

LETTER OF OBJECTION

PLANNING APPLICATION 19/00874/OUT – 33 HOUSES OFF HIGH GARRETT

Planning Committee
Braintree District Council
Causeway House
Braintree
CM7 9HB

2 June 2020

This application has no more merit than the previous application for 40 dwellings on the same site in 2018, which was quite rightly recommended for refusal by the Planning Department and unanimously refused by the Planning Committee.

- This site is not allocated for development in the Local Plan.
- The location of this site falls outside of the defined village envelope and is within the countryside so countryside protection policies should apply.
- This development fails to appreciate the intrinsic value of the site and would create urban sprawl which would have a detrimental impact upon the character of the surrounding area.
- The loss of a large area of valuable hedgerow and trees for the proposed 'swept access' to the site would add to the detriment of the rural character of the area and the proposed 2 metre high barrier bordering the development along the A131 would be nothing short of an eyesore.
- Like many residents I am very concerned about a new access onto this extremely dangerous section of the A131
- The additional vehicles that would inevitably be using the access would make an already very busy road almost impossible for pedestrians to cross safely. There has already been a death and serious life changing accidents near the adjacent Grove Field junction.
- There is no safe cycle route to or from this site and pedestrians would have cross this busy road to access the footpath.

- The proposed central reservation will be extremely dangerous, particularly for parents with pushchairs or young children and the elderly or disabled. Standing in the centre of a very busy road with fast moving traffic in both directions is risky and dangerous.
- A previous application for the change of use and erection of a stable block on an adjacent field was rejected in 2017 and many of the grounds on which it was refused are also relevant to this application.
- Facilities and amenities in this area are beyond any reasonable safe walking distance so residents would rely on travel by private motor car making it unsustainable, vehicle usage would be increased on an already busy road that in normal circumstances endures fast moving traffic and long queues.
- The design of the proposed development would be totally out of place in High Garrett and have a detrimental effect on the character and historic value of the environment.
- This area of High Garrett and Bocking is blessed with beautiful countryside which as the one of the main approaches into Braintree is highly valued by all residents and people who travel through the area, this development would result in an eyesore which would be an intrusion of development into an important area of natural countryside.
- Any residential development should be allocated in more sustainable and appropriate locations where facilities and amenities are readily available.

Ann Kisberg
Resident