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Dear Planning Policy

London Borough of Havering responses to Brentwood Borough Council consultation on Strategic Growth Options and the Dunton Garden Suburb proposal

Havering welcomes the opportunity to comment on the above Local Plan documents.

The comments set out below have Member approval. However, Havering will be submitting further comments to the Strategic Growth Options shortly reflecting additional Member's strong concerns regarding the Green Belt and transport implications of some of the potential development sites identified in the document.

For information, Havering will also be submitting separate comments on the Dunton Garden Suburb proposals currently out for consultation (extended until 16th March 2015) in the light of the strong concerns that this proposal raises in terms of the Green Belt and for the strategic highway network.

Strategic Growth Options

Potential development sites (A12 Corridor)

The document identifies a number of sites in the A12 Corridor Housing Site Options section which are adjacent to the Havering borough boundary - specifically sites 175B and 175C (Land at M25, Junction 28, Brook Street) - which are identified as potential mixed-use development sites.

It is acknowledged that all sites in the document are potential development sites only at this stage, and that no detail on the type, scale and form of development is provided. However, if these sites are taken forward into the Draft Brentwood Local Development Plan then Havering will need to carefully consider any proposals for these sites. Depending on the scale and nature of development there are likely to be issues for Havering in terms of, for example, transport and the impact of development on the openness and character of the area.

Potential development sites (A127 Corridor)

The document identifies site 101A (Land at Cobham Hall, including M25 work site at A127/M25 Junction 29) as a potential new employment site - Brentwood Enterprise Park. This is in line with its identification in the 2013 Preferred Options report. As this is adjacent to the Havering borough boundary, the Council will want to see further detail on proposals for this site should it be taken forward into the Draft Brentwood Local Development Plan later in 2015.

Gypsy and traveller sites

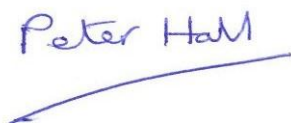
Appendix 1 of the documents lists 19 existing gypsy and traveller sites in Brentwood, a number of which are in the Navestock area, close to the Havering borough boundary. However, only 10 of the 19 sites are identified on the maps on pages 16 to 19. Further clarification on where all 19 existing sites are located is necessary. Information on pitch numbers on each existing site should also be included.

The document notes that the Council will need to consider national policy and the conclusions of the 2014 Essex Gypsy and Traveller Assessment when preparing the Draft Brentwood Local Development Plan. This version of the plan should include current and future pitch numbers and details of new or extended existing sites for comment.

I will let you have our revised comments on the Strategic Growth Options document and the Garden Suburb proposal as soon as they are ready.

I hope that these comments are helpful. Please contact me if you have any questions regarding this.

Regards



Peter Hall

Development Planning Team Leader