

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

Comments ; Yes - providing due consideration is provided and can be demonstrated to maintaining the ecological benefits of the local area, and to enhance or retain the perceived environmental well-being of the spaces and villages occupied by residents and local businesses. For the North growth area, I would propose that Brownfied only sites are released to planning, and any growth within any village is restricted to no more than 10% in terms of housing or population expansion, and no expansion occurs within direct adjacent village boundary areas. This will maintain some element of managing our open spaces to maintain an overall sense of environmental well-being.



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

Yes

Comments :Yes but not by the use green belt land. The transport links to all these areas will need significant investment including commuter needs such as car parking and rail facilities - we need to get people off the roads and prioritise infratructure investment before expanding the population base.!



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

No

Comments : No – however Brownfield sites are an obvious solution to remove the need to impact Green Belt land, but, this is again limited within the proposed growth areas. The opportunity to release arable land should be considered where acceptable and appropriate. Town Centre dwellings in terms of intelligent hi-rise developments to encourage high street growth should be a strategic consideration to put Brentwood on the map. A Canary Wharf style development in Brentwood, Ingrave, West Horndon or Basildon to maximise vertical occupation rather than horizontal space should be a consideration when working within a Carbon based economy and seeking long term sustainable growth management.



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 : Very difficult to answer without further detailed environmental impact assessment (eia) reports and detailed infrastructure reviews.

?

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

Yes

Comments : Yes but only in terms of Brownfield opportunities and in full consultation with local Parish Councils and following detailed EIA Reports.

?

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 : Greenfield (Greenbelt) sites should not be released, as they protect the environmental well-being of the local area and are well established. Existing brownfield sites in current use within the greenbelt could however be considered for release, but again subject to the appropriate local consultation and EIA Reports.

?

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?

No

Comments : A strategic district and tactical area EIA report assessment should be conducted to determine the most appropriate solution. At a high level we should maximise all transport opportunities from Cross Rail; Greater Anglia Rail ; Road networks and potentially LUL from Ongar. The reliability & resilience of the local highway network M25, A12 & A127 is not sufficient for a modern dynamic society requiring mobility to conduct business, the impact across Essex of the failure of any route has significant financial impact to the region.

?

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 Yes – however, it needs to be accompanied by mixed use development and for business to be proactively encouraged into the area. Maximising Town Centre areas vertically as well as horizontally will release pressure upon space for housing within the proposed outlying growth areas and provide a sustainable long term growth strategy from the centre.

?

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

No

Comments : Constrained by the village boundary and intensity of existing housing.

?

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: Footpaths	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?

No

Comments : A long way from assessing the full impact and requirements upon infrastructure needs and investment. Until you have a fully defined plan you cannot determine your objectives in resourcing those specific plans. Other issues to consider are; the true environmental impact to natural and infrastructure resources not only to residents but also to personal well-being. The impact at peak times upon travel to central transport hubs and their links needs significant further study not only locally but also to the employment centres of London and beyond. Pollution and Carbon intensity of what the plan proposes needs to be studied further, What are Brentwood Council looking to achieve within the plan which helps the UK carbon emissions target within any proposed growth. Economic prosperity will not be driven by housing alone, it will need business investment, therefore what does this look like for the whole area of Basildon, Brentwood & Ongar and Epping – Industrial; Commercial or Leisure centric this needs to be defined at a regional level. The new London Plan and 3rd London runaway will and should also feature within the BBC growth plan to enable potential impacts to be assessed. Q - What are the plans towards Epping and Ongar, will this have an impact with Brentwood & Ongar being squeezed in two directions.



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

Comments : Sufficient Car Parking for commuters; LUL link to Epping from Ongar; Super fast Fibre broadband; gas infrastructure to villages who are expanding under the growth plan. With new developments, the utility companies will need to invest in power, water, gas and drainage upgrades. Investing in commerce within the Town Centres is a major opportunity to regenerate Brentwood, a focus on Leisure and mixed use is an excellent opportunity in developing local sustainable growth.

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)