

Objection Statement

Jaspers Green Residents

These views are representative of the owners/occupants of a minimum of 20 properties in the Hamlet

- Braintree Council has already refused an application for one dwelling on this land (March 2018) and the Parish Council have stated that this is overdevelopment of the site. The Inspectorate, on appeal, took the view that ONE dwelling ONLY **could** be in keeping with the character of the hamlet. The current application is now for 3 houses when the site is only marginally larger, WHY?
- It should also be noted that three houses would represent a 10% increase in housing in Jasper's Green and these all squashed into an inadequate space.
- The garden of the Granary (Grade 2 Listed Building) would be completely overlooked by EIGHT windows very near its boundary; this would be extremely overbearing and would severely negatively impact on the private amenity space that is THE garden for this property, taking away all its privacy. Why is this fact constantly being ignored by the Developer and Planning Department? It is a clear contravention of Braintree Planning Policy RLP90 8.13 (ii)
- Braintree has most of its housing stock (4.92) in more sustainable areas. Three houses would not have any material impact on this shortfall. Why spoil a small country hamlet which would affect the wellbeing of so many residents with an overbearing unwelcome development? The Granary, The Forge, Westerns Farm, Bindoo, St. Andrews and The Old Place would be severely affected by the noise, total loss of privacy and disruption this development would bring. Other residents do not want to see the character of Jasper's Green change so much with the total over development of what has always been a paddock green in the centre of the hamlet.
- Whilst Highways have not objected outright, they have only agreed subject to certain provisions, namely an entrance of 5.5 metres width which runs for 6 metres from the road edge, this width would take it beyond the entrance to The Granary and field access. We do not, therefore, believe this is achievable without infringing on the verge which is **outside** the development site. This is most definitely not achievable without removing at least one tree from the verge which contravenes Braintree District Council's own Landscaping report. They also confirm that there is NOT sufficient space at the site for the developer to provide the soft Landscaping and screening they have outlined in their planning proposal.

- The trees and the verge and drain in front of the site are NOT part of the plot and, if this proposal were to go ahead, this area should be preserved; there is part of an old fence line still existing that demarks the front boundary of the plot. This boundary line must be strictly adhered to and rigorously enforced. As there is no allocated visitor parking, parking on the verge or road side MUST be prevented.
- The site is very close to a blind bend and traffic speeds often exceed the 30 MPH limit. Parking on the road adjacent to the site will cause a severe accident risk.
- The vehicular access to The Granary and the fields beyond are in constant use and cannot be compromised at any point either during development, should it go ahead, or on completion. Vehicles parked on the road side are a further hazard in this regard.
- Issues surrounding wildlife, heating, sewerage (presumably space taking septic tanks), noise, light pollution & drainage of the site and overflow draining from Westerns Farm pond which has previously been raised, have not been addressed.
- This is not a sustainable area / development. There are no shops, GP surgeries, mains drainage or gas supply. Schools are not accessible on foot. There are NO pavements or street lighting. The bus service is woefully inadequate and does not run at the weekend. **All** residents in Jaspers Green rely on private cars to reach all amenities. The proposal is therefore contrary to the objectives of local and national policies to secure sustainable patterns of development. Highways suggest that a “Residential Travel Information Pack” be left in each property – it will not be a very big pack. The fact remains that “development in this location would undoubtedly place reliance upon travel by car”. (BDC 29th March 2018), contrary to Planning Policy RLP2.

In summary, none of the objections to development on this site have been addressed and they have, in fact, been systematically ignored.

01/06/20