

9<sup>th</sup> March 2018

Planning Policy Team  
Brentwood Borough Council  
Town Hall  
Ingrave Road  
Brentwood  
CM15 8AY

Dear Sir/Madam,

Re: Brentwood Draft Local Plan Preferred Site Allocations Consultation

**Site 085B Tipps Cross Remembrance Hall Recreation Field**

The Trustees strongly object to the proposal to erect houses on the Hall's Recreation Field. The Local Development Plan description contains a number of errors concerning this area, as follows:-

- The site is described as "Small village infill, located within Tipps Cross, connected to the existing Doddinghurst urban area". The site is in Hook End, part of the Parish of Blackmore, Hook End and Wyatts Green. It is not "small village infill".
- It is the only sizeable recreation/sports field in the Tipps Cross area and as such, is an important facility for local people. Indeed, it has been a recreation field attached to a village hall for almost 100 years.
- It is also within the Metropolitan Green Belt. Government guidelines do not give Councils carte blanche to build on such land; it can only be permitted under exceptional circumstances. No such circumstances have been cited. Government guidelines also encourage increased recreational facilities. This proposal would have precisely the opposite effect.

The Stondon Massey Ex-Servicemen's Club was constructed in the early 1920's; it had the recreation field adjoining the facility, plus the use of an extended area which together comprised a cricket pitch. When the hall ceased to function the Brentwood District Council took over the site and constructed the current facilities which it renamed "Tipps Cross Remembrance Hall". This included the recreation field upon which the Council erected a net ball stand, clearly accepting the recreational status of this field. The Council arranged for the

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Parish Council to take over the management of the facilities and handed this on to a Management Committee, which then registered as a charity - Tipps Cross Remembrance Hall Trust Fund.

The remains of the former cricket field were converted into two Croquet Lawns. The Croquet Club use the Lawns regularly throughout the Summer Months. The field is also used as an additional outdoor feature for Wedding Receptions, Anniversary and Children's Parties. The Papworth Disabled Group, the Stondon Massey Pre-school and many other organisations have also made use of this facility for recreational and educational purposes. The recreation field is an integral part of the premises and the hall lettings would be seriously undermined and the viability of the Charity Trust would be at risk if this amenity was lost.

A document produced by the Brentwood Borough Council's Policy and Resources Committee dated 31<sup>st</sup> January 2017 refers to the possible generation of revenue by the sale of Council Assets. The field was not included in the previous edition of the LDP and its inclusion now appears to have been motivated by financial rather than planning considerations.

If the house building line is followed from Soap House Corner/Blackmore Road to Tipps Cross Lane as the Planning Department have always insisted, then even after the ancient hedgerow which shields the field from the road has been removed, the area available for construction will be reduced to 0.25 hectares. The proposed feeder road to Chestnut field would make it even smaller. This consideration seems to have been overlooked in this ill considered proposal.

### **Site 294 Chestnut Field**

The Trustees also object to the proposal to construct houses on this field.

The field is part of the former cricket pitch. It is designated as Metropolitan Green Belt and the LDP does not suggest any special circumstances that would permit the removal of the Metropolitan Green Belt status. It is not "Small village infill connected to the Doddinghurst urban area". It is in a rural setting adjoining the hall's recreation field in Hook End and situated within the Parish of Blackmore Hook End and Wyatts Green. It is also within the jurisdiction of the Church Parish of St Lawrence, Blackmore.

The two householders in Holly Lodge and Wantz End in Tipps Cross Lane, close neighbours and supporters of the hall have informed the Parish Council that they only found out by default that a significant part of their property had been expropriated and included in the mapped area of this site. The residents would contest any compulsory purchase order by the Council or the developers acting on their behalf.

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As can be seen from the sketch map appended, the field is of an irregular shape and would not easily lend itself to the proposed development and is even less viable if the above mentioned parcels of land are excluded. The utilisable area is less than 0.33 hectares.

Eric Harris

Chairman

Tipps Cross Remembrance Hall Trust Fund