



**BRENTWOOD
BOROUGH COUNCIL**

Brentwood Draft Local Plan Preferred Site Allocations

January 2018

mr

COMMENT FORM

From 29 January to 12 March 2018 we are consulting on the next stage of the Brentwood Local Plan: Preferred Site Allocations. You can view and comment on the consultation document online at www.brentwood.gov.uk/localplan

Alternatively, please use this form to share your views on the contents of the document.

All responses should be received by Monday 12 March 2018

Please return forms to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed forms and email them to planning.policy@brentwood.gov.uk

Data Protection

All personal information that you provide will be used solely for the purpose of the Local Plan consultation. Please note whilst all addresses will be treated as confidential, comments will not be confidential. Each comment and the name of the person who made the comment will be featured on the Council's website.

By submitting this form, you are agreeing to these conditions.

PERSONAL DETAILS

Title:

Mrs

First Name:

Margaret

Cartwright

YOUR COMMENTS

Please indicate which section(s) of the Preferred Site Allocations document that you are commenting on (where applicable please clearly state the section/heading or paragraph number):

LARGER VILLAGES SITES 076 077

Please specify if you Support, Object or are providing a General Comment:
(tick as appropriate)

Support

Object

General Comment

Comments (please use additional sheet if required):

1. **I object** on grounds of excessive development in Blackmore Village – the proposed sites represent over 28% increase in houses in the village. Of the proposed sites listed in Green belt -Larger Villages section of the LDP, nearly 70% of the proposed houses are in Blackmore and Tipps Cross Ward (116 houses out of a total of 169). This is an excessive and unwarranted increase for this small historic village, whereas neighbouring villages such as Doddinghurst have no proposed sites for development.
2. The sites 076 and 077 are green belt fields with the protection that designation provides – development should only be considered in exceptional circumstances. Proposed development will cause degradation of environment and damage to wildlife. Many rare birds such as skylark, barn owls and turtle dove are regular visitors to the fields in question.
3. These sites are not self-contained village infill as suggested in the LDP– the sites are on open land outside the village, and the road which is being viewed as a border –Red Rose Lane – is narrow and unsuitable for anything other than light traffic.
4. Infrastructure – Red Rose Lane which borders the proposed development is a narrow country lane unsuitable for heavy traffic. Blackmore is surrounded by minor roads and is unsuited to the large increase in traffic that this development would bring. There are already problems with parking and congestion around the village shop and this will be greatly exacerbated by the proposed increase in housing.
5. Traffic – access to the sites from Red Rose Lane will be difficult and dangerous due to narrow nature of lane. If site 076 is accessed through Orchard Piece this will cause greatly increased traffic flow in what is currently a quiet cul-de-sac and will cause a danger and disturbance to current residents and their children. This will also apply to site 077 if it is accessed via Woollard Way.
6. School – Blackmore has a small primary school which is currently at capacity. Proposed development would put excessive pressure on school and facilities, and would may result in

insufficient spaces being available for the children of the village.

7. Health and transport – no GP surgery within parish boundary, and nearest GP surgery is full to capacity with considerable problems obtaining appointments at short notice. Bus services which link the village to Chelmsford and Brentwood are part time only.

8. Flooding – Red Rose Lane is often subject to flooding in times of heavy rain. Current drainage infrastructure simply cannot cope. The water flows down Nine Ashes Road and across into Red Rose Lane flooding the drainage ditches in the road which also cannot cope and take several days to drain away. The sub soil structure is heavy clay content and water is retained in the surrounding area and also does not drain away. A site immediately adjacent to field 076 (site 250 Post Field) was rejected for development on the grounds of flooding and surface water problems. Field 076 is actually lower lying and Red Rose Lane in the area of Red Rose farm has become impassable at times due to flooding. Development would make flooding worse as green field land would be lost to housing and hard-standing putting further strain on the water table. In addition the village pond frequently overflows due to the difficulty of draining away a high volume of water.

If the development attempted to address the flooding and surface water issue by the creation of a pond for instance this would make the housing targets undeliverable.

My objections are supported by the response of Blackmore Parish Council

Thank you for taking the time to respond. Please return forms to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed forms and email to planning.policy@brentwood.gov.uk