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Brentwood Borough Local Plan

Strategic Growth Options Consultation

January 2015

Consultation questionnaire

This consultation questionnaire relates to the Brentwood Local Plan Strategic Growth Options Consultation and is provided for you to make comments. Please take the opportunity to read the consultation document before filling in this form and returning to:

Planning Policy Team, Brentwood Borough Council Town Hall, Brentwood, Essex, CM15 8AY
or by email to **planning.policy@brentwood.gov.uk**

Comments need to be received by 5pm on Tuesday 17 February 2015

If you need any help completing this form please contact the Planning Policy Team using the contact details given above or by telephoning 01277 312620.

Questions

The Council is seeking responses on key issues. Focused questions appear in bold boxes throughout the Strategic Growth Options document. These questions are summarised in this consultation questionnaire. More information can be found at **www.brentwood.gov.uk/localplan**.

Please use an additional sheet if necessary. Please note that all responses will be published online.



Q1: Do you agree with the broad areas, for the purpose of considering approaches to growth?

Yes ☐ No ☒

Comments

The options sound reasonable in themselves but ignore cultural factors such as the breakup of family units in modern society leading to a family from a single property occupying multiple properties. I refer to better utilising the space within existing properties. One could consider a range of strategies to better use existing property space. Encouraging lodgers, encouraging extensions that include a bedroom, encouraging granny flats, use of caravans in gardens etc.



Q2: Do you agree with the issues raised within each of these areas?

Yes ☐ No ☒

Comments

Broadly OK. Transport is key, but shouldn't prevent dispersed development where obvious sites exist.

2.17 is an important point regarding access to Brentwood is there any way to add an exit from Brentwood to A12? Also something has to be done to improve traffic flow from A12 to M25 Southbound avoiding Brook St roundabout. This will also help relieve Brentwood.



Q3: Do you have any comments on the appropriateness of particular sites? Yes ☒ No ☐

Comments

Difficult to see how Officers Meadows can be developed without creating huge traffic problems given the limited access to the site. Has been turned down numerous times for this reason. The Park & Stride for Crossrail will exacerbate this.



Q4: Given the greater capacity for growth along the A127 corridor, which of the sites put forward do you think is the best location for growth?

Comments

No particular view



Q5: Should the A12 corridor accommodate growth by releasing sites on the edge of urban areas?

Yes ☐ No ☐

Comments

Sites should be considered on an individual basis rather than as a general policy. Site 107 seems ideal for this.



Q6: In order to provide for local need is it preferable for Greenfield sites on the edge of villages to be released, or to develop brownfield sites (both within the Green Belt)?

Yes ☐ No ☐

Comments

Brownfield.



Q7: To enable future employment need to be met do you agree that the most sustainable approach is to allocate new sites close to the strategic highway network?

Yes ☐ No ☒

Comments

Given the location & transport connections I see Brentwood as primarily a residential area & people more likely to travel from the borough to other locations for work. Business rates likely to be reformed so may be less incentive to locate businesses in the borough & use them as a cash cow. Could encourage building of garden offices.



Q8: In order to ensure that the Town Centre remains economically sustainable, do you agree that a "Town Centre First" approach should be taken to retail development?

Yes ☐ No ☒

Comments

To make the town centre sustainable for retail, free parking & improved access to the A12 is needed. Very difficult to compete with Internet shopping/out of town shopping otherwise. Personally I avoid it like the plague. I used the plumbers merchant on Warley hill till it closed but that was on it's own.



Q9: Are there opportunities for more open space provision in the area where you live?

Yes ☒ No ☐

Comments

Officers Meadows lends itself to this with proper management, natural ponds, streams, adjacent ancient woodland. It's already used extensively by dog walkers as it has been for many years. Natural English Oak trees regularly spring up there (I counted over 200 baby Oaks just keeping to the path before the owner ploughed it yet again to try & make it unattractive). Answers to Q10 could be misleading as a result of this regular vandalism by the owner to try & twist the authorities arm to get planning permission.



Q10: Please rate the level to which you value the landscape near where you live (on a scale of 1 to 5), as compared to other areas within Brentwood Borough, for the following aspects:

Aspect:	Very Low	Low	Average	High	Very High
Scenic Beauty / Attractiveness	1	2	3	4	5
Outdoor Recreation / Leisure Use	1	2	3	4	5
Wildlife Interest	1	2	3	4	5
Historic Interest	1	2	3	4	5
Tranquility	1	2	3	4	5
Other – please specify:	1	2	3	4	5
Land Maintenance.....	1	2	3	4	5



Q11: To what extent do you think the following are present in the landscape near where you live (on a scale of 1 to 4):

Aspect:	Absent	Occasional	Frequent	Predominant
Houses	1	2	3	4
Commercial / Industrial buildings	1	2	3	4
Nature Reserves / Wildlife	1	2	3	4
Farmland	1	2	3	4
Woodland	1	2	3	4
Degraded / Derelict / Waste land	1	2	3	4
Infrastructure (Road / Rail / Pylons etc.)	1	2	3	4
Leisure / Recreation Facilities	1	2	3	4
Other – please specify:	1	2	3	4
.....				



Q12: Have we considered the main infrastructure issues? Are there other important issues to consider?

Yes ☒ No ☐

Comments

As mentioned I believe it is essential that access from the A12 (westbound) to the M25 (southbound) bypassing Brook St Roundabout is established. Currently incidents at Brook St Gridlock the whole area. I know this isn't easy to do but the nettle must be grasped. This is a major junction on the UK road network. Discouraging any further over-expansion of the exam factory that is St Martins school when there is already over-capacity in the borough.



Q13: What do you think the priorities for infrastructure spending should be?

Comments

The above mentioned access from A12 to M25 plus an exit on the A12 for Brentwood.

Thank you for taking the time to complete this questionnaire

Please ensure that you return comments to the Council by 5pm on Tuesday 17 February 2015 (see page 1 for details)