



**BRENTWOOD
BOROUGH COUNCIL**

Draft Local Plan

2013 - 2033

February 2016

COMMENT FORM

From 10 February to 23 March 2016 we are consulting on the Draft Local Plan for Brentwood Borough. You can view and comment on the Draft Local Plan online at www.brentwood.gov.uk/localplan

Alternatively, please use this form to share your views on the contents of the Draft Plan.

All responses should be received by Wednesday 23 March 2016

Please return forms to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed forms and email them to planning.policy@brentwood.gov.uk

Data Protection

All personal information that you provide will be used solely for the purpose of the Local Plan consultation. Please note whilst all addresses will be treated as confidential, comments will not be confidential. Each comment and the name of the person who made the comment will be featured on the Council's website.

By submitting this form you are agreeing to these conditions.

PERSONAL DETAILS

Title:

Mr

First Name:

Jonathan

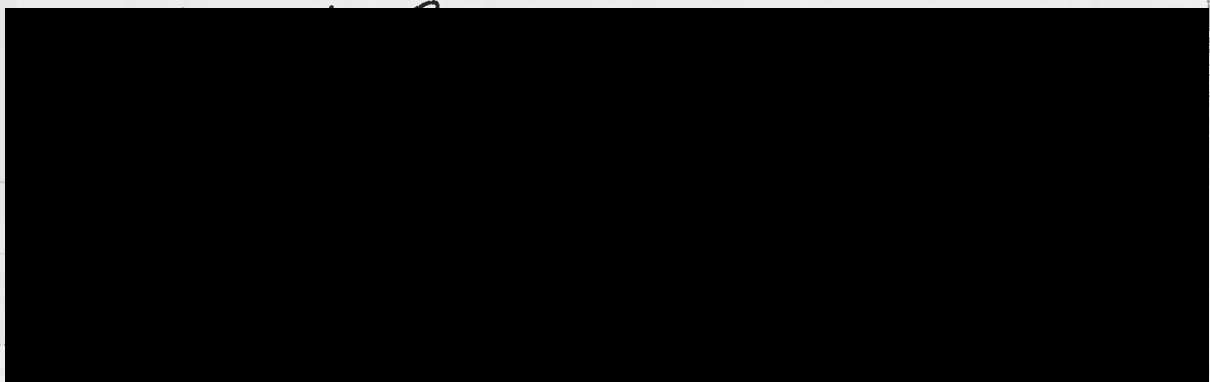
Last Name:

CHAPLIN

Address:

Post Code:

Email Address:



YOUR COMMENTS

Please indicate which section(s) of the Draft Local Plan you are commenting on (where applicable please clearly state the Policy reference or paragraph number):

CALL FOR SITES

Please specify if you Support, Object or are providing a General Comment:
(tick as appropriate)

Support

Object

General Comment

Comments (please use additional sheet if required):

Please find attached a plan and details
of Gardeners Ongar Road Brentwood.

The owners are Ordnance Land (Holdings) Ltd.

Thank you for taking the time to respond. Please return forms to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed forms and email to planning.policy@brentwood.gov.uk

Gardeners, Ongar Road, Kelvedon Hatch

Gardeners extends to approximately 8 acres and, as can be seen from the plan, faces the Ongar road and Frog Street. Within the draft Plan it mentions the need for sites to have defensible boundaries, Gardeners clearly meets this criteria, being surrounded by roads, houses and a wood. The site sits neatly within its own boundaries. At present there is a house with outbuildings on the site with the land being used as garden land for the house.

The site lies less than 0.5 miles from the shops at Kelvedon Hatch. There are well maintained pavements from the site to the shops. There are also shops opposite the site. To put the distance into perspective, Brentwood High Street extends to over 0.5 miles. If you had to walk the length of the High Street to purchase goods, it would not be described as unsustainable.

Within 300 yards of the site are 6 bus stops served by 3 bus companies. The nearest stop is directly opposite the site on the Ongar Road. The buses provide a regular service to recognised employment areas in the Borough and also directly to Brentwood Rail Station. The buses also enable easy access to Brentwood High Street. A number of children living in Kelvedon Hatch use the bus to access senior schools in the Brentwood area.

There is good access to two primary schools, one of which lies in Kelvedon Hatch and the other in Ashwells Road. Well maintained pavements lead from the site to the schools. Each school is approximately 0.6 miles from the site, which is easy walking distance. By being able to walk to school the fitness and health of the children will be improved, a key proposal of the current government especially as child obesity is on the increase.

The government is encouraging healthier lifestyles and safer communities. Gardeners` is in the ideal position to provide the type of site the government is encouraging. The site lies in a sustainable location and is adjacent to the public footpath network which would allow residents to utilise the miles of freely available countryside walks. The site lies less than 200 yards from Bentley Golf and Country Club and is just over 0.5 miles from Ashwells Sports and Country Club that offers gym membership.

The site offers flexibility due to its ideal location and the two access points that have been previously recognised by the Council – one off the Ongar Road and one of Frog Street. The site is capable of containing Housing including affordable homes, live work units and elderly accommodation or a combination of all three. The draft Plan recognises that the population of the Borough is ageing and that the elderly need to be accommodated within the Borough, this site is capable of providing accommodation for the elderly in a safe environment.

The site is well screened and would not adversely affect the openness of the Green Belt in visual terms. There are 2 ribbon developments on either side of the site, both recognised in the Local Plan. The Thorns and The Briars are described as being sufficiently urban in character to allow relaxation of Green Belt Policy, development at Gardeners would be an extension of this.

The government recognises that houses should be built where people wish to live, the site at Gardeners would seem ideal. It is well screened, is flexible, is sustainable, lies close to local shops and is easily accessible to Brentwood Town Centre.

In a previous report published by the Council it commented on the accessibility of residential development and mentioned that a key component of sustainable communities is that development

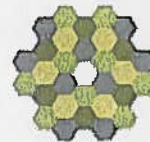
is well located within 30 minutes public transport time of all key services. By definition Gardeners is a sustainable site as it lies within 300 yards of six bus stops serviced by three bus companies and is within a 15 minute ride of all key services.

It is small sites like Gardeners that were recognised, in a report published by the Council, as being capable of development whilst minimising the overall effect on the Green Belt. The site would not cause the green wedge between various villages to be violated, the site has defensible boundaries so therefore it would not enable any further development creep. The draft Plan recognises that some Green Belt in the Borough must be lost, it also recognises that over 900 new homes will be built on Windfall sites.

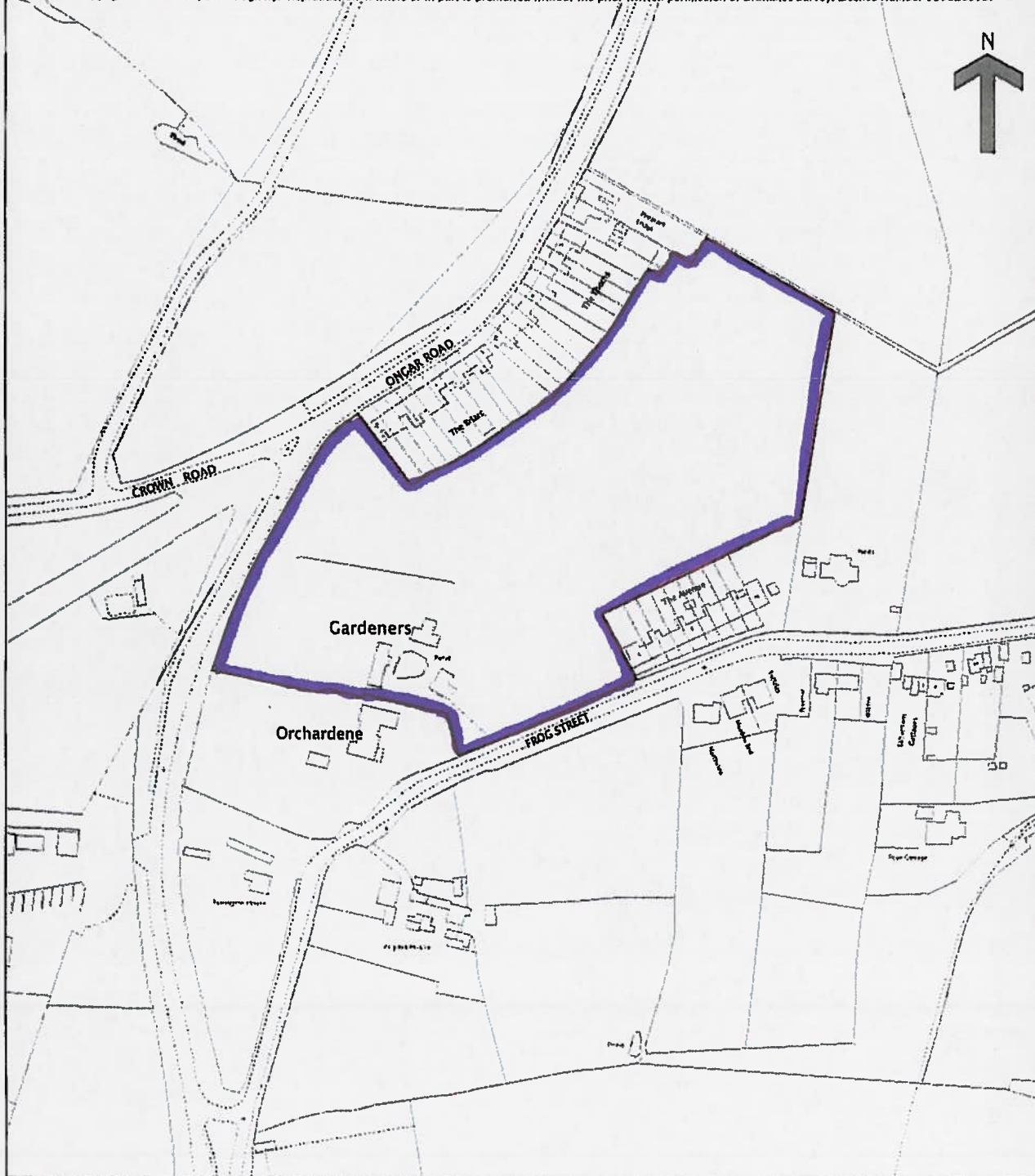
The site is immediately available for development.

Land Registry Current title plan

Title number EX640465
Ordnance Survey map reference TQ5797NW
Scale 1:2500
Administrative area ESSEX: BRENTWOOD



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