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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



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 ☒

Comments

Regarding plot 143 Land East of Peartree Lane and North of Peartree Close, we wish to strongly object to the use of this green belt land for the proposed development of 50 dwellings.

Both Lime Grove and Peartree Lane are quiet, rural, cul-du-sacs where the children can play safely in the streets. Bringing vehicles for 50 families through these roads completely prohibits the current children from playing outside their own houses. This level of traffic will be dangerous.

Adding a children's playground as part of the development is not the answer as parents will not let their children play in a location away from outside their own houses.

The existing volume of traffic poses parking problems, with the owners of the offered land themselves regularly parking their many vehicles outside their property, disturbing their neighbours' ability to park.

Without a doubt, the residents of the proposed development will not have sufficient parking and both Lime Grove and Peartree Lane will be congested and significant disputes will arise over parking.

Lime Grove and Peartree Lane are peaceful, restful streets in Doddinghurst with a considerable number of elderly residents and residents that have lived in the village for decades. Adding 50 families in such close proximity would have a major affect on light and noise pollution and would make sitting quietly in the garden a thing of the past.

We are aware that the proposed development site is untidy and that the piggery buildings are unsightly. This is easily resolved by asking the owners to improve the appearance of their property. It is madness to say that just because you have let your property fall into disrepair it enhances the case for development.

Out of respect for our neighbours, a fuss has never been made about the piggery buildings or the general untidiness of 79 Peartree Lane. It is not equitable to turn that neighbourliness into a reason to destroy the tranquility of the location.

With regard to the brook and local habitat, the owners themselves raised significant concerns about these points when the additional houses in Apple Tree Crescent were progressing through planning permission. To say that there are now no such concerns is highly questionable.

Overall, we must remember that this is green belt land and, as such, it does have a right to protection regardless of the need to develop housing strategies.

The existing residents have purchased and maintained their properties to high standards with the expectation of quiet living.

The development of what is effectively an estate on such a plot will significantly devalue the existing properties and will have a major detrimental affect on the existing residents' wellbeing.

This proposed development should not be progressed.



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



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

Yes ☐ No ☐

Comments



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

Please see comments above in Q3 for our views on Green Belt land.



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



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



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

Yes ☐ No ☐

Comments



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 ☐

Comments



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

Comments

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)