



August 23rd, 2013

Planning Policy Team
Brentwood Borough Council
Town Hall
Ingrave Road
Brentwood
Essex CM15 8AY

Re: Proposal for 11 dwellings at the Former Surgery and The Landings, Outings Lane

We have noted the Brentwood Local Development plan for 2015-2030 and that there is a recommendation for new housing in Outings Lane on the combined site of the former Doctors Surgery and The Landings.

Unfortunately we are unable to attend the local meeting in Doddington on Thursday September 5th due to a planned vacation. If there are capabilities to join the meeting via audio or Skype then we would be happy to participate. Nevertheless we have comments on the proposals as follows:

The former doctors surgery has now been demolished and we understand that the sale of The Landings has been agreed with a single owner securing title for the strip of green belt land next to Barfield Farm, the former doctors surgery as well as The Landings. Figure 1 shows the current plot in question outlined in red. Figure 2 shows the current demolished state of the former doctors surgery. Figures 3 and 4 are from the Brentwood Local Development Plan which suggests 11 dwellings for the site of the former surgery and The Landings which occupies 0.27 hectares. We understand from Figure 3 that Brentwood Council is not including the strip of green belt in the current planning proposal.

We have absolutely no objection to redevelopment of the site; clearly it would be beneficial to do so. To construct residential homes on the site is also a sensible solution. Our concern however is on the number of dwellings proposed, what type of dwellings are proposed and especially for the provision of sufficient parking for those homes. In December 2012, outline planning approval for two detached homes on the site of the former surgery was approved (Fig 5). This is the type of construction that is sensible for the area and we would be delighted to support.

Outings Lane consists of relatively large individual detached residential properties. It would be inkeeping with the surrounding properties in Outings Lane to construct similar types of large detached properties. With this in mind, then a proposed construction of 11 properties becomes infeasible and a concern because of the quantity of available land. Being open, honest and quite selfish for a minute we confess we are keen to encourage that redevelopment of the site does not risk devaluing the properties in Outings Lane including our own. Figures 6 shows a mock up indicating that 8 homes could be built on the site but would have limited garden and parking facilities.

When the doctors surgery was in operation, there was always a problem with increased traffic and parking in Outings Lane due to the number of people visiting the surgery exceeding the available parking. This led to parking down Outings Lane which occasionally made it difficult to get onto our drive if vehicles had been parked poorly. Unless sufficient provision is made for parking within the new developed site then we are faced with the

prospect of returning to those days which we are keen to avoid. To address the parking issue please can homes be built assuming accommodation and allocation of a minimum of two vehicles per property with the parking space/ garage sufficiently large to accommodate modern sized vehicles and thus avoid the parking situation at Widbrook, which is at the bottom of Outings Lane where vehicles are parked on the pavement to ensure the road is not obstructed (see figure8 9 and 10) .

In summary we have no objection to redevelopment of the former doctors surgery site. Our recommendation and preference would be to construct a small number of similar sized homes to the existing detached family homes at the top end of Outings Lane which are inkeeping with the surrounding properties. We recommend that each is constructed with a garage and off street parking for a minimum of two modern sized vehicles per property.

Yours faithfully,

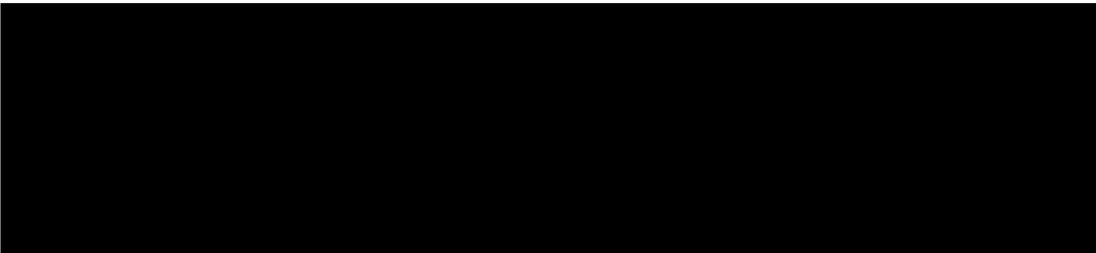
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Figure 1 – Current layout of the site in question – Outings Lane, Doddinghurst, CM15 0LS

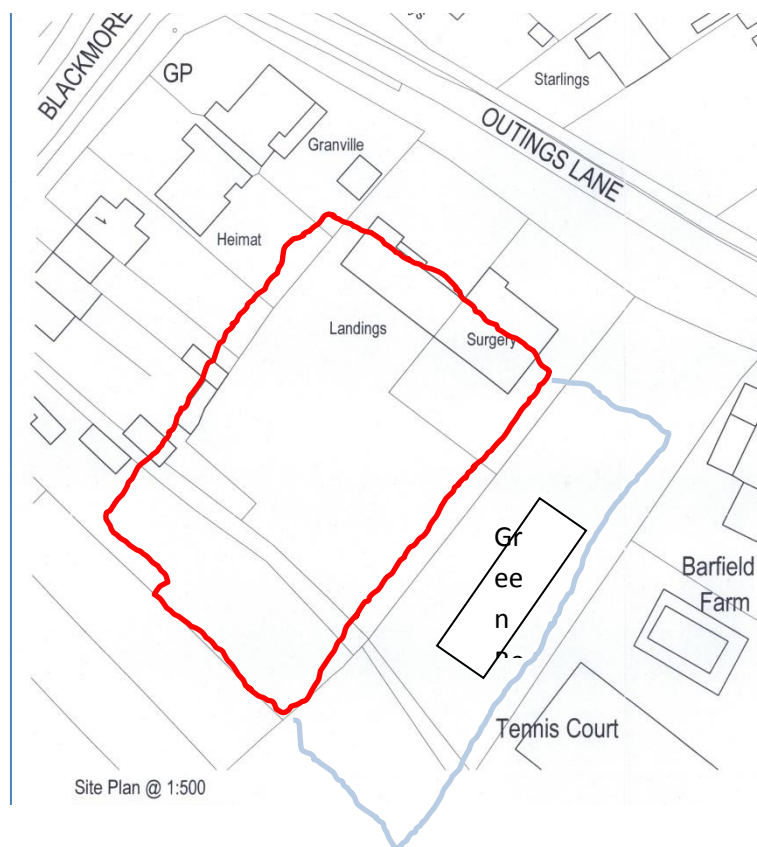


Figure 2 – current site of former doctors surgery



Figure 3 - Brentwood Local Development plan showing proposed area for redevelopment



Figure 4 – Brentwood Borough Local Plan 2015-2030: Preferred Options. Appendix 2: Preferred housing allocations and small sites allowance 2015 – 2030 : Page 195

Brentwood Borough Local Plan 2015-2030: Preferred Options

Site name	Site ref	Area (ha)	Ward	Parish	Ownership	Use	Approx dwellings	Density	SHLAA ref	Source / Notes
Brownfield Land in Villages outside Brentwood Urban Area										
Woodlands, School Road, Kelvedon Hatch	009	0.25	Brizes & Doddinghurst	Kelvedon Hatch	Not known	Housing	12	50dph	B166	SHLAA (Urban Capacity Study)
Land at Bell Mead, Ingatestone	042	0.22	Ingatestone, Fryerning & Mounthressing	Ingatestone and Fryerning	Brentwood Borough Council	Housing	16	Approx 75dph	G101	Council asset review
Former Landings Surgery, Outings Lane, Doddinghurst	043	0.27	Brizes & Doddinghurst	Doddinghurst	Surgery Practice	Housing	11	40dph	B007	SHLAA (Urban Capacity Study), planning applications (12/01280/OUT, 13/00008/OUT)
Sub Total:							39			
Brownfield Land in Green Belt										
Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	010	1.20	Pilgrims Hatch	N/A	Mr & Mrs Armiger	Housing	48	40dph	B213	SHLAA (Call for Sites)
Ingatestone Garden Centre, Roman Road, Ingatestone	128	3.25	Ingatestone, Fryerning & Mounthressing	Mounthressing	Mr Andrew Harding	Housing	130	40dph	N/A	Discussion with landowners (13/06111/PREAPP)
Sub Total:							178			
West Horndon Strategic Allocation (1,500 dwellings)										
West Horndon Industrial Estate, Childerditch Lane, West Horndon	020	6.39	Herongate, Ingrave & West Horndon	West Horndon	Threadneedle Property Investments	Strategic mixed-use	250	-	B189	SHLAA (Urban Capacity Study), discussion with developer (13/06008/PREAPP)
Horndon Industrial Estate, Station Road, West Horndon	021	9.84	Herongate, Ingrave & West Horndon	West Horndon	Hansteen Land Holdings	Strategic mixed-use	250	-	N/A, part of B188	Discussion with landowners (12/06173/PREAPP)

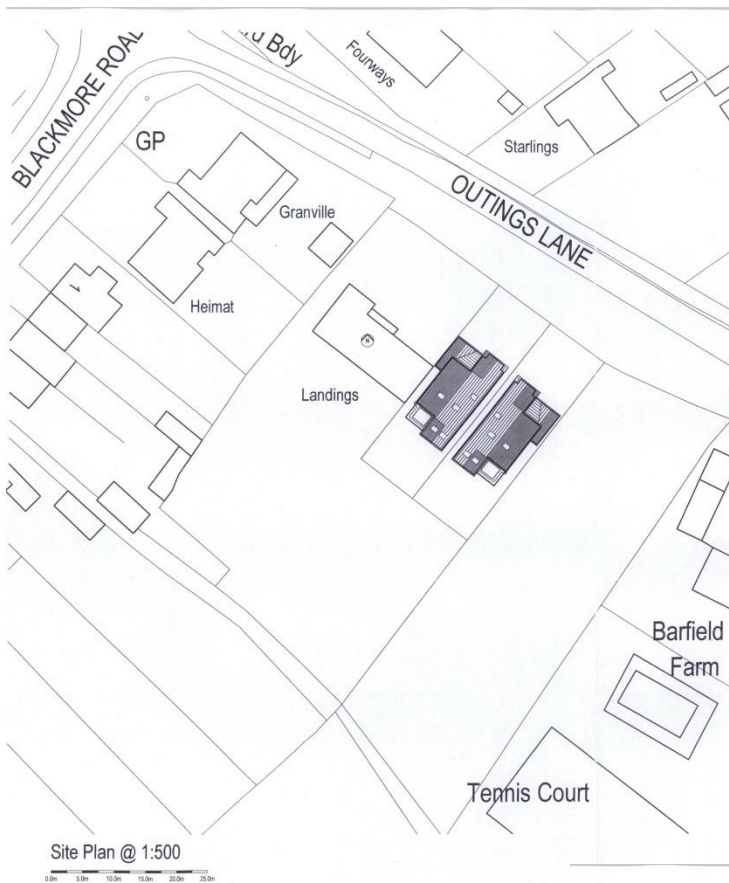


Figure 5 – Outline planning permission was approved for two dwellings Bwd 13/0008/OUT

Figure 6 – Options showing that 8 properties would fit on the site but with no access therefore a fewer number ie 6 or 7 detached properties would be a better plan. There still remains the concern over parking

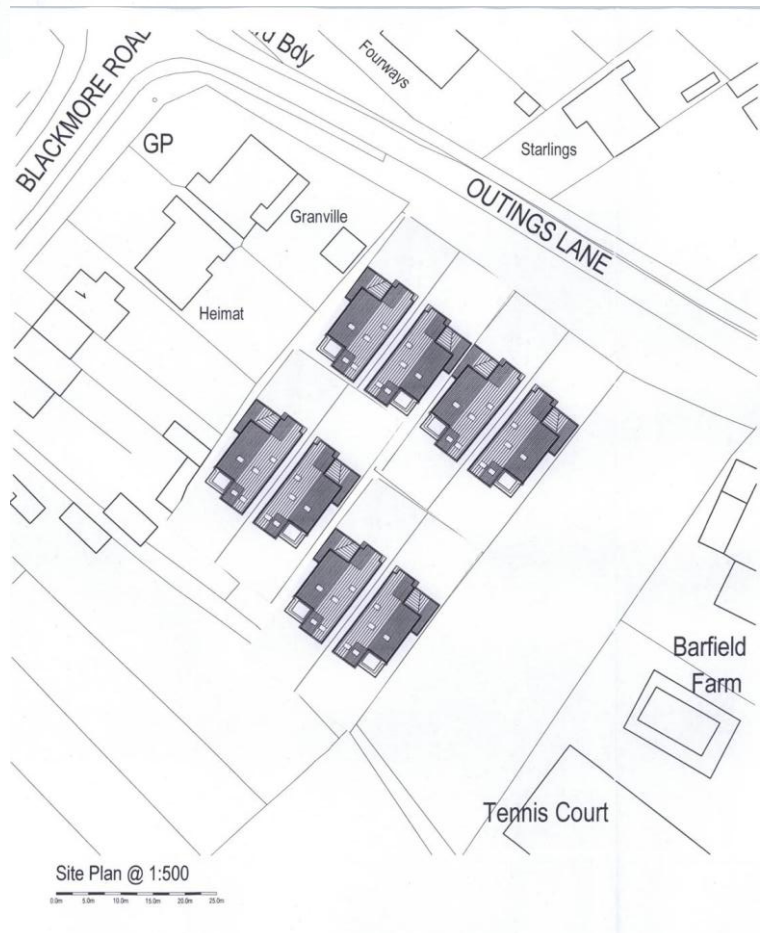


Figure 7 – suggested placement of 7 properties although with concerns over garden and parking facilities

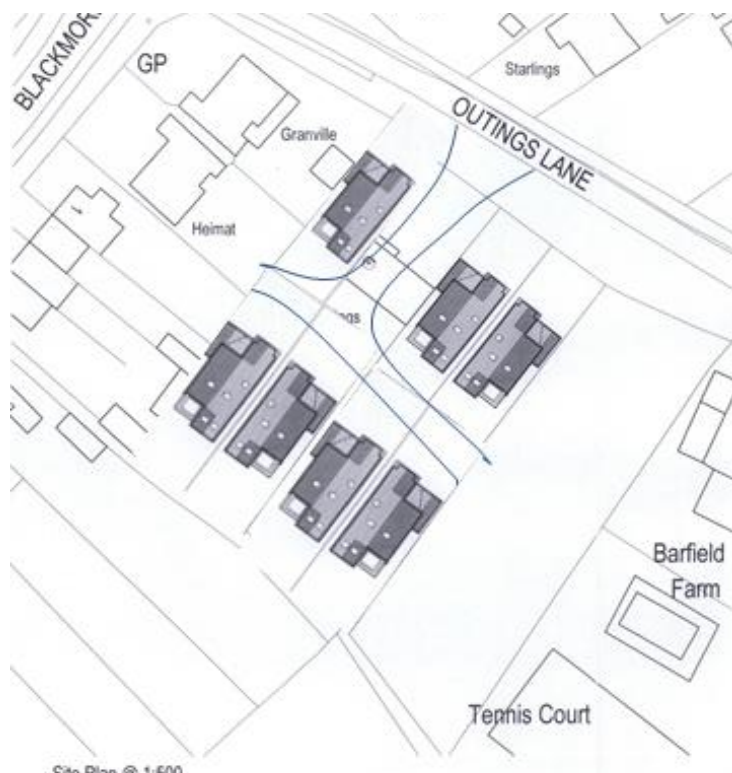


Figure 8 – People must park on the pavement outside their homes to keep Outings Lane wide enough for traffic



Figure 9 – bottom of Outings Lane showing residents having to park on the pavement to keep the road open as their homes have been constructed with insufficient parking provision



Figure 10 – Widbrook which is just off the bottom end of Outings Lane. This estate has been constructed without taking into account the need to accommodate sufficient modern sized vehicles