

RE: Braintree Local Plan – Matter 6 – Graeme Barker

I won't be attending the meeting, not sure from the agenda where my particular questions would be addressed. However I hope that there will be some feedback on the response to the issues I have raised.

One of my issues was the lack of on the ground planning for the BLAM114 Development Site. This lack of data makes it difficult for residents to comment on the implications of the plan on their immediate environment. I may have missed any detailed plan for BLAM114 in amongst the mountain of documents for the Braintree Local Plan. If you know of any plan I would be grateful if you could point me toward it. Failing that do you know when it might be available?

Regards

Graeme

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:

. Traffic into two main pinch points into Braintree town area. From the Notley Rd exit from BLAN114 north on Notley Rd , over Hoppits Bridge and up to the junction onto South Street. The section from Hoppits Bridge to South St is narrow with on road resident parking restricting free flow of traffic. Increased traffic from BLAN114 will cause long queues mornings and evening both on Notley Rd and South St. Plus dissatisfaction to residents. Godlings Rd will become even more of a 'rat run'

. Extra traffic along Notley Rd from/to BLAN114 will pass the entrance to John Ray primary school and Notley High School. This has to be a safety concern.

. Traffic from BLAN114 going to the town that doesn't use Notley Rd will have to use Bakers Lane and London Rd. Where London Rd meets Pierrefitte Way the traffic lights are already a pinch point with traffic queues morning and evenings.

. When Great Notley estate was planned and built the A131 road was included to pass traffic around the outside of the development, BLAN114 does not have this advantage.

Access to BLAN114 has not been justifiably addressed. On the west side, onto Notley Rd ,only leads onto a minor rd. There is no access onto London Rd and Bakers Lane will become more of a 'rat run' than it already is. Not forgetting that for about ten years local residents will have to suffer large builders lorries. Potential access from the King William IV roundabout at the north west corner of BLAN114 risks making a danger point for pedestrians, including many children walking to and from Notley High, and all those cyclists tempted out of their cars on the new development. These people would need to converge on the KW IV roundabout to pass under the A120.

.The only clear path away from BLAN114 is out onto the A131 to London Rd roundabout for people travelling for work at Chelmsford or Stansted, tending to make BLAN114 a satellite town or dormitory. Poor them if they wish to go eastbound on A120 and the long queue at Galley Corner roundabout.

. Noise and Pollution are already an issue off of the A120, The sunken section of the A120 from the Notley High Footbridge to Galley Corner channels noise westward and out over the elevated section from the footbridge over the north west corner of BLAN114. This noise level has been getting worse every year. The inclusion of a BLAN114 access point of KW IV would remove existing vegetation which currently goes some way to buffer the noise and vehicle pollution. Prevailing winds tend to blow from A129 over BLAN114.

. Surface water management. As a resident in the north west corner of BLAN114 I can state with certainty that flooding is an issue. In the 14 yrs I have lived there I have had to go out 6 times

digging trenches to divert flood water. For developers to maintain the status quo will not be enough.

In contrast, for the above reasons and those expressed by other responders, I find the decision to discard the CRESS212 site mystifying. CRESS212 has all the advantages BLAN114 does not

- . Easy access off of the A120 in all directions, to Colchester, Stansted, Witham, Sudbury and Chelmsford without impacting any local traffic. Particularly with the new interchange for the A120 A12 link. In the future, congestion will only improve away from this site.

- . Few local residents to upset or disturb

- . Short pipe runs to the local treatment works.

- . An existing Travellers site

- . Easy access to out of town shopping, entertainment, food and drink establishments

- . Very little wildlife in the surrounding open fields

Submitted by Graeme Barker, Braintree