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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.

Personal Details

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

We do not think that the A127 Corridor should be considered as a broad location for growth. West Horndon is cut off from the rest of the borough by the A127 and is poorly related to it. Anything beyond the redevelopment of existing brownfield land in this area would have a significant harmful impact on the openness of the Green Belt.



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

Yes No

Comments

No comment.



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

Comments

We own land east of Peartree Lane and north of Peartree Close, Doddinghurst (site no. 143) and we support its allocation for housing development for the following reasons:-

Doddinghurst is a thriving community with a village hall, three churches, two pre-school nurseries, a wide range of clubs and societies, a football club, doctors' surgery and mobile library. The 261 Bus service provides 12 buses per day to Brentwood town centre and station and 10 on Saturdays. There is a small group of shops near the village hall and church at the north end of the village (including a newsagent, a barber, a beauty salon, a pharmacy and an off-licence), while on Church Lane there is an estate agent, a clothes shop and a fish bar. There is a post office in the Doddinghurst Stores in Doddinghurst Road. It is a sustainable development location.

The provision of more houses in Doddinghurst would help support existing services and increase the demand for additional or expanded services.

Our land has an area of 1.94ha and could be developed with about 50 dwellings.

This would be a modest, proportionate extension to the village, and would have only a limited impact on the Green Belt.

Part of the site is used for grazing sheep and chickens on a non-commercial basis, but the site also includes two residential dwellings at 77 and 79 Peartree Lane (Sunnyview and Roseacre). These two dwellings constitute previously developed land.

Within the site, to the east of the garden of 77 Peartree Lane, is an area of about 0.15ha which is covered with buildings. These were originally built as piggeries, but have not been used as such for nearly 50 years. We have used them for storage purposes related a building business for the last 35 years. The buildings are run down and significantly detract from the appearance of the area (and already impinge upon the openness of the Green Belt). The presence of these buildings and their run down condition enhance the case for the site's allocation for new development.

Lime Grove and the east-west section of Peartree Lane, are a normal width for residential roads and both or either could be used to safely access the site.

The dwellings on the western side of Peartree Lane facing east across the site are at a raised point in a gently undulating landscape. Opposite these dwellings, on the higher part of the site, it is proposed that a children's play space should be provided.

The site as a whole is roughly triangular with fairly dense residential development on two sides and five long narrow residential plots backing on to the third side. The site is therefore surrounded by residential development.

It has limited constraints. The brook which forms the southern site boundary is a tributary of the River Wid, but we have never known it to breach its banks. Clearly it would be necessary to design a sustainable drainage scheme for the site, but there is no evidence of flood risk that would make the site unsuitable for development.

There are some existing trees on the site, but not so many as to represent a major development constraint. These can be surveyed and protected as necessary, as can any important wildlife habitats, and I am sure any new residential scheme would include provision for additional native species landscaping suited to species already found locally.

There is no commercial agriculture on the open land at the site and we would be happy to see the site developed. The site is available immediately.

A plan of the potential development site is appended to this questionnaire.



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

In accordance with my previous comment, I do not think that development in the

A127 Corridor should extend beyond the redevelopment of existing brownfield sites.



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

Yes No

Comments

No comment.



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)?

Comments

It is essential that both brownfield and greenfield sites on the edge of villages are released in order to provide housing close to where it is needed.



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

No comment.



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

No comment.

? Q9: Are there opportunities for more open space provision in the area where you live? Yes No

Comments

There is an opportunity for the provision of a children's play space as part of the development of our land for housing.

? 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	✓	5
Outdoor Recreation / Leisure Use	1	2	✓	4	5
Wildlife Interest	1	2	3	✓	5
Historic Interest	1	2	✓	4	5
Tranquility	1	2	✓	4	5
Other – please specify:	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	✓	4
Commercial / Industrial buildings	1	✓	3	4
Nature Reserves / Wildlife	1	2	✓	4
Farmland	1	2	✓	4
Woodland	1	✓	3	4
Degraded / Derelict / Waste land	1	✓	3	4
Infrastructure (Road / Rail / Pylons etc.)	1	✓	3	4
Leisure / Recreation Facilities	1	✓	3	4
Other – please specify:	1	2	3	4

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? Q12: Have we considered the main infrastructure issues? Are there other important issues to consider? Yes No

Comments
No comments.

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

Comments
Education, health, public transport, roads.

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)