



**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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Ian"/>	Last Name:	<input type="text" value="Atkinson"/>
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Address:

Post Code:

Telephone Number:

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):

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):

My objections to the draft local plan are as follows:

The proposed development within the Draft Local Plan is highly concentrated within the A127 Corridor. This scale and concentration proposed will irrevocably harm the landscape, environment and Green Belt within this area (at a disproportionate level than the wider Borough).

The area of land making up the A127 Corridor is a small strip of land sandwiched between Upminster (London) and Laindon (Basildon). The proposed extensive development of the A127 Corridor would essentially create a ribbon development linking London and Basildon.

Policy 9.8b and c of the Draft Local Plan states that "The Metropolitan Green Belt boundaries, within Brentwood Borough will be maintained in order to continue to serve its key function, and be protected from inappropriate development, and b) check the growth of London and prevent ribbon development and urban sprawl, and c) prevent the coalescence of settlements". The level of proposed development along the A127 Corridor, particularly on Green Belt is contradictory to this policy. It is well observed that all authorities along the A127 Corridor are allocating adjoining land for development, with the Basildon Dunton Extension a perfect example. The policies proposed within the Draft Local Plan will actually contribute to urban sprawl and ribbon development within this area.

In my opinion a sustainable level of development within the A127 Corridor is limited to a maximum of 500 houses across sites 020 and 021 (the West Horndon Industrial Estates). Even at this level however it would require a significant amount of infrastructure expenditure to ensure it is sustainable.

My family and I enjoy village life and want our village to remain a village but, appropriate development here (at the appropriate density and style to complement the existing village) to this maximum would improve the lives of West Horndon residents as it would remove the lorries and HGVs that drive dangerously through our village at all hours of the day and night, ignoring the speed limit, creating considerable noise, vibration and pollution, damaging the road, dropping litter everywhere and endangering the lives of residents by not stopping at the zebra crossing.

It would still however double the size of our village, which in my opinion is the maximum that West Horndon could sustain and should be asked to contribute. Within the Plan it clearly states that it would be important to retain the settlement as a village and not over develop.

Throughout the development of the Plan, potentially viable alternative sites have been ignored. I believe the initial rejection of further growth in the A12 Corridor, or any material development in the North of the Borough, is not founded on sound analysis or hard evidence.

Given the scale of development proposed, the original “problems” identified including the need for new infrastructure are relevant wherever the development is sited. Greater diversification of the identified housing need will assist in improving deliverability, feasibility and the impact on local transport networks. In particular no account seems to have been taken of the fact that the A12 is in the process of being upgraded to 3 lanes with the A12 Corridor also benefitting from Crossrail.

Neither of these upgrades are proposed or indeed feasible within the A127 Corridor with the A127 and C2C rail line. The C2C rail line only has two tracks, whereas Shenfield has four and the trains are already well above capacity at peak times. The roads around the village (A127, A128) are characterised by standstills and queues in both the morning and evening peaks.

An additional 500 cars (assuming just 1 per property) would have a very material impact on already severely strained and congested roads. Additionally we are significantly closer to the Dartford Crossing and A13, which create regular traffic problems for the local area. It is therefore just not feasible for these roads to cope with the proposed development at Dunton Hills Garden Village and the proposed development by Basildon council even with investment. It is also impossible to see how the train capacity could be upgraded sufficiently.

Given the focus in the proposals of developing in the A127 Corridor it is also unclear whether all available and suitable brownfield sites have been considered eg the Childerditch Industrial Estate has not been considered.

I also strongly challenge that the land around West Horndon village is suitable for development because of the flood risk, which is already a problem in the village and would create significant issues when considering larger scale development around the village. The flood issues are clearly stated in the Draft Local Plan.

For all of the above reasons I urge Brentwood Borough Council to rethink its current proposals and to come up with a revised plan that spreads the housing needs more fairly and equally across the Borough so that no one community is impacted so severely as in the current proposals.

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