

JRI/DA

Planning Policy Team,  
Brentwood Borough Council,  
Town Hall,  
Ingrave Road,  
Brentwood,  
Essex. CM15 8AY.

16<sup>th</sup> February, 2015

19 FEB 2015

Dear Sirs,

RE: LOCAL PLAN STRATEGIC GROWTH OPTIONS  
CONSULTATION AND DUNTON GARDEN  
SUBURB CONSULTATION

Thank you for your E-mail regarding the above.

1. The construction of a large housing development at Dunton, with a new Railway Station, appears to be the correct response to the Government led requirement for 5,000 plus houses to be built in the Borough over the foreseeable future.
2. The above stated I cannot see much, if any, benefit to the over 60's population of the Borough of Brentwood in the construction of the Dunton proposal. As you are aware over 30% of the adult population of the Borough is now of 60 years of age and over.
3. I sent in my Paper "BETTER PLANNING > BETTER HOUSING" (No. 3) sometime ago. The Paper was in response to the possible zoning of new land across the Borough prompted by a London company of Chartered Surveyors. I sought to point out that little, if any, of the land suggested would be suitable for the various types of housing applicable to the retired.
4. I am also aware that very few sheltered housing units are available for the private market in the Borough, only 333 at the present time. As 89% of the people of the Borough live in private housing and the overall population is approaching 80,000 people, 333 appears to be too few private sheltered dwellings. Infact the provision becomes even less satisfactory when the size of the apartments that have been built is considered, they are generally in the 500 to 700 square foot range, far too small for most of the 63% of residents who live in three and four bedroom houses in the Borough to downsize into.
5. Sheltered housing built close to the town centre appears to have been built upon the "stack it high, sell at cheap basis", with apartments that are too small for the majority of the retirement market.

6. I have enclosed a copy of my short Paper "Housing the Retired, the Real Housing Crisis", the surveys undertaken by SAGA GROUP and by DEMOS, the comments from the HOUSE OF LORD'S PUBLIC SERVICE AND DEMOGRAPHY COMMITTEE and the comments of M.P's PAUL BURSTOW and NICK BOLES, all indicate how out of touch our planning provision of housing for the retired has become.
7. Brentwood town and the satellite communities need to be surveyed so as to be able to work out just how many new retirement apartments, for the various uses, are needed in Brentwood town and in the Satellite communities. Incidentally the idea that all new retirement accommodation can be, or need be, constructed in the centre of Brentwood town is both impractical due to lack of space and unnecessary as many people wish to downsize and remain in the community in which they have brought up their family.
8. Brentwood town needs further apartments for the active retired and each of the satellite communities needs an adequate provision of sheltered housing for the active retired, the 65 to 80 age group. Also any new apartments need to be of adequate size.

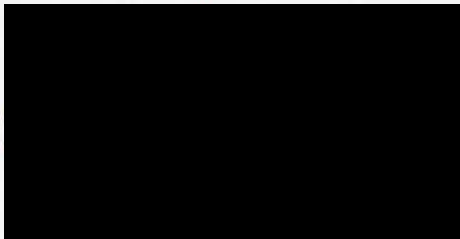
#### CONCLUSION

The housing needs of the retired represent a real housing crisis and beyond the Dunton idea their needs require urgent attention so as to work towards adequate and appropriately sized and placed housing provision.

I wish you well with what is obviously a difficult task.

Yours faithfully,

JOHN ISABEL



c.c. Mr. Gordon Glenday  
Cllr. Philip Baker

**Encls.**

1. **"BETTER PLANNING > BETTER HOUSING" No. 3.**
2. **"HOUSING THE RETIRED, THE REAL HOUSING CRISIS".**
3. **"NEEDS ASSESSMENT FOR PRIVATE RETIREMENT HOUSING IN THE BOROUGH OF BRENTWOOD" PREPARED BY W.S. PLANNING & ARCHITECTURE OCTOBER 2014.**
4. **VARIOUS COPIES OF SURVEYS AND NEWSPAPER ARTICLES.**