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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](mailto: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](http://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 ✓

### Comments

The broad areas, (A), (B) & (C) for considering growth make sense as they each generally have commonality.



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

Yes ✓

### Comments

Generally yes. However -

Point 2.15 – There appears to be evidence that areas of Green Belt have been deliberately turned into ‘Brownfield’ land which in itself has eroded the principles set up to protect the environment.

Transportation, road conditions, communication infrastructure remain poor.

Point 2.17 – Sympathetic development of the A12 Corridor would take advantage of the existing rail and major road connectivity without severely impacting the current urban environment. The recent announcement of A12 road improvements would add to the suitability for development along this corridor.

Point 2.19 – The most obvious area for large development including all the new infrastructure necessary to produce a sustainable environment.



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

### Comments

Reference: Plot 143 & 124 Land East of Peartree Lane & North of Peartree Close. 185,070&188

Doddinghurst is a village and is sustainable as such, only with the number of dwellings that currently exist within this Green Belt area and not suitable for further development. Expansion of the proposed 50 dwellings (Plot143) could not in any way be considered “modest” and would greatly impact the quiet state of the existing neighborhood. Peartree Lane and Lime Grove could not be considered “a normal width for residential road” as previously stated” The increase in traffic for initially the construction and then for residents of up to 50 dwellings would put an intolerable strain in terms of noise pollution on the existing residents of both Peartree Lane and Lime Grove. Such a development would also create safety concerns due to the narrow width of the roads in terms of access.

Creation of new childrens play areas is not necessary in Doddinghurst which is already well served with existing sports and play facilities



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

The proposed ceation of Dunton Garden Suberb would appear to be beneficial in all ways – transport links, mixed housing, commercial, ammenities etc. Proportionately, least impact for greater gain.



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

Yes ✓

**Comments**

Sympathetic development on the edges of urban areas could be accommodated without overly impacting the existing communities. This should be acceptable. There is more opportunity to carry this out on the edges of urban areas where the necessary mix of affordable housing can be achieved.



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)?

No ✓

**Comments**

Development on village edges is merely turning proper villages into small towns which defeats the object. Development of either Greenfield or Brownfield within the Green Belt on the edge of villages serves to create 'urban sprawl' which effectively destroys the character of the village communities.

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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**

It definitely makes sense to allocate new industrial/commercial sites close to either the A12/M25 or A127/M25 junctions. Ease of access for heavy trucks and workers away from the smaller roads and habitation must be preferable

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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 ✓

**Comments**

Without doubt, focus on the town centre for any future retail development should be the prime consideration. Development of William Hunter Way, together with adequate, reasonable cost parking should encourage better take up of the High Street smaller shops for more specialised high end goods.



Q9: Are there opportunities for more open space provision in the area where you live? No.

**Comments**

Not Required, enough provision already in place.



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				4	
Outdoor Recreation / Leisure Use				4	
Wildlife Interest				4	
Historic Interest			3		
Tranquility				4	
Other – please specify: .....					



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		2		
Nature Reserves / Wildlife			3	
Farmland				4
Woodland			3	
Degraded / Derelict / Waste land		2		
Infrastructure (Road / Rail / Pylons etc.)		2		
Leisure / Recreation Facilities			3	
Other – please specify: .....				



Q12: Have we considered the main infrastructure issues? Are there other important issues to consider?

Yes ✓ No. ✓

**Comments**

Communication infrastructure in the villages is extremely poor both hard wired and mobile reception.

Aircraft noise pollution from Stanstead, Heathrow, North Weald and Abridge remains a significant problem.



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

**Comments**

Proper planned road repairs rather than the continuous routine pot hole bodge ups.

Communication hardware upgrades to meet the 21<sup>st</sup> Century methods of communication.

**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)