

27<sup>th</sup> September 2013



Dear Sirs,

Re: Proposed Local Development Plan CP4 & DM28

I am writing to object to the above Local Development Plan, where 1500 new dwellings are proposed in West Horndon, this being 43% of Brentwood Councils total allocation for the following reasons:-

- The scale of development proposed would effectively create a new settlement and there is no explanation as to why such a small village should accept a wholly disproportionate number of new homes. In fact the plan only shows boundaries, location and number of dwellings it might accommodate.
- According to the plan 1000 of the proposed new dwellings are to be built on Metropolitan Green Belt. National planning guidance is clear that development in the Green Belt is by definition inappropriate and harmful. Exceptional circumstances must exist to justify the loss of Green Belt Land; housing demand is unlikely to constitute exceptional circumstances.
- The Village has flooded in 1958, 1981 and 2012 and on the Environment Agency's web site both West Horndon and Bulphan show as being at risk of flooding. There is no evidence that the Council has carried out any assessment of drainage in the area.
- The impact on the residential amenities of the village would be such that the local community would suffer the harmful impacts of increased traffic, overlooked back gardens, loss of rural character, without any discernable benefits. In fact the A127 and A128 would undoubtedly be unable to cope with the levels of additional traffic that the proposed development would produce.
- We have an infrequent bus service, whilst the local railway station provides a commuter route into London which has limited additional capacity and does

not cater for important local journeys such as to Brentwood, it simply runs straight in and out of the Borough and does not support travel within the Borough. If the residents of the new development have no choice but to make most journeys by car, the village quite clearly does not offer a sustainable location.

- No consideration appears to have been given to wildlife including some protected species found in West Horndon.
- The proposals involve the redevelopment of some 16.23 hectares of employment land; will existing local businesses be relocated on nearby sites, or as part of the new development, as otherwise local employment will be lost.
- There is also a proposal for between 14 and 24 Travellers pitches for West Horndon. No details are forthcoming with regard to where these pitches will be situated, however the local Constabulary are unable to police more than 6 pitches, which would result in a "No Go" area and the safety of villagers must be considered when such allocations are made.

In conclusion, I do not believe that we have been provided with a sound and robust plan as there are clearly fundamental shortcomings. I have no objections to the village growing naturally, with a mixed development including Warden Controlled properties, so that elderly Villagers have an opportunity to stay in the Village but not out of all proportion to its size and amenities.