

| | |
|-------------------|--|
| 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

It is right to explore the options and to investigate the issues in both overview and detail in each of these areas. Other parts of the the borough may offer appropriate options, but these have, apparently, been excluded at this stage. The areas of the Northern Part of the A12 Corridor and North of the Borough have very different transport access characteristics from those to the south and North East. This is particularly true for access to the strategic road network and CrossRail. Brentwood town centre is a significant bottle neck in this regard.



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

Yes No

Comments

The issues raised give an brief overview, but don't do justice to particular concerns around transport, congestion and the tremendous value of landscape amenity that the Areas to the "North of the Borough" and the northern part of the "A12 Corridor" possess.



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

Yes No

Comments

I am especially conerned about sites: **011A, 011B, 011C, 0176** These sites seek to exploit land of tremendous green amenity value. Development on these sites would substantially change the character of the area they lie within. Of great concern too would be the transport issues for these sites. They would turn Hullets Lane into a significant access road – taking away from its current role as an amenity footpath / bridleway and route for children to walk to school. The roundabout at the end of Orchard Lane would become a major interchange, further disrupting trunk road traffic on Ongar Road, Options to use the Closes on Orchard lane as access to site 011C would be unacceptable for traffic congestion and safety. The surrounding areas for these sites would change in character and would be endangered by traffic if these sites were to be allowed to go ahead.

? 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

A127 – Dunton Garden Suburb

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

Comments

No – by their very nature the attempt is to develop small sites in the vicinity of currently occupied parcels of land. The nature of this though would overwhelm the current areas and is thus unacceptable. The A12 corridor to the north is also not well connected to either the A12/M25/M11 or Shenfield thus housing development in this area is not well suited to a commuter target group.

? 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

Brownfield development would be preferable.

? 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

Definitely target retail development towards developing a vibrant, attractive and interesting town centre for the local community of Brentwood Borough.

?

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

Yes No

Comments

They should always be looked for and certainly not taken away as the current proposals for my area seem to do.

?

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

The above is an impossible question to answer – there are 2 questions which cannot both be answered Yes – or No!

The point is that while comments have been made on most of the key areas they need expanding upon to understand the detail.

Of key concern are the transport issues which would affect existing communities and existing infrastructure if developments were to take place and the knock on bottle neck effects in other areas as commuters seek to access crossrail (at Shenfield) and the A12/M25/M11

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

Comments

Infrastructure should precede development if not to disadvantage residents in the interim. Priorities have already been identified for schools and healthcare and these should be addressed. Other critical effort should be put in to developing the infrastructure that enables the best to be made of the CrossRail developments.

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)