

Main Matter 1. Legal Requirements and Overarching Issues relating solely to the policies within BLP Section 2

and

Main Matter 6. A Prosperous District – Homes – Strategic Growth Locations 1

Policy LPP 18 Strategic Growth Location - Land East of Great Notley, south of Braintree

Q. Has consultation complied with the Statement of Community Involvement and public consultation requirements?

A. I do not believe LPP 18 has adequately complied with consultation requirements in that the process was flawed through a lack of provided detail and ineffective communication. Existing local residents have been asked to comment on a plan that provides no information on how their homes and lives will be impacted, making meaningful assessment and comment impossible. This causes significant worry and stress with a resulting deterioration in mental health.

With specific regard to LPP 18 (and associated development area BLAN 114) Braintree District Council (BDC) have provided only a simple summary to the extent that 1750 homes will be built in the plan period, with a school, shops, public open spaces, and a Gypsy and Traveller site; access to the site will be from London Road and Notley Road, and possibly Bakers Lane. This is woefully inadequate. In addition, due to a lack of area specific communications many residents were unaware of the plans to develop site BLAN114. This would account for the relatively few comments that have been made on this policy and development area.

BDC should, at this stage of planning, develop block layouts and with access points and public footpaths to show house holders on the east side of London Road (between Bakers Lane and the A120) that their environment will be protected. This should include a mandate to developers that a 'Green Corridor' be provided along the eastern boundaries of existing properties. The boundaries northwards of 125 London Road should be aligned and made parallel with the road. The corridor would provide a 'buffer zone', similar to that which separates the newer Great Notley development and the then existing White Court estate, and runs north/south from Queenborough Lane to the Tesco store (designated as Structured Landscaping on Draft Local Plan map Inset 29). This would ensure existing residents along London Road are not subject to new development immediately adjacent to their back gardens. The corridor would also provide a recreation area for residents of the new development, together with pedestrian and cycle access to Braintree town and the A120 cycle and foot paths. The majority of east side London Road residents have requested that the Council provide such a 'Green Corridor'.

In addition, assurances should be given that structural landscaping will be mandated eastwards along the A120 from the King William IV roundabout. This should protect the current vegetation and add a noise abatement embankment to avoid un-acceptable levels of road noise impacting on existing and new residents. The present diversity of wildlife would also be protected.

Surface water management is also a concern that BDC should address with existing residents. The open fields at the north-west corner of site BLAN114 are often waterlogged as rain water drains into the River Brain valley. Hardstanding for roads and buildings will disrupt this water flow and risk flooding of existing properties.

Access roads for BLAN 114 should be planned and defined now to demonstrate to residents that these will be constructed in locations that will not impact existing properties.

As it stands, the Local Plan is unsound and existing residents will be subject to many years of uncertainty as individual planning applications are submitted, reviewed and modified.

Submitted by Ray Walter, Braintree