industrial Estate roundabout cannot cope at present, so any additional traffic will exacerbate this situation. Roads in this area are already gridlocked at peak times.**
- 3) Adverse effect to the Flitch Way - Access to the Flitch Way to the west of Pods Brook Road is limited and most of the users are recreational users. East of Pods Brook Road the Flitch way is used as cycleway or footpath to Railway Station, Town centre and schoolchildren use for safe access.**

The portion of the current Flitch way past the site is not laid to tarmac thus is weather dependent and if this were ever to become a viable cycle and footpath to be used as part of the transport network it would need to be improved to the same standard as the more urban portion. This is not planned by either the applicant or Essex County Council so the only transport options will be to use road network via Rayne Road

I am sure that the Planning Committee will in this case support the Officers Recommendation and refuse this misplaced application

**Cllr. John McKee
Cllr. Mary Cunningham
Braintree District Council
West Ward**