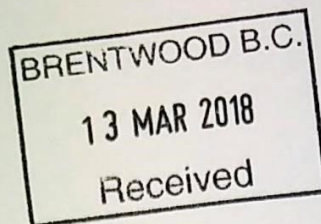


Planning Policy Team
Brentwood Borough Council
Town Hall
Brentwood
CM15 8AY



10th March 2018

Dear Sirs

Objections to the Local Development Plan

I object to the Local Development Plan.

The DCLG intervention letter of 16th November 2017 says that the housing market in this country is broken, and identifies three systemic problems: not enough local authorities planning for the homes they need; house building that is simply too slow; and a construction industry that is too reliant on a small number of big players.

This statement puts the blame for the current housing crisis on local government, rather than where it should lie, with central government policies and the DCLG. The reason for the current housing crisis is the lack of affordable homes to either buy or rent and the policy of allowing those homes that are built to be bought up by overseas buyers as investments. I therefore consider that the council should get together with like minded councils in the south east of England, including Essex County Council so that they can help finance the legal fees for judicial review, and challenge the whole basis of the housing targets in the local development plan.

The south east is so overcrowded that it cannot support additional population. The government should encourage growth in the less populated areas of the country.

I further object to the basis of calculating the number of new homes in the 20 year period of the development plan.

Paragraph 38 says that based upon the best available evidence at the time, the Draft Local Plan (2016) set out an objectively assessed housing need for the borough of 362 dwellings per annum, for the lifetime of the plan (2013-2033), which equalled 7,240 dwellings in total. Paragraphs 39 and 40 provide updates to this data and, importantly say that tests have indicated that the official short-term (5 year) forecast is particularly unstable and the longer term demographic projections indicate a much lower demographic baseline figure for the borough – circa 280 dwellings per annum.

I fail to understand the justification for increasing this figure by 30% due to the worsening of the affordability ratio in Brentwood and the increased costs of rental level.

Why would additional houses be provided if people cannot afford to buy or rent them?

If the council has to prepare a Local Development Plan the number of new homes over the 20 year period should therefore be reduced to 5,600. This means that with the exception of Dunton Hills Garden Village, which has already been agreed, the target can be achieved without building on the green belt.

In addition, the plan makes no reference to the means of providing properties that are affordable.

I object to providing additional housing so that it can be bought up by overseas buyers for investment and there is already evidence that this is happening all over the country, not just in central London.

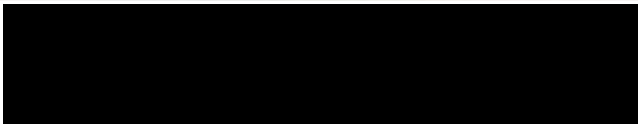
I object to the plan because it has no regard to the need for additional hospitals. Local hospitals are already over capacity and S.106 contributions may provide for additional health centres but not for hospitals and it is clear that this government is not willing to provide adequate funds for the additional infrastructure that will be required.

The plan refers to improved public transport including buses, but bus services are already being cut because Essex County Council is reducing subsidies due to inadequate funding from central government.

I object to the plan because it has no solutions for the additional traffic that would be generated. Just making a statement that the houses will be along traffic corridors does not provide a solution. S.106 contributions will not provide for the strategic level of road improvements required and it is clear that this government would not provide funding either. All the roads in this area are already at full capacity.

I object to the loss of car parking spaces in the town centre. Strategic Objective 9 refers to strengthening Brentwood Town centre. There is already considerable pressure on town centre car parks at peak times so how can you achieve this objective if you remove car park spaces.

Yours Faithfully

A black rectangular box redacting the signature of Corrinne Bartell.

Corrinne Bartell