

BABERGH DISTRICT COUNCIL

FROM: Head of Natural and Built Environment

REPORT NUMBER: **H51**

TO: DEVELOPMENT COMMITTEE

DATE OF MEETING: 25 June 2008

PLANNING POSITION STATEMENT: BRANTHAM INDUSTRIAL AREA

1. PURPOSE OF REPORT

- 1.1 This report seeks the adoption of the Planning Position Statement for the Brantham Industrial Area.
- 1.2 The Statement (Appendix A) summarises the current relevant policy (Policy EM06 of the Local Plan) and development control issues surrounding the site and Babergh's approach to the reuse of the site, following consultation with relevant bodies and public consultation.

2. RECOMMENDATION TO STRATEGY COMMITTEE

- 2.1 That the adoption and publication of the Planning Policy Statement attached as Appendix A be approved, subject to the Head of Natural and Built Environment being authorised to make any minor amendments and updates.

The Development Committee is asked to make a recommendation to Strategy Committee which is able to resolve this matter.

3. FINANCIAL IMPLICATIONS

- 3.1 None.

4. RISK MANAGEMENT

- 4.1 This report is not closely linked with any of the Council's Significant Business Risks. Key risks in this case are set out below:

Risk Description	Likelihood	Seriousness Impact or	Mitigation Measures
No detailed planning framework is provided to steer the sites future development; leading to "hostile" development proposals.	D. Low risk	II Critical or III Marginal	Produce document in the timeframe needed before any development proposals come forward and consult to secure consensus.

5. **KEY INFORMATION**

- 5.1 The Brantham Industrial Area is a significant employment site in Babergh.
- 5.2 Reuse of the site will contribute to Babergh's priority of maintaining a safe, clean and sustainable environment.
- 5.3 The site is allocated through the Local Plan for employment/commercial use, with the opportunity for mixed use development; this will be the requirement of any proposals for reuse (or redevelopment). The purpose of this new planning Statement is to set out detailed guidance that builds upon the Local Plan Policy. The guidance will help to steer and shape any planning applications that come forward and it provides a lot of helpful information for potential developers and anyone else with an interest in the site.
- 5.4 Consultation has been undertaken with the key stakeholders of the locality including, the Parish Council, Tendring District Council, Suffolk County Council and the site owners and a wide number of residents and businesses in the area. A surgery was held in the Village Hall with officers answering questions and giving a broad outline of the original Statement to local residents and local business operators, amongst others. Over 100 people attended the surgery. The revised Statement reflects the written comments received (summarised in paragraphs 5.5 – 5.8 below).
- 5.5 The community is broadly in favour of the retention of employment uses on the site. There is concern that there will be a traffic impact on the village and that the "mixed use" element will lead to the development of a very large supermarket and a significant residential element. However, a small element of retail and a small number of residences would be appropriate.
- 5.6 There is significant concern about the existing natural environment protections, and what the impact of any development might be on these. This concern is noted; the protection of the estuary environment is already in place and a number of protected species have been noted on the site. However, as part of the next stage of work, investigations of the site itself in relation to wildlife / habitat value as a whole will be required to be undertaken.
- 5.7 Several of the people who attended the public surgery were formerly employed within the (Policy EM06) site area. A number of potential contaminates have been indicated to be present on the site, particularly to the south of the railway line. A full investigation will therefore be required.
- 5.8 A major land owner on the site responded to the consultation that the Statement does not allow for the economics of the land and site preparation to be sufficiently taken into consideration. The Statement requires an open-book accounting process to be adopted by any developer, which would allow Council to establish what balance of uses is required on the site in order to achieve the overall aims of the policy.
- 5.9 The fuller summary of the consultation comments and the changes that have been made to the document in response to these will be available for inspection in the Members' Room.

