

Response to Warren Farm planning application 18th November 2024

In addition to the comments previously made on this planning application, Writtle Parish Council is submitting the following additional comments.

It is noted that the second revision of the application has increased the number of houses from 220 to 317 for phase 1. The parish council objects to the increase in the number of units proposed for phase 1. The plan to build nearly 40% of the 880 units proposed without any retail, education, medical, community or leisure facilities, at this stage risks overwhelming already pressurised community provisions in the village of Writtle and elsewhere, but also as there is no internal bus service this will result in a significant traffic generation in the surrounding area. The parish council would like consideration to be given to the internal bus service to be included in phase 1, given the increased number of units in this phase. In addition, the proposal to only upgrade one play area for over 300 new homes, serving this and the existing Avon/Trent Road area, located some distance from those properties on the western side would be an under supply, we would like an informal area in the western area. Trim trails have been mentioned but not featured on the plans. It is noted that LAP's have been mentioned but no locations have been included in the plans.

Given the extent of the first phase, we would expect to see in excess of 1000 trees and bolder landscaping. Only two focal features are illustrated on the plan. The landscape proposed is featureless. The village green has been reduced in size and now has the main trunk road running through and two roads running around it. It is felt that this has reduced the value of the village green scheme and contributed to the diminution of the community and environmental value.

In regard to Centenary Way, the council welcomes the footpath running adjacent to Avon Road as long as it is lit. In relation to speed on the development, the parish council feel strongly all roads on the development should be 20mph.