

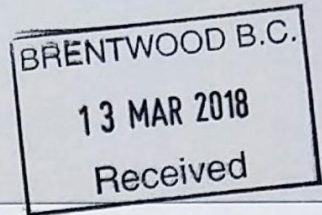


**BRENTWOOD  
BOROUGH COUNCIL**

## Brentwood Draft Local Plan Preferred Site Allocations

January 2018

### COMMENT FORM



From 29 January to 12 March 2018 we are consulting on the next stage of the Brentwood Local Plan: Preferred Site Allocations. You can view and comment on the consultation document online at [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

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

All responses should be received by Monday 12 March 2018

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](mailto: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: Mrs

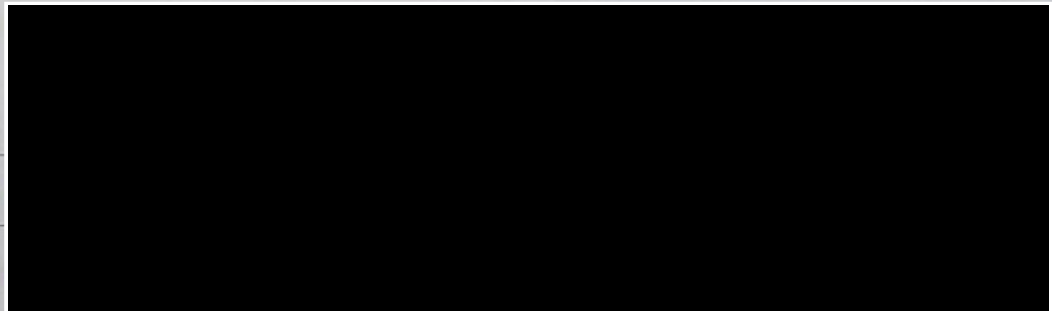
First Name: Gabrielle

Last Name: Simpson

Address:

Post Code:

Email Address:



## YOUR COMMENTS

Please indicate which section(s) of the Preferred Site Allocations document that you are commenting on (where applicable please clearly state the section/heading or paragraph number):

Greenfield Land Within Settlement Boundaries – Map 27 Land adjacent to Carmel, Mascalls Lane, Warley

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):

We, the undersigned household members, wish to register our strong objection to the proposed addition of land adjacent to Carmel to the Local Development Plan for housing.

The objection is for the following reasons:

- The primary objection concerns the overdevelopment of this area of land and this part of the village. This is not a brownfield site like the Mascalls Park development, but instead an important, mitigating area of greenery that is key to the character of this part of Great Warley (even more so considering the development of Mascalls Park). As people who walk along this footpath daily with our dog or for leisure, the concentration of development near a busy road junction in the Green Belt is a concern. It is both disingenuous and false for Hilbery Chaplin to claim, as they have in the past, that this plot has buildings on all four sides and should be classified as an infill site. Firstly, opposite, on the Horse and Groom plot, is a lawned, protected area of the Green Belt (upon which development was denied in 2013). It is true that a small part of the car park of the pub is opposite, but the majority of the land directly opposite is trees, bushes and grass – certainly no buildings. On the side that borders Mascalls Park, too, there is a large green area between the lodge and the water tower – so to claim that this is an infill site is ludicrous and deceitful. Hilbery Chaplin have claimed in the past that the land is “under utilised and is open scrubland with no features worth preserving, with few trees and bushes.” In fact, this area was very well covered with trees and bushes (and had a diverse wildlife population too, with our family having observed bats, badgers, squirrels, rabbits, weasels, stoats and deer within the copse). When their initial application was denied, Hilbery Chaplin, in a disgraceful fit of pique, chopped down virtually all the trees and removed all bushes and flora. Still, this area has the potential to return to a more natural state should Hilbery Chaplin finally accept it is unsuitable for housing.
- The tree coverage in this area at the front is quite poor at low-levels (and only of meaningful density in the very corner by the lodge of Mascalls Park). Those trees at the rear of the site and by the road are quite thin and spindly, providing little screening from both the road and the houses at the rear of the site. Any development would not be screened (especially after Hilbery Chaplin chopped down most trees!) – and would substantially (and negatively) alter the character of this part of Warley as it would be clearly visible from road and footpath.

- Another concern is traffic (increased volumes during and after development) and the poor location of the proposed entrance. Regarding traffic, there are often large queues at this junction, which will only worsen once the Mascalls Park redevelopment is completed. Given the tree coverage in this area, there is a canyon effect and levels of Nitrogen Dioxide will exceed safety levels during the busiest times.
- Finally, although our garden does not back onto the plot, houses built so close to the boundary with The Dell challenge our sense of fairness. It would have a hugely negative effect on these houses. Houses bordering Green Belt land would now abut another bland development. Green belt land has been preserved for decades, and it is a reasonable expectation that in an area with so many other suitable brownfield sites, more suitable locations for housing can easily be found.

Yours sincerely,

Gabrielle Simpson  
Trevor Simpson

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