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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**

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

Despite the vagueness of this initial question, there is an obligation for growth due to the increasing size of population in the area and the unmet need in relation to new places of employment. However, the proposals for redeveloping certain areas of the borough are clearly unsuitable due to location, transport links, sustainability. This is particularly true in respect to Site 185 (Rectory Chase, Doddinghurst), whereby the land in question is neither suitable for these needs and un accessible.



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

Yes No

Comments

Issues of the reasons why such development needs to proceed are fully understood and possibly mainly agreed with. The choice of proposed sites remains contentious. Transport links to the villages around Brentwood are considered poor. The roads are poorly maintained and are frequently narrow and some require "Passing Points". Heavy plant on roads such as these are hazardous and detrimental to the existing road infrastructure.



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

Comments

I strongly object to the use of the site 185 under the Ward of Brizes and Doddinghurst. This area is currently woodland, only accessible via a badly surfaced "track" of which, due to its narrow nature, can only cope with small vehicles one way at a time. The plot is at the end of a quiet cul de sac off the Doddinghurst Road. At present, noise and traffic pollution is low as is the presence of crime. These two elements are surely under threat should such a proposal be honoured. There has been an existing, ongoing situation with poor drainage and sewage in

Rectory Chase which will be further exacerbated by the presence of yet more housing. Environmentally, the area is already woodland supporting mature trees, flora, fauna, birds, squirrels and other countrylife. My full document of objections to this site will be forwarded to your offices for consideration.

? 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

Due to the possibility of more significant development, the West Horndon and Dunton Sites are clearly the best location for growth due to the larger expanse of land available which may not impact upon existing neighbours with a negative effect and the excellent transport links both for the developers and heavy plant plus the new residents.

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

Comments

This will have an impact on existing infrastructure and services as already identified in the Growth Options Consultation report.

? 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

The development of brownfield sites should be used initially with greenfield as a last option. Brownfield sites have already been developed and may have proven to be sustainable and accessible already.

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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

New retail parks, shopping malls etc require excellent transport links. These will only thrive if they are accessible from the adjoining districts also. The requirement of these being along the A127 corridor is also imperative, distancing away from the town centre to preserve private retail and business already in situ.

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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

I agree with the Town Centre First approach. There are unfortunately many units which remain unused. New development and larger enterprise hopefully will revive the declining High Street. However, as always overlooked in Brentwood, the issue with the limited and expensive parking will be a major downfall unless this too is tackled with more foresight than previously.

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

Yes No

Comments

No. The surrounding area in Doddinghurst is mainly farmland. The playing fields are utilised by the local community and sports clubs.

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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					5
Outdoor Recreation / Leisure Use					5
Wildlife Interest					5
Historic Interest					4
Tranquility					5
Other – please specify:					

? 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			3	
Commercial / Industrial buildings		2		
Nature Reserves / Wildlife				4
Farmland				4
Woodland				4
Degraded / Derelict / Waste land		2		
Infrastructure (Road / Rail / Pylons etc.)		2		
Leisure / Recreation Facilities		2		
Other – please specify:				

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

Comments

There are many other issues which need to be addressed on a site by site basis. These include services such as sustainability of schools, dentists, doctors and also drainage, sewage issues that already effect communities. Accessibility to certain sites is poor and will cause major disruption to the local community. Increased traffic noise and safety will be evident in some areas. Site 185 will have a major impact on local residents should permission be granted including all issues listed above, plus other Quality of Life and Community problems such as loss of privacy, increased traffic flow, noise pollution during and after construction and the environmental impact to the woodland and surrounding countryside.



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

Comments

Improved transport links such as road maintenance and widening in some areas. School extension funding. House building inkeeping with surrounding properties and communities.

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)