

The Draft Plan is Objected and Commented on.

The following Sites are cited in this Objection:

- Site 042 Bell Mead, Ingatestone
- Site 098, Stock Lane, Ingatestone
- Site 079a, Land next to A12, Ingatestone - housing
- Site 079c, Land next to A12 – Industrial use
- Site 128, Ingatestone former Garden Centre
- Sites 034, 087, 235. Officers Meadow, Shenfield.



Policy 9.8 is contravened by the building ("development") of Sites 079c, 079a, 128, 034, 087 and 235 and the already-approved Mountnessing roundabout (Scrap Yard) development. These would produce coalescence/continuous build-up from the north end of Ingatestone village to the M25/A12 Brook Street junction along an A12/B1002 corridor with very few open spaces spanning both sides of the B1002 road between Ingatestone village, Mountnessing, Shenfield and Brentwood.

Policy 10.7 (Infrastructure and Community facilities) is not addressed for the potential building of 128 new dwellings (Sites 042, 098, 179a, 128) plus already-approved houses at Mountnessing Toby Priory and Mountnessing roundabout. If all were permitted there would be the necessity for significant expansion of GP centres, Primary and Secondary School classrooms and sports grounds within the near-locality of Ingatestone/Mountnessing. If any of these sites is developed, appropriate additional Medical Facilities and School classrooms/ sports grounds should be in place before or at the same time and not after any new dwellings become occupied.

Policy 10.8 (Communal Open Space) is not addressed for Sites 079a and 128. Communal Open Space e.g. public cafeteria, play area etc, should be required for these developments if they are permitted. (No significant Communal Open Space was created within the recent Heybridge Hotel, Ingatestone, development; this oversight should not be repeated). Sites 079a, 079c and 128 have the potential for creating dangerous road conditions at road junctions and A12 access slip roads. Lorries exiting Site 079c would create unacceptable danger at this road junction which has a "blind" approach from both directions west and east.

Policy 6.3 and Policy 10.11 are contravened by proposals for Sites 079a, 079c and 128. Sites 079a and 079c are located immediately next to A12 which will become even busier with the construction of the Lower Thames Crossing. Site 128 is within 30 metres of the A12. While Air pollution is considered in the Draft Plan (but not evaluated for these sites), Noise pollution is not mentioned, but is a significant factor for these three sites, and should be properly taken in to account.

Policy 10.2 (Parking) is not addressed. Sites 079a, 128 and Mountnessing Toby Priory development and Mountnessing roundabout developments have the potential for creating c.300 extra cars (estimate 1½ cars per dwelling) using Ingatestone village centre/ station carpark. A proper assessment and solutions should be made for car parking in the village centre and station; the number of new dwellings permitted should be reduced to prevent congestion in the village centre. If any of these Sites and/or Site 042 is allowed, at least average 1½ on-site car parking spaces per dwelling should be specified to avoid/reduce on-street parking. (There is now significant on-street parking on the A12 access road along Roman Road from the recent Heybridge Hotel, Ingatestone, development, either because insufficient on-site spaces were provided or residents are not using the provided on-site parking spaces due to too high a density of the dwellings).

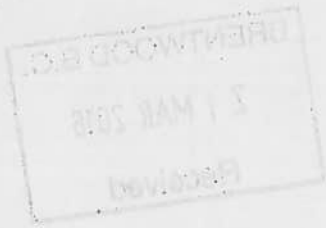
Policy 10.13 . Bell Mead Ingatestone (site 042) is prone to flooding. A proposed 'solution' for a "tank" is unacceptable as it does not account for an alternative when the tank is full.

Policy 7.3. Proposals for Site 042 are for higher than appropriate residential density on a site with restricted access. The wood copse at the eastern end of Bell Mead should be retained as "Open Space" to conform to Policy 10.8. and to separate any new development from Fairfield flats.

Policy 9.8. Site 128 (Ingatestone Garden Centre) contravenes the village coalescence policy.

Policy 6.3 and Policy 6.4 Crossrail Park & Walk from Officers Mead (Site 034, 087, 235). Significant danger to pedestrians would be created by the proposal because of the twists, "blind corners", narrow railway bridges and lack of pavements along Alexander Lane (Policy 6.4). Altering the configuration of Alexander Lane would contravene its rural nature, Policy 6.3. A more suitable site for a car park or a less dangerous pedestrian access route should be found, e.g. a pedestrian tunnel under the railway on to Long Ridings Avenue.

Before the number and density of new houses on Officers Meadow (Site 034,087,235) are agreed, assessment should be made of the impact of how many new classrooms and additional sports fields will be required to accommodate the additional children attending Shenfield School. These new classrooms and additional sports fields should be completed before or at the same time as the houses become occupied.



**Planning Policy Team
Brentwood Borough Council
Town Hall,
Brentwood CM15 8AY.**

Dear Sir/Madam,

Brentwood Draft Local Plan 2013-2033,

Please find overleaf Objection to and Comment on the Draft Local Plan.

Yours faithfully,



J Kemble.