

LOCAL PLAN STRATEGIC GROWTH CONSULTATION - MOUNTNESSING PARISH COUNCIL

Mountnessing Parish Council (MPC) would like to make the following comments for consideration by Brentwood Borough Council:

MPC prefers to consider and comment on actual planning applications when they are made. It believes that it would not be appropriate to nominate development sites and opportunities in the parish as it could well be imposing decisions on future members of MPC during the lifetime of the LDP. In this way it is felt that no advance recommendation or commitment will be made for any development so that careful consideration can be made at the appropriate time so as to weigh the needs and requirements prevailing at the point in time.

MPC recognises the importance of the Parish in respect of the A12 corridor and the limited opportunities for key developments that can make use of the village facilities, bus routes and transport links (including Cross Rail) within the village envelope. Whilst coalescence is an issue for consideration the A12 creates an obvious division between Mountnessing and Ingatestone that prevents them from ever being linked. With this in mind the challenge of coalescence for MPC is seen as the development of the green corridor that separates the urban area of Shenfield from the semi rural areas that surround it. Even though the A12 would still create a break it is felt that developing Officers Meadows would bring Mountnessing into a continuum of building with very little separation from the urban area.

MPC does have concerns about one specific site. This relates to the possibility of Ingatestone Garden Centre becoming a residential development. This would add a dense area of dwellings to what is seen more as outer areas of Ingatestone. Such a development would not be close schools, public transport or medical facilities and should not therefore be considered suitable for housing.

MPC would like to ensure that building density, building styles and street scene are considerations that are given a high level of importance in any potential development. MPC will always want to preserve the 'village feel' of Mountnessing and will always strive to make the right recommendations to ensure that we keep the village how residents would like it to be.

The Parish Council request that the following proposals be given serious consideration by the Borough Council:

- Addressing the need for one bedroom social dwellings to allow existing, and mainly, elderly residents to downsize.
- The use of shared ownership/first time buyer initiatives to help young people to get on to the housing ladder.
- Providing for an increase in the number of bungalows which are in demand by the population in general and also by the projected rise in the number of elderly residents.

MPC has very serious concerns over developments proceeding with little regard to the impacts they will have on the existing infrastructure. MPC would want to see that the fresh water supply can provide sufficient pressure to all properties and also that sewerage can be properly drained and processed even in times of high demand such as heavy rainfall. Additionally the Education Authority should ensure that there are sufficient school places for all children that move into the area and that there are additional healthcare facilities provided to cover all residents.

The Parish Council would like to give consideration to the desirability of reclassifying the parish boundary within the Brentwood Local Development Plan. The present boundary does not accurately represent the village's entrance and egress and the Parish Council will arrange to discuss the issues involved with the Borough's Planning Team.

