

## **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. Are the above policies and site allocations justified by appropriate available evidence, having regard to national guidance, and local context?

A. I do not consider Policy LPP 18 (site BLAN114) is justified by appropriate available evidence and local context as it does not represent sound infrastructure delivery when compared with development of alternative site CRESS212 (land to the east of the A120 between Galleys Corner and Marks Farm) and adjacent sites.

Development of site BLAN114 will have a significant impact on:

- the existing residents of London Road, Bakers Lane, Black Notley, White Court and Great Notley. Additional noise, pollution, and building construction over a period in excess of 10 years will degrade the quality of life.
- the already congested local road network - i.e., London Road, Bakers Lane, Notley Road. London Road and Notley Road are major pedestrian and cycle routes for children attending Notley High School and the primary schools of John Ray, White Court and Notley Green. The significant increased traffic arising from development will put these young people at risk. The increased congestion at the King William IV public house roundabout will result in a grid lock situation at peak times. Access to a developed BLAN114 site from London Road, Bakers Lane and Notley Road will, at best, be a compromised traffic flow solution, creating congestion and transport delays. At worst, new junctions will become accident black spots.
- surface water management. 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.

In contrast, development of CRESS212 and adjacent sites will have the following advantages:

- a far larger area for development, potentially obviating the need for other sites (CRESS212 alone is 55% larger than BLAN114), and partially offsetting the cancellation of Garden Villages.
- almost no existing population, impacting far less people.
- the opportunity to integrate access road infrastructure into plans for the new A120, including access from the existing A120 (which will have significantly reduced traffic with the opening of the new route). Use of this site could also provide justification for earlier release of Government funds for the new road.
- allow the extension of the existing travellers site on Long Green rather than create a new site elsewhere.

Geographically, CRESS212 is situated immediately outside of the A120 by-pass corridor, comparable with LPP18/BLAN114. As such, access to Braintree town communal resources, facilities, infrastructure and utilities would be similar.

However, although CRESS212 was identified during the Call For Sites in 2014 it has been rejected by Braintree District Council without demonstrable due diligence.

*Submitted by Ray Walter, Braintree*