



**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:	Richard	Last Name:	Swift
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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):

Spatial Strategy 5.1; Managing Growth Policy 6, Dunton Hills Garden Village 7.1; Environmental Protection & Enhancement 9, Proposed Housing Delivery; Proposed Green Belt Site allocations

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):

1. I object to the draft local plan's Spatial Strategy. It does not allow for any growth in the larger villages in the rural north of the Borough, in villages like Blackmore. I support a semi-dispersed growth model that would enable incremental growth in the larger rural villages to ensure they remain sustainable communities until 2033 (Policy 5.1, page 33). I have been a resident in villages in the north of the Borough for 23 years and I am concerned that these villages are not being adequately cared for under this draft plan.

2. The Spatial Strategy is predicated on "sustainable growth" around two main transport corridors that serve the Borough, the A127 and A12 (para. 5.12). The Council has not considered the A414/M11 corridor running slightly to the north of Brentwood Borough in Epping Forest Borough and Chelmsford Borough. This draft plan does not take into account the needs of the entire Borough.

3. I challenge the assessment of how sites have been allocated in this draft plan. Is there a Settlement Hierarchy paper? Land has been allocated at Mountnessing but Blackmore has more amenities and services and a population over twice the size of Mountnessing.

4. "The National Planning Policy Framework (NPPF) describes the presumption in favour of sustainable development as "the golden thread" (para 6.5.) National planning guidelines acknowledge the role of sustainable housing development in rural areas to enhance or maintain the vitality of existing village communities. The Council has not considered the impact of not increasing the housing stock in villages like Blackmore, where issues of affordability, ageing population and decreasing demand for existing services such as pubs, shops, school and bus service put at risk the village's future vitality. This is not in line with the plan's strategic objective 3.

5. In the draft plan larger villages in the north of the Borough, like Blackmore, are supposed to remain sustainable and viable communities by developing on Brownfield sites (para 5.33) but there are no Brownfield sites available in many of these villages.

6. Ring fencing Green Belt boundaries in larger villages, like Blackmore, is justified by the need to "retain the character of the Borough" (para 5.33). What does this mean? Development necessarily involves change but this can still be managed in a sustainable fashion. It is inequitable to allow for a substantial new development in the south of the Borough and not allowing incremental growth in the larger villages in the north of the Borough. Larger villages need "new blood", especially younger families to remain balanced communities or they will stagnate.

7. I strongly object to the Dunton Hills Garden village. (Policy 7.1)

- a) It accounts for a third of the total housing supply in the Borough to 2033 and this is not equitable or sustainable.
 - b) Policies for economic prosperity should be implemented across the entire Borough and not focused in two or three locations.
 - c) The A127 is already a nightmare road, together with the M25. This development would significantly increase the misery of commuters in this area and those from neighbouring Boroughs;
 - d) The proposed garden village at Dunton Hills, business park and further development at West Horndon would all be in close proximity to each other and an area of high biodiversity. Development on this proposed scale will increase both pollution and spoil the current “character” of this area;
 - e) It is not deliverable within a reasonable timeframe, in comparison to allocating smaller sites around urban areas and releasing a discrete amount of Green Belt land around larger villages where facilities exist and can be improved. The Council would need to simultaneously build schools, shops, GP surgeries, day care facilities for the elderly and young or the community would risk feeling “dumped” on the far extreme of Brentwood Borough.
 - f) Has the Council considered the impact such a major development will have on the border with its neighbours? Will this serve the needs of Brentwood Borough’s residents?
 - g) Has the Council considered that people might prefer to live in established settings with some historical buildings and not in a purpose built, new development close to busy roads and at the edge of the Borough?
9. I would like to support the development of circa 40 residential units on site 076, Land South of Redrose Lane, Blackmore. This site is a logical extension to the existing settlement boundary of Blackmore. It would represent limited release of Green Belt land to meet local needs to 2033 and ensure Blackmore village remains a vital “inclusive, balanced, sustainable community” (S03). The site has defensible boundaries and is therefore well screened and is adjacent to Orchard Piece. A footpath through Orchard Piece leads to the village centre. The site was first supported in the SHLAA (2010) and in the Draft Site Assessment (July 2013) Ref G070A. Crest Nicholson, an award winning national builder are able to deliver a sustainable, high quality residential development adding significant benefit to the local community. I would like site 076 to be reconsidered for allocation.

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