

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/H1515/W/24/3353271

DETAILS OF THE CASE

Appeal Reference	APP/H1515/W/24/3353271
Appeal By	CROUDACE HOMES LTD
Site Address	Officers' Meadow, Land North of Shenfield Alexander Lane Shenfield Essex CM15 8QF Grid Ref Easting: 561725 Grid Ref Northing: 190088

SENDER DETAILS

Name	MR MAURICE ROCHE
Address	Farm Cottage Alexander Lane Shenfield BRENTWOOD CM15 8QE

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Objection to Croudace Development

I have lived on Alexander Lane, for 18 years with my family, at Farm Cottage which is the closest dwelling to this proposed development. Our home is also directly opposite the proposed Stonebond Development on Alexander Lane.

I have three main objections to this development, as follows:

1. Increased Traffic on Alexander Lane

Alexander Lane is a very narrow, twisting lane with many spots where two cars can barely pass each other-I know- I have driven along it daily to and from work for the last 18 years!!

This proposed development will create a rat run, with hugely increased traffic into Alexander Lane, caused by the two new roads from the Croudace and the Stonebond developments. We believe that the proposed mitigation to close Alexander Lane will be greatly exceeded by the increased traffic from these two new roads. Alexander Lane is too narrow to cope with substantial volumes of traffic.

I also question the close proximity of these two new roads coming from the Stonebond and Croudace developments onto Alexander Lane. Is it permitted under Highway Regulations to have these two roads so close together exiting onto such a narrow lane? To mitigate this, the proposed road in the Stonebond development should not exit onto Alexander Lane but be diverted to connect to the existing Croudace road network within the new development, thereby reducing the number of exit roads onto Alexander Lane from two to one.

I also question the need for a through road running through the Croudace Development from Chelmsford Road to Alexander Lane. This through road is no longer needed as the site has effectively been split in two because of the drainage mitigation measures. Doing this would also mitigate the rat run risk!

Alexander House, which lies directly opposite our home, has recently been purchased by a different, fifth developer. The site, which is almost 1 acre, is due to be developed with many new dwellings. This information now needs to be factored in to the overall development.

2. Pedestrian Safety

The pavement along Alexander Lane towards Oliver Road is narrow in places, not 2m wide as claimed in the application, and outside "Leclarely", only 0.5m wide. When traffic is passing it is safer to stop and let it pass before continuing walking. We know this as we walk our dog along here! This is a huge hazard already, without the increased traffic (and pedestrians) coming from the development. To mitigate this, Croudace must submit an accurate assessment of the walking routes from their site into Shenfield.

3. The proposed cycle path through the Alexander Lane Playing Field.

This application states that "Should the Stonebond scheme not be available.., the applicant will fund the creation... of a pedestrian and cycle route through the Alexander Lane playing fields ..., which will connect to the existing Alexander Lane pavement.... "

Really??

Alexander Lane Playing Field is owned by Brentwood Borough Council. In addition, this cycle lane will exit just at the side of Farm Cottage. How can a cycle path through BBC land be considered as this is not part of the development? If implemented, this would pose a significant risk to ourselves as well as pedestrians and cyclists when reversing out of our drive due to restricted visibility together with the increased traffic flow coming from the development!!

Conclusion

In conclusion, I originally raised the above objections in November 2023, and again in April 2024 –I note that none of these objections have been addressed in any of the documents submitted by Croudace to date.

I believe that all of the developers plans need to be considered as a whole, with the above objections

factored in.

My final comment is that my views are represented by the CRARA- Chelmsford Road Area Residents Association.