

Internal use only	
Comment No.	
Ack. date	



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

No - disagree.

You have chosen three distinct areas and considered them in isolation of each other. The result is that all of your development would be confined to one area of the borough. The land in option 2 - the A12 corridor is closer to the A127 than the A12 which effectively means that 2 of the 3 options are in/close to the A127 corridor and close to the border with basildon Borough.

Q2: Do you agree with the issues raised within each of these areas? Yes No

Comments I do not believe that the Council has carried out sufficient Greenbelt and impact assessments prior to this consultation particularly for areas in the North of the borough and the A12 corridor. More has been done at Dunton but it doesn't go far enough and infrastructure mitigation is vague. I am also concerned that there has been no consideration of increased traffic and pollution.

The greenbelt as a constraint to development has not been given sufficient weight in this proposal which will result in loss of valued greenbelt.

Q3: Do you have any comments on the appropriateness of particular sites? Yes No

Comments Where proposed sites are located within the greenbelt, this can be considered as a constraint to development and respected. It is clearly set out in the NPPF.

The A12 corridor site - land between the A128 and A129 (Herongate and Ingrave). I cannot find documentation considering the impact on the neighbouring borough of Basildon and in particular, Billericay, if a large development takes place on this site. It comes up to the border with Basildon, and Billericay will be the nearest town and railway station. Development would exacerbate the already adverse negative effects of the proposed development in the West of Billericay. Highways assessments have identified that the junction of Sun Corner with London Road is already at capacity and will be over capacity with any increase in traffic, as will all major junctions in the town including the junction of Western Road with Tye Common Road and Mountnessing Road with London Road. The highways situation through Shenfield is another bottleneck that will be made worse by increased commuter traffic for Crossrail. The Southend Victoria line is already going to face capacity issues considering the numbers of large developments proposed along this line.

The A128 suffers from a bottle neck at its junction with Running Waters and the Avenue. I am concerned that developments at Dunton and land here will send that junction over capacity.

The land and villages here contribute to the highly valued rural character of the area between Hutton and Billericay and contributes to open land that creates a distinct boundary between the towns and a green lung for both towns. In that respect I believe that it meets the purposes of the Greenbelt and should not be developed. It is also farmland and should be valued for its contribution to sustainable food production in this area.

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 This is a leading question and should not have been asked on this form.

Why is it considered that the A127 has a greater capacity for growth than areas in the North of the Borough and along the A12? The joint Essex and Southend Councils A127 - Corridor for Growth report highlights a number capacity issues for the A127 and difficulties and costs that will be faced in mitigating those.

In saying that, I do not believe that the land proposed at Herongate/Ingrave should be considered as part of the A12 corridor - it is much closer to the A127 and it is that road that will be used to access the M25.

Q5: Should the A12 corridor accommodate growth by releasing sites on the edge of urban areas? Yes No

Comments No Comment

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 Clearly it is preferable to develop brownfield sites.

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 Only where the highway network has the capacity to accommodate the increased traffic. It would be more sustainable if people were able to walk to work.

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 No

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 No you haven't and you need to consider the loss of greenbelt land and rural/historic character of the area. You haven't considered the impact on towns in the Borough of Basildon where proposed sites butt up to your boundary.

This is a nice place to live - lets keep it that way.

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

Comments Protecting the rural character of your towns, villages and open spaces within the greenbelt and providing the necessary and acceptable infrastructure. There should be no priorities and everything given equal weight. If not all of the infrastructure can be provided then developments shouldn't proceed.

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)