

Keep Bocking and High Garrett Beautiful

Bocking and High Garrett Residents' Action Group



Braintree District Council
Development Manager
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Terry Surrey
BAHGRAG

6th June 2020

Planning application No 19/00874/OUT Erection of 33 Houses – Land at High Garrett Braintree

I am writing this objection in my capacity as Chairman of BAHGRAG to be read out at the Virtual Planning Meeting on Tuesday 9th June.

I am writing on behalf of over 300 local residents who object to the Gordon Homes proposal to build 33 houses on unallocated farmland, which if allowed would have a detrimental impact upon the character and amenity of the countryside and cause harm to the wider historic landscape environment of High Garrett.

Residents have significant concerns regarding the proposed development and the negative impact it would have on the local area.

There are strong grounds for rejecting this proposal:-

The site is in the countryside and outside of the defined village envelope and is remote from a whole range of services including shops, schools and doctors, any future residents of the development would be heavily reliant upon private cars and as such the proposed development conflicts with the Adopted Local Plan, Adopted Core Strategy and the aspirations of the NPPF and as such does not constitute 'sustainable development'.

The application fails to recognise the importance the site plays and the setting it creates in presenting a soft undeveloped approach to the Town and controlling 'urban sprawl'.

If allowed this application would result in the intrusion of development into the countryside to the detriment of the rural character of the site and its wider setting.

The loss of a large area of established hedgerow and trees to create the entrance splays and the 2 metre high sound deadening fence along the A131 boundary would further add to the detriment of the rural character of the site and its setting.

Local Residents are also very concerned that the development has no safe access for walking or cycling. Any residents from the development would have to cross the extremely busy A131 to access a footway going north or south which could lead to serious injuries or Death, like the 2014 fatality and serious injury which occurred just a few metres from the proposed new junction and the many other accidents that occur on a regular basis on this extremely busy section of the A131.

Many residents are surprised at the 'Highways report' which despite indicating that a new junction is contrary to their own 'Development Management policies' have decided not to raise an objection. Please do not let anyone say here tonight that this area of road is safe and suitable for a further junction.

The application fails to comply with numerous policies in the NPPF the Adopted core strategy and the Adopted local plan which together with Officers recommendations indicate that planning permission should be refused.

Members are respectfully asked to consider these objections, to stand behind their Adopted Strategy, Plan and Policies and support their local constituents by refusing this speculative application.

Thank you.

Terry Surrey
Chairman
BAHGRAG