



**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:

First Name:

S

Last Name:

Simpson

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):

Site ref: 023

Site Name: Land off Doddinghurst Road, either side of A12, Brentwood

Area (ha): 7.2

Proposed use: Housing

Approximate Number of Dwellings: 250

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):

Objection to the development of Greenfield Green Belt Land Urban Expansion.
Can I bring your attention to the following:

In addition to the sites ability to deliver the spatial strategy the sites have also been assessed against criteria, including (but not limited to) the following:

- whether sites are suitable for housing;

Recent relaxing of government policy on the building of houses of Green Belt Land is aimed at small scale sites to encourage starter homes and selfbuild opportunities and not the general building on Greenbelt land just because it is there.

All land is invariably suitable for development, whether housing or otherwise. The question which should be asked in this instance are:

Should Green Belt Land be built on in circumstances where the result will be the removing of the last area of Green Belt Land between Brentwood Town and it' s Urban Sprawl and the loss of Pilgrims Hatch geographical separation from Brentwood Town' s urban sprawl.

- accessibility to public transport, services and facilities;

Current levels of public transport would not meet the increased population needs. Public transport would need to be increased in their frequency and operating hours and not decreased as has currently been the trend over recent years.

- infrastructure provision;

It is noted for this site that the urban density principle of 30+ houses per hectore is being applied and yet its surrounding area to the North side of the A12 divide, does not have a density at this level. It is noted that the area of land to the South of the A12 divide has been included in this site where, not surprisingly, the urban density levels

are higher than to the North but still not at the proposed development level. It would appear that you are applying this higher density level to the whole site and then adding some more. This would be out of keeping with the density of existing residential homes and areas of open spaces to the North having a detrimental impact to this area.

- impact on Green Belt, landscape, visual amenity, heritage, transport and environmental quality

including wildlife, flood-risk, air and water pollution;

This area of Green Belt is the last remaining area of this classification before the urban sprawl of Brentwood town. Development of this site will in effect remove the geographical existence of Pilgrims Hatch which currently enjoys this divide and which gives it its own geographical identity.

- impact on highways; and

Working on the proposed number of 250 houses. There would be an absolute need to have highway provisions 250 to 400 resident's vehicles, working on the proposed urban density development level. To cope with this there is definitely going to have to be highway provision onto the Doddinghurst Road. Two other possible options to access and exit this site currently exist but in themselves would not be able to cope with the increased demand. Use of current roads within the Flowers Estate and neighbouring roads will only create the shifting of traffic onto already congested roads in Pilgrims Hatch. It should be noted that site entrance onto the Doddinghurst Road will almost definitely be sited on a bend which in itself produces unacceptable safety issues.

- whether the site is likely to come forward over the Plan period.

No comment.

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