



BRENTWOOD
BOROUGH COUNCIL

Local Plan 2015-2030

Preferred Options

July 2013

COMMENT FORM

(For official use only)

Comment
No.

Ack. date

You can comment on the Local Plan 2015-2030 Preferred Options online at www.brentwood.gov.uk/localplan. Alternatively, please use this form to share your views on the contents of the Local Plan.

PERSONAL DETAILS

YOUR COMMENTS

Please indicate which section(s) of the Local Plan you are commenting on (please clearly state the Policy reference or paragraph number):

Housing development – Ingatestone Garden Centre

Please specify if you Support or Object (tick as appropriate):

Support ☐

Object ☒

Comments (please use additional sheet if required):

The proposal to use the land at Ingatestone Garden Centre for 130 dwellings raises cause for concern in a number of areas. Our view is that the proposal would demonstrably harm the amenities enjoyed by local residents, in particular valuable green space, trees and protected wildlife and the privacy and the right to enjoy a quiet and safe residential environment.

The comments below mainly focus on the proposed Garden Centre site, however some of the comments are aimed at wider issues of concern regarding the impact to the community of an increase in residents.

Detrimental impact upon residential essential services

We are concerned that the current infrastructure will not be able to cope with additional demands. There are approximately 4,500 people living in Ingatestone and 130 new homes will create an approximate 10% increase in the population. This raises serious concern and questions regarding the use of essential services, namely the doctors, schools and transport. For example Ingatestone Infant school has 45 places per year and currently there are 43 children enrolled on the doctors register at Ingatestone for the next term (2014/15). An increase in the population will force residents to send their children to schools outside of Ingatestone, which is not fair on families and detrimental to the current sense of community that exists. I cannot see anywhere within the existing plans that address this issue.

In regard to the public transport system, at present trains during rush hour are crammed, an increase in the population of Ingatestone will add additional strains on the service and could make it difficult to board some of the busy rush hour trains.

Detrimental visual impact

The border of the proposed plan which is adjacent to Burnt House Lane is densely populated with trees, removal of the tree line will totally change the character of the land.

At present the land is pleasing on the eye and seen as green belt, putting a housing development there will completely change the look and feel of the area.

We are concerned that the proposed plot and number of houses allows little space for any landscaping / greenery and we believe that it would lead to gross over-development of the site. The proposed development would not result in any benefit to the environment; in fact to the contrary it would lead to the loss of valuable green space and potentially new homes crammed in together. The building of so many (130) new homes in close proximity to each other would be out of character to the environment of Ingatestone in particular the surrounding houses in Burnt House Lane and Heybridge that are primarily 1960's build and consist of many bungalows.

Adverse impact on the environment

CP9 states that the council is committed to safeguarding the local distinctiveness of the borough, including varied landscapes and habitats. DM18 states that development will not be permitted where it would result in the loss of trees. We consider the proposed development to be a direct contravention of those statements. The redevelopment of the Garden Centre will mean removing the existing greenery and possibly removing the trees thus not respecting the habitat and environment. We suspect that there are trees that should be listed under tree preservation orders, and will be extremely interested in the developed plans outlining whether any of the trees will be left alone (in particular the trees on the boundary of the Burnt House Lane properties). There are some particularly large trees on the plot and the proposed development would impact upon the root stock of the trees, either during or after construction.

We, along with other residents have had newts, badgers, foxes, bats and slow worms in our gardens as a direct result of their natural habitat (the green land of the proposed plot). It is a real concern that the wildlife and protected species will be disrupted and or harmed. Building on this land is directly contravening CP9 which states the commitment to safeguarding habitats.

Adverse impact on road infrastructure

The access road into the entrance of the Garden Centre is inadequate to cope with the proposed number of houses and subsequent increase in traffic. We have real concern that the current road (set at the national speed limit in order to join the A12) would serve as the main access/ egress point causing major road safety implications. This will be aggravated by the current location of the Bushcade Lorry Depot, at present we have a high volume of HGV lorries which travel at speed into the location.

Drainage / flooding issues

NPPF paragraph 100 – states that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk

There has been a history of drainage issues and flooding in the area around Burnt House Lane. Neighbours have said that years ago they were issued with flood boards from the council. If trees and natural vegetation are removed there is a real risk that this could result in increased flooding of the area. There would need to be a proper risk assessment undertaken to ensure that past issues will not reoccur, the area may well not be currently classed as high risk now due to the growth of trees and greenery that have mitigated some of the problem. It would be inappropriate and of major concern if the trees on the boundary to the properties on Burnt House Lane that have a past history of flooding were removed.

Please return to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed form and email **planning.policy@brentwood.gov.uk**

Please note that all responses will be published online. More information can be found at **www.brentwood.gov.uk/localplan**

All responses should be received by Wednesday 2nd October 2013