



**BRENTWOOD  
BOROUGH COUNCIL**

Strategic Growth Options Consultation  
**Initial Findings**

24 March 2014

[www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

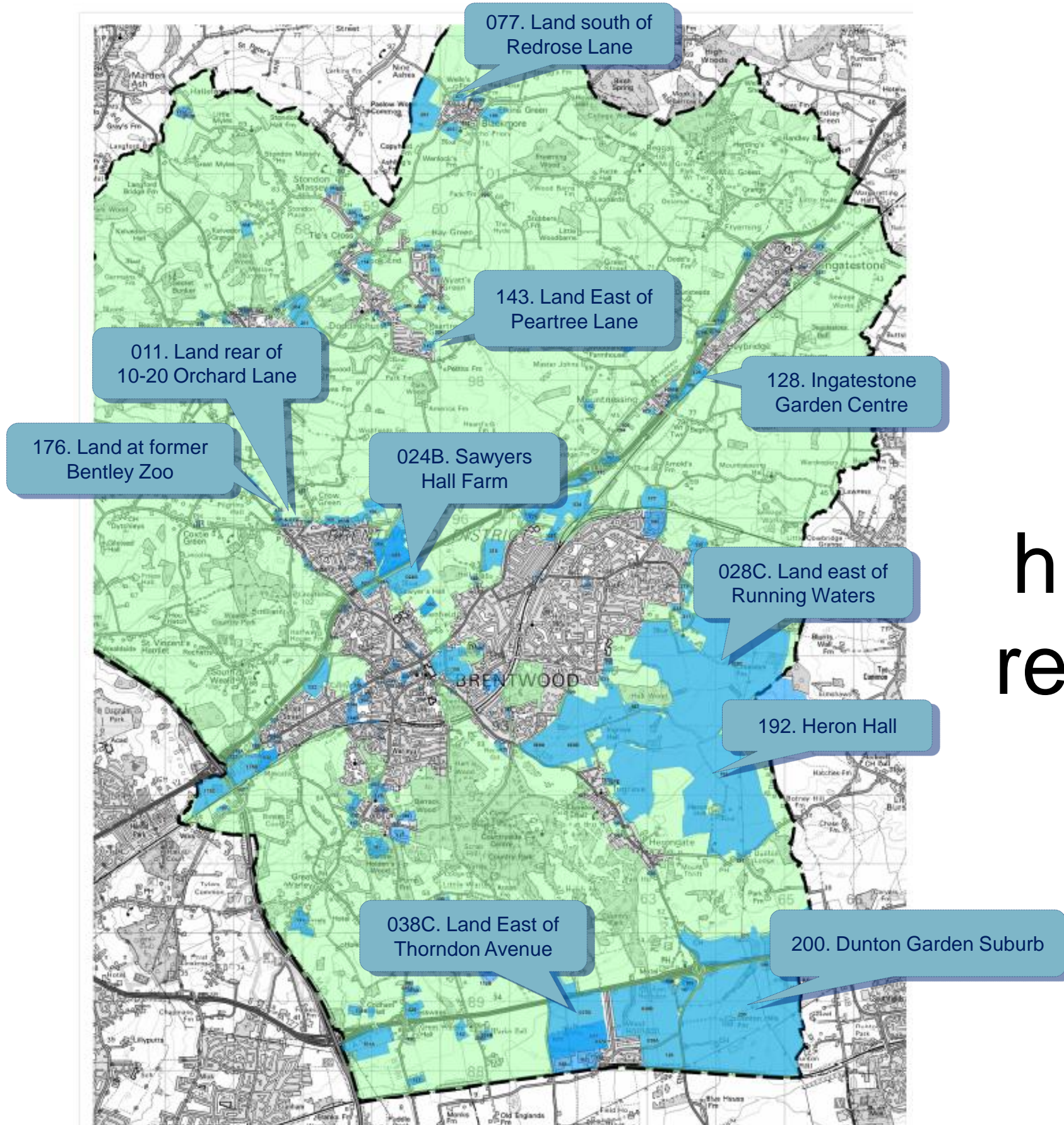
# Statistics at a glance



- The Strategic Growth Options consultation ran for a period of six weeks from Tuesday 6 January to Tuesday 17 February 2015.
- So far we have input **3,167** representations from **423 respondents**.
- There are still comments from approximately another **300 respondents** to be processed.
- It is important to note that numbers and comments shared in this presentation are initial findings. Remaining comments will be input onto our system and all comments analysed before these are brought to Members to inform preparation of the next stage of the plan-making process: a Draft Plan.



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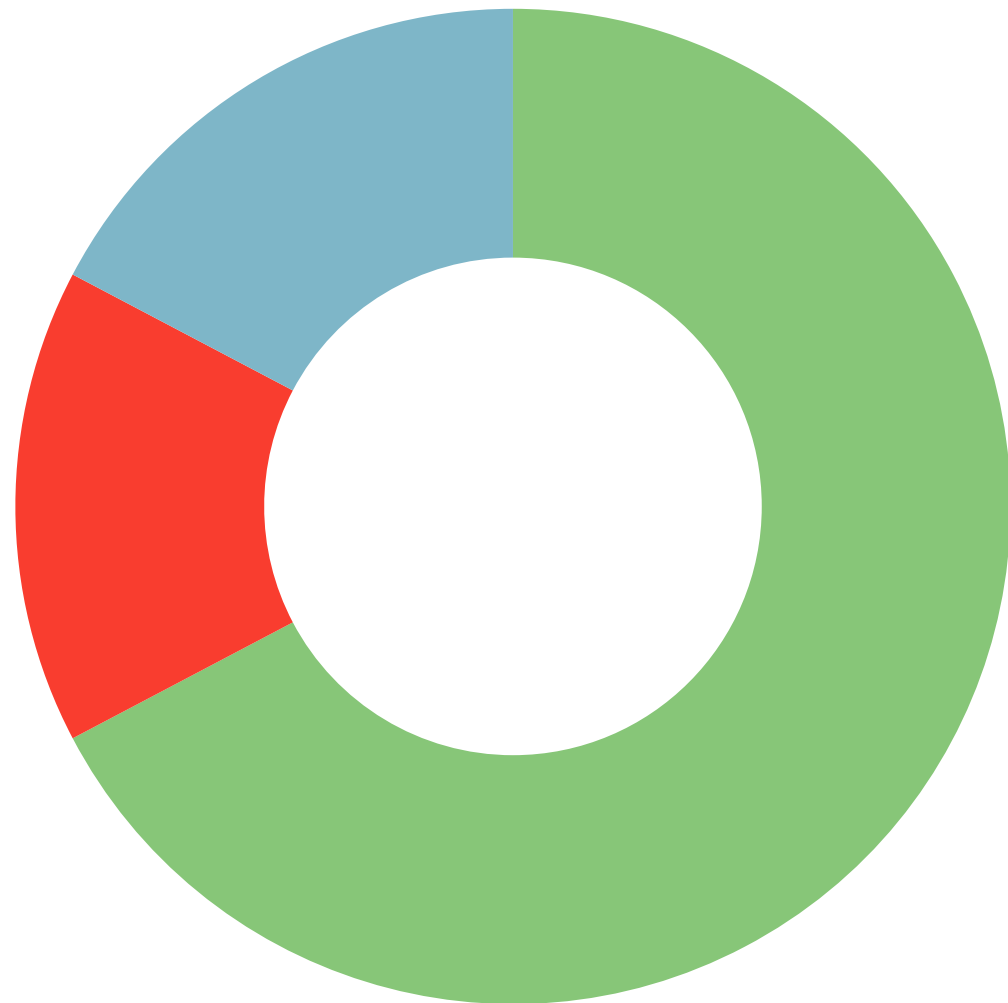
**Sites with  
highest level of  
response so far**



# Statistics so far

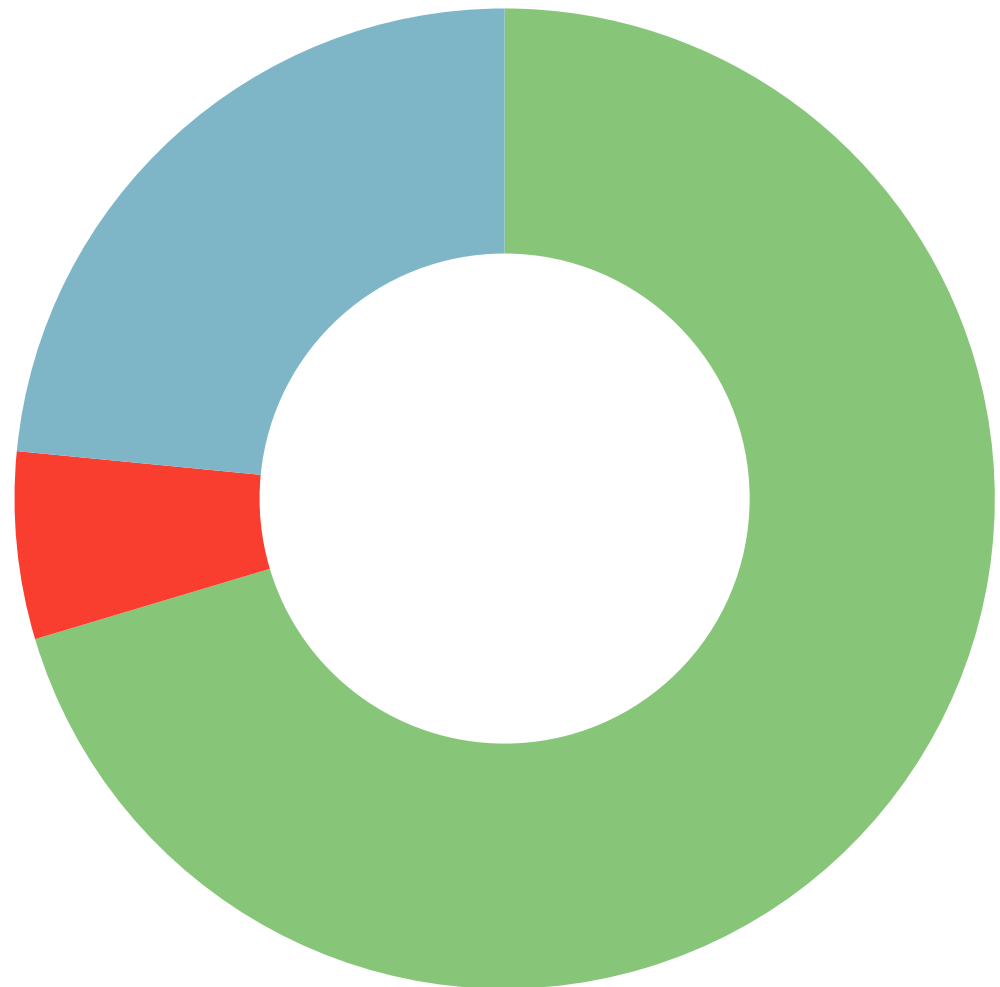


**Q7:** To enable future employment need to be met do you agree that the most sustainable approach is to allocate new sites close to the strategic highway network?



■ Support  
■ Object  
■ Comment

**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?



■ Support  
■ Object  
■ Comment



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# Responses from neighbouring local planning authorities

# What did our neighbours say?



Comments received from Basildon Borough Council, Chelmsford City Council, Epping Forest District Council, Thurrock Council, London Borough of Havering, Essex County Council and Greater London Authority.

- Support for the commitment to accommodate full housing need within the Borough.
- Focusing growth along the A12 and A127 corridors seems realistic.
- New employment land close to the strategic highway network is reasonable, including the principle of a new business park at M25 Junction 29.
- Points raised regarding plan-making process and how this consultation fits in.
- General consensus that a full suite of evidence needs to accompany future stages of Plan consultation, particularly by the time the Plan is submitted.
- Further discussion needed with adjoining authorities where sites are near to the Borough boundaries, specifically London Borough of Havering regarding land put forward at M25 junctions 28 and 29 and Basildon Borough Council regarding land at Dunton.

# Greater London Authority



## London out-migration

- The Council may wish to reassure itself that its needs assessment takes into account uncertainty over future levels of out-migration from London.

## Logistics in South East Region

- May wish to consider scope to accommodate demand for logistics serving London and wider South East region in employment land policies, in line with the London Plan (ensure efficient logistics provision throughout the South East region).

## Retail & Town Centres

- Support a Town Centre first approach.

# Essex County Council



## General Comments

- A number of locations on the strategic highway network require improvements.

## Evidence

- Lack of full supporting evidence. ECC need to be satisfied that they can provide their responsibilities if large scale development goes ahead.
- Local Plan and evidence should address deliverability and viability, including provision commitment and delivery of infrastructure.



# Responses from Parish Councils

# What did Parish Councils say?



Responses were received from six Parish Councils (Doddinghurst, Herongate & Ingrave, Mountnessing, Ingatestone & Fryerning, Stondon Massey, and West Horndon). Some common themes emerged:

- A number of site specific comments received discussing suitability.
- Various infrastructure concerns were raised, particularly concerning traffic congestion.
- Ensuring the mechanisms for delivery of infrastructure alongside future development are effective.
- General consensus to protect the Green Belt from development.
- Specific comments regarding Dunton Garden Suburb.



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# Responses from statutory consultees

# Transport



## Office for Rail Regulation

- Proposals do not affect current or future operation of mainline network.

## Highways Agency

- M25 Junction 28 is congested by queues and delays in peak periods. Junction 29 by comparison is relatively underutilised.
- New accesses onto the strategic road network may be identified and developed through the Local Plan where essential for delivery of strategic planned growth, otherwise no new accesses will normally be permitted.

## Dunton Garden Suburb

- Potential for transport synergy and opportunities to develop a sustainable community alongside existing and expanded employment base.
- Need to integrate and strengthen transport links with adjoining urban area and consider measures to reduce private motorised transport of potential occupants if allocated.

# Environment and Heritage



## English Heritage

- Support Baytree Centre redevelopment - potential to enhance historic environment.
- Sustainability Appraisal underplays impact on historic environment and heritage assets regarding land east and south east of Hutton/east of Herongate.
- Reservations about cumulative impact and urbanisation of A127 corridor if both Dunton and West Horndon were developed.

## Natural England

- Joint approach between Brentwood and Basildon Councils encouraged although there are potential negative effects from Dunton Garden Suburb.
- Further collection of environmental evidence suggested.

## Environment Agency

- Sustainability of sites should be the main factor that drives the selection process.
- Dunton Garden Suburb offers possible sustainable benefits by extending existing urban area and incorporate green technologies not be possible on smaller sites.



# Healthcare and Schools



## NHS England

- Existing GP practices do not have capacity to accommodate significant growth.
- Brentwood Community Hospital has some capacity and is underutilised. Its role will require review with expanding population.
- Growth unsuitable in A12 Corridor at present because GP surgeries in Brentwood and Shenfield are at capacity.
- Raised concerns regarding sustainability of the area south east of Brentwood and Shenfield as a location for development.
- One single large site with new infrastructure would be more sustainable than dispersing growth across settlements with impact on infrastructure left unmitigated.

## Essex County Council Education & Schools

- Lack of capacity for Primary Schools, particularly those in the Brentwood urban area with limited scope to expand.
- Capacity at Borough's secondary schools.

# Next Stages

# What next?



- Consultation Statement for both 2015 Growth Options representations and 2013 Preferred Options representations for Members consideration
- Preparation of a Draft Plan
- Consultation on Draft Plan (Autumn 2015)
- Preparation of Submission version
- Consultation on Submission version (early 2016)
- Submit Plan (Spring 2016)
- Examination in Public (Summer 2016)
- Adopt Plan (late 2016)

# Questions?