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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

The Borough logically splits itself into three identified areas, which are also of different character. It is sensible to look at the main infrastructure corridors as individual areas. In particular to identify the central A12 Corridor as this includes the main settlements of Brentwood and Shenfield and which is favourable in sustainability terms.



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

Yes No
and

Comments - Yes and No

There is the implied suggestion in **Paragraph 2.17** that development opportunities will only be considered alongside opportunities surrounding the urban area within the Green Belt. As the main centres are the most sensible and sustainable to focus development the LPA should look at all sites including greenfield within the urban area, as well as the urban edges. Given the Critical situation of housing supply, sites of all sizes should be considered as making equally important contributions to supply overall.



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

Comments

Site Ref: 044 (land at Priests Lane) provides a substantial area of private land within the urban area. It is a substantial redundant resource, well located to the town centre, available and capable of delivering housing and contributing significantly to housing supply, taking pressure off the need for Green Belt release. Such urban centre land should be considered first, prior to consideration of land at the urban edge.

The Council should follow a hierarchical approach to identifying land to meet residential need, along the following lines:

1. Existing urban areas
2. Existing developed sites in Green Belt
3. Review of Green Belt boundaries to ensure consistency with Para 84 and 85 NPPG guidance. Boundaries to follow clear, recognisable, physical features and Green Belt not to include land which is unnecessary to keep open (such as land surrounded by development or which is part of a village).

4. Release of sites on the edge of existing settlements.
5. New settlements (Dutton Garden Suburb).

It is only by following a hierarchical approach, and analysing the impact of the Green Belt at each stage, that the Council can assure itself that the overall impact of the Green Belt will be minimised.

If this analysis justifies the release of the Dutton Garden Suburb then (for the reasons that we indicate in the following question) it is very unlikely that it will make any contribution to current 5 year housing supply or that will be built out in this Local Plan period. It is an allocation that will cover two Local Plan periods and the Council will therefore need to allocate additional land in this Local Plan.



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

The focus of this submission is centred on the A12 Corridor and the key housing sites.

However, questions are raised over the deliverability of the Dutton Garden Suburb; Basildon Borough Council's Local Plan process has been setback with the Council not expecting adoption until late 2018. Brentwood Borough Council will not be able to adopt their Cross-boundary Development Plan Document until it is agreed and adopted by Basildon Borough Council. The proposals do not provide sufficient detail to demonstrate the deliverability of such a scheme and whether there is reasonable prospect of delivery of the 2,500 dwellings within the 15 year period.



Q5: Should the A12 corridor accommodate growth by releasing sites on the edge of urban areas? Yes No

Comments

See comments under Q3 above. Having looked within the urban areas at all potential sites it is sensible and in accordance with the NPPF to consider releasing sites on the edge of urban areas within this corridor. It is evidenced from the housing needs data that the LPA will need to consider the long term need of the Borough and release sustainable edge of urban area sites, as well as any longer term strategic releases.



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

These comments have been directed to the main urban area.



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

Employment comments have been made in separate representations but we would consider that the most sustainable approach is to allocate new sites close to the strategic highway network and provide a wide choice of sites.



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 further comment.



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

Yes No

Comments

There are opportunities to take a more pragmatic approach to open space to ensure deliverability of some space for public use where none currently exists.



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

? 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 ✓ and

Comments

The answer is given Yes and No because the LPA have considered the main infrastructure issues, however, there are other important considerations in relation to existing greenfield sites as well as maximising the oppoortunities for community infrastructure.

The firm has made other representations in relation to education providers with particular emphasis on current Green Belt designations within the urban area.

Specific to this particular submission Green Infrastructure there is support for the general concept, however, not all existing Green Infrastructure should be protected

and enhanced. Existing Green Infrastructure must be looked at critically to determine whether in fact such land has a function or whether in fact it could be put to a better use such as housing. At the moment the suggestion is that all Green Infrastructure is to be retained. However, we do support the words '*where opportunities arise, in conjunction with new development additional provision made*'.

Detailed submissions have been made on behalf of the Ursuline Sisters, Brentwood, on the previous 2013 Local Plan consultation that there was an opportunity to bring about some contribution to public open space where none currently existed i.e. in the context of an opportunity in conjunction with redevelopment.

On this theme it is important to consider every little bit of land and the Local Authority have failed in the past to consider even small parcels which have never made any contribution to public amenity. Specific reference is made to part of the Ursuline Sisters ownership at The Chase, Brentwood.



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

Comments

No Comment.

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)