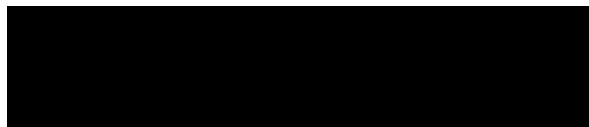




BLACKMORE VILLAGE HERITAGE ASSOCIATION



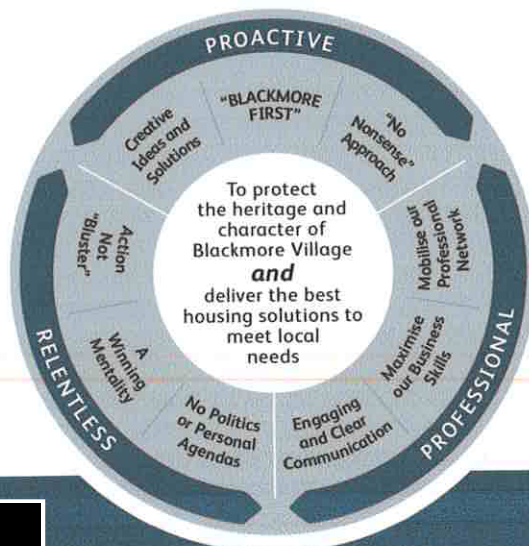
11th November 2021

BRENTWOOD BOROUGH COUNCIL

Consultation on Potential Main Modifications
to the LOCAL PLAN 2016 - 2033

September 2021

REPRESENTATION FORM
and attachments.



Telephone:



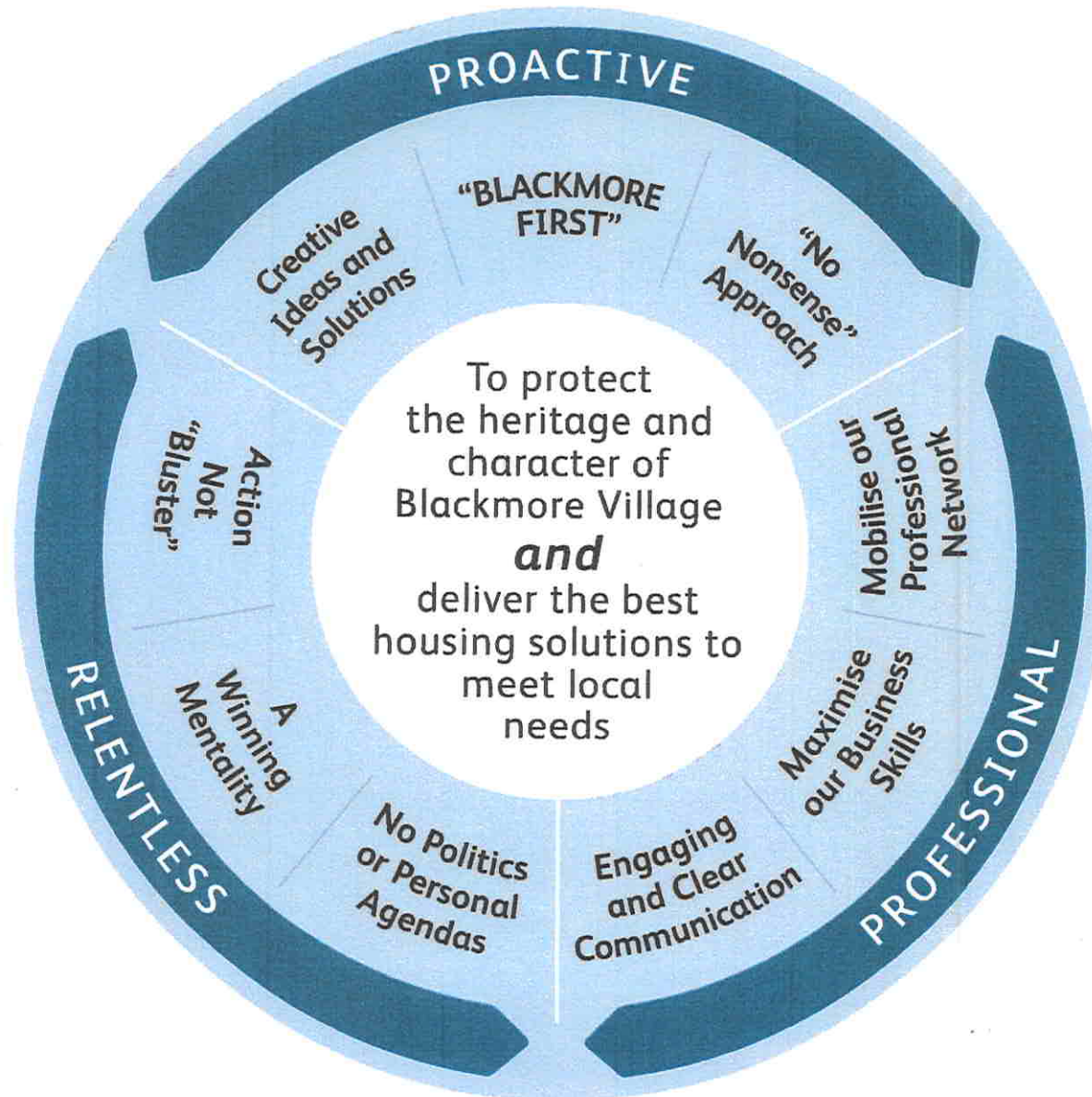
Mail:





Blackmore – a village for the whole community

BVHA – OUR MISSION – OUR VALUES





**Consultation on Potential Main Modifications to the
Local Plan 2016-33**

September 2021

REPRESENTATION FORM

This form should be used to make representations on the Main Modifications to the Brentwood Local Plan 2016-2033 submission version as contained within the Schedule of Potential Main Modifications and accompanying updated Sustainability Appraisal and Habitats Regulations Assessment.

The Schedule of Potential Main Modifications and all required supporting documents can be accessed via the Local Plan website at <http://www.brentwood.gov.uk/local-plan-examination>

Please note this form has two sections:

Section A – Personal information

Section B – Your representation

Please ensure you complete **both** parts of the form.

Where possible, we would prefer responses are provided using our Local Plan online consultation portal. This is the quickest and easiest way to make representations. To respond in this way, please follow this link: <https://brentwood.oc2.uk/>

Comments will be considered by the independent Planning Inspectors undertaking the examination.

All responses must be received by 5pm Thursday 11 November 2021

Please return forms either by attaching completed forms by email to planning.policy@brentwood.gov.uk or alternatively by post to MM Consultation 2021, Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY

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 the above conditions.

Guidance Note on Legal Compliance

The Inspectors have assessed whether the Plan meets the legal requirements under section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended (PCPA), which includes whether the Local Planning Authority has complied with the Duty to Cooperate (section 33 of the PCPA) when preparing the Plan, before moving on to test the Plan for soundness.

In relation to this consultation, comments regarding legal compliance should only be submitted where they relate to the potential Main Modifications.

Guidance Note on Soundness

Local Plans are required to be assessed against the tests of soundness. If you are objecting to a potential Main Modification, Question 3 of the representation form asks you to identify which of the below tests of soundness you consider the modification fails to address (soundness is explained in National Planning Policy Framework (NPPF 2021) paragraph 35).

Positively prepared - The Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified - The Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective - The Plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.


Consistent with national policy - The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

The preparation of the Local Plan has had regard to all policies in the NPPF.

However, insofar as your comments relate to the Main Modifications, you may take the view that the Local Plan:

- a) Fails to address a requirement of the NPPF; in this case you should explain what else it needs to include. Please note that the Local Plan does not need to repeat national policies; or
- b) Departs from national planning policies without good local reasons. In this case, please explain why.

Please keep in mind the information provided above to assist with correctly completing your comment form.

Section A: Personal Details	
Title	Mr
First Name	Bill
Last Name	Ratcliffe
Job Title (if applicable)	Chairman, BVHA
Organisation (if applicable)	Blackmore Village Heritage Association
Address	
Post Code	
Telephone Number	
Email Address	

Do you wish to be notified when the Brentwood Local Plan 2016-2033 is adopted by the Council?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
---	---	-----------------------------

Section B: Your Representation

Please complete a separate sheet for each representation that you wish to make. You must complete 'Part A – Personal Details' for your representation to be accepted.

Representations cannot be treated as confidential and will be published on our Consultation Portal. Any representations that are considered libelous, racist, abusive or offensive will not be accepted. All representations made will only be attributed to your name. We will not publish any contact details, signatures or other sensitive information.

Full Name

Blackmore Village Heritage Association

Question 1: Which **Main Modification and/or supporting document** does your representation relate to?

Each Main Modification within the Schedule has a reference number. This can be found in the first column i.e. MM1, MM2

Any representations on a supporting document should clearly state which paragraphs of the document it relates to and, as far as possible, your comments should be linked to specific Main Modifications. You should avoid lengthy comments on the supporting documents themselves.

Representations on the Policies Map must be linked to specific modifications in that they reflect a change required as a result of a Main Modification.

Schedule of Potential Main Modifications

MM no.

1;2;5;78;81;107;108

Sustainability Appraisal

para(s)

Page 5 –
Conclusions, &
Paras:2.6; 2.8.1

Habitat Regulations Assessment

para(s)

Policies Map or other supporting documents

Please specify

Annexe 2

--	--

Question 2: Do you consider this Main Modification and/or supporting document :		
Legally Compliant?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Sound?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

Question 3: If you consider the Main Modification and/or supporting document unsound, please indicate which of the soundness test(s) does it fail (please mark all that apply):	
Not positively prepared	<input checked="" type="checkbox"/>
Not justified	<input checked="" type="checkbox"/>
Not effective	<input checked="" type="checkbox"/>
Not consistent with national planning policy	<input checked="" type="checkbox"/>

Question 4: Please provide details of either:
<ul style="list-style-type: none">Why you consider the Main Modification and/or supporting document to be sound or legally compliant; or

- Why you consider the **Main Modification and/or supporting document** to be unsound or is not legally compliant.

1. MM1; MM2; Annexe2: For the VISION and STRATEGIC OBJECTIVES to be meaningful, sound and effective, they have to be rigorously applied throughout the Plan. The allocations in Blackmore (R25 and R26) fail BBC's own 'tests', in particular:

- Blackmore is the most remote Village in the entire Borough
- Existing (and future) residents are, and will remain, totally dependent on personal motorised means of transport
- An additional 70 homes will likely mean an additional 1,000 plus traffic movements per day (including the increasing frequency of delivery vehicles, for food and other shopping)
- All leading to increased pollution levels
- There will be a significantly negative impact on bio-diversity, if two green fields, in the Green Belt, are developed
- MM1 and MM2 are rendered unsound (not effective and not positively prepared), should R25 and R26 remain in the LDP

2. MM5 (and new Policy MG03 – Settlement Hierarchy)

- Blackmore, when compared with, e.g: Doddinghurst; Kelvedon Hatch; Herongate & Ingrave (which is a single conurbation); and Mountnessing, is distinct and very different
- Blackmore's size, facilities (including inter-alia shopping 'centre'), resources, infrastructure, public transport, roads and connectivity with the rest of the Borough and beyond, underline the above point
- The 'Office for National Statistics' own definitions of settlement types, is totally sound and comprehensible, whereas the LDP categories are not positively prepared or properly thought through. Blackmore is nowhere near 'category 3' status, rather it is attempt to 'retro-fit', and thereby 'justify' the flawed thinking behind the late inclusion of R25 and R26 into the LDP
- By way of example, in the BBC Paper LF59A, dated 19/04/2021, it refers to Blackmore having a Travel Agent. This is not a branch of TUI, rather a semi-retired gentleman of pensionable age, working from an office bedroom. 'Due diligence by Yellow Pages' rather than knowledge of the village.

3. MM78: Strategic Policy NE09, FLOOD RISK

- NPPF Para 16(a) requires Plans to be prepared with the objective of contributing to the achievement of sustainable development. Both R25 and, especially, R26 cannot be considered 'sustainable developments'. They will both be subject to, and also exacerbate, the significant flooding that regularly occurs in the Blackmore Village envelope, as well as the very narrow lanes leading into the Village. Para 159 underlines that development should be directed away from areas at risk of flooding, yet it's

clear to everyone with knowledge of the Village (and the frequency / extent of flooding here) that development on R25 and R26 will also increase this flood risk to existing dwellings within the existing Village. There is absolutely no evidence presented to remotely suggest that this policy requirement can be met.

Indeed, Mr Shadarevian QC correctly made the point, at the Hearing on 12/02/2021, that 'there are very few rivers in the Brentwood Council area'. Why, then, would BBC belatedly (Reg 18 stage) include sites R25 and R26 within the LDP, when the two sites are within a Village through which flows the largest of all the Brentwood rivers? It is the River Wid, which floods Blackmore with great regularity, and floods in numerous other places en-route to Chelmsford, where it becomes a major tributary of the River Chelmer.

BVHA, the Parish Council, our Lawyers (Holmes & Hills), and numerous Members / Residents have flagged this significant issue throughout the entire LDP Process (Reg 18, Reg 19, the Focussed Consultation, in numerous Representations and, in person at the Examination in Public Hearings). It is surprising that these sites were allocated in the first place, and even more incredulous that they remain in the Plan, especially in the absence of any clear evidence that this inherently dangerous issue can be overcome.

- There needs to be more specific engagement with, including a detailed fluvial flooding risk assessment from, The Environment Agency.
- Essex CC has, to some extent, reported on the other significant flood risk issue, that of surface water run off (Blackmore sits in a bowl, in terms of topography). However, we do not feel that they have understood the full implications for this Village, especially when surface water AND fluvial flooding meet at e.g Redrose Lane, and the heart of the Village (the Conservation area around The Green, where the Ponds (fed by the River Wid) regularly overflow and effectively cut off the eastern side of the Village.
- To be clear, the River Wid rises just north of Blackmore Village, flows (in theory) under Redrose Lane (but the flooding is that deep when it occurs that it renders this lane totally impassable), continues down the eastern side of the Village, into the ponds, exits the ponds, and continues towards Mountnessing. When it floods, as it does with unerring regularity, not only does Redrose Lane get cut off, so too does the entrance to the Village from the Chelmsford Road. Picture Emergency Vehicles trying to access R26 from Chelmsford..... the potential dangers are enormous.
- There is reference made to 'Stondon Brook', which is a tributary of the Wid, flowing into it well south of Blackmore Village. Why is this referenced, and not Blackmore Village, where the proposed developments sit?
- So, insufficient due-diligence again, and therefore the Plan is unsound (not positively prepared)
- Furthermore, the Sustainability Appraisal (2.8.1) appears to 'gloss over' the reality of what occurs in Blackmore. This (i.e, the reality) is really well

documented, including several albums full of photos, some of which are included at the end of this Representation.

- We also feel that the discussion at the Hearing on 12.02.2021 was not sufficiently robust, and the real and serious flood risk issues were not probed deeply enough. To suggest that the flood risk issue should be left for consideration at individual site Planning Application stage massively underplays the seriousness of the matter. In short, the River Wid actually exists, and actually floods Blackmore with great regularity and severity.
- Finally, on this matter, the impact of Climate Change is another very good reason to properly engage with The Environment Agency BEFORE this Plan is adopted and BEFORE moving on to the next Plan in a couple of years' time. BVHA is also taking up this matter with other parties who should be made aware of the seriousness of the flood risk issue in Blackmore. We are therefore attaching, as part of these Reps, an open letter to other bodies, including the Secretary of State, and the Environment Agency, in addition to BBC and the Planning Inspectorate, and we stand ready to engage further, in a constructive way.

4. MM81 – GREEN BELT

- NPPF (para 11) says that the titled balance (i.e in favour of granting development where there is no up-to-date Local Plan) is disapplied where there are clear policies to reject. Footnote 7 to para 11 confirms that not only Green Belt, but also 'areas at risk of flooding' are some exceptions – R25 and R26 (currently) fall within both. Taking this further, para 11(b) confirms that objectively assessed needs (for housing and housing supply) do NOT need to be met by strategic policies where protective policies of the NPPF (as identified in footnote 7) provide a strong reason for restricting the overall scale of development, or any adverse impacts of meeting housing needs in full would significantly and demonstrably outweigh the benefits when assessed in the round.
- Turning to the existence (or absence) of 'exceptional circumstances' to justify Green Belt release (Solihull v Gallagher), site suitability for development is not sufficient reason alone to justify Green Belt Release. These sites (R25 and R26) are quality arable land, added to which Brentwood BC chose to ignore the availability / suitability of the Brownfield site at Redrose Farm. This was flagged by us to BBC in July 2018, i.e, well ahead of Reg 19 decisions. The 12 houses now constructed on the brownfield site (which BVHA supported, and helped tailor to the needs of this Village – see letter from Stonebond, attached), now sharpens the focus on other concerns previously highlighted in our various Reps, e.g Village infrastructure and resources..... issues that should have been taken into account before allocating a further (around) 70 houses. BBC has simply taken the "brownfield 12" as windfall.
- In any event, 'exceptional circumstances' have not been adequately demonstrated, for example: in paragraph 8.81, 'good connectivity' is quoted. Again, Blackmore is remote, no main roads, mainly narrow lanes,

inadequate bus services, and a long way from any of the Borough's main centres and railway stations.

- In the absence of BBC having undertaken a robust, strategic approach to the Green Belt and the housing needs / future sustainability of all of the villages, it chose instead to 'call for land' and acquiesce to pressure from developers... a complete volte-face from its stated position in 2016 when, and I quote, 'we have told the developers that R25 and R26 are unsuitable for development'. Had it actually thought strategically, BBC would have made better decisions, in line with the Council's own Strategic Objectives.
- There are clearly other, much larger settlements (with 'parades of shops'), also surrounded by Green Belt, with better connectivity and infrastructure / services. Doddinhurst is the best example... and with zero housing allocated.
- As proposed by BVHA, on multiple occasions, there must be a coherent strategy covering all the villages in the north of the Borough, rather than this random, developer-led approach that has been adopted thus far.

5. MM107 and 108 – Policies R25 and R26

- Deletion of (b), the ridiculous 'minimum 25% reserved for locals etc' clause, was inevitable to all bar the Councillors who voted in favour of it.
- What did not become clear during the Hearings, in spite of the very good questions posed by Mrs Wright, is how this clause came to be there in the first place. It certainly did not come from anything akin to a 'Village housing need', it was simply proposed as a means of stifling any proper debate about the late inclusion of R25 and R26 into the Plan, at the ECM in November 2018. As BBC's own Barrister summed it up nicely at the Hearing on 03.02.2021, it was 'embarrassing'.
- This is mentioned, as it is about time the true context as to why these (previously long-standing omission) sites suddenly and unexpectedly became 'included'... and at the same time other previously 'included' sites became 'omission' sites, and could not therefore be discussed at the Hearings. Where is / was the strategic thinking?
- **Access to R25 and R26.** Various issues to flag up, including: Redrose Lane is wholly inadequate for this purpose, and ECC Highways need to look into this matter again. It is a narrow, single track lane, with no pavements and no accessible grass verge. Quite apart from the frequent flooding, there is a real danger to walkers; cyclists; horse-riders; and wildlife, that frequent the lanes. Redrose Lane is inadequate for existing vehicle users, including lorry access restrictions, let alone what will happen if another (around) 70 houses are built.
- **Orchard Piece as an alternative access road (R26):** Presumably that has been added due to the realisation of the flooding and other drawbacks identified along Redrose Lane? Orchard Piece is a quiet, residential, cul-de-sac, and will be totally unsuitable for an additional several hundred traffic movements per day, especially given the number of young children who live and play in the Close.

- **‘A defensible Boundary’?** Not really, in fact there are already around 100 houses and mobile homes to the north of this Lane, plus the (currently illegal) Travellers’ camp.
- **Proposed changes to site allocations (back up to around 70 from around 50):** the Sustainability Appraisal comments on page 5, ‘Community and Wellbeing’ are a massive understatement and further evidence of the lack of knowledge and understanding of our community. There are currently 354 homes in Blackmore, add 70 equals a 20% increase, plus all the housing that EFDC has had built on the Village borders. It comes back to the points raised earlier about Village resources and infrastructure – it is not sustainable development. In fact, it would destroy the sustainable community that already exists, and which has been built over many decades. It would have a serious detrimental impact on: lives; resources; infrastructure etc. MM1 and MM2 ‘rules’ need to be applied here.

Question 5: Please set out what change(s) you consider necessary to make the **Main Modification and/or supporting document** sound or legally compliant, having regard to the matters that you identified above.

You will need to say why this change will make the Submission Version of the Local Plan sound or legally compliant. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as accurate as possible.

BVHA has tried, really hard, to add constructive advice, knowledge, and challenge, to the LDP process since early 2016. This includes many, many meetings with Phil Drane and his team, and Borough Councillors. We remain ready to help, but if MM1, MM2 and all the other ‘MM issues’ are going to be reconsidered in a much more strategic way, then the only conclusion you can come to is that sites R25 and R26 need to be taken out of the Plan (and basically, revert to the correct decisions made, before January 2018 and the Reg 18 about-turn). At the very least, decisions need to be deferred until the work begins on the ‘immediate partial review’ / the next LDP. (It sounds like the next LDP is to follow within as short a time horizon as 2 years?). In so doing, multiple errors and omissions can be resolved and, in particular:

1. BBC will be able to bring to life its Vision and Strategic Objectives
2. A coherent Plan (even a ‘Neighbourhood Plan’) can be built, strategically, for Villages (plural) in the north of the Borough. This will mean that: existing, sustainable, community Villages like Blackmore can be fully appreciated for what they actually are, before detrimental decisions are made; other Settlements, including ‘zombie’ villages such as Stondon Massey can actually be rejuvenated; the whole length and breadth of Borough will then sit within a properly thought through strategic plan, and the best sites get chosen on the basis of housing need and sustainability.
3. The criteria for Settlement Hierarchy, in conjunction with point 2., can be built around sound information and not ‘desk-top partial due diligence’. Why would

one Branch of Government choose to disagree with the Department (ONS) that has had detailed information for many decades? MM5 can be corrected by again deferring decisions for 'northern Villages' / Green Belt etc, until all the facts are properly assessed.... you will find that Blackmore is not really a 'category 3 settlement'.

4. The reality of flood risk can be assessed by experts, before the Planning Permission stage, where people less qualified are being asked to opine on matters that should be in the hands of experts at The Environment Agency / their consultants. Just to underline the key fact – the River Wid is a constant and its propensity to flood Blackmore should not be questioned by people who do not experience the effects of this flooding (some of the photos from a resident of The Green should confirm this). No amount of SuDS, or other supposed remedies, proposed by Developers will stop the flooding to existing houses, let alone what will happen when more dwellings are constructed.
5. There can be (should be) a more in-depth / longer horizon review of the Green Belt. Clearly further sites, including Omission sites, are going to have to be added to ensure housing trajectory targets are met, as part of the 'immediate partial review'. There needs to be a proper 'Housing Needs Assessment' of all of the Villages in all 'categories', as part of the recommended 'strategic plan for the north'. That then leads on to housing type – who in BBC knows what type of housing in Blackmore is needed, if indeed it is needed?

So, in conclusion: The vast majority of the LDP now works, after 256 pages of Main Modifications and, in the south and the mid of the Borough, it seems to be aligned with the Vision and Strategic Objectives. However, the small (less than 1% of the total) part allocated to the remotest village in the Borough cannot be classed as 'strategic' or justified.

BVHA is a professional and proactive organization and, as you will note in the letter from Stonebond, is adept at getting the 'right result' for Blackmore, and therefore the Borough. Indeed, there ought to be some acknowledgement of what Blackmore has already contributed to Brentwood's overall housing need numbers, rather than potentially having its numbers increased back up again. Therefore, let's all work together on a proper, strategic plan, for the north of the Borough, in time for the 'immediate partial review', and not take precipitate decisions now.

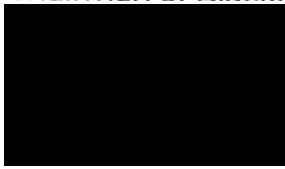
Thank you



STONEBOND PROPERTIES

- EST. 1998 -

Bill Ratcliffe
Chairman of Blackmore Village Heritage Association



February 2021

Dear Mr Ratcliffe,

I hope you and your family are keeping well given the current circumstances. Following our previous correspondence and work together on our development in Blackmore I wanted to write to you to provide a special thanks to yourself and the whole Blackmore Village Heritage Association.

First of all, we would like to thank you all for your continued support during and after our development planning challenges. We greatly value our working relationship with you and appreciate how your work is key to our current and future success. We would also like to directly thank you for your participation in the support to our development which has greatly assisted us not only in improving our own internal processes but future interactions with local communities.

After an introduction from a former colleague back in the summer of 2018, we quickly understood the content and passion of the BVHA's village plan, in particular the residents' desire for smaller units, to suit either first-time buyers or elderly folk – combining this with a fitting vernacular to the surrounding village of Blackmore.

Following our discussions, we held a public consultation on the 23rd of July 2019 in Blackmore's Village Hall, outlining our key philosophy's. We produced A1 sized boards to display the proposal and made a 25-minute presentation to Blackmore residents and 3 members: Tom Bennett (Chairman), Helen Cannon and Terry Lockhart

The early correspondence with yourself and BVHA was crucial to Stonebond achieving planning consent and played a large part of our creating our vision for this site. During our discussions we proactively changed our plans to suit, providing both smaller units and supply of two bungalows.

This leads me on to acknowledging BVHA's competence in understanding Brentwood Borough Council's (BBC) emerging local plan and seeing the potential in brownfield sites which had not been previously identified.

BVHA's logical thought process to visualizing the advantage of brownfield redevelopment, within the greenbelt, and proactively approaching Stonebond shows an extremely good example of how local communities and house builders can work together.



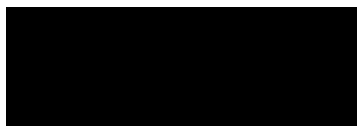
STONEBOND PROPERTIES

EST. 1991

We believe that the success of our development has not only been our sympathetic design to unite with the heritage and history of this special village but the local input to create the right homes for a community.

From start to finish, BVHA's professional attitude and logical views towards new development was second to none. From everyone at Stonebond Properties and the future residents of our development at Redrose Farm we would like to thank you again for your assistance, approach, and support throughout the planning process and beyond.

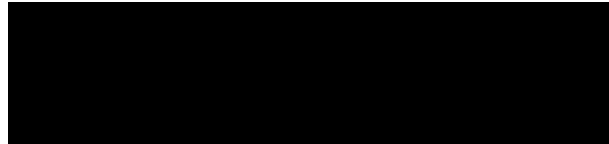
Kind regards,



Edd Cherry
Business Development Manager



BLACKMORE VILLAGE HERITAGE ASSOCIATION



9th November 2021

- An open letter to:
- 1) Brentwood Borough Council
 - 2) Inspectors: Mrs Wright and Mr Worden (1 & 2 as an addendum to BVHA MM Reps)
 - 3) The Environment Agency
 - 4) Michael Gove MP – Minister for Levelling Up: Housing and Communities (as an addendum to email dated 15.10.21)

BRENTWOOD BOROUGH COUNCIL LOCAL DEVELOPMENT PLAN - FLOOD RISK, BLACKMORE VILLAGE.

“Good planning, is consistent planning”, so please allow me to explain why it is crucial that a more rigorous review is undertaken concerning the flood risk in Blackmore. This is both fluvial (the River Wid) and surface water run-off. It is not the intention to repeat the comments made in the concurrent “Main Modifications Representation” (to which this is an addendum), rather it is a request to the other parties detailed above to help us elevate a potentially very serious risk issue, afflicting the whole village now, and potentially even more so, in the future.

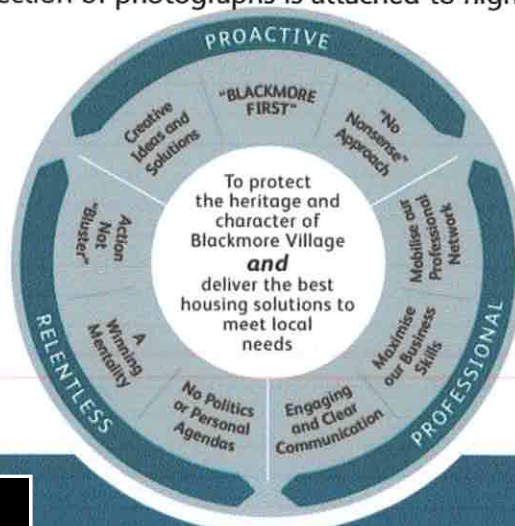
CONTEXT

BVHA and its lawyers, Holmes and Hills, has presented considerable evidence during the course of the LDP process. The key facts were also reiterated during the Hearing Session (Matter 13) on 12th February 2021. Brentwood Borough Council has not, thus far, engaged the Environment Agency, because (s.i.c) “There is very little in the way of rivers and streams that gives rise to flooding....we rely on the County for advice.... that’s as far as we can go”.

So the big question remains: “why would you include two sites in Blackmore in the LDP, given the well documented flooding issues caused by the River Wid (which runs through the village), compounded by significant surface water drainage issues”?

THE REALITY OF FLOODING IN BLACKMORE

The River Wid rises just north of Blackmore, it flows directly through the village and it regularly floods - not only the village centre (Conservation area – The Green) but also Redrose Lane (a proposed access route for new development). The flooding is frequent and significant – so deep in fact that Redrose Lane is often rendered totally impassable. A selection of photographs is attached to highlight the severity of the flooding. We have many more.



Telephone: 

Mail: 

WHY ARE WE RAISING THE MATTER AGAIN AND ENGAGING WITH A WIDER AUDIENCE?

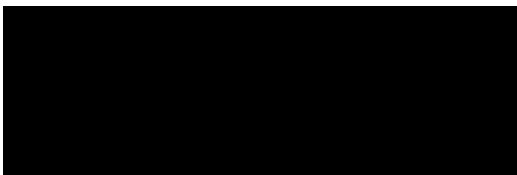
Because the severity of the flooding, and the potential risks to existing residents, are not being given sufficient consideration during this extended LDP process. To not have engaged with the Environment Agency is an error (if the Blackmore sites remain included in the Plan), but more basic than that is the easier question of: "why would you select these sites given the hard evidence of the flood risks?".

So – we are seeking all parties to carefully study this photographic evidence, including those of the "great flood" in 1987 and to ask themselves the question; "is it more important to 'get the LDP done' than it is to protect the lives and welfare of the residents of this village?"

We are fully committed to working with you to ensure that the best outcome results from continuing and, indeed, widening the discussions that have already been happening.

Thank you for (re)considering this matter.

Yours sincerely



Bill Ratcliffe
Chairman
Blackmore Village Heritage Association





RED ROSE LANE (R26) 14TH JANUARY 2001

The car that is stuck in the flood, and is being rescued, is exactly at the point where the River Wid (in theory) passes under the Lane. Flood water here is always too deep for cars to pass through... but they try... and fail.

Flooding in Blackmore Village:

2016; 2019; 2020

Blackmore has always been prone to flooding. It's thought the derivation of its name comes from Black 'Mere' (or swamp) and the village lies in a pronounced depression in the topography where various streams, ditches and springs form the source of the River Wid.

The first mention of Blackmore was 'La Blakemore', in 1213, which Reaney (1935) translates as 'black swamp' referring to the low-lying site 'amidst many springs'. (Source: Blackmore Conservation Area Appraisal and Management Plan. Brentwood BC & Essex CC 2008)

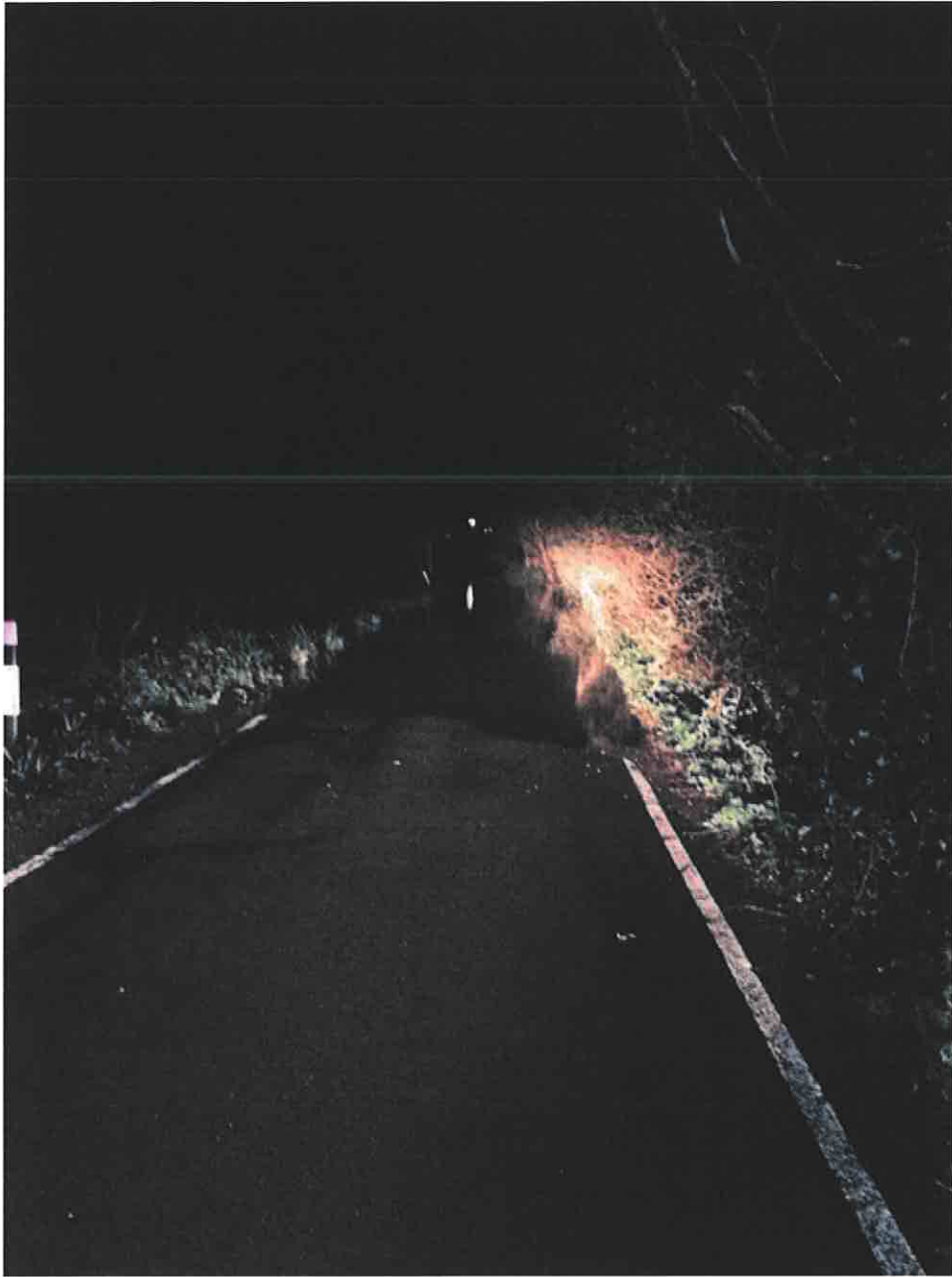
All foul drainage from the village and its surroundings has to be pumped to the treatment works at Doddinghurst and this pumping was temporarily overcome in the flooding of June 2016.

Although some villagers remember flooding of some decades ago, which caused boats to be deployed in the village centre, the problem continues unabated and the following photographs are more recent examples.

Our experiences seem to bear out current thinking on 'Climate Change' which many experts in the field maintain is causing an increase in the frequency of flooding generally, and in those areas prone to it in particular.

1. Red Rose Lane by site R26 - February 2020





R26 Feb 2020

Looking down Redrose Lane, from
Chelmsford Road. The River Wid
has flooded the Lane, again, and
made it impassable.

2.

Feb 2020



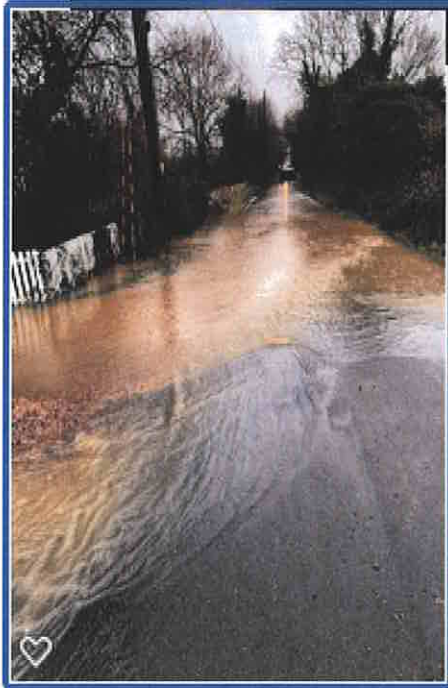
R26

Again, looking down
Redrose Lane from the
junction with the
Chelmsford Road.
You can see how
deep the water
gets ... the van
is about to be
towed out ...
and scrapped ...



Feb 2020

R26

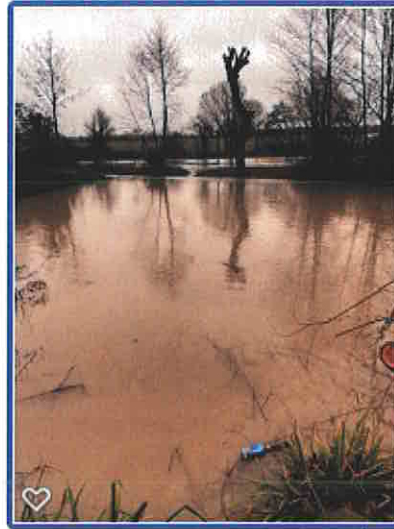
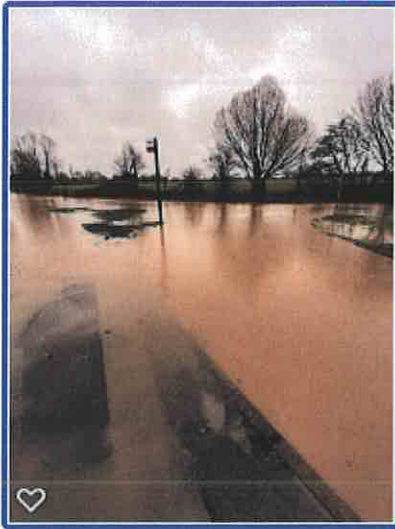


The view along Redrose Lane, from Redrose Farm, heading towards Chelmsford Road.

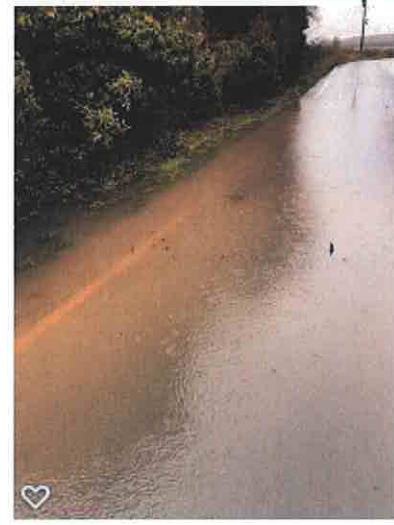
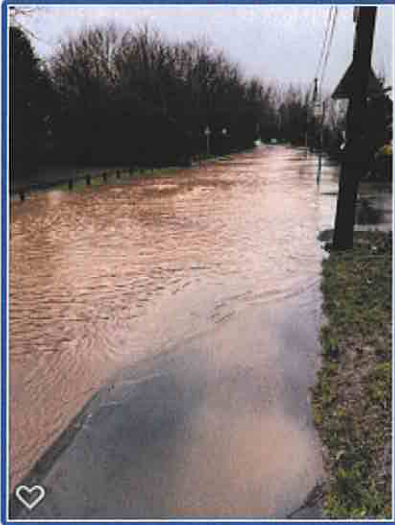
The flooding in the foreground is surface water run off from the Stoneband development on the brownfield site at Redrose Farm - it then crosses the road to flood R26, and down the lane to compound the

Blackmore Village Centre and outskirts December 20th 2019

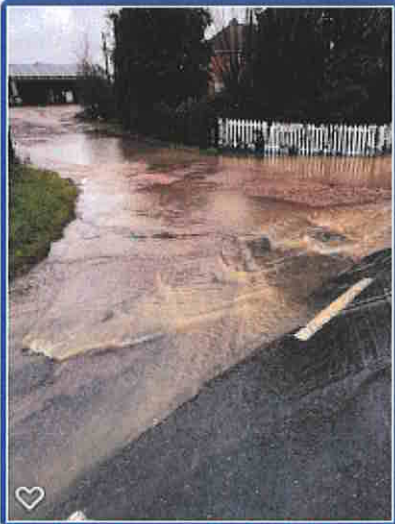
Flooded caused by the Liver Wid breaking its tanks.



The River Nid continues to flood the village as it enters / exits the ponds, on either side of The Green.



The Village is then not accessible from Chelmsford Road, either here or at Redrose Lane



This photo is of Red Rose Lane opposite site R26

3. **Flooding on site R25 – December 2019 (the water took a while to subside).** We understand a further occurrence in 2020 led to the flooding of a resident's garden and garage on Woollard Way

2019



R25

WOOLLARD WAY

To demonstrate the topography, the "bowl" in which Blackmore sits,

What will this flooding look like when R25 is concreted and tarmac-ed over? How will a SUDS remedy this ?



2019

R25
WOOLLARD WA1



2019

R25 WOOLLARD WAY

4. ~~Western~~ Western end of Red Rose Lane (adjacent to site R25) December 2019

plc



2019

JUNCTION OF RED ROSE LANE &
NINE ASHES ROAD - run off from
Nine Ashes / the fields / the
Sports & Social Club.

The water runs down this
part of the Lane, floods R25
and continues down to / over
the junction with Fingrich Hall Road /
Lane, then onwards to compound the
FURVIAL FLOODING created by the
River Wid



2019

R25.

RED ROSE LANE - as surface
water flooding proceeds to
the junction with Fingrich Hall
Road Lane



2019

R25

RED ROSE LANE

Drainage ditches full to
overflowing (both sides of
the lane)



2019



R25 - Drainage ditch
overflows and floods northern part of field

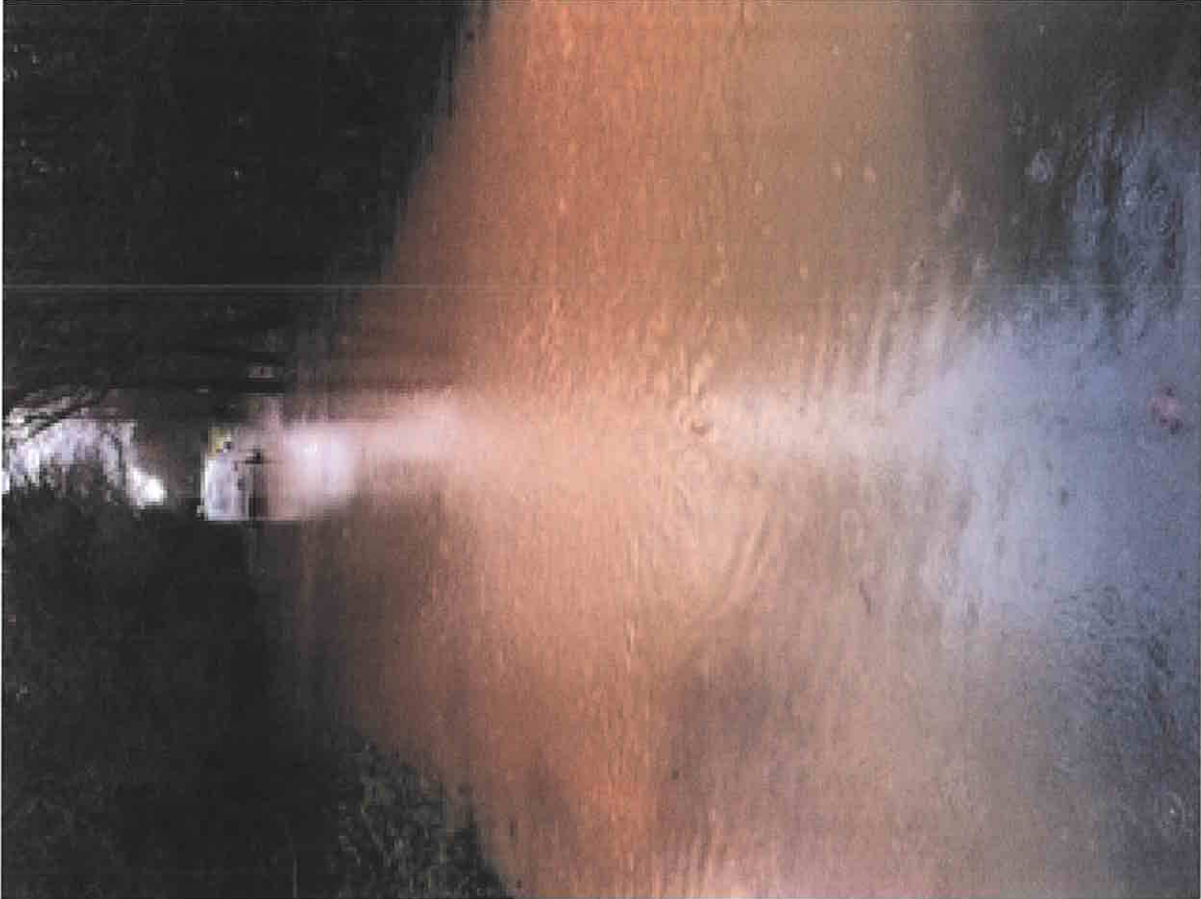
5. Blackmore Road, Blackmore Village June 23rd 2016



The stream / drainage ditches which then join the River Wid, near the Church, have overflowed and blocked the "southern exit / entry" to Blackmore (direction of Doddinghurst / Kelvedon Hatch)

APPENDIX – FLOODING [20 December 2019 and 4 December 2020]

20 DECEMBER 2019



REDROSE LANE - East , R26

The River Wäd in full flood .

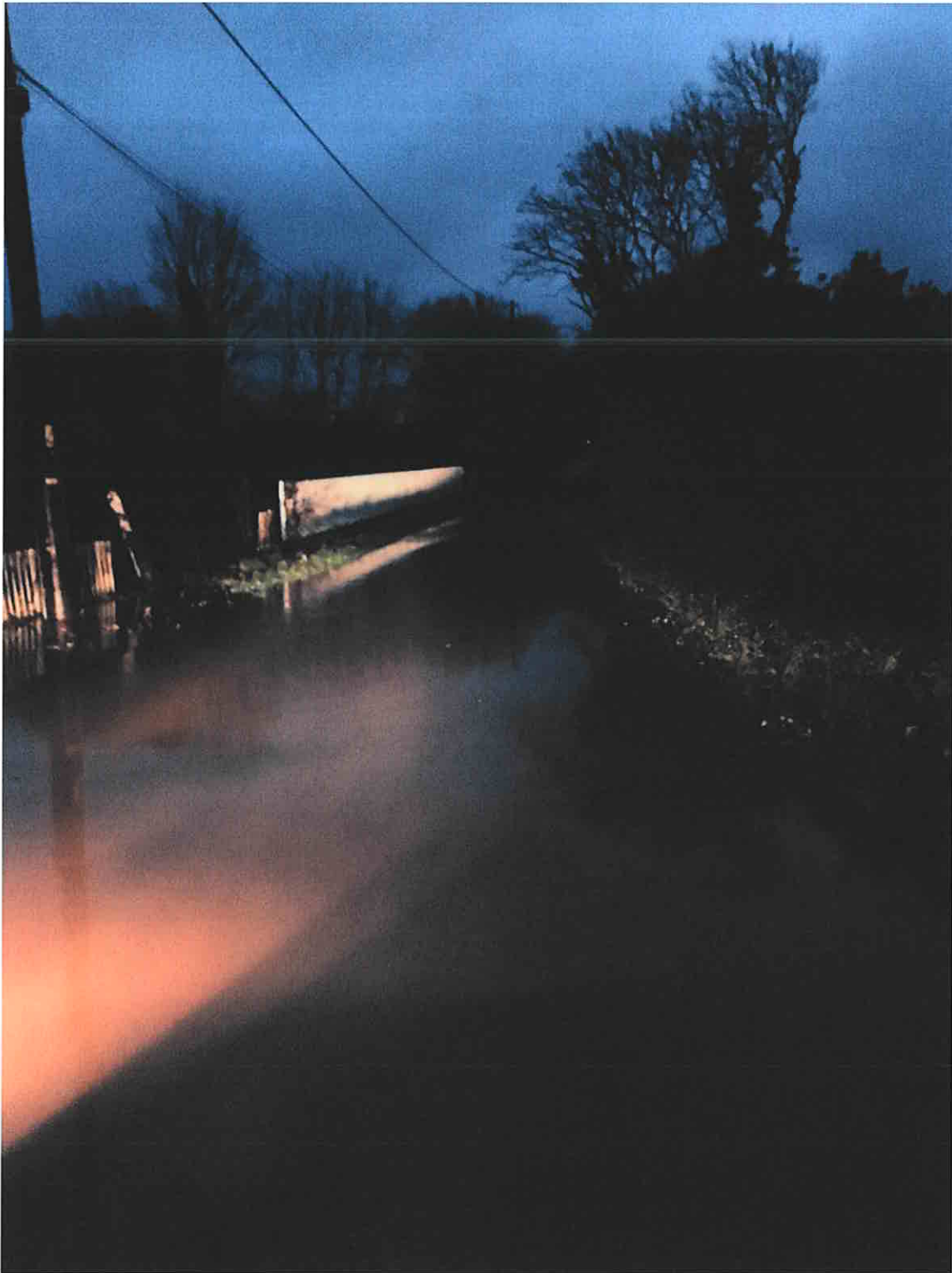


R26



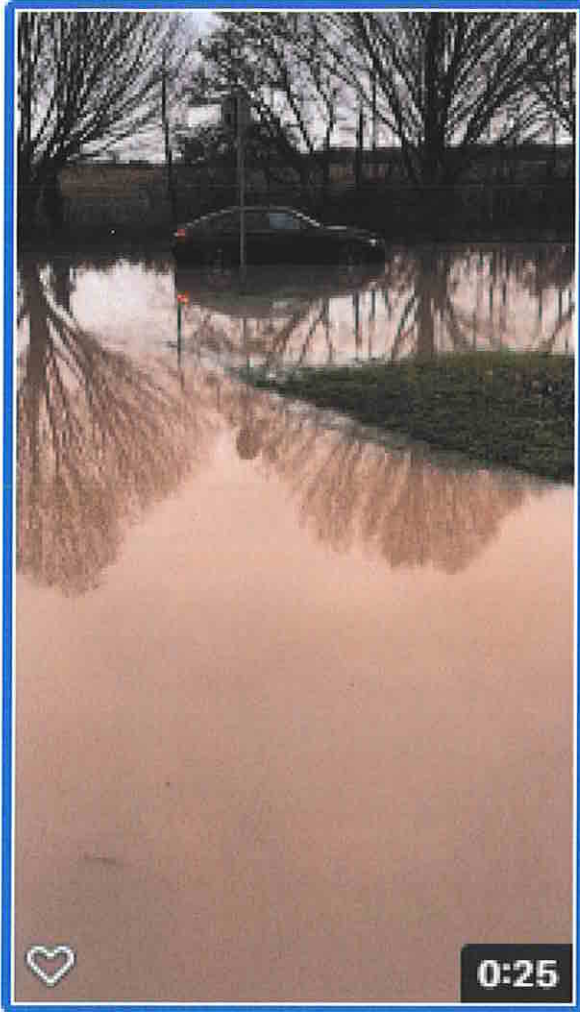
R26
"Tow me out, mate"!

4 DECEMBER 2020

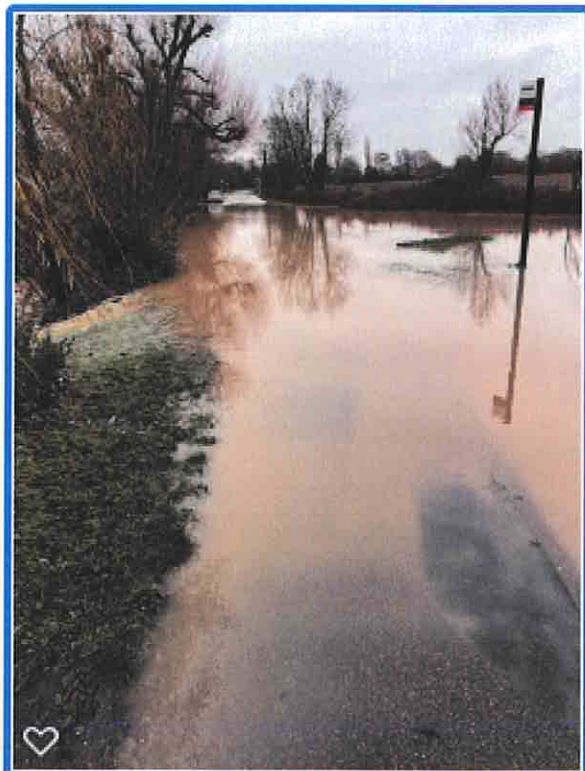


R26

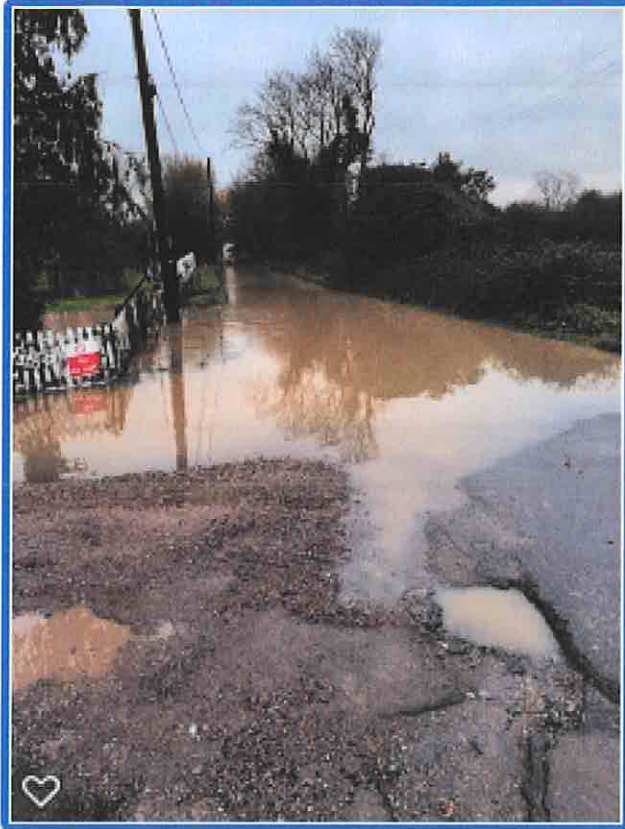
Run off from Redrose farm (north / high side),
flows directly : 1) across the lane into
R26 field, and 2) to add to the FLUVIAL
flooding, River Wid.



JUNCTION OF :
CHELMSFORD ROAD /
THE GREEN



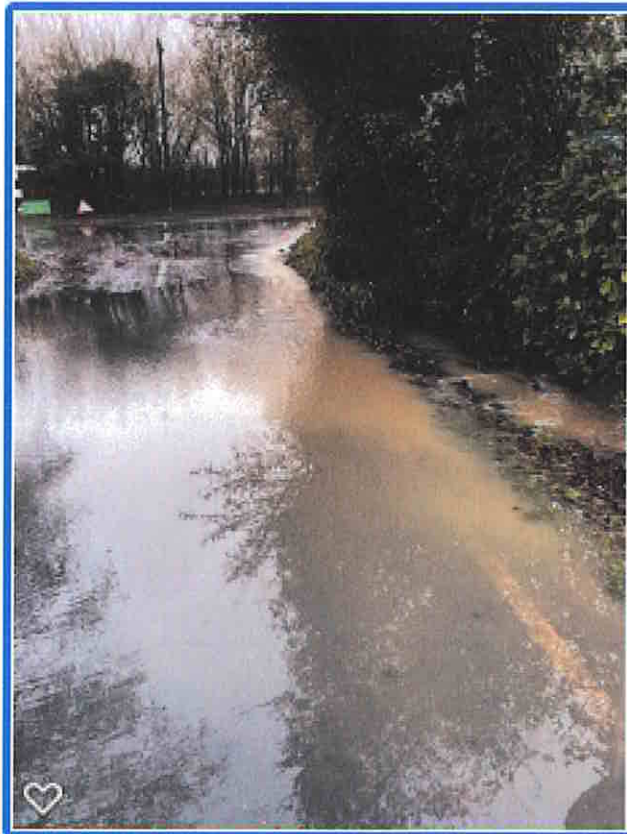
CHELMSFORD ROAD
"Why is my bus late?"



REDROSE LANE (EAST)

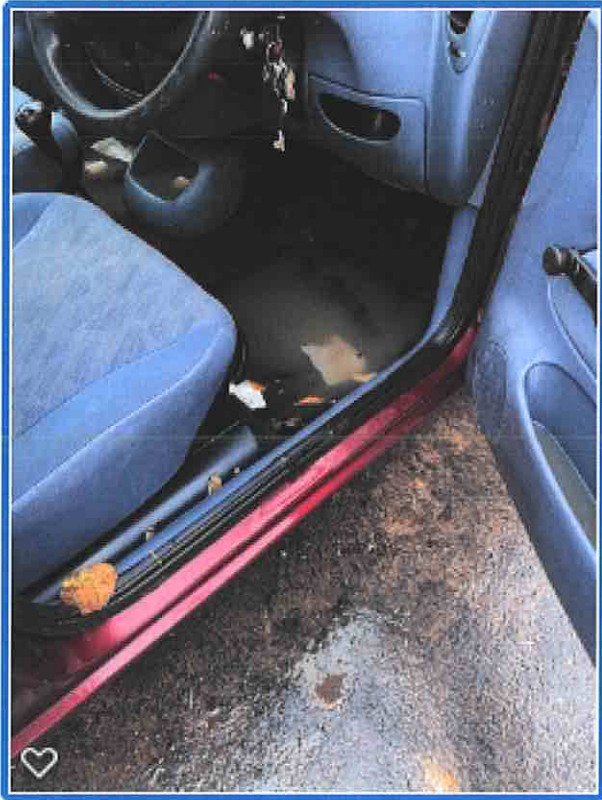
R26

Around the point where
access to R26 is
proposed



REDROSE LANE (WEST)

R25



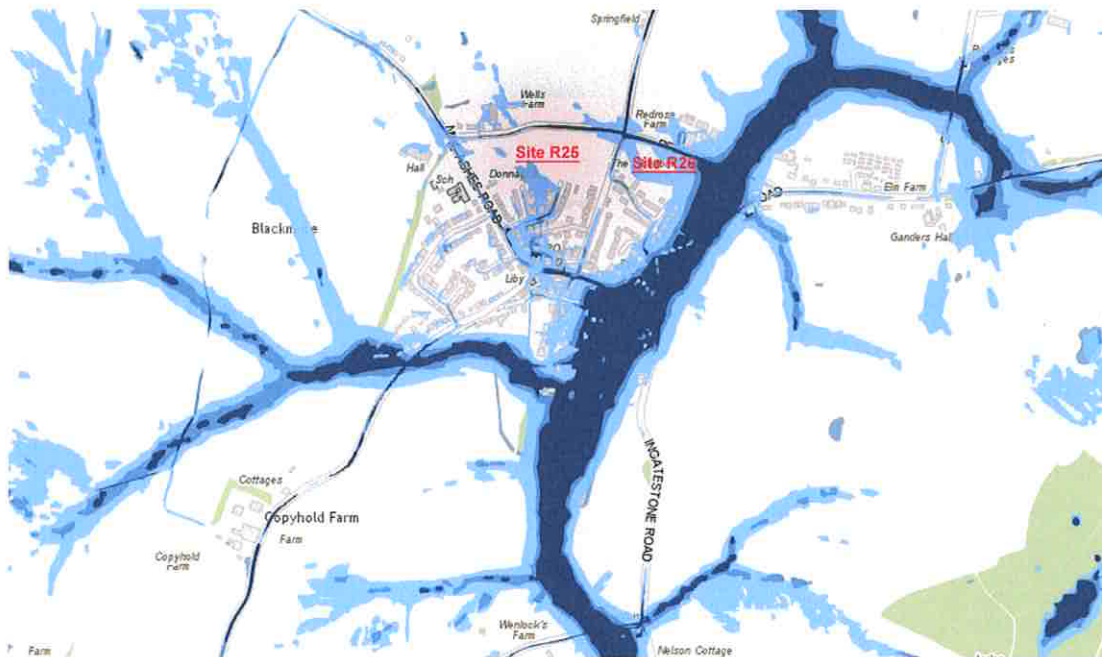
"oops - don't think
I should have tried to
feed the River Wid ..."

Blackmore Flooding : 1987 ; 2011 ; 2016 ; 2018

Appendix Three – Agricultural Land Assessment and Flooding/Flood Risk



The Sites' Agricultural Land Classification (ALC008 - Eastern Region): Very Good (blue).



Flood risk map 2018 (source – Essex County Council website – "check if you are at risk of flooding" – with annotations)

Also, see pictures of Village Centre flooding from 1987 - next appendix



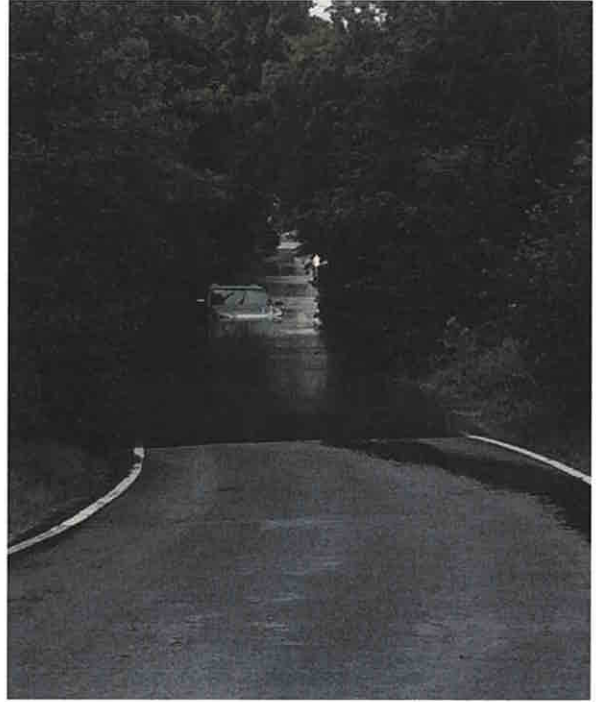
Above: Chelmsford Road flooding - 1987
The River Wid



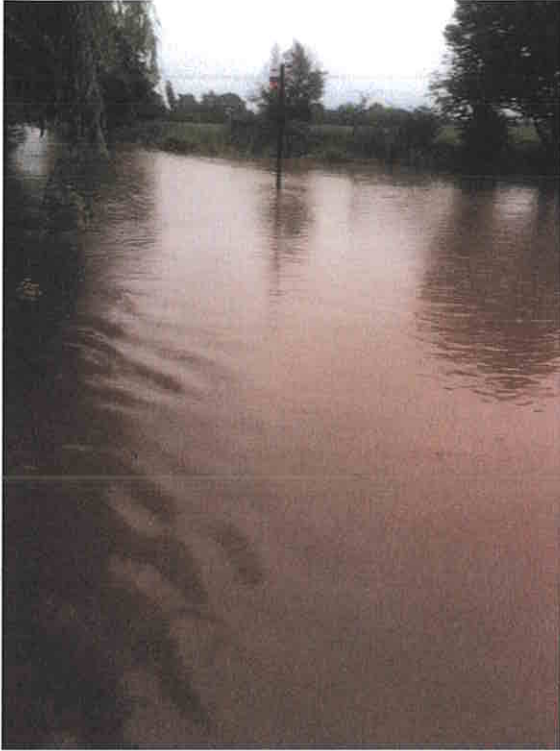
Above: Redrose Lane flooding - 1987
The River Wid



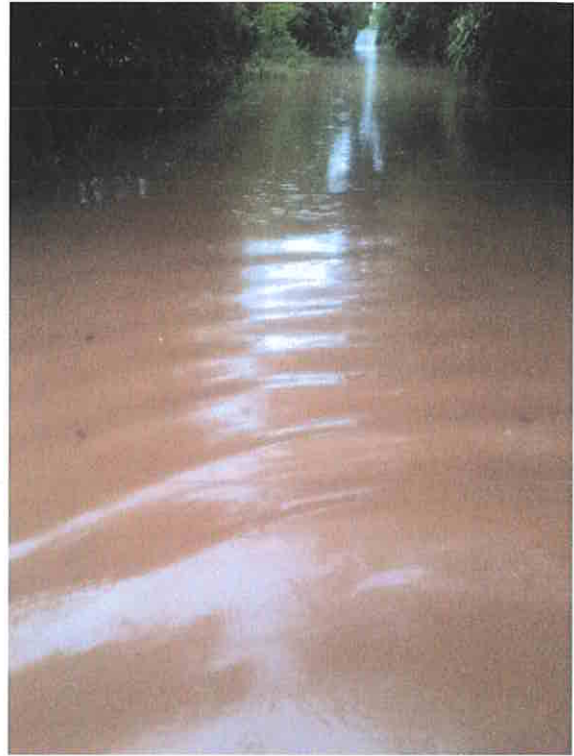
Above: Flooding on The Green - 2016
The River Wid



Above: Flooding on Redrose Lane - 2016 (note depth of water) **up to**
barnet level



Above: Chelmsford Road flooding -
23 June 2016 (n.b. next to site R26)



Above: Redrose Lane flooding -
23 June 2016

(Heading towards
Chelmsford Road - again
the Fluvial flooding
caused by the River Wid.
and surface water
run off, combined)



Above: Redrose Lane - March 2018

2011

Extract from Daily Telegraph re 2011 Flooding:

The Telegraph

HOME » NEWS » PICTURE GALLERIES » UK NEWS

Heavy rain causes floods and road closures



A car drives through flood water in [Blackmore](#) village, Essex
Dan Wainman - OPA

The Telegraph
Like Page 4.4M likes

Previous Image 7 of 12 Next



RELATED ARTICLES

- Big freeze: councils and motorists face pothole epidemic
- Heavy rain and more snow causes flooding, power cuts and flight cancellations

SONICWALL
Protect More.
Fear Less.
Stop more malware

The River Wid

Extract from Express re 2011 Flooding:

A woman is rescued from her car stuck in floodwater in Blackmore, Essex, yesterday

Express - 18 Jan 2011

Fire Service in Redrose Lane east bound to Chelmsford Road. (see picture below)

2011

R26



The River Wid, flooding across Redrose Lane.

Extract from Romford Recorder re 2011 flooding:

**Romford
Recorder InBrief**

THIS WEEK'S LOCAL NEWS HIC

UPDATE: More flooding problems in Brentwood borough area

PUBLISHED: 11:35 18 January 2011 | **UPDATED:** 09:59 19 January 2011 | **IAN WEINFASS**



A woman being rescued from her car in Burnt House Lane, Ingatestone. Picture by Essex County Fire and Rescue Service.

FLOOD water has been causing more problems for motorists and residents across Ingatestone, Blackmore, Mountnessing and wider afield in Essex.

This is all along the route of the River Wid.

Essex County Fire and Rescue service had over ninety calls for help from across the county on Monday and Tuesday nights, and have rescued several people, including three men trapped in a minibus, and a 93-year-old woman.

The fire service has warned residents that they can only help in situations when a person's life is at risk.

A spokesman said: "When flooding is caused by rain, as was the case overnight, pumping the water from a person's home or garden does not solve the problem. It simply moves it to the next home or garden or it floods straight back in as it is being pumped.

"In most cases, callers were advised to isolate their electrical supply and to call back immediately if the flooding did begin to affect their electricity."

The 93-year-old woman was rescued from her car in flood water in Maldon Road, Mountnessing, on Tuesday (January 18) and was suffering effects from the cold water.

The minibus was stuck in Buttsbury Wash, Mountnessing Road, Ingatestone last Friday (January 14) with three men inside.

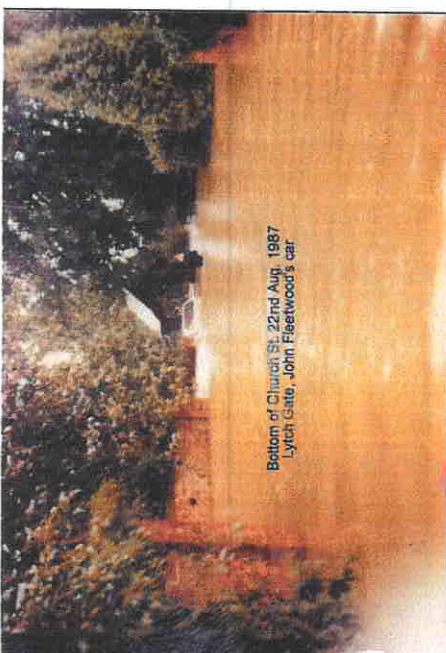
Two women had to be rescued in separate incidents after driving into water on Burnt House Lane, Ingatestone and Red Rose, Blackmore respectively on Monday (January 17). One said that water had started to flood into her car.

A van and it's driver were also rescued on Tuesday on Stock Lane, Ingatestone.

- also River Wid

Assistant Chief Fire Officer Gary Fleming said: "We urge drivers to take caution when driving into flooded areas of road. The water can be deceptively deep and cars quickly

THE VILLAGE CENTRE (CONSERVATION AREA), "Great Flood" of 1987



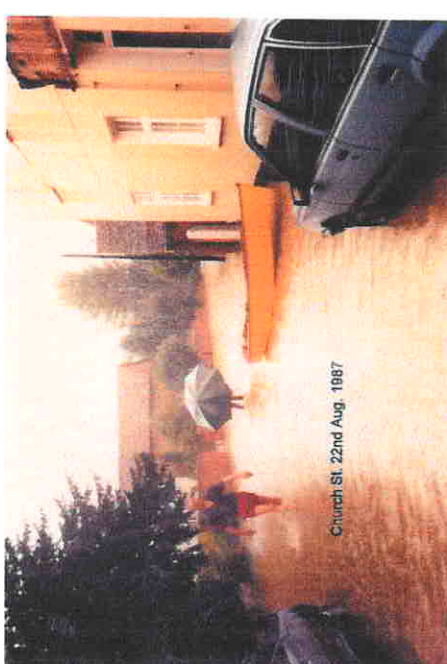
Bottom of Church St. 22nd Aug. 1987
Lyich Gate, John Fleetwood's car



Langdon House, Church St. 22nd Aug. 1987



Church St. 22nd Aug. 1987



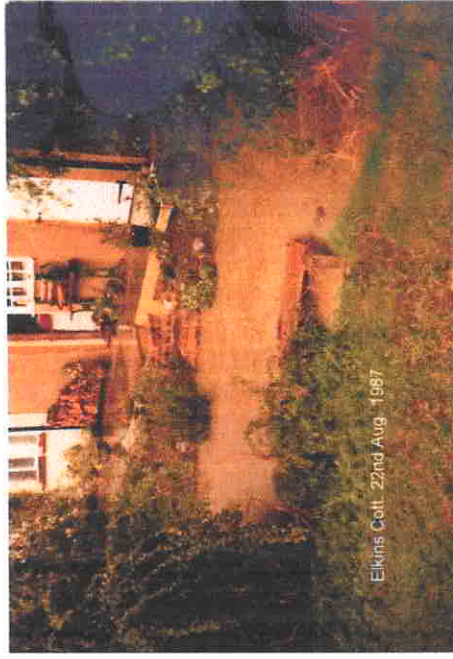
Church St. 22nd Aug. 1987



Elkins Cott. 22nd Aug. 1987



Blackmore Rd. 22nd Aug. 1987



Elkins Cott. 22nd Aug. 1987



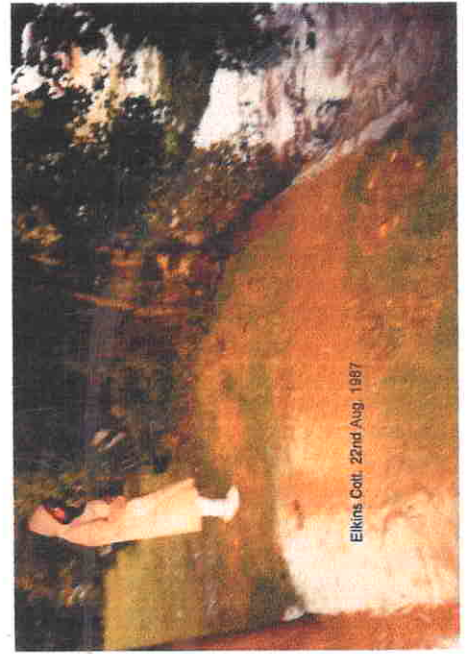
Elkins Cott. 22nd Aug. 1987



The Barge
22nd Aug. 1987



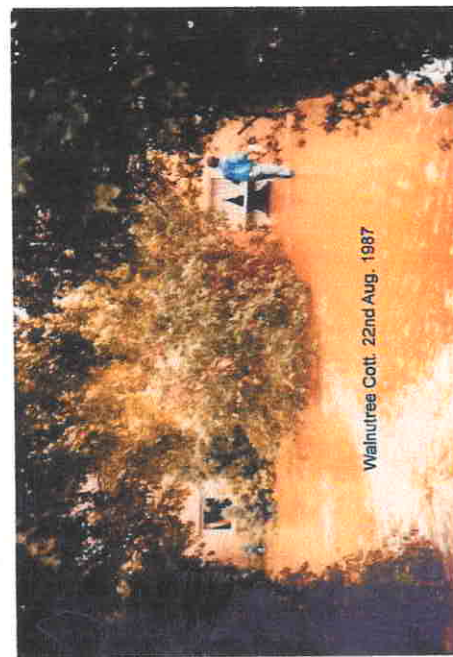
Red Rose Lane
22nd Aug. 1987



Elkins Cott. 22nd Aug. 1987



Elkins Cott.
22nd Aug. 1987

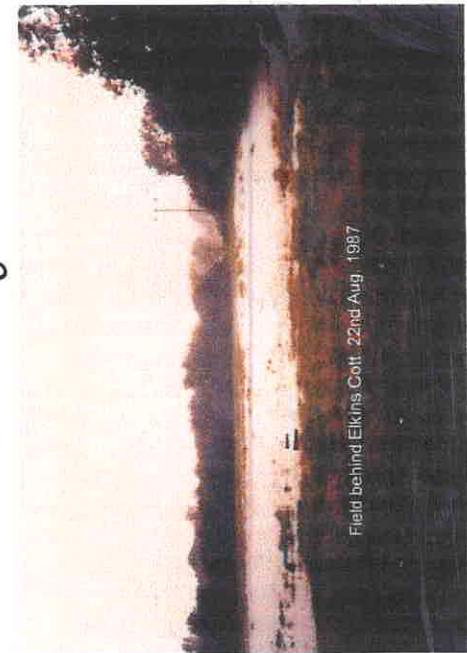


Walnutree Cott. 22nd Aug. 1987

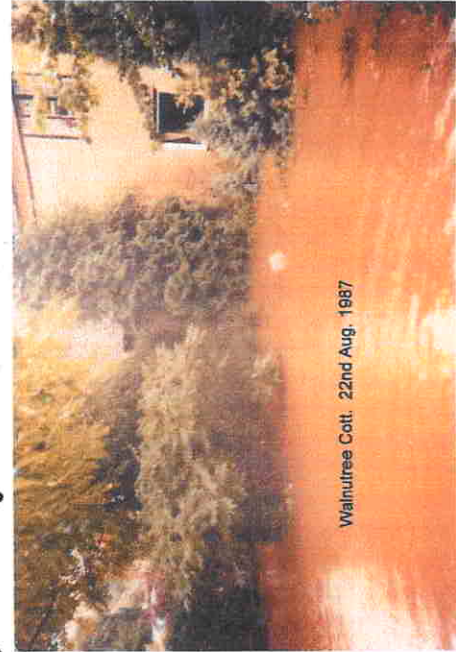


Water running off field at back of
Elkins cott.
22nd Aug. 1987

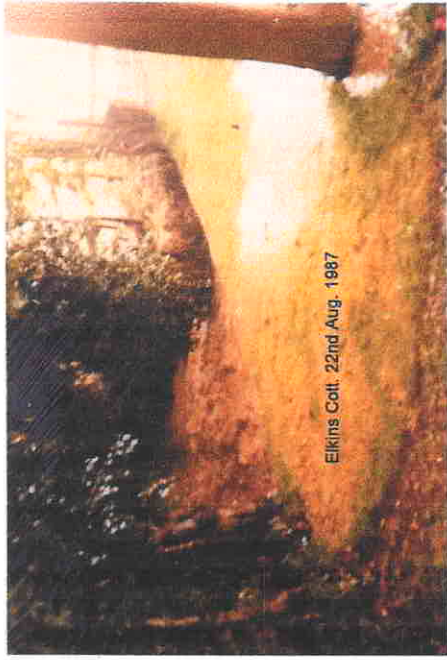
More from the "great flood" of 1987



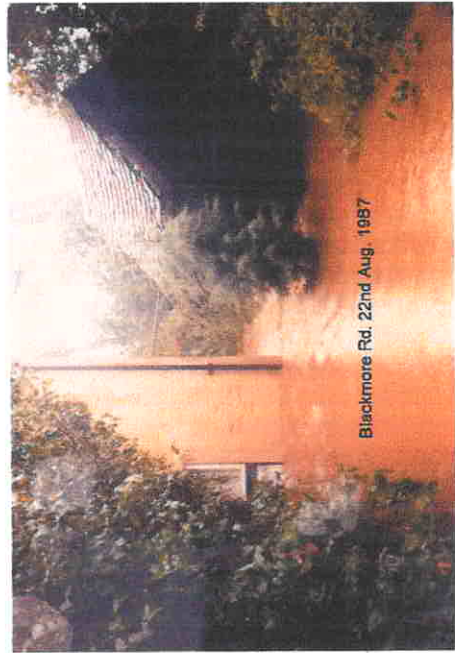
Field behind Elkins Cott. 22nd Aug. 1987



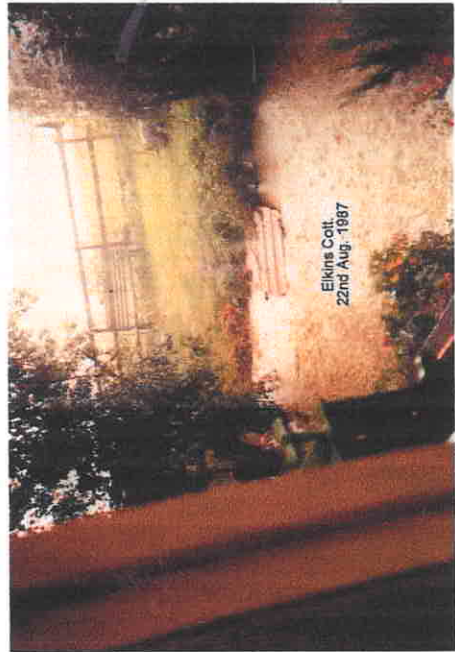
Walnutree Cott. 22nd Aug. 1987



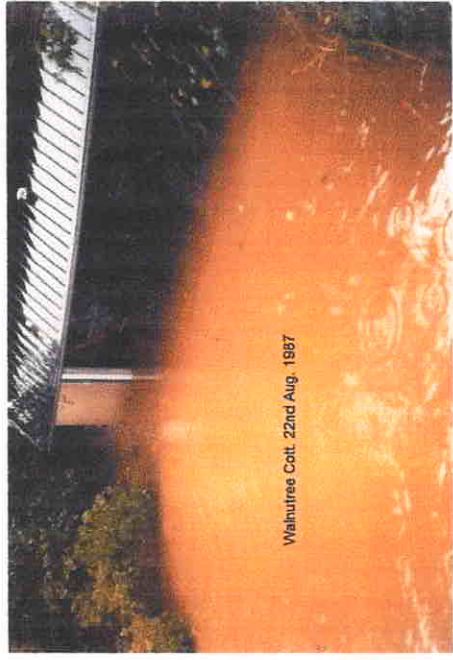
Elkins Cott. 22nd Aug. 1987



Blackmore Rd. 22nd Aug. 1987



Elkins Cott. 22nd Aug. 1987



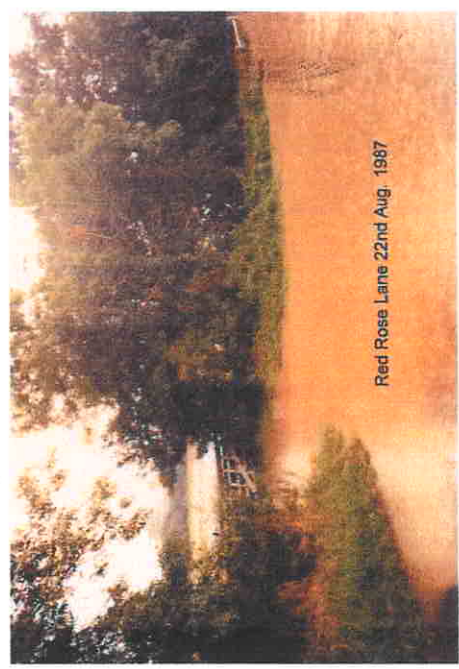
Walnutree Cott. 22nd Aug. 1987



Cheshamford Rd. 22nd Aug. 1987



Red Rose Lane 22nd Aug. 1987



Red Rose Lane 22nd Aug. 1987

EMMAIA FLOODS - The River Wild.

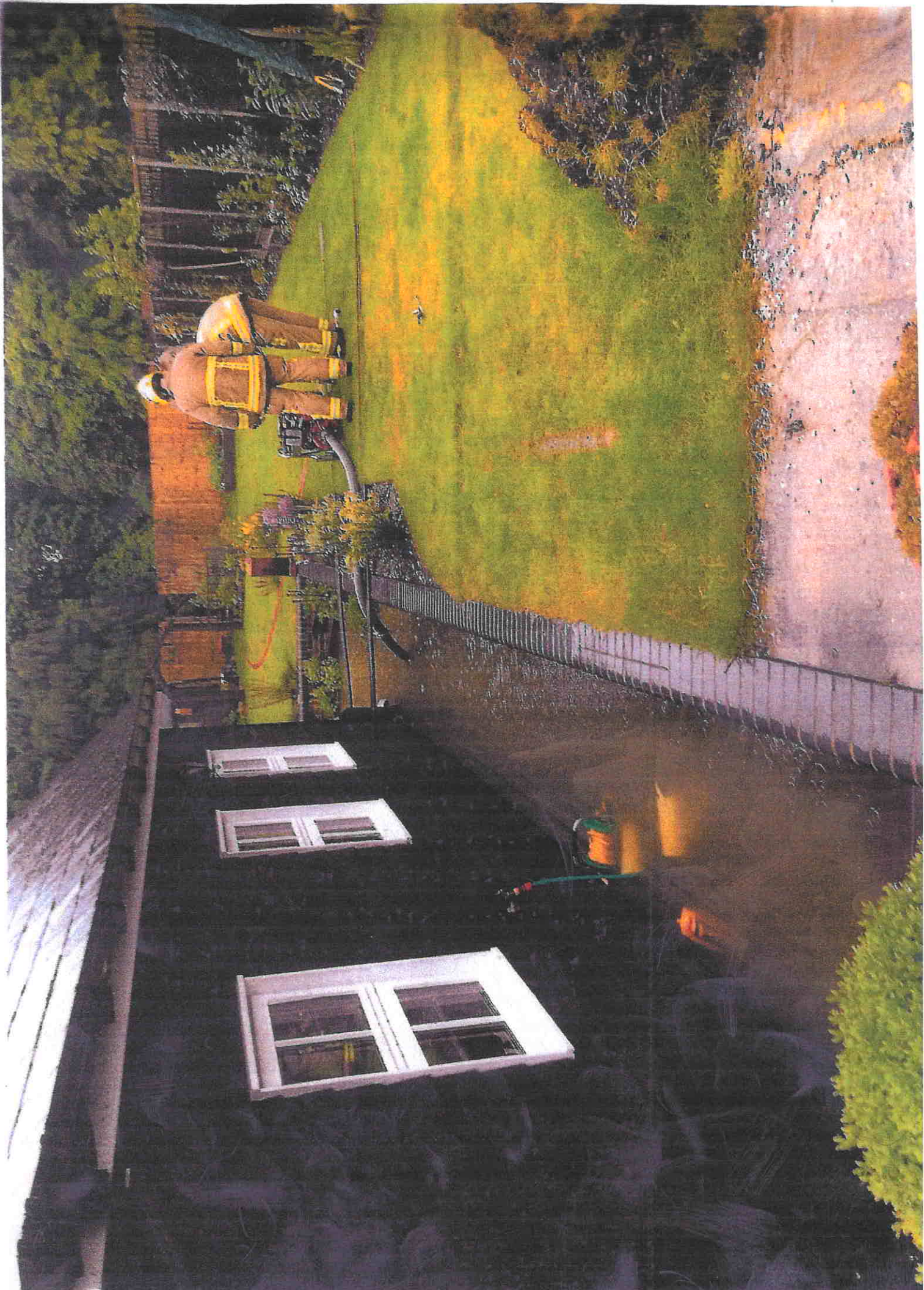
HOPE COTTAGE - The Green Flooding 23rd June 2016

This is the reality of the flooding around The Green.

The resident reports:

- Re-insurance issues and eventually a massive increase in premium.
- The Sewerage System: the volume of flood water overwhelms the pumping station at Jericho Priory. This causes the sewers under the Green to be overloaded, reversing the flow of foul water into the properties along The Green."

Hope Cottage KATHNON









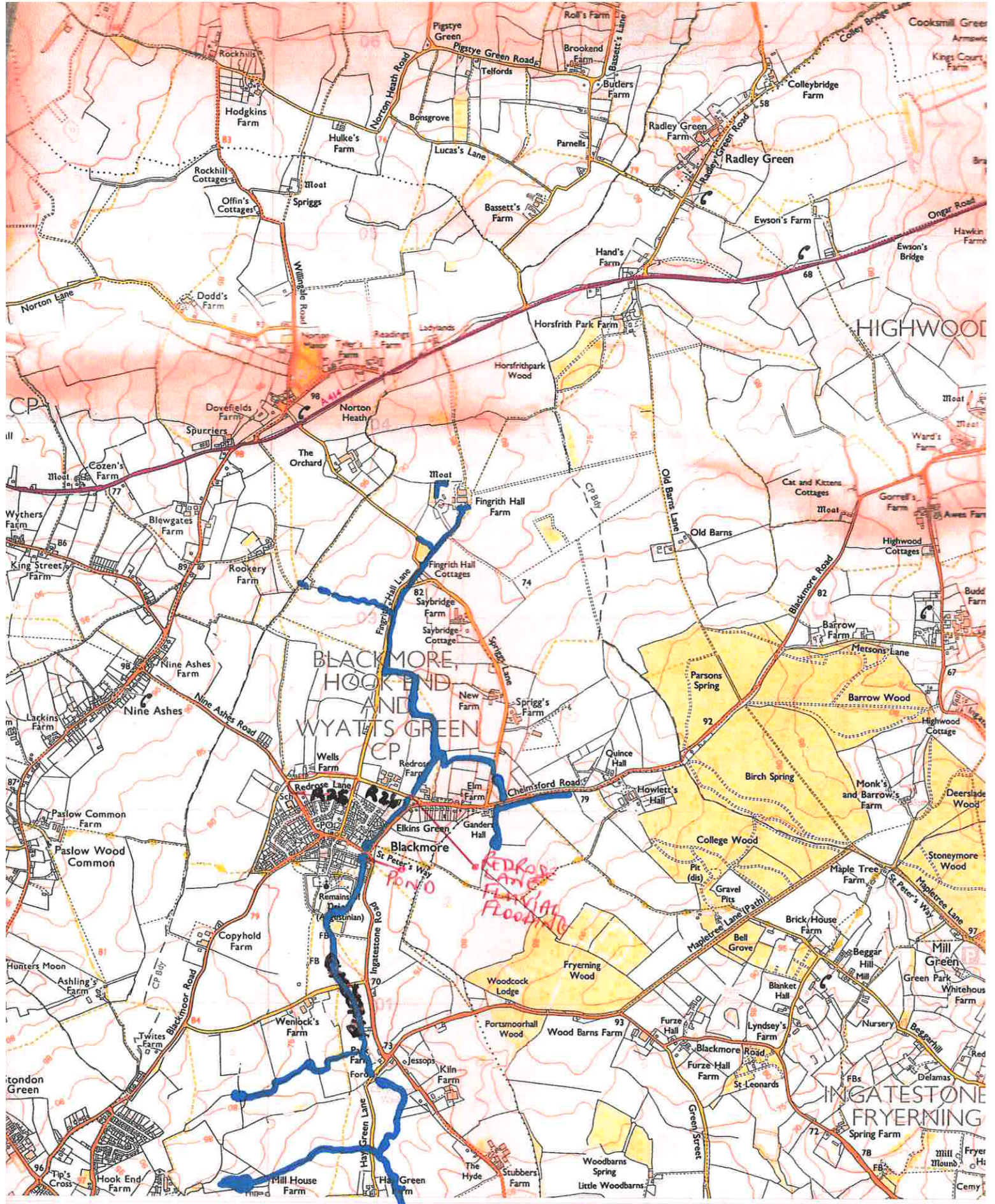
ACE PLUMBING

22223 01708 76158

0208 5534069

Plumbing · Heating · Drainage





THE RIVER WID

