



**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

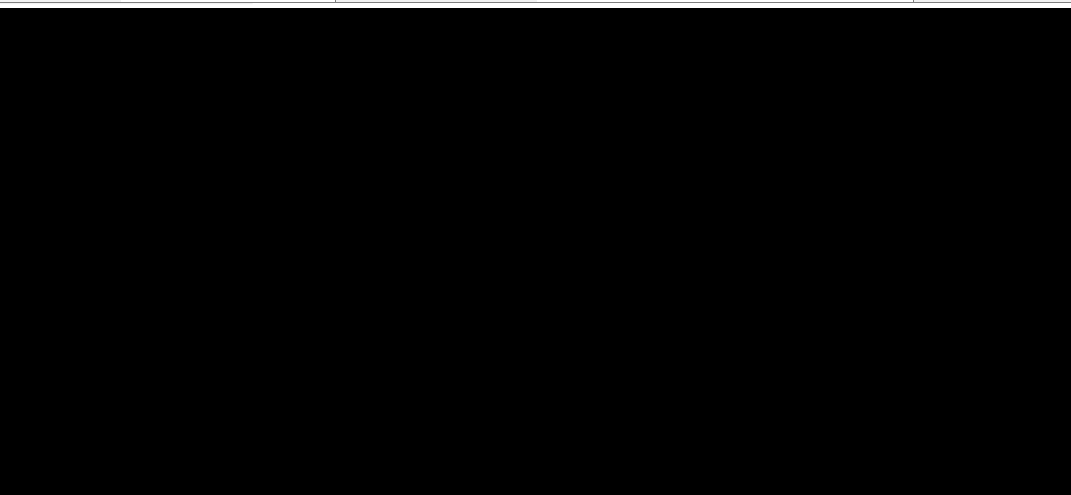
Data Protection

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="Michael"/>	Last Name:	<input type="text" value="Carpenter"/>
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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):

Policy 6.3

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):

CEG support the general development criteria of policy 6.3 and note from evidence prepared so far on behalf of the Promoters that the development of Dunton Hills Garden Village will be in total compliance with its criteria. Compliance is easily achievable in the case of this single large strategic site with its existing characteristics and the development's ability to build in appropriate elements.

- a. The proposal would not have an unacceptable effect on the visual amenity, the character or appearance of the surrounding area. The more detailed evidence presented by CEG as part of the representations to the DLP contain a draft concept master plan and landscape review. These demonstrate how development can be accommodated within the existing topography and landscape without an unacceptable effect.
- b. The early master planning and transportation evidence prepared on behalf of the Promoters demonstrates the provision of satisfactory access to the site for vehicles, cyclists and pedestrians and servicing arrangements.
- c. The evidence on highway capacity prepared on behalf of the Promoters confirms that the transport network can satisfactorily accommodate the travel demand generated by the development.
- d. Development would cause no unacceptable effects on adjoining sites, property or their occupiers. Although the site does have neighbours they are fewer in number than would be expected to be effected by sites extending existing settlements. The size of the site and the master planning process also affords the opportunity to give existing occupiers of adjacent property some screening from the development where appropriate.
- e. Development of Dunton Hills Garden Village ensures very real opportunities for not just retaining areas of biodiversity interest but also creating an extensive improved network linking the site to nearby areas of value. The representations to the DLP are accompanied by the Promoters' initial assessments of those possibilities.
- f. The Dunton Hills Garden Village sites boasts a grade II listed building, Dunton Hill Farm in the approximate middle of the site on its highest point. The concept masterplan ensures the retention of the buildings and their immediate setting within an open landscape with long distance views looking outwards.
- g. There would be no net loss of residential units.
- h. The development of a self-sustaining garden village will ensure that local services and community infrastructure will be substantially enhanced, largely with new on-site facilities.

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