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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

In broad terms I agree and understand the requirement for new housing within the borough. However , I have real concerns about drastically changing the landscape and moved into the area specifically because it was so green and open and I like the village look and feel to it.

No in relation to development on Green belt and disagree that plot 128 (Ingatestone Garden Centre) should be classed as brown belt.



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

Yes ☐ No ☐

Comments



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

Yes ☒ No ☐

Comments

Ingatestone Garden Centre plot 128 and surrounding land

At the moment the border of the proposed plan that is adjacent to Burnt House Lane is densely populated with trees, removal of the tree line will totally change the character of the land. At present the land is pleasing on the eye and seen as green belt, putting a housing development there will completely change the look and feel of the area.

We are concerned that the proposed plot and number of houses allows little space for any landscaping / greenery and we believe that it would lead

to gross over-development of the site. It would not result in any benefit to the environment; in fact to the contrary it would lead to the loss of valuable green space and potentially new homes crammed in together. The building of so many new homes in close proximity to each other would be out of character to the environment of Ingatestone in particular the surrounding houses in Burnt House Lane and Heybridge that are primarily 1960's build and consist of many bungalows.

The redevelopment of the garden centre will mean removing the existing greenery and possibly removing the trees thus not respecting the habitat and environment. There are some particularly large trees on the plot and the proposed development would impact upon the root stock of the trees, either during or after construction.

We, along with other residents have had newts, badgers, foxes and slow worms in our gardens as a direct result of their natural habitat (the green land of the proposed plot). It is a real concern that the wildlife and protected species will be disrupted and or harmed.

The access road into the entrance of the Garden Centre is inadequate to cope with the proposed number of houses and subsequent increase in traffic. We have real concern that the current road (set at the national speed limit in order to join the A12) would serve as the main access/ egress point causing major road safety implications. This will be aggravated by the current location of the Bushcade Lorry Depot, at present we have a high volume of HGV lorries which travel at speed into the location. We have serious concerns regarding road safety / pedestrian safety.

There has been a history of drainage issues and flooding in the area around Burnt House Lane. Neighbours have said that years ago they were issued with flood boards from the council. If trees and natural vegetation are removed there is a real risk that this could result in increased flooding of the area. There would need to be a proper risk assessment undertaken to ensure that past issues will not reoccur, the area may well not be currently classed as high risk now due to the growth of trees and greenery that have mitigated some of the problem. It would seem inappropriate and of major concern if the trees on the boundary to the properties on Burnt House Lane that have a past history of flooding were removed.



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

Dunton Garden Suburb would appear to be a good option with developed proposals and a good base / support infrastructure with which to build on.



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

Yes ☐ No ☐

Comments

The Thoby Lane site would be a preferred option. Particularly in light of the recent fire , it would be an advantage to see the land put to good use as opposed to derelict and a target for people to dump waste.

Additional general comment:

I am really concerned about expanding areas so much that the wards merge into each other e.g Ingatestone and Mountnessing could easily merge into Shenfield/Brentwood if we are not careful.



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

In theory I agree that brown belt should be used rather than greenbelt , however , I strongly disagree that the land at and surrounding Ingatestone Garden Centre is brown belt.



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

Yes ☐ No ☐

highway network?

Comments

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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

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

Yes ☐ No ☐

Comments

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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

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? 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 ☐

Comments

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

Comments

Drainage issues (see issues about previous flooding)
Doctors surgery
Schools
Transport and road safety

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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)