



**BRENTWOOD
BOROUGH COUNCIL**

Local Plan 2015-2030

Preferred Options

July 2013

COMMENT FORM

(For official use only)

Comment
No.

Ack. date

You can comment on the Local Plan 2015-2030 Preferred Options online at www.brentwood.gov.uk/localplan. Alternatively, please use this form to share your views on the contents of the Local Plan.

PERSONAL DETAILS

Title: Miss

First Name: Katharine

Last Name: Turner

Organisation (if applicable):

Job title (if applicable):

Address:

Post Code:

Telephone Number:

Email Address:

YOUR COMMENTS

Please indicate which section(s) of the Local Plan you are commenting on (please clearly state the Policy reference or paragraph number):

Please specify if you Support or Object (tick as appropriate):

Support

Object

Comments (please use additional sheet if required):

Whilst I recognise that the borough requires significant housing development, potentially in line in numbers with that identified within the Local Plan 2015-2030, I strongly object to the proposed concentration of new dwellings, over a sustained period of time, within the identified West Horndon Opportunity Area.

The construction of 200-250 new dwellings within West Horndon, every year, for 15 years, will firstly expand the town beyond recognition. Based on the current population size (which is broadly stable), the proposals would see it essentially triple in size. Whilst there are proposals for improved infrastructure, it is questionable whether this is truly sustainable within the land area proposed. The density of construction required will not be in-fitting with this beautiful countryside location, where houses are two stories tall at most, with a significant proportion of bungalows. High rise or even medium rise flats are not at all in-fitting with current town character.

Secondly, as our council, Brentwood Borough Council has the obligation to serve existing residents, not just new ones. Those who have made West Horndon their home will see a material depression in their house values as the 200-250 new dwellings come on to the market. There will be no compensation to the existing residents, which feels highly inequitable for such a small population.

Thirdly. Whilst the attractions of expanding at West Horndon are clear, one must question market demand for 200-250 new dwellings each year, in the same place, over 15 years. This demand is unproven, and highly questionable. Is it right that just under half of individuals looking to live in the entire Brentwood Borough, will want to all live in the same place? In a completely new development? It is worth highlighting on this point that the newer, small sized dwellings completed within West Horndon more recently have struggled to sell, particularly those allocated as "affordable

housing” (development in question: 191 Thorndon Avenue). Simply finding one place to build nearly half of the dwellings required by the Borough does not mean people will decide to live in them – they need to be in varied locations reflecting local demand.

Lastly, your plans to allocate the bulk of all required traveller sites to West Horndon again looks highly inequitable. I would also question suitability – West Horndon has been flagged as a key area for expansion due to its location to rail links; in essence, this is land prime for development for commuters and local business workers. Travellers, with limited ties to one location, do not have these requirements and indeed it is not clear why the same land so prime for employment and fixed residential communities, also makes sense for a traveller community.

Hence in summary, I strongly object to the proposal in its current form. West Horndon is a small village that whilst can accept a decent level of development, should not be targeted at such a level. It appears that it has been viewed as a fix for the entire borough, and indeed I fear that if these plans are bourn out you will end up with a bloated stock of houses in one location with limited demand vs. supply. The solution needs to provide housing where it is actually needed, and well balanced across the Borough. This proposal fails on both counts.

Please return to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed form and email planning.policy@brentwood.gov.uk

Please note that all responses will be published online. More information can be found at www.brentwood.gov.uk/localplan

All responses should be received by Wednesday 2nd October 2013