

SCANNED

4 OCT 2013



**For the attention of The Planning Policy Team**

28<sup>th</sup> September 2013

Dear Sirs,

**Re: Proposed Local plan Brentwood 2015-2030.**

I write in response to your consultation document dated July 2013.

**General Comment: Increases in development.**

**Brentwood Council is planning for a need exacerbated by recent and current Governments failure to control human numbers. This failure impacts on every part of our life. If Brentwood council have a true localised agenda then surely they would be doing as every survey and consultation in the past has indicated. Clearly the wishes of the population they serve. This is resisting further developments, other than on redundant sites within the town centre. This drive for growth initiated by Government is not sustainable if we want to keep the current shape and beauty of our environment.**

***Singular items:***

**Villages in the Green Belt Page 11,**

**2.11 Other than small scale development to meet identified needs, very little development is expected to take place in these generally remote, landscape-sensitive locations which lack the facilities and infrastructure needed to support development.**

**Comment: Identified needs are unacceptable grey areas which need to be specifically defined. Almost all development could have an identified need.**

***CP10 Page 46, "the following settlements are excluded from the Green Belt as identified on the Policies Map: Blackmore, Brentwood, Doddinghurst, Herongate, Hook End, Ingatestone, Ingrave, Kelvedon Hatch, Mountnessing, Stondon Massey, West Horndon and Wyatts Green."***

**Comment: The village envelope of Doddinghurst and other villages has been extended three or four times since I moved to the area in 1986, the policies map includes within the village the only small parts that keep the clusters of linear development possibly 20-30 minutes' walk from its original envelope apart. Thus if this plan is adopted much of this and other land within gardens that exists will be available for development, by a creeping urbanization this has already started. The doctor's surgery adjacent to my bungalow and other infill sites are prime examples. In my view the current green belt enclosure needs to remain exactly the same.**

## **Specific Development**

Page 128, 19, Former Landings Surgery, Outings Lane, Doddinghurst (043) – (11 dwellings)

**Comment(s):** Part of this land was made redundant following a special case being made and accepted by Brentwood Council to ignore the current local plan and allow a development in the green belt. The major part about 75% is still a single dwelling the practice having sold the original doctors dwelling attached to the surgery some years before, so a dwelling would be lost. This is unclear on the Map.

In 2010, the planners accepted the doctor's / the developer's argument that it was unviable to develop the land. It was stated in the application there would be extraordinary development costs of £328,000.00 (*ref: BRW 281 2010 Item 11 site search analysis ref 4.2 retaining walls excavation steel and foundations*), should a rebuilding and repurchase of the site take place. Hence the surgery was abandoned to build on green belt. Planners were advised that the figures supplied by the developer were incorrect, but chose to ignore them.

A development of 11 houses could not meet the planning requirement being out of character to this area, which is of singular plots, (linear) the current permission for two effectively town houses also seems out of character. This appears to be essentially a back garden development something which has always appeared out of the question in recent times in our Borough.

The writers view of consultations.

At the last consultation I attended, in 2011 it was specifically alleged by consultants that Development will bring benefits to the community in terms of, access to better healthcare, better transport links, and various other benefits. My experience of living here is exactly the opposite, there has been about 120 new dwellings built in this microcosm, to my certain knowledge. There has been no social or economic advantage for existing residents. Those that have chosen to live in these areas have done so by paying a premium, to get something they value a rural or semi-rural location. To those residents (and especially so in Horndon) the pressure to develop against their wishes is a betrayal.

*Some examples: there are currently when not subject to cancellation, 45 busses a week, running only Monday to part of Saturday, there used to be over 100. We used to have a bus shelter it's gone. There was a library in Blackmore, now sold off.*

Hopefully you may find my comments of value.