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**BRENTWOOD
BOROUGH COUNCIL**

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

- a) North of the Borough. I don't agree that redevelopment should be allowed on sites which are already established in the village of Doddinghurst as there is an area of land that is up for redevelopment which back on to our property (**Site Ref 185 Land at Rectory Chase – Woodland/scrubland 0.72**) which is a property we bought because of the woodland behind us and the wildlife that it attracts, so I would like to give my objection to this being used for redevelopment of any kind. We also walk along the back of the land along the brook with dogs and children. We are not the only people to do this as it would spoil our village if it was taken away. There is so much wildlife in this area with birds, badgers and deers, doormice etc and its lovely to see that they have a safe haven in the countryside. As well as keeping the natural landscape which is why we bought the property we would be at a disadvantage as we paid a higher price for our house because of the outlook as well as the wellbeing effects it brings to people when you have this on your doorstep. A lot of older people live in the village and it has a safe feel to it even when you walk in the wooded areas so please let us keep this wellbeing effect and not let someone line their pockets and then move away to a nice quite not overlooked new home and leave the neighbours to mourn the landscape in the woodland at the back of our houses. -Yes-
- b) A12 Corridore I am a volunteer at the **Hopefield Animal Sanctuary, Sawyers Hall Lane (24A and 02B Sawyers Hall Farm) that may be effected by this so I would like to object to this also** which is a great shame as it brings the country into the town and lots of people from Brentwood find it a great venue to come for a cheap day out with their children and introduce them to farm animals and other exotic species that they would not normal come into contact with. It educates people to treat animals with respect and it also gives great days out for people with disabilities who come along and really get great rewards from being so close to the animals, please don't underestimate the effect it has on people. NO
- c) I agree that the A127 Corridore would be a better use of land for housing as it can has a single settlement and a new area for people to make a community with its own identity in the borough. This would then save other communities from being hostile to new housing in an established area. Yes



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

Yes

Comments

- A) North of the Borough. I agree that it would not be sustainable to locate significant growth here as it could lose the feel of a village if it gets too large and it's not fair on an established village to have any housing built which overlooks homes which were bought for the greenland and woodland around it, that is why we moved to a village for village life so please maintain it as this country is changing in many ways, but please let's keep the good bits so everyone has greenland and woodland to visit and enjoy for walks and the wellbeing effect it has on people. yes
- B) A12 Corridore - Brownfield land in existing urban areas would be a good use of land to make the borough appealing and it would not cause problems with other households in established areas.
- C) A127 Corridore. I agree that the West Horndon single settlement is a good place for housing as it will give the area a better community feel and has more suitable land which has the capacity for growth and it would be easier to have scope for improvement along the A127 rather than the A12.



Q3: Do you have any comments on the appropriateness of particular sites? Yes I do

Comments

I think the © A127 corridor area which contains a single settlement of West Horndon would be good as it would be best to grow a wider community as it has the scope for roads works (more than the A12). It would not burden the other areas in the borough as people have homes and lives that they choose when they bought their property so it's unfair to change things in existing housing areas and if you have the opportunity to grow in a single settlement it would be in an area on its own and could grow into a community. It is also well serviced by existing local services and facilities. Also if the Dunton Garden Suburb was agreed then potentially funding for improvements for capacity along the A127 could be made.

I certainly object to the following - (Site Ref 185 Land at Rectory Chase – Woodland/scrubland 0.72) which is at the back of our property which we bought because of the woodland behind us and the wildlife that it attracts, so I would like to give my objection to this being used for redevelopment of any kind.

Hopefield Animal Sanctuary, Sawyers Hall Lane (24A and 02B Sawyers Hall Farm) that may be effected by this so I would like to object to this also. This is an area that educates people on how to respect animals and gives kids the chance to interact with animals that they only see on the TV or in books, it would be a huge loss to the community, let alone what would happen to the animals that have been cared for in the sanctuary for over 30 years and all the money and hard work that has been put into it to keep it going. It's the country in a town and it should stay.

? 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

3.12 - West Horndon could contain any new growth and the road infrastrure on the A127 could be better managed than along the A12. This along with the Dunton Garden Suburb would be a new part of Brentwood that could really be planned with everything that is good about planning today and what we know what would work rather than trying to fit it around existing housing in already crowded areas. It could be a mixture of affordable housing (council houses) and private housing as there would be room to do both in an attractive way. Also I agree with 3.4 and the need for "first and last time housing" as this is an area that needs to be addressed.

Brownfield sites should be used if possible

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

Comments

Yes towns can be grown as they already have the infrastuture in place.

The brownfield sites should be used if possible so that they are not a blight on the surrounding landscapes and willll imporve the area rather than having unslightly areas in the borough.

There are some Green Belt sites towards Hutton, Ingrave and Herongate that seem to have large bits or land that could be used if necessary and this would be on the Edge of Brentwood (no 028C & 192) as these seem to have more space than other areas to use it would make sense to use this for future growth if all Brownspace could not be used. It also give that part of the borough more identity if it had a bigger community

The Ingrave Garden Centre (no 128) would be a good use of a Brownfield site.

Development options near the M25 would be a good area to look at along with (032) near Nags Head Lane as it would be good for transport road links.

? Q6: In order to provide for local need is it preferable for Greenfield sites on the edge of villages to be released - **NO**, or to develop brownfield sites (both within the Green Belt)? **DEPENDS ON WHERE IT IS**

Comments

Brownfield sites should be used where they can, all greenfield and woodland areas should be preserved. We need green spaces to be happy and it helps people espically older ones to get excercie with dogs and young families to play safely and have educational walks with their children seeing wildlife and exploring open green spaces. We need to keep village life exactly as its meant to be or where does it stop we will all become one big borough with no individuality and we try hard outside of Essex to let people know its not just one big TOWIE land, and they are pleasantly surprised when they see how green and lovely it is, please don't let us lose that, village life should be preserved and all the woodland and green spaces that go with it, it's a way of escaping for town people as well as a way of life for country people. NO

I know that there are 3,000 homes over 15 years needed that can't be provided from brownfield sites alone, but there are large greenbelt sites (no.028C & 192) West of Brentwood/Ingrave/Herongate that could be used Yes

if brownbelt was no longer available and this would utilise an area for growth and a new community could be made without causing friction and unease in existing communities, but I do think Brownfield sites should be above any greenbelt land.

I think the North of the Borough already has a fair share of Gypsy/Traveller sites and I don't think we should add to them as we have enough sites and we don't need to build them up any more. However, along along the A127 road there are a few at present (or it appears that there are) and maybe these could be added to. I think if any permanent site were to be given it would have to be given lots of thought so that it suits both sides so that it works without conflict. This will be difficult as there are very different lifestyles and both have to co-exist and you can't have them all in one area or it becomes a ghetto place where people are too scared to travel into or drive or go past.

? 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

Comments

Yes I agree and think ref (020 & 021) and (081), West Horndon and The Council Depot, Warley are good areas for development. I agree for retail that Baytree Centre and the William Hunter car park are good sites. I think the (003) Wates Way should be part of a mixed development with housing as well as it will be needed in central Brentwood.

? 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

Comments

Yes I do.

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

No

Comments

We need the country side and I would be in favour of making sure that all areas still have woodland and green spaces. Especially if you have small bits around you like (Site Ref 185 Land at Rectory Chase – Woodland/scrubland 0.72). This is a small area behind some houses that is used for dog walking, taking kids for a run and looking at wildlife in the brook that runs through it. I would hate it to have any redevelopment on it as it would spoil it for many people just so that the land owner could sell it and move off to another underdeveloped area leaving his fellow neighbours to mourn the loss of yet more countryside/woodland.

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

All the mentioned ones will have to be thought about with all the extra housing that has to be built. The problem we have is that we loose what people liked about Brentwood and the villages, but then again that is progress (or so they say !!!!) – we become just another town, which is a

shame as that is why I moved out of Leytonstone to get away from the noise and overcrowding, I wanted peace and quite and countryside ! One of the more important "Green Infrastrure" spaces is the Hopefield Animal Sanctuary which gives a country space in a town and brings so much wellbeing to everyone that visits. Its cheap to get in is educational and families can bring a packed lunch on a sunny day and stay and play for hours, is it really progress taking that away – I for one don't think so.

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

Comments

Housing along the A127 – West Horndon way would benefit by becoming a larger community as it has the space and land and would add to the area if it was attractive – hence the infrastructure in this area for Education, Healthcare, Community and Transport links could be done with a clean sheet making sure it all fits in without upsetting established areas.

Cycling lanes to the Stations (Brentwood and Shenfield would be good as this would free up traffic as well).

Make the town centre attractive with good big name and independent shops to make people want to go there.

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)