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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**



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

Yes  No

**Comments** Yes but with reservations:

(i) For “North of the Borough” greenbelt should not be developed unless all other avenues have been utilised to the full. The point of the Greenbelt is to retain the character of the villages and continue to achieve a significant separation from the urban areas of the Borough. Brownfield land that is also Greenbelt should be returned to the Greenbelt and licensing of its use such as a “builders yard” etc. tightened to prevent misuse.



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

**Comments**

Yes. The use of greenfield sites 143, 185, 070, 224,188 and 109 in Doddinghurst are unacceptable as they require development in the green belt. They also join up existing residential areas, creating urban sprawl in the village, and would change its character forever. Moreover, the road access to sites143, 224, 070 and 185 is too limited to enable significant development and would create significant additional traffic on existing minor roads to the unfair detriment of current residents.



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 Dunton Garden Suburb proposal makes sense as it can be designed from scratch to be a fully fledged community with all the amenities it requires to flourish without any significant adverse effect the existing neighbourhoods.



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

**Comments**

Yes, within reason, the A12 corridor has a number of areas that could be developed.



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)? Yes  No

**Comments**

No to greenbelt for general housing in or around the villages even though the land may have become brownfield. The development of the existing villages around Brentwood should be avoided because THEY ARE VILLAGES and residents have no wish to find themselves living in towns.

The minor roads to the villages won't support any additional traffic. Growth in the 1970's and eighties has meant that the areas have as much traffic as the old road network can cope with.



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**

Yes, site 101A on the M25/ A127 junction seems ideally suited to light industry/ retail use as good access to transport is essential, keeping heavy lorries off minor roads - which are already in a poor state of repair with patched tarmac and potholes everywhere.



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**

Yes, but for diverse and quality retail units.

Brentwood Town centre needs much better shops if it is to justify the expensive car parking it currently offers.

The town needs to distinguish between all day parking for people who work and part day car parking for people who want to shop.



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

Yes  No

**Comments**

No. However the County Council could do much more to designate "quite" lanes and cycleways as narrow country lanes with HGV traffic. It would be relatively easy to close many of the one track minor roads to HGV through traffic to make these route safer for walkers and cyclists.

? 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	✓	4	5
Outdoor Recreation / Leisure Use	1	2	3	✓	5
Wildlife Interest	1	2	3	✓	5
Historic Interest	1	2	✓	4	5
Tranquility	1	2	✓	4	5
Other – please specify: Aircraft of all shapes and sizes - noise pollution	1	✓	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	✓	4
Commercial / Industrial buildings	1	✓	3	4
Nature Reserves / Wildlife	1	✓	3	4
Farmland	1	2	✓	4
Woodland	1	2	✓	4
Degraded / Derelict / Waste land	✓	2	3	4
Infrastructure (Road / Rail / Pylons etc.)	1	✓	3	4
Leisure / Recreation Facilities	1	2	✓	4
Other – please specify: Ponds and rivers	1	✓	3	4
.....				

? Q12: Have we considered the main infrastructure issues? Are there other important issues to consider? Yes  No

**Comments**

No, you haven't discussed services for dwellings etc. and Yes there are other important issues e.g. the overall inadequacy of rainfall and water storage for the area and that the existing sewerage treatment plants are almost at full capacity.



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

**Comments**

Turning the A12 into a motorway with good access on and off it.

**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)