

Redrow Masterplan GBPC comments

Great Baddow Parish Council welcomes the opportunity to comment on the Master Plan for Sites 3b, 3c and 3d

Great Baddow Parish Council continues to have grave concerns regarding the Development – Land East of Great Baddow, Chelmsford planning ref 20/00003/mas.

Whilst the Parish Council acknowledges that the Redrow Site and the Hopkins Homes site are two separate developments it is imperative that a holistic overview of both developments is taken at the same time. A synergy between both developments is essential as they do run alongside each other. Whilst the Council believes that Chelmsford City Council have promised to do this written confirmation and proof that this has taken place is essential.

Traffic and Roads

Despite the Highways Inspector saying the location near the park & ride and A12 are good enough the Parish Council continues to have concerns about the effects on road congestion. The present traffic already on Maldon Road and Molrams Lane is excessive and heavily congested during peak times. Residents already find it extremely difficult to access Maldon Road from the side roads and it is felt that more than one box junction is required along with crossing areas for residents along this very busy and dangerous road. The Council strongly objects to the proposed new vehicular access onto Molrams Lane from Site 3c which would only service 9 dwellings. This access would have the potential to cause a rat run if linked to the spine road and increase the possibility of a major incident for a road which has a school and Care Home along it. Why do the developers feel this is necessary? If it is not to be linked to the spine road, it seems an unnecessary addition to traffic on this road.

The Army and Navy junction has a huge impact on Great Baddow and Sandon and this also needs to be thought about before any works commence.

Although the Bradwell B development is still pending it is felt this will also impact Great Baddow and the roads causing even more congestion. This needs to be factored in by the developer and considered very carefully.

Infrastructure

Doctors Surgeries, Dentists and Schools are already oversubscribed. This is a huge concern, and more thought needs to be put into this. The closest doctor's surgery in Great Baddow has already closed its patient list; where are all the extra residents going to go? How are the schools going to cope with the extra children? What has

been put in place for this? Will existing schools be expanded? While the Council recognises that the plan will require section 106/CIL contributions in respect of the development for education & health, the concern remains that the education and health authorities will not make any provision in Great Baddow any time soon or possibly ever.

Proper off road, dedicated cycle routes are essential in this build. There needs to be a direct dedicated off-road cycle route from the new developments into the centre of Chelmsford. Not only will this encourage less vehicles and possibly reduce congestion, it will also have an impact on people's welfare. The Council and residents do not consider the current signed route along Meadgate Avenue requiring them to negotiate heavy traffic and numerous parked cars to be safe or likely to encourage cycling. Better bus services are required to service the new and existing residential areas as these at present are limited. Very few of the current services provide a link to the centre of Great Baddow therefore encourage residents to use their cars.

Footpaths in Molrams Lane are inadequate for the increase in footfall putting residents at risk. This needs to be addressed within the development.

Flooding

The Council still has grave concern regarding flooding and the past few weeks have again shown how badly the development area north of Maldon Road suffers. The Sustainable Urban Drainage Systems (SUDS) will look at reducing the surface water, but it is not felt this is adequate and will not stop water build up causing further problems. The Parish Council would like to see a full consultation with those bodies, Essex County Council and the Environmental Agency, who are responsible for saying it is adequate and ok to build on these areas. How can Redrow reassure the Parish Council that no flooding will take place? The pumps that will be in place, will these have backup systems for any kind of failures? Molrams Lane is already subject to sewage flooding. How will Redrow stop this from happening to the new development?

Housing

Affordable and social housing is part of every development. However affordable housing is not affordable to most. The Council would like to see more housing at lower cost to encourage people to be able to get onto the housing ladder. What reassurance can Redrow give that people will be able to afford their houses?

It is felt the development for 3c should not be facing Molrams Lane, it should be in keeping with the surrounding area, mirroring architecture already in Molrams Lane.

It is also felt that 3-storey buildings fronting Maldon Road, described as creating a landmark entrance, are inappropriate for the area.

Biodiversity and the environment impact

The Parish Council would like to understand better how Redrow is going to increase biodiversity as stipulated in the Master Plan.

How will the excessive noise increase be dealt with and compensated for?

With the Government stipulating that gas boilers will be banned from 2025 and with the accelerating climate change how will Redrow incorporate this into their development. Will electric charging points for cars be put in place?

As pointed out by Sandon Parish Council the biodiversity report is dated 2015 which is out of date. Where is the new report?

Other information

Great Baddow Parish Council also supports the comments submitted by its residents and Sandon Parish Council.