

Braintree North West Exhibition – Questionnaire Responses Submitted On-Line

Question		Yes	No	Undecided
Schools				
1	Provision of new primary school?	22	10	10
2	Expansion of secondary school places?	22	8	12
Employment				
3	More land for commercial/employment?	14	18	10
4	Location of commercial/industrial area on Master Plan?	14	14	14
5	What type of business should be attracted – see below?	-	-	-
Neighbourhood Centre				
6	Inclusion of supermarket in neighbourhood centre?	13	19	10
7	What other facilities should be included – see below?	-	-	-
8	Location of neighbourhood centre?	9	14	19
New Homes				
9	Mainly family houses on site?	18	10	14
10	What other types should be built – see below?	-	-	-
11	What sort of architecture – see below?	-	-	-
Braintree Town Football Club				
12	Location of the new ground?	14	16	12
13	Location of new sports and open space?	10	15	17
14	What other facilities are important – see below?	-	-	-
15	Need for allotments?	25	6	11
Footpaths and Cycleways				
16	Other footpath routes & Cycleways not shown on Master Plan?	8	9	25
Trees, Hedges & Wildlife				
17	Most important conservation issues – see below?			
Cars, Traffic & Public Transport				
18	Inclusion of link road?	19	16	7
19	Location of congested routes/junctions – see below?	-	-	-
20	Dangerous routes/junctions for drivers – see below?	-	-	-
21	Dangerous routes/junctions for pedestrians – see below?	-	-	-
22	What would encourage use of alternative means of transport – below?	-	-	-
23	Should new streets have 20mph speed limit?	31	4	7
24	How to improve new housing developments in Braintree – below?	-	-	-

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Q1 (Primary School) comments:

ID No.	Comment
16	Support, but only because decision already made to build 600 houses in this beautiful green area of Braintree - ask me if I want you to build these houses and the answer is definitely no, not here. This is an unfairly worded question.
18	Now that the decision has been made to build 600 new homes in this unsuitable area then, assuming the other local primaries are capacity, a new primary is required.
22	Class sizes are already too large without extra children that will move into Braintree to fill the new housing.
26	Who is going to pay for it, the developers?
29	Already primary schools in area, should have kept to original location i.e. west (Rayne) where there is nothing, this would be more practical, having another school would increase traffic. Master Plan is in wrong place.
42	New primary school for existing neighbourhood would be good as all schools in area are overcrowded. One new school would not accommodate 600 new houses in an already over developed area.
45	I do not agree with this development
46	This is ideal location for a new primary school subject to extra off road parking facilities and drop off points for child safety.
51	Destroying good countryside of which there is not much left in Braintree. Just leave it alone.
79	If a development of this size goes ahead then schooling will be required.
92	Will need new school if 600 homes built
93	Extra housing is unsustainable. Have not considered or mentioned availability of water supply in a region already lacking in adequate supply. What about resources for heating & powering these properties? Arguments for extra housing & the adequate resources for health, schooling & road network are naive. Anecdotal evidence suggests majority of new houses are taken up by people from outside area. Let then build the houses where they live now, not here. Do not have resources to deal with extra people, especially regarding water & we need to say to the government "not this time, not in our back yard & not against the will of the people, we need to concentrate on quality of life for our town, NOT QUANTITY".
98	Already several primary schools in area and we have to suffer traffic consequences. If you have to provide another school, please don't put the access into Panfield Lane and cause us even more problems of noise and pollution.
107	John Bunyan School is under subscribed and able to absorb potential pupils from new development. Several local primary schools have significant numbers of out of catchment pupils and would be adversely affected by new school. By directing pupils to existing schools integration of new development within existing housing would be facilitated thereby removing any barriers to integration. In place of a new (and not required) primary school suggest land is made available for either development of Tabor Science College or re-siting the Edith Borthwick special school.
108	there should also be pre-school provision for a development of this size
110	There should be no need, there should be no new houses to begin with. Traffic would be horrific and dangerous to the students.

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Q2 (Secondary School) comments:

ID No.	Comments
16	Support, but only because decision already made to build 600 new houses in this beautiful green area of Braintree - ask me if I want you to build these houses and the answer is definitely no, not here. This is an unfairly worded question.
18	Now that the decision has been made to build 600 new homes in this unsuitable area then, assuming the current secondaries are at capacity, it would make sense to expand Tabor Science College. Some form of 6th Form provision on this side of Braintree, to complement Braintree College, would also be sensible given that the government is now expecting all students to stay in education or training until the age of 18.
25	If development must go ahead against the wishes of local residents, sensible for any schools to be located in vicinity of existing Science College.
26	It will be needed
29	Same as question 1
42	A lot of parents have trouble getting their kids into local schools already, with 600 new houses for family accommodation, and the amount of parents now having 3 to 4 kids, this will not even be enough.
45	I do not agree with this development
46	Subject to adequate parking facilities.
51	Not necessary, it is working as it is, just leave it alone.
79	With more people moving into this area, then additional places will be needed.
92	will have to do something for education
98	As qu.1, plus many children who attend Tabor College don't behave very well outside school. Expansion would probably mean more misery for those of us who already live here. If new schools are required, could they be sited on Springwood Drive side of development to protect lives of people who live here. We were not consulted before the decision was made to take away the adjoining open countryside and I would be interested to know how many of the people who made this decision live in the vicinity of Panfield Lane!
107	Development of either Tabor Science College or Edith Borthwick special school would be more appropriate use of the land.
110	If there IS to be a new estate then expansion to Tabor Science College could be the most useful.

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Q3 (employment land) comments:

ID No.	Comments
18	Assuming economy picks up and there is demand for commercial developments in Braintree then this would make sense but there is already plans for further commercial development south of the A120 as far as I am aware.
20	With unemployment at an all-time high, these developments will possibly stay unoccupied as they currently are in Springwood drive.
25	Questions that must be asked in this time of economic downturn are (i) where are the jobs coming from, and (ii) where are the supposed new companies going to get their money from if no one is lending. Mass employment at Springwoods seems mythical to say the least.
26	Too much available elsewhere already, plenty of empty premises at the moment.
29	Many vacant units on current industrial area. Having more units available will not encourage these to be filled.
31	Springwood estate has empty units, let these be filled first before we throw more money away. Majority of businesses who would fill these units are small businesses who are either struggling to survive or have gone under - and if we consider the larger retail outlets, then this is what Freeport is for. How you can predict future of economy in 10 to 15 years from now. Better to wait till then, and then assess situation.
42	More opportunities in area for employment would be good, I travel to London every day for work as not enough jobs in Braintree to support existing community. Local newspaper reports that there are currently 2,582 unemployed people in Braintree District, so this would be good for area, but with say 600 new families in area, this makes 600 new jobs required in single person earning families adding to the 2,582 people currently unemployed in district. With extra pressure to pay bills, unemployment and crime rates will rise.
45	I do not agree with this development
51	No. Braintree is big enough, There is so much trouble already, which you cannot control as it is.
79	Most people will probably commute to London. Using existing sites for employment would be better. However, it seems that a large chunk of the Springwood site will disappear to make way for a food superstore, so is this additional space just replacing what will be lost?
91	Would rather see land kept for agriculture use, government tells us we need to grow more of our food stuff. Would save jobs for farm workers.
92	Lots of empty factories on springwood industrial estate, why do we need more
93	Extra housing is unsustainable. [repeat of comments made to Question 1].
98	Springfield Drive Industrial Area is already a ghost town of empty buildings and failed businesses. Surely, these unused brownfield sites should be redeveloped for new businesses before building more empty buildings on precious open countryside.
101	Not right area for more commercial development and employment, is a green belt on edge of Braintree, important landscape feature for our area
107	Would it be sensible to review existing commercial sites before committing to further development as understand some of existing premises on Springwood industrial estate are either empty or under utilised. Would support commercial development if proven to be needed.
110	It would be preferred if NO commercial buildings were built at all in the beautiful landscape.

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Q4 (Location of Employment Land) comments:

ID No.	Comments
16	Unfair question. Don't agree that there should be industrial building in this beautiful green area of Braintree, but decision already made.
20	This land is on a working farm
25	If development/expansion on Springwoods it should be as far from Panfield Lane as possible.
26	Use what is available and unoccupied elsewhere
29	Cannot fill the existing units so comments as previous question.
42	No sense to expand existing industrial estate to keep companies close together creating more growth in the area.
45	I do not agree with this development
46	Natural expansion of existing area but increase in traffic at peak times is a major point. Congestion at present is not acceptable at Rayne Road roundabout and extra lanes will not be enough to ease this. At present I queue from Pods Brook road along Rayne road for up to 15 mins between 5.00pm and 6.00 pm for no reason other than traffic exiting Springwood or leaving the bypass to miss congestion at the Macdonalds roundabout.
55	Industrial uses would be best located along the southern part of the site so that they are directly related to the existing Springwood Drive industrial estate. At the north west part of the site B1 office uses would be appropriate
75	It is going to be very tight with industry and all the roads will become busier with the increase traffic in an already busy town as we know from Galleys Corner and Rayne Road/Aetheric Road junctions in the rush hour.
79	Why build new industrial areas when you are selling off an existing one?...this just makes people wonder why this type of planning gets agreed.
98	It looks even larger than the current mostly unused industrial area.
101	I do not think you should expand the commercial industrial area in this place
110	No, as I have said there should be NONE in the first place.

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Q5 - What type of business should be attracted?

	Yes
Office jobs	11 of 42
Apartments	1
Affordable housing	6
Other:	See below

ID No.	Other Suggested Businesses (Q5)
6	All, anyone brave enough should be welcome with open arms.
16	None - but if you must - something to offer opportunities to the young people of Braintree.
18	businesses that provide apprenticeships and other training opportunities for the young people of Braintree
22	Manufacturing and office jobs.
25	Any
26, 72, 103	manufacturing
29, 101	none
42	Some businesses that can cater for the skills of people in the area that are unemployed would be good.
45	I do not agree with this development
46	small business units
51	None. Leave it alone. That is what the town centre is for.
55	traditional houses with gardens
79	Leave the land as green space. This is becoming much less in the area.
84	small shops
107	hi-tech "science park" type development
110	If there had to be any, something that will benefit the students in terms of apprenticeships.
112	B2 type as per existing Springwood Ind Estate, with possibly some small units for B1 use for start up businesses

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Q6 (Inclusion of supermarket in neighbourhood centre) comments:

ID No.	Comments
16	Nothing too big. Don't want to have to dodge more shopping traffic!
18	No need for another supermarket, especially as there will be a new Sainsbury's on Pods Brook Rd, but smaller retail outlets would be of benefit.
20	This will bring more traffic through Panfield Lane
22	New development may need shops but existing residents have access to Post Office, newsagent/general store and mini supermarket. Hence, not convinced that shops are required, especially on Panfield La. If Neighbourhood Centre was to proceed and be on Panfield Lane, Post Office needs to be offered to relocate into Centre or would probably close. Need probably exists for shop in centre of new housing, not on eastern fringe.
24	enough local shops in area , a new supermarket would be detrimental to existing shop workers employment
26	Will increase even more the traffic density along the lane
29	Look at the town and the current supermarkets 3nr Tesco Stores with 1nr pending at Queens Road 1nr Sainsbury with 1nr pending on Brownhills 1nr Morrisons 1nr Lidl and other smaller shops on the perimeter of town
42	Have enough supermarkets in town that are already in competition with each other.
45	I do not agree with this development
46	This needs to be accessible from industrial area and not from the Panfield lane side due to traffic congestion which will occur from one access point. It needs to be attached to the sports area or alongside the proposed stadium area.
48	If built then yes
51	Not at all. Already so much trouble in Braintree which you cannot control. Already local shop in Panfield Lane, why crush their business?
55	Neighbourhood centre does not seem to be very central. Would be better located slightly further north so that it was more central
75	Have enough Tesco's, Sainsbury's etc we need more independent shops.
79	Not if large supermarket gets built at Springfield - do not really need two. Or are the planners just copying what has been laid out in Great Notley? Neighbourhood centre is always welcome, unless of course there is already one nearby that could be improved.
84	NOT Tesco/Sainsbury/Asda/Morrisons - SMALL shops - independent grocers/greengrocers/butchers/fishmongers and a farmer's market
87	Already plans for a Sainsbury on Rayne Road junction and a Lidl store. Provision for smaller shops would be good.
92	if it brings employment in to the area
93	The extra housing is unsustainable. [same response as to qu.1] We do not even have a neighbourhood centre for my area yet, & it has been around for a long time. Get your priorities right.
98	There are already plenty of supermarkets in the Braintree area.
100	Braintree is full of supermarkets
107	Yes as I think this would be a feature that should be included reduce need to travel to pick up essentials and would serve as focal point or meeting point to aid community development.
110	If any, a small shop would be ideal. A big supermarket will cause horrific shopping traffic.

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Q7 – what facilities/services should be provided in neighbourhood centre?

	Yes
Doctors/Dentist Surgery	18
Community Hall	13
Restaurant	7
Recycling Facilities	6
Other – Suggestions: bar (ID 9); Any of these provided they are inside the new development and not on Panfield Lane (25); dry cleaners (44); Veterinary Surgery, Laundrette, Hairdressers, Pub, Church and Park (50); farmers’ market (84); youth clubs and facilities for young people (108)	
ID No.	Comments
16	Can’t afford to run anything else.
20,24,110	None
22	Recycling is available at Tabor.
29	Have enough doctor surgeries. Glebe Hall not used fully and faced closure. Town is full of restaurants. Current recycling is fine
45	I do not agree with this development
51	None. The countryside is nice enough thank you.
79	Green space. Ironic that the main picture on the site is a youngster playing in trees, surrounded by green this isn’t a true perspective.
98	Needs to be in middle of new development, not fronting onto and encouraging more traffic along Panfield Lane.
100	trees
107	Not sure why choice was limited to one from the list - provision of a doctor/dentist, community hall and recycling facilities should all be provided at centre. Also space could be allowed for restaurant or other retail should interest be shown by local community or providers.

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Q8 (Location of neighbourhood centre) comments:

ID No.	Comments
16	I really don't think we need one at all.
22	As per my response to (6), facilities will be most needed by residents of new housing and would be better located centrally within the development. This location would minimise any increase in traffic and any negative impact on Panfield Lane.
24	we do not want this expansion in this area the road network will NOT support it either
25	This should not front Panfield Lane but should be central to the new housing which it is intended to serve.
44	Not ideal location as it will be situated diagonally from our house. Concerned about extra traffic and noise. Do not support need for restaurant or fast food outlet. Very sad for our current little shop with Post Office - will they be offered chance to move into neighbourhood centre?
45	I do not agree with this development
46	This needs to be alongside the sports facilities within the development with access from the industrial area not from Panfield Lane.
51	Find somewhere else eg: Freeport way or opposite Causeway House on Weavers park.
55	the neighbourhood centre should be moved further north so that it is more central
79, 98	As previous.
106	Would be better co-located with education land, with pedestrian square between the two providing safe ingress/egress to school and focus for community.
107	As long as it is accessible and easy to find.
110	There should be no neighbourhood centre and no estate.
112	The frontage would be better placed on the new spine road within the development. The existing properties along Panfield Lane opposite the proposed neighbourhood centre have the potential to be affected in terms of noise and disturbance (shop deliveries/anti-social behaviour outside). I consider it extremely important to bolster the existing hedgerow along Panfield Lane. From memory, this particular area is quite sparse and impact of development as a whole would be lessened if substantial planting to enhance existing hedgerow would be implemented.

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Q9 (Family Houses) comments:

ID No.	Comments
16	Really don't think you should be building any houses here, about to spoil nice green countryside. Why here? It doesn't make any sense.
20	600 homes is too many for this area so many empty homes now in Braintree
22	To reduce the visual impact and loss of natural light that the new homes will have on the existing properties on Panfield Lane, a maximum of 2 storey homes or, ideally, bungalows - well set back from Panfield Lane - would minimise the impact of the new homes.
24	no development
26	Family housing for those who will pay for it , not association/welfare type houses with the associated problems of ghettos
29	No additional properties should be built on these green field sites
42	If building was to go ahead, yes.
44	I don't support 3 storey properties as our house is situated a lot lower than the land opposite us and we will feel very exposed and overlooked.
45	I do not agree with this development
48	Single people also need housing
51	It's not about your current residence, it's all about figures. Your people should matter.
79	Do not agree with a development of this size. The land is green at present, & much more of it should remain this way. In Notley they built a huge estate, & a large commercial site - but only managed a 100 acres for all to use.....there should be much more green space between homes, & that way it would keep the feel of what's left of the Essex countryside.
91	It would be nice to have some bungalows for retired people.
92	Express concern at "SHARED OWNERSHIP".
93	The extra housing is unsustainable [answer as per Qu.1]
100	More affordable housing is needed in this area
101	do not support any housing in this area
107	Number of single person residences is increasing - Would it be sensible to mirror this trend and include more provision for such properties?
110	No, more people means more traffic. Traffic is bad enough as it is.

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Q10 – What priority would you give to the following types of housing? (Rank 1 – 6)

	1	2	3	4	5	6
Homes for Elderly	2	7	4	2	2	2
Apartments	0	2	7	7	3	1
Affordable Housing	11	3	1	2	0	2
Self-Build Plots	2	2	3	1	8	3
Housing for Single People	1	3	5	5	4	1
Other	4	1	1	0	2	4

NB – some respondents did not rank all categories, or gave the same rating to several categories (or did not answer the question).

ID 103 – ‘x’ by Affordable and Single, but no others ranked.

Comments:

ID No.	
6	All, you need the variety
18	Starter homes for young couples
20, 93	None
22	I have used 1 = Top Priority.
26	Good quality family housing for wage earners who will be able to afford it
29	Comments as 9 above
42, 46	Family housing.
45	I do not agree with this development
51	None, have just built Great Notley, Nottage Crescent, Pottersfield, Church Street development, London Road. It's becoming very greedy.
87	Shared equity homes to allow young people to get on the housing ladder
91	Bungalows for retired people
92	I think we have lots of homes in Braintree for the elderly, therefore we don't need anymore
107	Perhaps some 'Eco Homes' built to high energy efficiency and sustainability standards
110	NONE! Unfairly worded question, does not allow option of none.

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Q11 – What sort of architecture?

	Yes
Contemporary	2
Traditional	11
A combination	10
Undecided	19
ID No.	Comments
16	Preferably nothing at all - but you can at least make it blend in.
18	A development where the houses are individual and mixed would make a pleasant change.
20	Not suitable site for the football club. Would prefer that like Colchester it is just off the main A12, works better as you don't have traffic through industrial estate. Much better idea than the destruction of a working farm with land.
29	Comments as 9 above
42	Braintree was an old market town, with a lot of olde world style house's /cottage's (Bradford Street for instance)
51	None
92	generally it doesn't matter what we think it's what will look good for the price
93	None. The extra housing is unsustainable [answer as per Qu.1]
107	Design should be in line with Essex Design Guide and be sympathetic to the eye and be of a varied nature. Separation of people and cars should be a very high priority.
108	Focus of design of homes should be on environmental sustainability eg water saving measures, solar panels and first class insulation. There should be an innovative approach to sustainable ways of heating homes although density of housing is critical to make use of space, by careful design homes should have a reasonably sized garden each. Should be provision for allotments which are now so in demand and in short supply
110	NONE! Another unfair question as it does not allow none as an answer!
112	This is a good opportunity to introduce some 'quirky' architecture - be brave and build something different! This is a new estate and will be able to have its own identity, rather than reflecting the existing surroundings.

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Q12 (location of football ground) comments:

ID No.	Comments
16	Definitely do not want a football ground here. I did not pay a lot of good money to live here just to have the light and sound of football matches invade my privacy - not to mention the football traffic. I thoroughly detest this whole idea. Light pollution. Noise pollution. Traffic pollution.
18	As decision has already been made to place stadium in this most unsuitable area of Braintree (away from station, town centre, pubs and A120) then to position it away from housing and near industrial area is least that can be expected. New low impact floodlighting must be requirement of any design. Don't understand why stadium needs to be 6,000 seater. I, along with the other 600 regulars, will be lost in it except when Luton and Cambridge visit when we will all be lost in it. Surely stadium can be built to Conference criteria but be scalable in unlikely event of promotion.
22	The Tennis Club should also be accommodated within the new development with modern facilities.
24	Extra traffic this would generate is unwelcome & would cause problems with existing community. Would relieve one problem & create another
29	What is wrong with Cressing road, it is close to A120 and ideal. Creating a new site will cause more traffic problems to an area that's not needed
31	Totally disagree to having a football stadium: reasons: Poor road structure Noise Floodlights Attracting disagreeable fans
42	As far away from residential area as possible. Traffic when Braintree is playing at home is bad enough, as with parking in area due to games.
45	Use a brownfield site not green field
46	Ground will need to be shared for other sports activities as Football alone will not create enough revenue to sustain it.
48	Will directions to ground only advise major routes and not Bocking.
50	Excellent Idea
51	Why There? Try around Stisted area.
75	Too much of life today is dedicated to football. What is wrong with where they are now? Will attract more people, traffic and rubbish to an already busy part of town.
79	Don't know what problem is with existing one - but if they do move to a new site - guess what the old site would be used for more housing!
93	It should stay where it is. Then encourage the tennis club to move so that it can be accessed by a new entrance via Millennium Way.
98	Not unless you can guarantee that siting a football club nearby will cause no additional noise factor for the residents of Panfield Lane.
103	Put it with the area allocated to business, weekend and evening matchday parking would be eased as would access
107	On very strict condition that 'match day' parking and crowd control arrangements (it is possible for Braintree to become a football league club in future) are very carefully agreed and fully implemented. Also football club should be required to deliver significant levels of community involvement and in essence become a very good neighbour.
110	This is the biggest problem! It would create too much traffic and too much pollution. Too much litter, noise pollution and light pollution. It is hard enough to see the skies at night and I do not gain comfort from the thought of hearing the screams of football fans from MY back garden! Furthermore, the stadium IS a waste of space. It has way too many seats and would never be filled!

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Q13 (Location of sports and open space) comments:

ID No.	Comments
22	In order to reduce overlooking that the new homes will impose on existing houses on Panfield La, some of the allocated open spaces could provide separation from the existing homes on Panfield Lane along the inside of the hedge line along Panfield Lane.
24	there are existing sports facilities
25	Yes - provided it is opposite 'Flanders House'
29	See comment above, why not use Great Leighs race track?
31	Think it should be nearer to existing recreational ground which is other side of Panfield Lane giving access for other pedestrians and children to cross safely. Losing golf course at end of March does not help support sports facilities in area, especially with loss of Equestrian centre.
42	Open space should be around everywhere keeping the country feel to the area.
45	I do not agree with this development
50	Don't think more sports areas are needed being as there is a Gym close by and Astroturf on the school grounds along with Athletics facilities.
51	Leave the open countryside. Think about your current residents first rather than figures.
79	Open space should be to front of estate - as well as through it & behind. Just to have these small strips of land is worthless. Once these fields are built upon they are gone.....just like in Notley.
93	The extra housing is unsustainable. [continues with same response as to Qu.1]
98	You have not shown footpaths on your map and there is only one area of trees.
103	Are long strips adequate for play areas eg field sports?
107	As with most open space measures should be in place to control nuisance dogs and fouling. Perhaps separate dog exercise area could be created completely banning dogs from the sports and open areas favoured by children?
110	No! It should never exist. It is a terrible idea.

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Q14 – what type of sports pitches are most important? (Rank 1 – 5)

	1	2	3	4	5
Football	8	5	1	0	2
Cricket	1	7	3	5	0
Tennis	2	2	6	6	0
Rugby	1	3	5	2	5
Other	5	0	3	1	7
<p>Other Suggestions: Marbles (ID 6); basketball (9); open spaces adaptable to all sports (18); None (20, 84); Off-road cycling (22); Hockey (26; 46; 108); skateboard and bmx (48); multi use all weather games areas (55); running track and an open field for running around (75); Bowls (91).</p> <p>Other Comments: I do not agree with this development (45); Already have what we need at Braintree leisure centre (51); none unless for existing housing already in that area (93); My preferences and bias should not influence what should be an objective judgement on what is required. I don't like tennis but why should my bias influence the level of importance of that sport? Perhaps the sports clubs and District council have a list of unmet need for any given sport. Also other perhaps minority sports are not listed reducing the degree of significance attached to those sports (107); NONE! Again incredibly biased question. There are no choices for none (110).</p>					

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Q15 (need for allotments) comments:

ID No.	Comments
16	No problem with this - nice, community spirited thing to do.
20	if this goes ahead then yes
22	Allotments could be used to create green barrier along west side of Panfield Lane and increase separation between new and existing houses.
25	Given that most new housing is woefully inadequate in garden space, the answer is 'yes'.
29	No houses no allotments, don't you have gardens?
45	I do not agree with this development
75	Encouraging home grown is a good idea with different size plots on offer.
79	It's a way of breaking up the development - even though I disagree with one of this size.
87	Facilities for Scouts and guides and other youth organisations alongside sports facilities would be useful.
93	none unless for existing people in that area
103	Houses have gardens.
107	Provision of allotments is extremely important and I understand that across the local authority area a significant waiting list for allotments exists.
108	this is one of the most important additions to the plans
110	Finally a good idea! This could actually benefit us in some way unlike the other bad choices made.
112	Waiting list for Braintree is very long - has taken me 3 years to be offered an allotment, have since taken one up in surrounding village.

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Q16 (Footpaths and cycleways) comments:

ID No.	Comments
20	If this goes ahead as many footpaths and cycleways as possible
31	No consideration left for bridleways. Taking into consideration this is existing farmland which horses and their riders ride around, what provisions are in place when this is taken away? Looking at road structure, it is already dangerous to ride on some of the local roads due to the amount of bends, therefore it would be a good idea to make the footpaths and cycleways all under one by becoming 'byways'.
42	Possibly the public foot paths through farm land, but that wouldn't matter if you built on the farm land.
45	I do not agree with this development
55	to improve connectivity a link through the site should connect with the public footpath which runs along the southern edge of Towerlands
84	A cycleway which links the footpaths on edge of Panfield to new roads, or link Panfield itself to Hall Road, would greatly benefit residents - many would cycle into Braintree, but existing Braintree road is narrow, full of blind bends and has no verge or pavement between Ashdon's corner and Towerlands, so many residents who would walk or cycle do not do so because it is so extremely dangerous. By providing cycle routes, it would cut down on carbon emissions, environmental pollution from traffic, ease congestion, reduce consumption of fuel and increase health and wellbeing of people opting to cycle.
92	I don't know as I cant zoom in on the master plan, there is a few footpaths and 1 cycle path just now
98	The masterplan doesn't appear to show any existing footpaths or cycle routes
110	There should be no need for them.

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Q17 (conservation issues) comments:

ID No.	Comments
6	Grass, for sitting, playing, picnics and just enjoying
9	all wildlife, deers and badgers, ruining the landscape
16	Building houses destroys the habitat for wildlife. Don't build the houses!
18	Existing hedgerows are most significant feature and if you are going to build on green field sites should retain these and keep as much open space as possible with walkways for people to enjoy this area.
20	Maintain as much natural habitat as possible
22	Existing hedge running entire length of Panfield Lane. In parts, this hedge has lost a lot of its trees. This is valuable habitat and corridor for wildlife, especially when they can no longer travel across fields. Hedge should be replanted to restore its health, particularly towards southern end, and conserve hedge in order to maintain this natural feature, provide habitat for wildlife and corridor for wildlife to travel.
25	Not to pursue this ridiculous development in first place. Stop being so mealy-mouthed about the fact that this development will destroy most of the wildlife in the area.
26	Ensure that we do not have a "ghetto" area after a few years, this is conservation of the area for all life
29	Keep the area green as original
31	More open spaces - why have all that commercial?
42	Hedgerows and trees are very important, as well as any Greenbelt land in this area.
44	Keep and enhance the current hedgerow along the edge of Panfield Lane with a strip of grass the other side.
45	It is not clear what tree hedges etc will be retained on this development, particularly along Panfield Lane
46	Retaining original hedgerows and boundaries. I would also like to know if the existing field hedgerow will remain along the length of Panfield lane towards Panfield or if the housing will be directly on to the road therefore increasing the dangers along Panfield lane.
50	Great Crested Newt
51	If concerned about the wildlife, would not be pushing so hard to build this development here.
75	Any wildlife is important in the eco system
79	That sounds good, from a 44 acre field to a hedgerow. There should be more open spaces & less housing & buildings - this is supposed to be a rural community - not another Basildon.
84	trees, hedges, badgers, deer, flowers, insects, amphibians
87	New landscape and planting areas should connect with and enhance existing areas of trees and hedges providing wildlife corridors.
91	A pond near the existing Gym needs to be saved for the wildlife.
92	there is plenty of wildlife round this area you just have to walk along the footpaths and look round for yourself
93	Don't build in the first place is the real conservation. The extra housing is unsustainable. [continues as response to Qu.1]
98	Where are the existing ponds and areas of wildlife habitat that you are proposing to retain. These are not clear on your map

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101	The whole site is an important wildlife and conservation area and should not be built on at all.
107	Significant numbers of wild animals live in proposed development area (various species of deer, foxes, birds of prey and owls plus evidence of badger activity in addition to the more common wild birds and animals). It is essential that everything is done to preserve the biodiversity of the area. I understand that by ensuring wild animals can maximise the use of garden space by being able to move around freely from garden to garden that wildlife can often flourish - I would suggest that all garden fencing is designed to facilitate the free movement between gardens,
108	Should be space for really wild green spaces with plenty of dense cover for birds Innovative design of houses is essential to maximise this opportunity to be in vanguard of truly sustainable development--this development could emerge as example nationally of how to conserve materials and energy. There must also be green spaces for residents to enjoy safely and green walks through the development, this would require planting of trees and new hedges along pathways which must also be maintained in the future.
110	Stupid question. You are ALREADY destroying perfectly good and beautiful land for horrible buildings that have NO benefit at all. Furthermore if the plan WAS (God forbid) to be made, then as much greenery would be ideal!
112	The most important issue is the hedgerow which runs along Panfield Lane. Please keep it, don't remove any of it (apart from absolutely necessary, i.e. road access) and strengthen it by planting more hedging/trees on the development site side of the hedgerow. A nectar rich flower verge on the development side would further enhance biodiversity and perhaps prevent hedgerow itself from being eroded. Numerous birds visit our garden, the vast majority of which travel between our garden and the hedgerow itself. We know that tawny owls, foxes and skylarks currently use the site as we regularly hear them and there are hedgehogs (in our garden, not sure if they use the development site or not).

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Q18 (link road) comments:

ID No.	Comments
6	The sooner the better
16	Badly thought out. Commuters will use it as a rat run during rush hour.
18	If as per 'Masterplan' then road through new residential estate will become a rat run and the traffic problem will move to roundabout at Rayne Rd where it will be compounded by new supermarket. Modelling that suggests a 6 fold decrease in congestion at Pods Brook Rd due to tinkering with this roundabout is hard to believe and I would be interested to know how many additional cars and journeys are being included, as would expect majority of new workers to commute in and majority of new residents to commute out.
22	Current link road appears to have departed from single link road that was voted for when BDC voted for Core Strategy. The cause of congestion at Aetheric Road traffic lights is traffic generated by existing dwellings, plus "school run" traffic. 600 additional homes will increase this traffic and hence congestion at traffic lights. Theory that residents on new estate will exit via Springwood is not realistic, especially as any primary school children will have to be driven to schools in town and hence use Panfield La.
24	it would cause more problems
29	Moving the problem to other areas, Churchill road will become a "MAJOR" short cut. Same would also apply to other adjoining roads
31	But this will not help solve the traffic problem, all you are doing is accommodating the new housing population of car users. It will create more of a problem at the Springwood roundabout and even more so at the Panners roundabout at the A120 exit. Only solution would be to have a bypass.
42	Do not believe that this will make a difference to traffic in area, will only make quiet areas (residential areas) more busy as well as the usual roads into Braintree that are always filled with traffic during rush hour. Linking Springwood Drive with a through route to Panfield will encourage people to take short cuts through the safe and quiet areas that do not usually see this sort of traffic.
44	It won't help the traffic at all and will make it far worse. There are already traffic queues coming out of the Springwood Drive as it is.
45	Road is already overloaded and this development will make the situation worse as the road will not be able to cope with the increased traffic flow.
46	Agree with link road but it will only increase congestion at Rayne Road, Pods Brook roundabout. It will not ease it at peak PM times when it is worse than AM times. The link road will become rat run and junction in Panfield lane at top end will be extremely dangerous .Junction or roundabout near Matthews farm will be area for congestion. Traffic restrictions needed in Panfield lane to encourage use of link road.
48	Would only agree if it goes onto new estate only with no exit. The problem with this development is that it does not consider increase in traffic to Church street Bocking, which is supposed to be a village but is rapidly becoming a rat run for those cutting the corner of the A130. Any increase in current levels of traffic flow along Church Street would and should not be acceptable, most of our Houses are within 10 feet of the road or closer.
50	Working on industrial estate and living near Tabor School it's a bug bear having to get stuck in school traffic on Aetheric Road so would be brilliant for a cut through
51	Traffic in the whole of Braintree is a joke. By doing this you would be just making it worse.
53	This will ease Aetheric Road junction, but new development will turn into a 'rat run' for drivers going from A120 to Halstead. Instead of using Church Lane and Broad Road, drivers will use Bocking Church Street to facilitate this. There is no easy way to get to Church Lane and Broad Road,

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	so why wouldn't you use Bocking Church Street. Most of Church Street is effectively made single lane by 'on road' residents parking. Proposals will increase traffic and congestion to unacceptable level for Bocking residents. What locals affectionately refer to as 'Proper Bocking' is a village after all, and its character and beauty would be forever lost if traffic volumes increased. It would eventually become just part of a dusty grey ring road serving North Braintree and Halstead. Additionally, it would make the Four Releet junction unusable in its current form. Perhaps the planners are hoping that the resulting traffic snarl ups will discourage drivers from using this route. My argument is, why let the snarl ups occur in the first place then, and please let's avoid causing misery for people who have to live there. Logical solution would be to prevent traffic through the new development, and to increase capacity of bypass at Galleys Corner and Marks Farm! ... However, after the farce of the recent Marks Farm roundabout 'improvements', quite frankly, I'm expecting the worst.
55	Internal road system should be planned to allow future expansion into Towerlands site, a former equestrian centre which closed in 2011 and is vacant and stripped out internally. The golf course is closing on 31st March 2012. This is a brownfield site immediately abutting designated growth area and therefore it would be short sighted and poor planning if new road link did not allow for future access into Towerlands site
79	Again if the proposal gets approval - the entire infrastructure needs to be upgraded. Roads, Rail - shopping facilities, leisure facilities. Somehow do not think this is in the plan (& I do not mean just a neighbourhood centre) This is a huge amount of housing in open countryside.....
81	But you can't add 1,000+ cars to an area and expect to "reduce" traffic congestion. How can you possibly think that this projection is realistic?
84	Please build the road first, so that people from Panfield, Shalford, Wethersfield, Finchingfield etc have easier /faster access to Braintree, and congestion on Rayne Road/Aetheric Road is reduced at the soonest possible opportunity.
87	Road through industrial estate is concrete road designed for large lorries, vehicle speeds could be high with cars using these wide relatively straight road, contrary to current thinking on road design on residential schemes designed to slow down traffic, not sure how you can justify road design speeds of 20 miles per hour on any new residential scheme and the high speeds that may cause problems on existing Springfield road, it would also be wrong to increase traffic on to Aetheric road, basically residential part of development is proposed in wrong place. Extension to industrial area would be acceptable, but residential should be located at Gt Notley where Countryside Property is looking to extend commercial area close to residential properties. There are other areas of land along Braintree bypass where access could be made to provide more new homes without increasing traffic through existing areas, seems a lack of joined up thinking to me.
93	The extra housing is unsustainable. [continues as response to Qu.1]
98	This is a qualified yes, as it might mean even more HGV traffic along Panfield Lane
100	I don't believe the link road will stop people using Panfield Lane and Bocking Church Street
101	Proposals will increase traffic elsewhere, Panfield Lane and Bocking Church Street will be very congested
107	If restrictions prevent vehicles other than cars (i.e. not restricted to just excluding HGV's) then I may be more in favour. My fear is that traffic will be displaced and other, equally congested hot spots will emerge. Concerned that rat-runs will be discovered especially in light of major issues around Galley's Corner and A120. Also particularly concerned that more traffic may use Bocking Church Street as way of getting from A130 at High Garrett to A120 at Pod's Brook. Suspect traffic may be single most contentious aspect of the development and therefore the aspect that will require the most careful analysis and planning.
110	This plan will make traffic terrible. There should be no need for reducing traffic in this area because it should not go ahead.

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Q19 – where do you consider the most congested routes/junctions to be?

	Comments	No. of replies	User ID
Panfield Lane	Regularly used by lorries, speeding cars (20); narrow, dangerous and parked cars leave only one lane (100). School times (112)	14	6, 26, 20, 24, 25, 29, 75, 84, 87, 91, 93, 100, 107, 112
Aetheric Rd	Traffic lights, backs up Aetheric and Rayne Roads (22); between school times (50)	15	9, 18, 22, 24, 25, 31, 44, 50, 75, 84, 87, 91, 100, 107, 112
Pods Brook Road (and A120 to)	Pods Brook roundabout, caused by people leaving work from Springwood drive and leaving bypass early to miss Macdonalds roundabout (46)	6	9, 18, 42, 46, 91, 93
Rayne Road & roundabout	Springwood roundabout (31, 92); school times and after 5 (50)	18	9, 18, 22, 24, 25, 31, 42, 44, 46, 50, 84, 87, 91, 92, 93, 100, 103, 107
Springwood Drive	Industrial estate (112)	9	44, 75, 79, 87, 91, 93, 103, 107, 112
The whole of Braintree	Unacceptably busy at all times of the week. Every junction is congested (16)	5	16, 51, 72, 79, 110
Coldnailhurst Avenue		3	25, 91, 93
Kings Road. The Deanery, Churchill Road and Church Lane	Church Lane (93)	3	29, 93, 107
A120 Panners roundabout		1	31
London Rd, Coggeshall Rd, St Micheal Rd, South Street.		1	42
Church Street Bocking,	Will be used as a rat run to the A131 and A120 (100). Bocking End during peak periods (107)	4	48, 81, 100, 107
A120 Bypass Eastbound at Galleys corner.		1	72
east to High Garrett, south to Bradford Street/Broad Road mini-roundabout		1	81
General comments: do not agree with a link road coming out halfway down Panfield lane. Needs to be nearer schools and include areas for safe drop off/collection of children (46); Church Street is badly policed with regard to speed and heavy trucks. Need for traffic calming and consideration for residents of village (48); link road may reduce traffic congestion at Aetheric Road traffic lights, but likely to move problem elsewhere. A bottleneck occurs regularly on slip road off by-pass towards Springwood Industrial Estate (6pm ish). More traffic using Springwood roundabout will exacerbate problem. A 600 - 700 no. housing development with increased industrial use, shops and a football stadium is not going to ease traffic, it will add to it greatly (112).			

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Q20 – Do you consider that there are any particularly dangerous roads for drivers?

	Comments	No.	User ID
Panfield Lane	Restricted drive through at beginning of Panfield Lane is abused to extent of 100 or more vehicles per day driving straight through (taxis, police cars, council vehicles, post office, lorries). No pavements and foot traffic is high. Not policed or controlled (6); close proximity of Neighbourhood Centre car park to link road T-junction, opposite pathway from Meadowside and potentially create a dangerous location. Speed limits ignored, Need traffic calming methods, perhaps using different surfaces and chicanes (22, 45, 46). Junction with Pegasus Way (25); Any road which will exit onto Panfield Lane, as not wide enough to take volume of traffic (31). At junctions with Coldnailhurst, Aetheric Rd junctions (84). Between Kings Road and Churchill Road (112)	13	6, 22, 25, 26, 29, 31, 45, 46, 84, 97, 100, 101, 112
every roundabout in Braintree; throughout town	Too much traffic. Traffic lights not in correct sequence. Idiots on road (16)	4	16, 18, 93, 110
Kings Road. The Deanery, Churchill Road and Church Lane		1	29
Bridge between Church lane and Church Street	Increase in volume of traffic will lead to a reduction in quality of life for those living in Bocking. Church Street (100, 101, 108). Bocking Church St is likely to be used as a rat run. Traffic reduction measures are vital and public transport should be much encouraged and made user-friendly with an emphasis on bike lanes throughout (108).	4	48, 100, 101, 108
Roundabout at Rayne Road Springwood Drive	Very small meaning that fast-moving vehicles are hard to detect.	2	72, 87
Broad Road and Bradford Street	When not choked with traffic, cars run far too fast for safety, as evidenced by the crashes - into walls as well as other cars - that there have been.	1	81
Aetheric Road/Rayne Road junction		2	84, 87
bottom of industrial estate ROUNDABOUT		1	92
	General comments: if new link road goes ahead I can foresee accidents (9); creating more roads and junctions will cause more traffic and hazards, because if the roads were not there in the first place, there would never be a hazard (51). Significant traffic delays results in frustrated drivers more prepared to take risks therefore reducing level of congestion should reduce danger levels (107).		

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Q21 – Do you consider that there are any particularly dangerous roads for pedestrians?

	Comments	No.	User ID
Panfield Lane	Witness to accidents (31) large numbers of school children (87). Not a footpath on both sides (91) by Tabor School (101,112) more controlled crossing should be installed (112).		6, 26, 31, 87, 91, 101, 112
All routes	Most junctions are - especially with school children - so anywhere that is much busier because of development - will impact these junctions (79). All of these places are full of mums with kids and students at least twice a day (81)		9, 29, 79, 81, 93, 110
Rayne Road			84
Rayne Rd roundabout			18
Pathway from Meadowside	If Centre car park had an exit onto Panfield Lane, close to link road T-junction.		22
Coldnailhurst/ Panfield lane	Need 'Zebra' crossing on Coldnailhurst Avenue side of roundabout (25).		25
	I think the link road will be a rat run and traffic calming will only deter people from using it. This will also increase dangers for pedestrians unless paths and cycleways are away from main roads (46)		
Church Street, Bocking	cars have to bump up onto pavements now to get through Church Street, with increase in traffic this will be a dangerous route to walk for all people (101)		100, 101
Braintree Road from Ashdon's Corner to Towerlands	no pavement/verge		84
Springfield road	for large numbers of school children		87

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Q22 – what would encourage you to catch the bus, walk or cycle rather than use the car? Issues raised:

For cyclists – too much traffic on roads for safe cycling. Separated combined footpaths & cycleways through the estate to link with existing routes. Routes lit at night. Designated cycleways away from roads. Improved road surfaces. A cycle route from Panfield into the new development/Panfield Lane. A cycle route from Great Notley to Springwood which is more direct and safely crosses the A120. Cycle paths which prevent the need to cycle on Panfield Lane to get to town.

Bus –inconvenient and too expensive. Regular buses that go to the Town Centre, bus and train station to link with ongoing transport. More frequent and reliable service. Make it easy for buses to move around and do not allow cars easy access through outlying roads. Cheaper fares. Free bus for Braintree residents.

Footpaths – to be lit at night. Designated paths away from roads.

A number of respondents commented that no alternatives would affect travel choice, whilst others commented that they already walk and cycle.

Q23 - Should new streets have 20mph speed limit?

Yes	No	Undecided
31	4	7
<p>Comments: when it becomes a rat run, drivers might not stick to 20mph (16). Should include Panfield Lane (speeds too high and dangers will increase further with extra traffic from new homes (22, 98). Should include other roads outside estate as once outside drivers will speed to make up lost time (29). Restricting link road is not acceptable as this will deter drivers from using it, and use Panfield Lane and neighbouring roads as short cuts (46). Streets should not even exist in the first place (51). Speed limit should be strictly enforced (75). Just don't use speed-bumps (81). Also along Panfield Lane from Aetheric Rd to Churchill Rd roundabout (91). May want to put in sleeping police (speed bumps) (92). NO NEW STREETS. The extra housing is unsustainable. [continues as response to Qu.1] (93). Should be no need because the traffic will be moving slower than this anyway due to the jams and high amount of traffic (110).</p>		

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Q24 - How to improve new housing developments in Braintree?

ID No.	Comments
6	Variety
9	build where appropriate and consult the people it will affect
16	Build them somewhere else. Avoid greenfield sites. Break them up into little estates (not 600 houses in one area)
18	Use smaller sites situated nearer public transport and the A120, away from green fields and which can be developed in a more individualistic way.
22	All the new estates in Braintree are blighted by cars parked on the roads, narrowing the roads for through traffic and making the roads more dangerous for pedestrians. The reason is the lack of off-road car parking provided compared to the number of cars owned by modern households.
25	Develop somewhere else.
26	Move them out side of the current green belt areas
29	Transfer your idea to somewhere more suitable such as the west of Braintree where you have lots of open spaces
31	To renovate existing properties in the town which are currently sitting empty, as too are a lot of the shops.
42	I would use already existing empty houses, or large buildings in the area that are already vacant and ran down. You only need to drive around to see their loads in the area to choose from empty forecourts etc.
45	There are other areas where smaller developments could be built rather than one large one.
46	I think that the majority of new developments have inadequate off road parking and many have no open spaces within them.
48	Look to see other places are not caused distress in the first place.
50	Don't allow the troublemakers around the areas
51	STOP!! There is far too many as it is and it does not feel a safe place anymore. It does not matter anymore that we are a resident of Braintree district council, it all about the council achieving figures.
52	Closer to major transport links, i.e. train station. And obviously increase train numbers to Braintree
55	Make more provision for parking within the curtilage of each dwelling. trying to restrict private car ownership does not work and too many estate roads end up looking like linear car parks
75	Improved infrastructure eg trains and bus timetables running in unison with the bus waiting at the station when you get off the bus and the bus dropping you off in time to catch the train.
79	By having smaller estates & less building.
81	Ensure adequate personal parking facilities - look at Marks Farm: totally car-parking blighted because this didn't happen
84	ensure no light pollution affects Panfield put in cycle way to link Panfield to Braintree
87	Better quality Architecture and materials, some very poor examples such as the old Tabor school site in Panfield Lane (Fairview), and the car dominated scheme at Marks Farm (Bovis).
92	Let the people have their say rather than you telling them what is happening. Surely it's better for the community if they get what they want
93	Do not have any. The extra housing is unsustainable. [continues as response to qu.1]

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103	Make them affordable
107	Not sure if this is an appropriate response but I think that Braintree should not expand any further. The underlying ethos and feel of the town is eroded by too large an influx of people with no previous connection to the town. The town's development was centred on some key families Courtauld, Crittall etc supported by a largely stable population. By having such an anchor the town developed from deep common roots. Newcomers have not been exposed to those roots whereas people 'born and raised' have been exposed to them from Primary School onwards.
108	New houses should be true eco homes with the emphasis being on sustainability. Such measures should be factored in from the start and there should be no economic excuses to avoid environmental considerations
110	Do not do it! Do not go ahead with this plan. At least that will prevent Braintree from getting any worse.
112	Bigger gardens, less over-looking into rear gardens and substantially more road-side landscaping. Most modern housing developments have little or no front gardens and the appearance within the street scene can be quite stark and devoid of greenery. More trees, please! And of a sensible size, so they don't become a nuisance in 10 - 15 years, and then get chopped down.

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Q25 - General Comments:

ID No.	Comments/Issue
6	Well done. I like it. Just get on with it
9	Believe it hasn't been thought through properly, the link Rd has not taken into consideration the amount of cars it would take due to the new development. the road works would ease it as it is now but with all those extra cars from the houses, new employment centre and school and new stadium would make it a nightmare
16	I think this questionnaire has been worded in such a way that you can put a positive spin on any response I give. I believe that you will not truly represent my negative feelings towards this proposal. I object to the building of ('a minimum of') 600 homes in Panfield Lane. I do not feel the need for any further industrial/commercial development - and I MOST DEFINITELY DO NOT WANT A FOOTBALL GROUND FORCED UPON THE AREA. This proposal has been forced upon the people of North West Braintree. BECAUSE OF THIS PROPOSAL, WE ARE PUTTING OUR HOUSE ON THE MARKET AND WILL BE LEAVING THE BRAINTREE AREA. (But I don't expect that bit of information will make your final report.)
18	I think BDC should reconsider where this development is situated as there were far better sites on their original plans which were not selected for no clear reason. Assuming this is not going to happen then I think a fuller review of the transport infrastructure is required for this side of Braintree as the proposals currently tabled are not fit for purpose and will just compound the current traffic issues in the area and lead to residents and businesses moving away from the area leaving current and new commercial and residential units empty.
24	<p>Existing Hedge The existing hedge is a valuable resource and needs to be retained along the whole length of Panfield Lane, not just the northern section. It is a valuable feature for wildlife and acts as a corridor for them. In addition, its natural aspect will help soften the visual impact of the new development and offer a visual barrier to reduce the new houses overlooking the existing houses on Panfield Lane. Unfortunately, the effectiveness of the visual barrier created by the hedge is reduced where the hedge is in poor condition and gaps exist. As the hedge is so valuable, the existing hedge should be replanted in order to improve its aesthetics and to maximise its effectiveness as a barrier. Also, in winter the loss of leaves will reduce the hedges effectiveness. This should be overcome by building a feature wall behind the hedge line (either 100% brick or brick pillars with solid wooden panels) – this will give an impermeable barrier but one that is not intrusive due to the hedge in front.</p> <p>Overlooking It is not readily apparent that there is a large height difference between the ground floor of some of the existing Panfield La houses and the level of the field opposite. Our house (#242 Panfield Lane) is below road level but the field is elevated above both road and hedge level. In total, the height difference between ground floor and field is approx. 1.5m. This height difference will increase the visual impact and loss of natural light that will affect the existing houses on Panfield Lane unless sympathetic designs are adopted. Certainly, no 3 storey housing should be allowed on this side of the development. In addition, the light loss would be minimised if the houses were located as far back from the existing hedge, perhaps by placing a shared driveway parallel to Panfield Lane behind the hedge and then the houses located behind their front gardens.</p> <p>Link Road The Council's Development Plan stated that the link road would not be allowed to be a "rat run" for traffic from the north side of Braintree heading for the A120 westbound or A131 southbound. Moreover, the Core Strategy was submitted and passed by BDC with a single link road, joining Panfield Lane opposite Kings Road. It is understood that the development is planned to have width restrictions preventing HGV traffic; however, nothing has been stated as to how car traffic will be discouraged from short cutting through the development. One option is to combine the original single link road concept with the U-shaped link road presented at the Initial Consultation – to have a circular estate road with</p>

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	<p>1 egress to Springwood Ave and another onto Panfield Lane. If Panfield Lane and the link road were both traffic calmed and limited to 20mph, then through traffic would not see the link road as an attractive alternative to the bypass. Community Facilities Whilst shops may prove useful to the new homes, it is likely that this will put the current Panfield La Post Office out of business unless it is relocated into the new Community Facility. The main users of these facilities are likely to be residents from the new development which would make it logical to locate the shops in the middle of the new homes or, if in the proposed location, to have the entrance into the car park from the estate. If the car park was to have an exit onto Panfield Lane, then there would be traffic emerging onto Panfield La within 100m of the T-junction of the link road and Panfield La - highly dangerous. Late opening shops are associated with gathering places for youth and these are likely to comprise the offspring of the new houses. As such, it would be better to keep the new facility separate from Panfield Lane, separated by the existing hedge and the proposed wall (see above) to prevent any antisocial behaviour affecting the existing residents. If the existing residents wish to use the shops, they are likely to walk to the shops and so will not require an entrance to any car park. Integration Whilst the developers expressed a desire to integrate the new development and the existing houses, WHY? Currently, the existing residents have a quiet aspect overlooking fields – why would they want to be visually and aurally integrated with the new housing? Better to reduce the impact of the new development on the existing residents. Traffic increases Traffic studies have been presented to the public that apparently demonstrate that adding 600 houses in the new development will not have a significant effect upon queuing at the Aetheric Rd traffic lights. Bizarrely, the study shows that an increase in traffic will reduce the queues at one time period. This result is impossible and puts a question mark against the whole study. What will be the effect of 600 homes joining the school run via Panfield Lane, plus some of the residents will have jobs that necessitate commuting via Panfield La, not Springwood Ave? A reliable study needs to be undertaken into the effect of the new houses on the traffic flows of Braintree – one that can be correlated against current flows and queues plus gives forecasts that will stand scrutiny.</p>
24	this development is not required & will cause more problems & congestion for the existing community & should be stopped .no thought has been given to the people of the area
25	Has no thought been given to hospital services? Braintree's new Hospital is inadequate now and will be more so if this new housing goes ahead.
29	It would appear that you have already appointed a Main Contractor for the work detailed in your master plan and planning of such, One must wonder the reason behind such a venture???
31	We back onto the proposed development, and 3 years ago when we put in plans for our house we were governed as to how big we could make the house, we were told about impact and that it would impede on the landscape, we were forced to change our plans and make it smaller. I realise that the Government have changed their policies but it makes a mockery of it all! One rule for them and a different rule for us.
37	I Live in Cambria Cottage which is joined to April Cottage and backs right onto the proposed development which is either not shown on your plans or has a red line going through it as if we don't exist. At no point have we been consulted and when we went to the council planning offices we were told that nothing was happening. The first contact we have had with you is when we received the letter advising us of the exhibition at Tabor school. I don't feel that this is acceptable and would like to have a private meeting with yourselves and our adjoining neighbours regarding how this is going to affect our properties.
42	Certain ideas are good, more schools for the area, more employment, but I believe that introducing 600 new homes in the area will not only create more traffic (as most households have 2 cars now) and crime in the area it would be a bit of a nightmare at times. I'm sure there are other places that could be considered, such as the plot of land near the already new development near the Dog And Partridge Bypass (a131) Its close to

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	the dual Carriage way, which would reduce the traffic pressure in town and close to schools and shops, it's also close to links such as the a12, a120. Or maybe use the race course that was built only to be shut down and knocked down, you have all the drainage already in place and amenities mentioned above. I Moved to Braintree 5 yrs ago from an area that was an over developed area (Dagenham) and can see Braintree going the same way, which was the main reason I moved.
45	There appears to have been little consultation with local residents, probably one letter in my case. The rest of the information is by hearsay. However, the scheme appears to be approved and any input from local people will clearly be ignored. S Curtis
46	I think there are more suitable locations available with direct access on to the Bypass. This would ease the congestion within the town and not add to it, which this proposed development will do. This would also link with the Retail park facilities better.
48	Please take a look at the situation with regard to traffic along Church Street and Bocking in general, this is a conservation area after all.
51	I strongly disagree with this development, as this is one of the only nice areas left in Braintree as it is getting so built up. Please just leave this area alone. There is fantastic wildlife that lives around the fields of Panfield Lane why crush that? That is what Braintree should be proud of... it's Wildlife. Why can you not build around the Stisted area, there is so much land there for you to build on, and this would mean Braintree would become more spread out, rather than everyone on top of one another. Braintree already feels so unsafe without all of this extra being built. There is a nice community feel around the Panfield Lane area which you do not get around Braintree, don't destroy it. Please stop, think and respect your current residents, rather than just your figures. It should be the people that matter.
72	Traffic congestion from the site Eastwards will be an issue - either adding to the already congested A120 Eastbound, travelling through Bocking Church street, or else on Broad Road past the College. All three routes are already congested.
75	The local infrastructure needs to be greatly improved to support this proposal.
79	As I said above I really think that this is too big - on open land which is a shame. Smaller more personal developments I think is better, but with more green spaces.
92	I do not want houses built here and more to the point a football stadium. I have lived here for a very long time and we don't want a stadium. Braintree town can't even fill the stadium they are in never mind a new one you just have to take a look at Colchester's stadiums capacity it was a waste of money it's never full as for the houses build the houses for the people who need them and not to make vast amounts of profit from them my daughter can't even get a council flat she has had to privately rent in Sible Hedingham because they can't get anything in Braintree
93	I cannot believe that you will take any notice of my comments because you do not really believe in democracy. The extra housing is unsustainable. [continues as response to qu.1]
106	The cost of additional school places and Early Years & Childcare provision will need to be met in line with Essex County Council's Developers' Guide to Infrastructure Contributions. The education land may need to include EY&C provision as well as schools and must meet the criteria set out in ECC's Education Contribution Guidelines Supplement.
107	I understand that the overall development may not be completed for 15 years - This should be made clearer as should the relative timescales for key aspects of the development ie When the football ground will be complete, when the link road will be complete, when the community facilities will be complete etc.
108	There must be an emphasis on the creation of a community --this will in effect be a new village and could function as such if residents feel

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	empowered to be part of a dynamic community and enjoy representation. A forum should be set up which would facilitate an on-going dialogue between developers and residents. The onus would be on the developers to initiate this forum. The inclusion of community facilities and eg allotments must happen from the very first---the developers must not wait until the houses are sold before moving on to less lucrative elements of the original design.
110	This questionnaire has been worded in such a way that my answers will be taken positively which is NOT my true feelings. I want my negativity to be clear on this questionnaire. I do NOT agree with the building of a "minimum" of 600 new houses, I do NOT agree with the introduction of commercial buildings and I 100% DO NOT agree with the introduction of a new football stadium/grounds. There are no ways that this new plan could benefit Braintree. Traffic will increase, stress will increase. Light, sound and litter pollution will increase. In fact, I am SO AGAINST this new idea that my family has even decided to get up and leave if this plan goes ahead!