

23rd February 2018

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

Dear Sirs/Madams, People of the Team

Re: Draft Local Plan: Preferred Site Allocations Consultation

Thank you for your Letter Dated 2nd February 2018 telling me of the above mentioned Plan signed by Phil Ruck Chief Executive Brentwood Borough Council

I attended your event at Tipps Cross Remembrance Hall on Monday 19th February 2018 in the evening.

After reading your Draft Plan on your Website I would like to make the following observations, comments, questions for your consideration and response please.

History

I moved to this area of Essex in 1975 with my wife and two children, purchasing a four bedroom detached house in Great Fox Meadow, Kelvedon Hatch. The main attraction was the lovely rural environment with a Primary School and Doctors Surgery within walking distance from our home. Together with a Village Hall and Playing Field, several local shops and Pubs. After some 15 years or so we moved to a larger property (Now named Chestnut House) in Blackmore Road very close to Tipps Cross Hall.

A few years after moving in we bought a mid-section of land that abutted our rear garden. Shown in your Plan as Chestnut Field and now earmarked for development of 10 Houses on it with a further 10 Houses in front of this, on part of the field adjacent the Hall Car Park. Designated as Infill.

Objection

This Land was and I believe still is designated as Metropolitan Green Belt. Her Majesty's GOV.UK National Planning Policy Framework, Ministry of Housing Communities & Local Government, Published 27 March 2012, 9. Protecting Green Belt Paragraph 83 refers. "Once established, Green Belt boundaries should only be altered in exceptional circumstances..."

The Ex Serviceman's Club the previous owners, before Brentwood Borough Council became the owner Tipps Cross Hall and Land, used that adjoining land as a Cricket Field. Furthermore, these parcels of land have previously and currently been used for recreational use for approximately a century.

Question

What are the "exceptional circumstances" that exist now to permit the Building of Housing on Metropolitan Green Belt Land?

Infrastructure

I have not been able to find much in your Draft Plan that addresses improvement to Utilities and services for the proposed increases in housing and hence population increase to ensure there will be adequate Water, Electricity, Gas and Telephone/Broadband Supplies. Also a large increase in Sewerage. I believe the pumping of sewerage station in Doddinghurst is already at full capacity now!

Doctors Surgery at Deal Tree Health Centre (DHC).

It is currently almost impossible to get a same day appointment. (I note the Patient Registered figures in the plan are rather old, with the already increased Housing/Population in their "catchment area might I suggest that the latest figures for Patient Registered with DHC are used.) When we first came here there was a Doctor's Surgery two afternoons a week at Blackmore Village Hall. The Surgery at the Landings, Outings Lane and at least two Doctors Surgeries in Ongar. (Now just DHC)

Questions

With all the proposed additional Housing/Population why are there no plans to increase the availability of Doctors and Surgeries? Why not have a New Health Care Facility in Blackmore bearing in mind the size of the proposed developments there?

Transport and Roads

Over the past 20 years many Bus services have been ceased in the four nearby Villages embraced by the Plan making it more essential to use our own transport.

Roads and Lanes are in very poor condition due to significantly increased traffic and especially HGVs and Farm Traffic using them. The Essex County Council seems to lack interest in the Villages and seems to avoid doing any repairs except when there have been fatal accidents.

Question

Is there any consideration to Improve Transport and Roads within your Plan?

Schools

The capacity of Schools in the areas at present appear to be stretched now and with the recent closure of Trinity School at Brises Corner it has added to the need for places.

Question

Are there provisions to increase the number of places for pupils in the Local Schools?

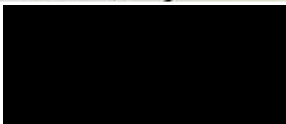
Finale

I wish to register my concern that with the proposed additional housing and "in fill" in and around our four Villages it will not be long before they all merge into one.

I look forward to receiving your responses to the above.

Thanking you in anticipation.

Yours faithfully



23/02/2018

Raymond Potter

Cc Alex Burghart, MP for Brentwood and Ongar