

Submission in Respect of the Strategic Growth Consultation

My submission is a view on the proposed sites for the central Mountnessing area in general.

The A12 corridor has only two access points in the Brentwood area from the M25 junction right through to Chelmsford district. The main junction is by the Shenfield roundabout and the other, for Ingatestone, is only a partial junction allowing London bound traffic a on and off slip whereas Chelmsford bound traffic only has an on slip way and Northbound Ingatestone traffic has to all go through Mountnessing from the Shenfield junction. I would suggest that the Highways Agency is asked to consider creating an off slip way to ease traffic flows created by new housing coming on stream in the next few years.

My view is that development opportunities should be given priority where all the basic needs of residents are within easy reach and infrastructure already exists. This would be where public transport is within walking distance and there are adequate pedestrian footpaths available. With this in mind the infill green belt areas within the village envelope should be favourably considered before any developments away from the village centre. Thoby Priory is an exception to this as it will deal effectively with a difficult historical brownfield use of green belt and it will create a separate community within a mile of the village centre. Sites that do not impact street scene being behind existing housing should also be favoured against those sites that change the openness and feel of the main road street scene. Building density and style is another consideration as well planned and designed developments will enhance the area and bring positive gains to the village community.

The sites put up for consideration at the Ingatestone Garden Centre and land adjacent to the recycling centre would create coalescence between Mountnessing and Ingatestone that can be seen clearly in the image below.



The orange line shows what I feel is a natural boundary for the residential zone in the village centre. The two zones marked in yellow are shown as site references 073, 095a and 095b from the draft document. These sites present a natural infill and an acceptable expansion to the village centre. On site 95b affordable dwellings can be situated to be alongside the BBC housing estate whilst the rest of the site can have housing to reflect the private homes blend found in the area. The area is well screened and lays lower than adjacent existing houses to a screened boundary with the A12. Access to site 095b, direct from Roman Road, has been secured meaning that residents have easy access to the main road and public

transport. A foot/cycle pathway could be formed to lead from the site through the Water Meadows, site 095a, to Church Road as a short route to the village centre.

I would ask that my submission is carefully considered as it is a good example of strategic growth in a area that can support additional homes.

