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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  No

**Comments**

There should be four broad areas created by dividing the A12 Corridor into two by a boundary line from Gt. Warley to say Stock. Thus the land between this line and the A127 Corridor could be designated as Brentwood Parkland in which only very restricted development would be allowed. Otherwise I agree with the broad definition of the areas which could be regarded from north to south as "Rural", "Urban", "Parkland" and "Fenland"



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

Yes  No

**Comments**

But see above



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

**Comments**

Speaking as a resident of Blackmore Village, I cannot envisage any sensible large scale development outside of its the historic boundaries. Indeed, looking at the village in the context of its surrounding area i.e. also to its north, east and west, it is relatively isolated and lacks any substantial external support for its infrastructure.

However, the present internal infrastructure, apart from the primary school which is at capacity, has some flexibility which could accommodate a very limited increase in the population.

In view of the village demographics, there is a reasonable argument for a small mixed development of a maximum of 30 to 40 houses, split between starter, four bedroom and "retirement" homes. Anything more would require a disproportionate investment in the infrastructure of the village and would also adversely impact on its

very nature. Such a development could be accommodated within the boundaries of the village formed by its surrounding plague lanes.

? 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**

Those proposed in the 2013 Strategic Allocation and Preferred Options with its alternatives, plus the Dunton Garden Suburb.

? 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**

Clearly brownfield sites, where such exist, should always be preferred over Greenfield 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**

? 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**

Large parts of Brentwood are rural and public transport can never be the complete and economic answer. This has to be accepted and recognised by the provision of adequate and affordable car parking. Major out of town developments to be banned.

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

**Comments**

We have enough thank you.

? 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	X	5
Outdoor Recreation / Leisure Use	1	2	3	4	X
Wildlife Interest	1	2	3	4	X
Historic Interest	1	2	3	4	X
Tranquility	1	2	3	4	X
Other – please specify: Community Spirit	1	2	3	4	X

? 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	X	3	4
Commercial / Industrial buildings	X	2	3	4
Nature Reserves / Wildlife	1	2	3	X
Farmland	1	2	3	X
Woodland	1	2	X	4
Degraded / Derelict / Waste land	X	2	3	4
Infrastructure (Road / Rail / Pylons etc.)	1	X	3	4
Leisure / Recreation Facilities	1	X	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**

Page 31 of the Local Plan document deals with the issues and the order in which infrastructure spending should be addressed.

**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)