



Brentwood Local Development Plan  
Neighbourhood Consultation May-June 2011  
Final report, October 2011



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Brentwood Street consultation event,  
Saturday 7 May 2011



## LOCAL DEVELOPMENT PLAN NEIGHBOURHOOD CONSULTATION

What do you value most about  
your local neighbourhood?

What, if any, changes or improvements  
would you like to see in your local area?

*If it is necessary to consider development  
in the Green Belt where should this be?*

*How should we better  
conserve resources, be more  
energy efficient, and use  
greener forms of energy?*

How can we  
provide for  
more local  
jobs?

*Should access to open spaces  
facilities be improved, and to*

How important to you is the natural and  
historic built environment, and why?

*How many new houses should we  
plan for? and where should they go?  
who needs housing the most?*

How do we maintain the  
quality and attractiveness of  
Brentwood Town Centre?

Warley street consultation event,  
Tuesday 24 May 2011

# Executive summary

## Introduction

Brentwood Borough Council is preparing a new Local Development Plan. To inform the development of new planning policies the Council has undertaken a wide-ranging public consultation. As part of this process, and as a first step in taking localism forward in the borough, Urban Practitioners was commissioned to facilitate a series of 16 street consultation events and four stakeholder workshops.

These events took place during May and June 2011 with over 800 people taking time to visit street events and further groups attending workshops. Alongside this process the Council has undertaken a borough-wide questionnaire survey by post and online through the Council's website. This report presents findings from the consultation events. The findings of the questionnaire survey are set out in a separate report.

## Consultation process

Street consultation events were identified as a pro-active way of reaching people across the borough. A small marquee was specially created for the consultation with custom-made panels to advertise the presence of events and introduce key issues to visitors. The events were widely advertised to encourage people to attend, but by being on street in areas with high footfall the consultation team also managed to speak with many people who would not normally seek out planning consultations.

The consultation was launched on 7 May with an event on Brentwood High Street to coincide with the popular farmers market. A spread of morning, afternoon, evening and weekend events were undertaken to provide as many opportunities as possible for people to visit. Over 1,000 written comments were received through this process.

Stakeholder consultation events were held in Brentwood, Ingatestone and Shenfield and took the form of a placecheck workshop with local stakeholders. These provided an opportunity to consider the three main urban areas of the borough in greater detail and included walks around the local area as well as interactive workshops to consider key issues and priorities.

The Test and Review workshop at the conclusion of the programme provided an opportunity for local stakeholders to review the consultation data from each event and to identify any issues which they felt had been under-represented in the comments received. A workshop session then provided participants with the opportunity to provide their thoughts on the key messages which should inform the development of planning policy.

Consultation on the Strategic Housing Land Availability Assessment (SHLAA) areas formed part of the process. Consultation materials included detailed plans of the areas of land assessed as part of the SHLAA to enable people to accurately consider the suitability of housing in particular areas and provide informed comment.

## Key findings

This report records the extremely wide range of comments made during the course of the consultation events. These have been transcribed directly from written comments at each event and are presented in their entirety in this report, grouped into themes to aid analysis. A detailed breakdown of the key themes emerging from these comments is provided towards the end of section one of this report. Differences between comments from rural parts of the borough and those from urban areas are highlighted. Issues raised most frequently include the following:

- A recognition that affordable housing is needed in local areas, although this was often supported by a clear preference that this should be for local people;
- A general desire to protect local character. This included protection of the character of the built environment, the surrounding countryside and landscape including Green Belt, and a desire to avoid coalescence of existing settlements;
- A concern that infrastructure capacity is stretched. This is linked to preferences to limit new development or to only build where infrastructure exists to support it. Other people also noted a strong desire to see infrastructure delivery precede any development;
- A desire to see town centres thrive, with a good mix of shops and appropriate levels of parking. Residents in smaller centres are keen to maintain a core of local shops and facilities to make these communities sustainable;
- An understanding that the needs of young people in the area should to be considered, with suitable places and activities provided for them;
- A desire to see planning policy respond to the ageing population, particularly through housing which allows people to downsize whilst staying in the area thereby releasing larger family houses onto the market;
- A request that public transport provision should be improved in rural areas, and particularly the need for services to run at evening and weekends; and
- A desire to retain the Town Hall, although the presence of this as a significant issue can be attributed in part to the presence of a campaigner at several street events.

# Brentwood Borough

## Brentwood

What should we protect? What should we improve? How can we best plan for the future?

## We have

...



Map of Brentwood Borough with various colored lines and markers. Text on the map includes "Brentwood Borough", "Plan Consultation", and "March - Saturday 4 June 2011". There are several water bottles and promotional cans on the table. One can says "Join us to influence the future of Brentwood".

# 1. Introduction and key findings

## Introduction

Brentwood Borough Council is in the process of producing a new Local Development Plan. As required by planning policy regulations, and as part of the Council's commitment to engaging the public in developing planning policy, an extensive consultation exercise was undertaken in May and June 2011 to give people an opportunity to give their views and in turn provide an evidence base of comments and key issues identified by local people.

Rather than carry out a traditional arms-length consultation, members resolved to undertake a Borough-wide consultation with individual neighbourhoods, reflecting the new localism agenda. With this remit, Urban Practitioners was commissioned by Brentwood Borough Council to undertake a series of events around the borough to engage with local people and hear about the issues they felt should inform the development of planning policy for their area and the borough as a whole.

In all, 16 street consultation events were held, along with three placecheck stakeholder workshops and a test and review workshop. In addition, the council circulated a questionnaire to every household in the borough and created a web page providing information about the consultation and offering the opportunity to register comments online.

Pilgrims Hatch street consultation event, Saturday 4 June 2011

This report provides a comprehensive record of consultation events undertaken, and is structured in the following way:

### Section 1 - Introduction and key findings

This section of the report sets out the context for the consultation process, the various events which were undertaken, the process for assessing consultation inputs and key findings and conclusions.

### Section 2 - Street consultation events

This section provides a detailed record of all the comments made on a place-by-place basis, broken down into a series of themes.

### Section 3 - Stakeholder workshops

Section three of the report provides a comprehensive record of issues and opportunities identified during the placecheck workshops as well as the worksheets prepared by groups who took part in the final discussion sessions.

### Section 4 - Test and Review workshop

This section sets out the key conclusions prepared by participants at the Test and Review workshop.

### Section 5 - Strategic Housing Land Availability Assessment (SHLAA)

For ease of reference the SHLAA comments made at the various events have been aggregated and presented in numerical order.



Are you a local resident? Do you work in or visit this area regularly? Run a local business? Come along to an informal event to help shape the future of your neighbourhood. This is a drop in event. You do not need to book. Stay for as little or as long as you like.

<b>Brentwood</b> - High Street (outside M&S), CM14 4RH	<b>Sat 7 May</b> : 9.30am - 2.30pm
<b>South Weald</b> - Parish Hall, 85 London Road, CM14 4NP	<b>Wed 11 May</b> : 10.30am - 1.30pm
<b>Doddington</b> - Church Lane Shops, CM15 0NG	<b>Wed 11 May</b> : 3.30pm - 6.30pm
<b>Kelvedon Hatch</b> - Blackmore Road Shops, CM15 0AZ	<b>Tues 17 May</b> : 10.30am - 1.30pm
<b>Stondon Massey</b> - Bricklayer's Arms, Ongar Road, CM15 0EQ	<b>Tues 17 May</b> : 4.30pm - 7.30pm
<b>Ingatestone</b> - Parish Church, High Street, CM4 9DU	<b>Thur 19 May</b> : 10.30am - 1.30pm
<b>Shenfield</b> - Hutton Road (by the library), CM15 8JD	<b>Sat 21 May</b> : 9.30am - 12.30pm
<b>Warley</b> - Keys Shopping Centre, Eagle Way, CM13 3BP	<b>Tues 24 May</b> : 10.30am - 1.30pm
<b>Navestock</b> - Village Hall, Navestock Side, CM14 5SD	<b>Tues 24 May</b> : 4.30pm - 7.30pm
<b>Mountnessing</b> - Village Hall, Roman Road, CM15 0UG	<b>Thur 26 May</b> : 10.30am - 1.30pm
<b>Herongate</b> - Cricket Green, Brentwood Road, CM13 3NY	<b>Thur 26 May</b> : 3.30pm - 6.30pm
<b>Blackmore</b> - Village Green, CM4 0RT	<b>Sat 4 June</b> : 9.30am - 12.30pm
<b>Pilgrims Hatch</b> - Harewood Road Shops, CM15 9PD	<b>Sat 4 June</b> : 2.30pm - 5.30pm
<b>Brentwood</b> - Community Centre, Knight's Way, CM13 2AZ	<b>Sun 5 June</b> : 9.30am - 12.30pm
<b>Hutton</b> - Parish Hall, Rayleigh Road, CM13 1LZ	<b>Thur 9 June</b> : 10.30am - 1.30pm
<b>West Horndon</b> - Village Hall, Station Road, CM13 3NJ	<b>Thur 9 June</b> : 4.30pm - 7.30pm

These events are all outdoors so may be subject to change if we have bad weather. For further information please call the Planning Policy Team on 01277 312 610 or e-mail [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk)



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

## Local Planning Framework

Brentwood's adopted local plan is the Brentwood Replacement Local Plan, adopted by the Council in August 2005. The Planning and Compulsory Purchase Act 2004 requires all local planning authorities to prepare new planning frameworks, to replace Local Plans, and allowed for existing policies to be temporarily saved, subject to the Secretary of State's approval, until new policies are in place. In light of changing national planning priorities, rather than prepare separate Core Strategy, development management and site allocations documents, Brentwood Council has

decided to bring these elements together into a single Local Plan.

The Council consulted on Issues and Options for the Core Strategy in November 2009. This sought views on a vision, strategic objectives and spatial options. The most popular spatial option for Brentwood was to focus growth in and around Brentwood town. Strong support was shown for the proposed objectives, in particular, preserving the natural and historic environment, biodiversity and visual character of Brentwood, suggesting strong community priority is placed upon the

preservation of Brentwood's natural and built assets.

The consultation process which is the subject of this report, was undertaken in May and June 2011. The methodology employed was designed to reach as wide an audience as possible, including people who would not normally take part in planning consultations, and in turn provide a wide range of information and comments from local people as part of the evidence base for the new Local Development Plan.

## Implications of the Localism Bill

The Coalition Government proposes to overhaul the current planning system with the aim of creating a system which empowers local people to shape their local environment. The Localism Bill was published on 13th December. Key proposals of the Bill are:

- To require local authorities to engage constructively on an ongoing basis when preparing Development Plan Documents;
- To give the right to local community groups to initiate a process to create a neighbourhood development order which would allow for particular types of development in the neighbourhood areas;
- To allow for community groups to instigate a process for requiring local authorities to produce a Neighbourhood Development Plan, which set out local policies for their area; and
- To enable community groups to propose a right to build order to allow for a specific development in their area to be granted planning permission without the need for a planning application providing certain safeguards are met.

It is anticipated that these powers will be available to parish councils or where a local group/organisation applies to be the designated neighbourhood forum and then the proposals achieve over 50% of positive votes in a neighbourhood referendum and have been



successfully independently examined. The Bill sets out a duty to co-operate in terms of sustainable development between the local planning authority, neighbouring authorities and prescribed stakeholders to engage constructively on an ongoing basis when preparing their development plans or other activities that support planning of development.

Alongside this, a new draft National Planning Policy Framework (NPPF) is being established as part of the draft Bill. The draft Framework includes a presumption in favour of sustainable development which states that "Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible and should:

- Prepare local plans on the basis that objectively assessed development needs should be met, and with sufficient flexibility to respond to rapid shifts in demand or other economic changes;
- Approve development proposals that accord with statutory plans without delay; and
- Grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date.

All of these policies should apply unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against policy objectives in the National Planning Policy Framework taken as a whole.

This has an important implication for policy making in Brentwood since it will be important that emerging local planning policies anticipate the National Planning Policy Framework in its final form.

Given this dynamic context it is important that the Council builds links with parishes, community and neighbourhood groups to ensure their closer involvement in the development of planning policy. This has the potential to establish a better sense of local influence on planning policy and create a context in which locally-driven neighbourhood plans are able to be produced, where local communities wish to take on this responsibility. This consultation process has been regarded as an important initial step in gathering specific comments and information about each of the settlement areas in the borough in preparation for this process.

## The local context

Brentwood town is the primary urban centre of Brentwood Borough and is located to the east of the M25, with the A1023 running through the town centre. However, the character of the wider borough is diverse, with suburban residential areas, rural villages and a substantial area of Green Belt including attractive parklands such as Thorndon Country Park and Weald Country Park.

Most of the borough is well connected, with the M25 easily accessible and the A12 running directly through. A direct train line from London Liverpool Street runs through the borough, with stations at Brentwood, Shenfield and Ingatestone whilst a further rail line runs along the southern edge of the borough, providing links into London from West Horndon. However, a number of smaller settlements rely on limited bus provision and private car access.

The main administrative body in the borough is the Borough Council itself. However, a number of significant services, including highways and education are handled by Essex County Council, whilst nine Parish Councils provide some local services outside the urban areas. There are nine Parishes as follows:

- Blackmore, Hook End and Wyatts Green;
- Doddinghurst;
- Herongate and Ingrave;
- Ingatestone and Fryerning;
- Kelvedon Hatch;

- Mountnessing;
- Navestock;
- Stondon Massey; and
- West Horndon.

As part of the consultation process a wide range of comments were received which straddle administrative boundaries. For example, a large number of comments related to the management of roads in the borough whilst at the other end of the spectrum many comments dealt with small scale issues which fall below the level which can be easily addressed through planning policy. However, these comments are helpful in building a holistic picture of issues that matter to local communities and so appear in full in this report. Other administrative bodies, organisations and individuals are encouraged to consider how the findings might relate to their areas of responsibility and interest.

## Consultation method

Brentwood Borough Council adopted a Statement of Community Involvement (SCI) in 2007. The SCI states that the Council is committed to developing new ways of involving local people in the planning and delivery of services and to consulting carefully, taking people's views into account. The diversity of the local community is recognised, and the importance of engaging with and involving identified target groups is noted. The Council also has an adopted Consultation Strategy (2003) which states that the Council will seek to:

- "Give clear information;
- Make the purpose of the exercise clear;
- Give enough time for people to be consulted;
- Consult people in a variety of ways and target "hard to reach" groups;
- Keep records of consultations, public responses and give feedback;
- Co-ordinate consultation;
- Help local people to be involved, and
- Monitor and evaluate consultation."

As part of the preparation of the SCI the Council consulted the local community to obtain their views on preferred methods of consultation. The consultation indicated a preference for more traditional means of consultation and participation – such as consultation letters, leaflets, displays and exhibitions, but there was a low level of consultation response therefore this view may not be reflective of the wider community.

The SCI notes the importance of ensuring consultation events are held at times and locations which are as convenient as possible for the target groups. The importance of using "plain English" in all communications was highlighted by local people, as well as ensuring that all communications were accessible to all sections of society. Use of email and local media were seen as positive ways to encourage community involvement.

The consultation which is the subject of this report responds to the SCI in the following ways:

**Give clear information** – Information on the consultation was designed to be as engaging and accessible as possible. In particular, the text was drafted to limit the use of technical terms where this could be achieved and widespread use was made of graphics. Clear information was provided on the consultation process with consultation events widely advertised including three leaflet drops to all households in the borough and publicity through the local press (three Borough newspapers and parish newsletters) and Council website. Finally, a diagram displayed as part of the exhibition showed how the consultation linked to wider timescales for the Local Development Plan.

**Make the purpose of the exercise clear** – The exhibition and accompanying questionnaire clearly set out the role of the consultation and its place within the wider process.

**Give enough time for people to be consulted** – The programme for the street events ran from 7 May to 20 June, with a range of opportunities for people to visit a convenient event.

**Consult people in a variety of ways and target "hard to reach" groups** – The street consultation events were seen as a key component in the process to enable the council to consult with people who would not normally choose to engage with planning consultation. To achieve this, locations and times for street events were chosen to maximise footfall and the team staffing the events were pro-active in engaging passers-by in conversation about their areas. The consultation process also offered a series of more formal events aimed at engaged local stakeholders. It should also be noted that this consultation project was complementary to the wider process of consultation questionnaires and on-line consultation which is reported as a separate exercise.

**Keep records of consultations, public responses and give feedback** – This report provides a comprehensive report of the consultation undertaken.

**Co-ordinate consultation** – Given the bespoke nature of the consultation process, it was not possible in the timescales to coordinate this consultation process with any others also being undertaken by the council. However, efforts were made to coordinate the consultation with events such as Brentwood Farmers Market, Ingrave

Community Market and other activities to promote access by local people.

**Help local people to be involved** – The spread of events around the borough and the open nature of the consultation format was designed to make it as easy as possible to engage. Staff at all of the events also spent time with people discussing key issues and helping to explain the planning policy principles which would affect decision making.

**Monitor and evaluate consultation** – As part of the Test and Review workshop a feedback exercise was undertaken. This noted that people were broadly very satisfied with the events which had been held and more detail on this can be found below.

Participants at the Test and Review workshop, Thursday 16 June 2011



## Consultation events

### Street consultation

A key aim of the consultation process was to reach a wide range of people across the borough, both in the urban centres, but also in the smaller communities and more rural areas. Whilst public meetings or exhibitions in public venues are regarded as one way to achieve this it was felt that this may discourage some from attending, and that others might not go out of their way to seek out the consultation.

To overcome this perception, Urban Practitioners devised an approach which was designed to take the consultation out onto the street. This was identified as a good way of reaching out to the various communities around Brentwood, particularly trying to provide people who would not normally engage with planning consultations with a chance to share their thoughts.

The street consultation centred around a portable marquee with panels specially printed to advertise the consultation in a lively, engaging manner and to provide information on the purpose, process and content of the consultation.

The outside of the marquee carried the branding developed for the project to create a strong visible presence on the street. It also included information on the various dates and locations for the consultation events which took place around the borough.

The inside of the marquee featured two panels at each event. The first of these was common to all events, and provided a short text introduction

to the consultation and context along with text and graphics to set out the key planning themes and issues to define the scope of the Local Development Plan. The second panel varied from place to place, with a set of four detailed maps of specific areas of the borough used to provide information on the key planning and conservation issues.

Display panels provided a timeline for the process of developing the Local Development Plan with key milestones. This set out the present consultation in the context of previous work undertaken to date and anticipated future timescales for further consultation, examination and adoption.

Along with the marquee and display, a series of detailed local area maps prepared for each event provided a building-by-building level of detail for the specific location. This was accompanied by a series of maps showing the areas of land identified in the Strategic Housing Land Availability Assessment (SHLAA) as potentially suitable for new housing, to a high level of detail, with areas colour coded to indicate greenfield or brownfield land and numbered for ease of reference. Consultees were encouraged to use these numbers when registering their comments. Finally, a series of factsheets provided more detail about key topics for discussion.

Plan showing the location of the street consultation events

**Stondon Massey** Bricklayer's Arms - Tuesday 17 May .....

**Doddinghurst** Church Lane Shops - Wednesday 11 May .....

**Kelvedon Hatch** Blackmore Road Shops - Tuesday 17 May .....

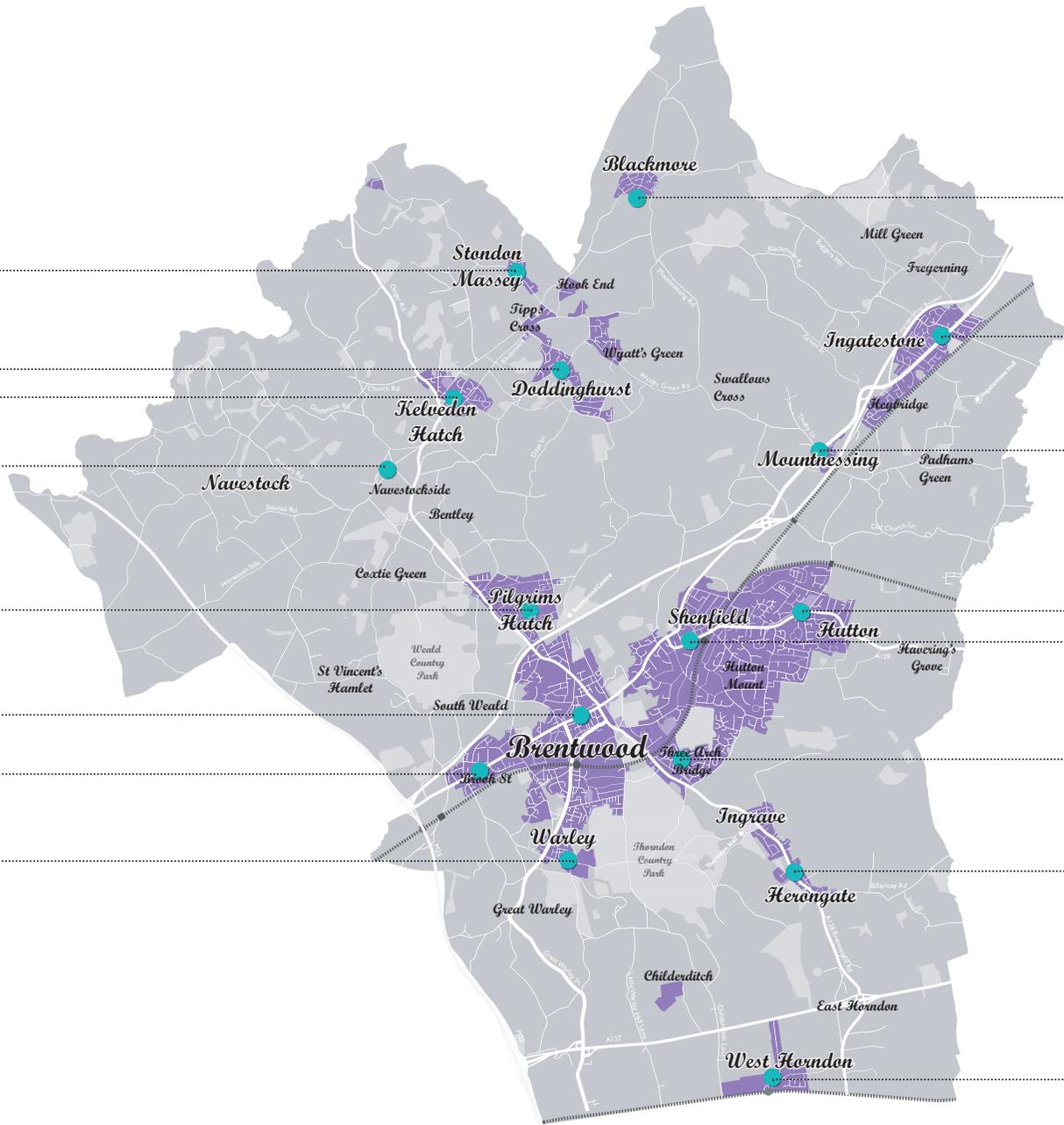
**Navestock** Village Hall - Tuesday 24 May .....

**Pilgrims Hatch** Harewood Road Shops - Saturday 4 June .....

**Brentwood** High Street - Saturday 7 May .....

**South Weald** Parish Hall - Wednesday 11 May .....

**Warley** Keys Hall - Tuesday 24 May .....



**Blackmore** Village Green - Saturday 4 June

**Ingatestone** High Street - Thursday 19 May

**Mountnessing** Village Hall - Thursday 26 May

**Hutton** Parish Hall - Thursday 9 June

**Shenfield** Hutton Road - Saturday 21 May

**Brentwood** Knight's Way Community Centre - Sunday 5 June

**Herongate** Cricket Green - Monday 20 June

**West Horndon** Village Hall - Thursday 9 June

Each event was staffed by a team comprising representatives from both Brentwood Borough Council and Urban Practitioners.

A careful approach was taken to the selection of locations, dates and times to maximise the potential access for people who wished to attend a consultation event. The number of events was set to ensure allow for at least one event in each parish and ward. Locations were identified to maximise visitor numbers while achieving an even geographic distribution, thereby minimising the distance participants would need to travel. This was principally achieved through choosing a location which would maximise both visibility and tap into existing footfall to local shops and community destinations. In this way we hoped to ensure that as well as those planning a visit to the consultation event, we would, and as turned out to be the case, did, attract many more casual visitors who would not normally take time out to engage with planning consultation. As a result of taking this approach the average age of participants was significantly younger and more representative of the population as a whole than one would normally expect for a development plan consultation.

The times and days of the week for events was based on a wide spread, again with the aim of maximising access. Of the sixteen events undertaken, four were on Saturdays, one was on a Sunday and four were on weekday evenings. The mix of evening and weekend events was spread around the borough with the aim of

giving people the best chance that an event near them would be at a convenient time. The draft programme of events was reviewed in advance by Council Members.

The events were initially advertised with a flyer sent to all households in early April and a subsequent mailshot of the questionnaires in late April/early May which provided a further reminder of the event details.

In addition to this, posters were provided for display in local areas by Parish Councils and in local shops and the events were advertised in the local press and on the council website.

Of the planned dates, one was affected by the weather to the point where it had to be cancelled. A The Herongate event was affected by heavy rain and so was re-scheduled for 20 June. The re-scheduled event was advertised with leaflet drops and posters in the local area and was well attended.

At the events, people were invited to register their comments on any issues they felt related to planning policy in the borough. These were recorded on post-it notes which were stuck to the table display sheet and people were either free to write their own comments or request that members of the consultation team do so on their behalf.

In total over 1,000 comments were recorded through the street consultation events. In many instances comments were recorded which go beyond the remit of the borough's planning policy. These are included in the transcribed comments

at the end of this report and may prove useful to other bodies such as Parish Councils or the highways team at Essex County Council.

At the request of Members, a comments box was also provided for anyone who had prepared written comments in advance.

Several events were attended by a protestor who encouraged people to comment on the future of Brentwood Town Hall. Related comments are recorded as part of the transcript, and it is clearly evident at which events the protest was staged.



Over 1,000 visitors  
Seventeen members of staff

**16 events**

One marquee

Two tables

Three chairs

Seven display panels

16 worksheets

16 local area maps

Two books containing maps of Borough planning designations

One set of detailed laminated SHLAA maps

Ingatestone street consultation event  
outside the Parish Church

## Key local issues

The materials prepared for the consultation exhibition included an introduction to the significant local planning issues for the Borough. A series of fact sheets were prepared and made available at the exhibition, whilst the following text was used in the exhibition to provide people with an introduction to key planning issues:

### Housing and land supply

- A draft review of the Regional Plan, which is to be abolished, proposed some 170 homes a year in the Borough between 2011-2031
- To meet needs, almost all new housing would need to be affordable, but development viability would suggest a third of new development should be affordable housing. Around half should be one and two bedroom homes.
- A quarter of the Borough's households are pensioners
- The Borough has close to 32,000 homes
- The number of households in the Borough is projected to rise by 22% between 2011 and 2031. Single person households are expected to account for 50% of this increase
- Previously developed land can meet housing needs to 2020, but we may need to review Green Belt land for housing after 2020

### Shopping and local centres

- The Borough's shopping areas are coping relatively well in the economic downturn with vacancy rates of 8%, compared to 13% nationally
- Brentwood's four main shopping centres, Brentwood, Ingatestone, Shenfield and Warley Hill, are well used by the local and key to the local economy providing jobs
- Redevelopment at William Hunter Way car park in Brentwood town will create a major new shopping and leisure destination
- Brentwood Town Centre is performing well and is an attractive, popular destination
- The Borough's 19 local parades provide a vital local service
- Brentwood will need to maintain its distinctive offer and broad range of shops to continue to attract shoppers and visitors

### Employment and local economy

- Half of Brentwood's resident workers commute outside of the Borough for work, with many local jobs, particularly unskilled, filled by workers from outside the Borough
- Brentwood Borough provides over 30,000 jobs
- New employment and business opportunities need to be provided in a range of locations with good public transport access
- Brentwood is very entrepreneurial, with high numbers of self-employment and small businesses, and new businesses start-ups
- Unemployment has risen but remains below the national average

### **Built and natural heritage**

- The Borough benefits from significant natural and built heritage assets, which need to be conserved, protected and enhanced
- There are three Sites of Special Scientific Interest at Cutis Mill Green, Thorndon Park and The Coppice, Kelvedon Hatch and a Local Nature Reserve at Hutton Country Park
- 137 Local Wildlife Sites are identified for their value as semi-natural habitats
- More than 500 Listed Buildings are protected for their historic and/or architectural significance
- 450 sites are of known archaeological interest of which twelve are scheduled ancient monuments.
- There are 13 Conservation Areas

### **Water cycle and flood risk**

- Good design and other measures, such as water conservation, can help manage flood risk
- River flooding is limited to areas adjacent to the watercourses. Surface water flooding is not extensive but a particular issue in places, e.g. parts of Ingatestone
- Focusing new homes in and around Brentwood Town will place less pressure on water resources
- Abberton reservoir can support new homes in the Borough
- Doddinghurst and Ingatestone waste water treatment works are at capacity. This limits the scope for development in the north of the Borough

### **Sport, leisure and tourism**

- The Borough's Green Belt provides access to extensive open countryside and 324 hectares of country parkland at South Weald and Thorndon
- Brentwood's position on the edge of London makes it an attractive location for visitors. Hotel accommodation has recently been increased with the Premier Inn on Kings Road.
- The Brentwood Centre is the focus for indoor sports and leisure facilities, hosting a variety of sports and cultural activities
- The Borough boasts a thriving arts scene, with the highest level of participation among adults in the arts in Essex. Over 70 arts organisations and societies deliver high quality arts events year round.

### **Travel and Transport**

- Brentwood has good road and rail connections - Crossrail will come to Brentwood and Shenfield in 2018
- Whilst 70% of employees live within 10 miles of their work place, 80% drive to work
- Bus use is low, with limited services in rural areas
- Car ownership is high with over 40% of homes in Brentwood having two or more cars
- We want to encourage more walking and cycling and use of public transport

## Placecheck workshops

To complement the street consultation events, three placecheck workshops were held for the key centres in the borough – Brentwood, Shenfield and Ingatestone. These events were designed to provide a more detailed focus on the key urban areas and to engage with more active stakeholders in a focussed way.

A wide range of local people were invited to attend the sessions and contribute their ideas, including representatives of local community groups, business and key public bodies.

The sessions took the form of a walking audit, taking place in three key stages. Firstly, groups were invited to go on short, planned walks, between them taking in the main areas and also key opportunity sites where possible on foot. Everyone was provided with a plan showing the area for the walk and given post-it notes to record their comments, identifying issues that exist at the present time and opportunities for improvement in the future. The walks lasted approximately one hour.

On returning to the venue the consultation team read out the comments received and displayed these on a large panel. The aim of this was to enable all the participants to share their comments on a non-attributable basis and for people to hear comments which had been raised during the walks rather than simply from their own walking group.

In the final session of workshops, participants were invited to work in small groups around a detailed plan of the area to review the comments which had been made and then to try to establish what they felt should be the key priorities in each case.

A full transcription of the comments made during the walking audit and a record of the worksheets from the groups has been included in this report.



Brentwood placecheck workshop discussion group

## Test and Review workshop



Given the anticipated complexity and detail of the responses from the street consultation and stakeholder events Urban Practitioners proposed a Test and Review workshop at the conclusion of the events as part of the preparation of the final consultation report.

The aim of the event was to provide local people with an opportunity to review the comments which had been made and assist the team in identifying the key conclusions which they felt should represent the outcomes of the report.

Participants were drawn from the mailing list used for the three placecheck events as well as other people who expressed an interest in attending. A number of Council Members also attended.

The event was conducted in three parts with the first session comprising a presentation of the consultation process and a summary of the key issues which had been prepared by the project team.

The second session allowed attendees to review in detail a full transcript of the comments which had been made. They were then asked whether they felt that the comments provide a full and complete understanding of the key issues for the location in question, and if not to add further comments which noted additional issues they were aware of. Secondly, we invited people to correct transcription errors in the comments

Test and review group considering the Ingatestone comments and key issues

where the project team had struggled to identify things such as local place names or street names from the handwritten comments. Finally, we invited comments on whether people felt that the summary of the key issues, provided on the worksheets, represented a fair and accurate reflection of comments made.

In the final session of the event, participants were invited to join discussion groups with the brief or establishing a vision and set of priorities which could inform the development of planning policy.

The outputs from the first session of the Test and Review workshop have been fed into the record of the street consultation events to present the information in an integrated manner. Corrections have been made to reflect annotations made by the consultees and where additional comments have been added to cover other issues these have been clearly identified as such in the written record of the event.

The final vision and priorities conclusions are also presented as part of this report.

## Evaluation of consultation

It is estimated that over 1,000 people attended the consultation events.

Informal feedback during and following events was generally positive.

At the conclusion of the test and review workshop participants were provided with a simple evaluation form to assess the effectiveness of the consultation process. Participants were asked to rate their satisfaction for the street events, stakeholder workshops and test and review workshop on a scale of one to ten and to indicate whether they would attend a similar event again, given the opportunity. They were also provided with an opportunity to provide written comments.

For the drop-in events, the average score was 8 out of 10. A small number of people felt the timing of the consultation was too soon after the election and that for the Pilgrim's Hatch area the location chosen may have limited comments to a particular area.

For the stakeholder events the average score was 8.6 out of 10 with no significant written comments.

The test and review meeting received an evaluation score of 8.7 out of 10. There were two positive comments noting that the event was well run; one comment noted that if the event had been in the evening it might have been possible to attract more people.

All those who completed an evaluation form said they would attend a similar event in the future if given the opportunity.

## SHLAA areas

As part of the process of developing the Local Development Plan, Brentwood Borough Council undertook a Call for Sites exercise, inviting people to identify areas of land which they felt might be suitable for residential development. Following an independent assessment by consultants (SHLAA), a list of sites was prepared for consultation. This list omitted those areas which were regarded as inappropriate. Assessment criteria excluded areas where development would have an adverse impact on existing protected areas, create coalescence between settlements or create isolated pockets of development divorced from transport links and services.

It was clearly noted to participants that land identified in the SHLAA and presented at the consultation were suggestions put forward for consideration, and not allocations, and overall included more housing capacity than would be needed to accommodate anticipated projected growth in housing numbers for the life of the Local Development Plan. The purpose of the consultation was to help to identify which areas people felt were most appropriate for development and, conversely, inappropriate.

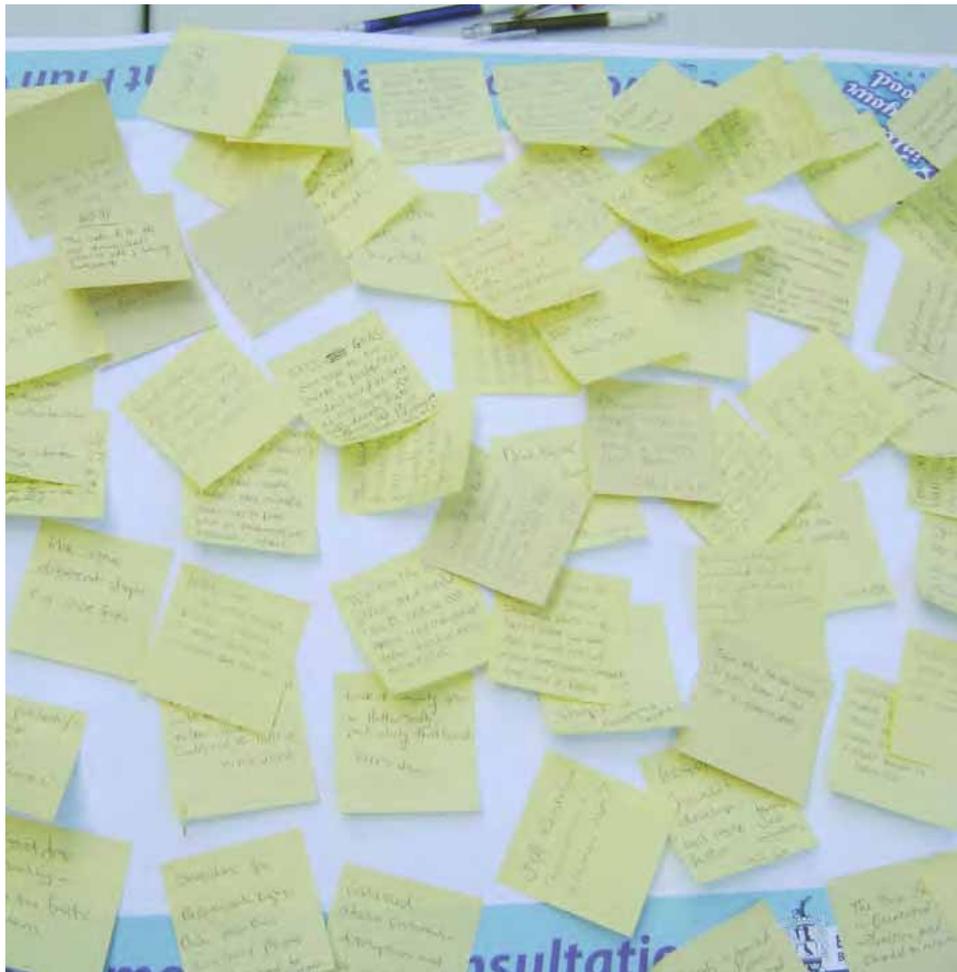
To assist with understanding of the SHLAA areas, they were mapped in detail on large scale plans and colour-coded to indicate the split between brownfield and greenfield land. Areas were given an individual reference number which assisted in recording comments in a clear and accurate way.

A key feature noted about the greenfield areas put forward for consideration in the SHLAA is that most are in the Green Belt which covers the majority of the borough not already developed as urban area. To aid understanding of this, the Green Belt boundary was clearly marked on the plans and it was made clear to participants that as part of the process a Green Belt review may also be required. It was also noted that for the areas identified, no particular detail had been ascribed to the areas in terms of scale, density, tenure or design of development which might be put forward at a later date.

Comments about the SHLAA areas are included in the comprehensive write-up of each of the relevant street events, providing a reflection of the geographic spread of the comments. However, given the particular nature of this issue, they have also been presented as an aggregated set of comments in section five of this report to aid evaluation.



Local people studying the SHLAA maps in Herongate



## Recording and analysing comments

Over 1,000 individual comments were recorded as part of the street consultation events along with a great many further comments made through the stakeholder workshops and the test and review workshop. Every effort has been made to record these as completely and accurately as possible and a detailed record is included in this report to permit interrogation of the baseline data from which we have drawn our conclusions.

In analysing the comments and identifying those issues which are perhaps more significant than others there is no pure numerical method to draw on. The events themselves varied significantly in the number of people who registered their comments, meaning that some issues might be regarded as having more weight due to the numbers of people who spoke about them.

The identification of key issues therefore stems initially from a numerical count of comments on a particular theme, but then also reflects the qualitative analysis of team members who staffed the events and their recollections of those issues and discussions which most attracted interest.

Within the transcript of the detailed comments, a number of headings have been created to group together comments around certain themes. These headings have not been pre-determined and reflect the key issues which have emerged through the consultation. In some cases, no comments were recorded in certain categories at particular events

Comments recorded at the Shenfield street consultation event

and where this is the case it has been clearly noted. The headings used are as follows:

- housing;
- community infrastructure;
- development;
- natural environment;
- highways and public realm;
- parking;
- public transport;
- town centres and shopping;
- business and industry; and
- SHLAA areas.

As noted above, where additional comments were made in the course of the Test and Review workshop these have been clearly noted as such for clarity.

A summary of the key issues is presented in the following pages, identifying the most significant from each event followed by a series of key conclusions for the rural and urban areas of the borough.



## 2 Summary of events and key issues



### Urban area events

#### Brentwood town centre event

Brentwood was the first street consultation event to take place and also the most high profile. The team was located on Brentwood High Street outside Marks and Spencer from 9.30am - 2.30pm on Saturday 7 May, adjacent to the popular Farmers' Market.

This event was by far the best attended of the series with over 250 people registering their comments. A key feature of this event is that whilst many of the smaller events feature comments relating solely or mainly to the specific area, those made at the Brentwood event cover a much wider geographical area and represent the views of people from across the borough.

#### Key issues:

- There is a general desire expressed for more affordable housing in the area with a particular emphasis on this being for local people;
- There were a large number of comments expressing a desire to keep the Town Hall building and either re-use it or refurbish it;
- There is a desire for free parking in the town centre, particularly short term parking for shoppers;
- There is demand for better bus services, particularly at evenings and weekends;
- People are keen to see local shops supported

and improvements to the evening economy in the area; and

- Objections to SHLAA areas G007 (land at Honeypot Lane, Brentwood), G008 (land off Doddinghurst Road, Pilgrim's Hatch) and G040 (land east of Running Waters and Hanging Hill Lane, Brentwood).

### Brentwood (south) event

A further Brentwood event was held on Sunday 5 June at the Knight's Way Community Centre to coincide with the Ingrave Community Market

#### Key issues:

- Parking was identified as a problem in the area. This is partly due to owners of older houses parking on street or on the verges. However, it also reflects the lack of dedicated parking at the community centre which spills over into the surrounding streets;
- Notable opposition was expressed to development on area G040 (land east of Running Waters and Hanging Hill Lane, Brentwood); and
- Empty shops in the local shopping parade are used for storage. This does not contribute to the vitality of the shopping parade and limits the opportunity for other shops.





### Brentwood stakeholder workshop

The Brentwood stakeholder workshop was held on Thursday 2 June, based in the United Reformed Church Building on New Road. This provided a convenient location for the first part of the session which comprised a series of guided walks around the town centre. Participants were asked to identify issues and opportunities and record these on post-it notes which were then reviewed and pasted up in the following session. The final part of the workshop involved people working in small groups around large scale plans of the town to share their ideas and identify priorities which should be considered in any planning policy.

The programme and walking route maps are provided here, as is a record of those who attended the event. Section three of this report provides a complete transcript of the issues and opportunities comments made as well as a photographic record of the worksheets from the groups.

#### Key issues:

- The future of some of the notable buildings including the Town Hall, Copfold House and the old Post Office is a significant concern - these are seen as important parts of the fabric of the town;
- There is a general desire to protect and enhance the historic character of the town;
- William Hunter Way is seen as a weak part of the town with opportunities for significant improvement;

- The former garage site on Ingrave Road is seen as an excellent development opportunity which will improve a gateway to the town;
- There is a desire to make the most of the small green spaces in the town centre;
- There is a perception that traffic and congestion has a negative impact on the character of the town centre and affects the quality of the pedestrian environment, particularly in the High Street; and
- There is a desire to see more leisure and community facilities in the town centre, particularly with a view of engaging young people.

### Ingatestone street event

The Ingatestone street event took place on the morning of Thursday 19 May from 10.30am to 1.30pm. The team was located on the main High Street outside the historic Parish Church. Approximately 50 people visited the stand to register their thoughts about the area.

Following the street consultation event in the morning the Ingatestone placecheck event was held in the afternoon of 19 May.

#### Key issues:

- There is a need for affordable housing in the area and particularly to provide sufficient starter homes;
- A Village Design Statement was produced by local people in recent years. There is a strong hope that this will be taken into account in generating new planning policy;
- The local bus service needs to be improved;
- Parking is a significant problem for Ingatestone, both due to the lack of overall provision, but also the narrowness of the main street and the issues which parked cars can cause - should a car park be developed in Bell Mead as has been discussed for some time? and

- It was generally considered that G020 (land at Parklands, High Street, Ingatestone) represents a reasonable housing site, but that this should provide affordable housing. By contrast, G101b is not regarded as suitable for housing due to the location adjacent to the main road.





### Ingatestone stakeholder event

The Ingatestone stakeholder consultation event was held at the Community Centre on the High Street on Thursday 19 May. It followed the same format as the Brentwood and Shenfield events, including a series of guided walks followed by structured workshops.

The walking routes included a review of the station area and the key SHLAA areas at the northern and southern ends of the town.

Section three of this report provides a complete transcript of the issues and opportunities comments made as well as a photographic record of the worksheets from the groups.

#### Key issues:

- The historic buildings in the town are highly valued there is a strong desire to protect the character of the area. It is hoped that the Ingatestone Village Design Statement, prepared by local residents, can be taken into account in considering any planning policy;
- There is a significant concern about the potential for gradual coalescence with Mountnessing and Margretting, particularly as the SHLAA areas appear to extend the urban envelope of Ingatestone along the High Street in either direction;
- The area of land between the A12 and the High Street/Wadden Chase was identified as a reasonable potential housing site although it has not been assessed in the SHLAA at present;
- There was a desire expressed for greater provision of sheltered housing in the town;
- There was a need identified for smaller, more affordable, new homes to provide opportunities for first time buyers. It was also recognised that this would enable older residents to down-size, releasing larger family houses onto the market;
- The town centre was identified as an area of vehicle and pedestrian conflict. The street and the pavements are very narrow and tight junction configurations make it difficult for traffic. However, this was recognised as a consequence of the historic fabric;
- Parking in the town is identified as an issue, with a desire to see the Bell Mead car park project delivered. Informal on-street parking is also recognised as a factor in creating traffic congestion and more traffic enforcement would be welcomed to limit this; and
- Options were sketched which showed the Anglo-European School moving to an edge-of-town site and releasing the existing site in the town for housing development. This was seen as a more palatable option than new housing on greenfield sites.

### Shenfield street event

The Shenfield street consultation event was held on the morning of Saturday 21 May. The stall was located in the main shopping area on Hutton Road close to the library to generate high footfall and around 60 people recorded their comments with the project team.

The Shenfield placecheck workshop was held in the afternoon of 21 May, following on from the street consultation.

As with the Brentwood street event, a campaigner was present encouraging people to object to the loss of the Town Hall. This is reflected in the notes recorded here.

#### Key issues:

- There is a need for smaller homes to provide space for first time buyers but also to allow people to downsize whilst staying in the area;
- A desire was expressed that the Town Hall building should be kept and re-used;
- There is a need to tackle parking in the area, including a desire for free parking and proper enforcement of illegal parking;
- Concerns were expressed about the potential impact of Crossrail on Shenfield;
- There is support to see a good range of local shops maintained; and
- Comments were made expressing a desire to preserve the old Post Office building in Brentwood.





### Shenfield stakeholder workshop

The Shenfield stakeholder consultation event was held on Saturday 21 May at the Friends Meeting House on Hutton Road in Shenfield. This followed on from the street consultation event which had taken place the same morning, further down the street close to the library.

The event followed the same format as the other two events, including an initial walking audit followed by a review of the issues and opportunities and then a final workshop session to identify key priorities.

Section three of this report provides a complete transcript of the issues and opportunities comments made as well as a photographic record of the worksheets from the groups.

#### Key issues:

- Traffic congestion is seen as a problem in the centre of town, particularly the impact of larger lorries;
- There was a desire expressed to see an increased provision of housing options for older people, including sheltered housing and retirement homes;
- A desire was expressed to see better provision made for cyclists, both in terms of cycle parking and routes;
- There are concerns about the number of vacant shop units in the town. This is coupled with a desire to see a good selection of independent businesses in the town centre;

- There were suggestions that the town centre would be more attractive to visitors and shoppers, and hence would provide more support to local businesses if more free parking could be made available and also if the time allowed for free parking could be extended to permit longer free trips; and
- There was a general desire expressed to limit the development of flats in the area, with a strong preference for family housing.

## Pilgrims Hatch

The Pilgrims Hatch street event was held on the afternoon of Saturday 4 June, following on from the morning event in Blackmore. It was located outside the Harewood Road shops and was visited by over 40 people during the course of the afternoon.

### Key issues:

- The bus service is generally regarded as good, with a high frequency providing access to and from Brentwood;
- Parking is a significant problem, both locally and in Brentwood town centre. In Pilgrims Hatch the main issue is that older houses were designed without parking and so many cars are parked on verges;
- It was noted that there are problems with anti-social behaviour - young people need more to do; and
- The local school has a poor reputation but is now performing well. Concern was expressed that if local people do not send their children to the school it could close due to low numbers, which would have a detrimental effect on the area.





## Hutton

The street event at Hutton took place on the morning of Thursday 9 June. The team was located outside the Parish Hall on Rayleigh Road, close to the local shops. Around 30 people attended.

### Key issues:

- The need for affordable housing for young people was clearly expressed. Along with this were calls for suitable housing to be provided to allow older people to downsize whilst remaining in the area, thereby releasing larger family houses to the market;
- There is a perception that the area lacks leisure facilities;
- Concern was expressed that for any new development an appropriate level of new infrastructure should be provided;
- Consultees were keen to protect the Green Belt; and
- There was a general weight of comments against the local SHLAA areas.

## Warley

The Warley event was held from 10.30am - 1.30pm on Tuesday 24 May. The stand was located alongside Keys Hall and local shops opposite the Ford offices on Eagle Way. Approximately 40 people visited the stand and recorded their thoughts.

### Key issues:

The local green spaces are greatly appreciated; A desire was expressed to improve cycle access provision into Brentwood with the inclusion of cycle lanes;

It was identified that investment is needed in the Keys Shopping Centre

A number of consultees noted that Ford provide a valued community service to their retired staff and are an appreciated part of the community; and

The future of Keys Hall was a noted topic of conversation.





## Rural area events

### Blackmore

The Blackmore street event was held on the village green on a sunny Saturday morning, starting at 9.30am and concluding at 12.30pm. It was well attended, with around 50 people visiting the stand and recording their comments.

#### Key issues:

- It was noted that the local library is much missed and the replacement mobile library is not able to offer the same level of service and choice;
- A desire was expressed to maintain the village character - some development may be appropriate provided it is in keeping with the rest of the area;
- There are parking restrictions in place around the shops, however these are widely ignored. A desire was expressed that these should be enforced or they should be removed;
- There is a desire for improved bus services, including bus connections to Shenfield to link with the station; and
- Site G070 (land south of Redrose lane, Blackmore) is generally seen as realistic, with potential for affordable housing.

## Doddinghurst

The street event in Doddinghurst was held outside the parade of shops on Church Lane, close to the church, school and playground and ran from 3.30pm to 6.30pm. This ensured a steady stream of visitors with approximately 60 people taking the time to register their comments with the team.

### Key issues:

- There is a perception that the area lacks facilities and activities for young people and that as a consequence there is a high incidence of anti-social behaviour;
- There is a desire to see improved public realm, particularly the introduction of footpaths in certain locations;
- Bus services in the area are regarded as poor, including options for weekend and evening service;
- The centre of the village is seen as weak and lacks focus;
- A number of comments were recorded about site G086 (land adjacent to St Margaret's Church, Doddinghurst) particularly noting that the access is poor and highlighting this as a safety concern; and
- There is a desire to see Doddinghurst remain as a village and resist any development which may cause coalescence with surrounding villages.





## Herongate

The Herongate street event had originally been planned for 26 May. However, it had to be cancelled due to bad weather and so was rearranged for Monday 20 June. The location remained unchanged with the stand erected on the corner of the cricket pitch facing onto Brentwood Road for maximum visibility.

The new event was publicised locally, including leaflet deliveries to local residents. This was a busy event and approximately 50 people came to register their comments, with a particularly large number of comments expressed about the SHLAA areas.

### Key issues:

- There is a need for retirement housing in the village to enable people to downsize and stay in the area;
- There was a significant number of comments expressed about the pieces of land assessed as part of the SHLAA, with a general opposition to local areas;
- There is a perception that the area lacks GP/ medical facilities within easy access; and
- There was a preference expressed to maintain local character and use local building materials.

## Kelvedon Hatch

The street event in Kelvedon Hatch took place from 10.30am to 1.30pm on Tuesday 17 May and was located outside the local convenience shop on Blackmore Road. It attracted an estimated attendance of approximately 40 people during that time.

### Key issues:

- There is a need for more affordable housing in the area, particularly rented accommodation;
- Access to the doctors surgery along Blackmore Road is poor. Provision is needed for pedestrians and there should be better public transport options;
- The area is well liked, and people don't want to see it change or lose its appeal;
- There was a desire expressed to see allotment plots made available;
- There is a general desire to see improvements to bus services, but also to have more information about the services made available to promote their use; and
- Responses were divided over local SHLAA areas, with no obvious conclusion possible.





### Mountnessing

The Mountnessing street consultation event took place outside the village hall on Thursday 26 May from 10.30am - 1.30pm. The weather was poor, including blustery conditions, which meant that the marquee sides were taken down for safety and only a small number of people attended.

#### Key issues:

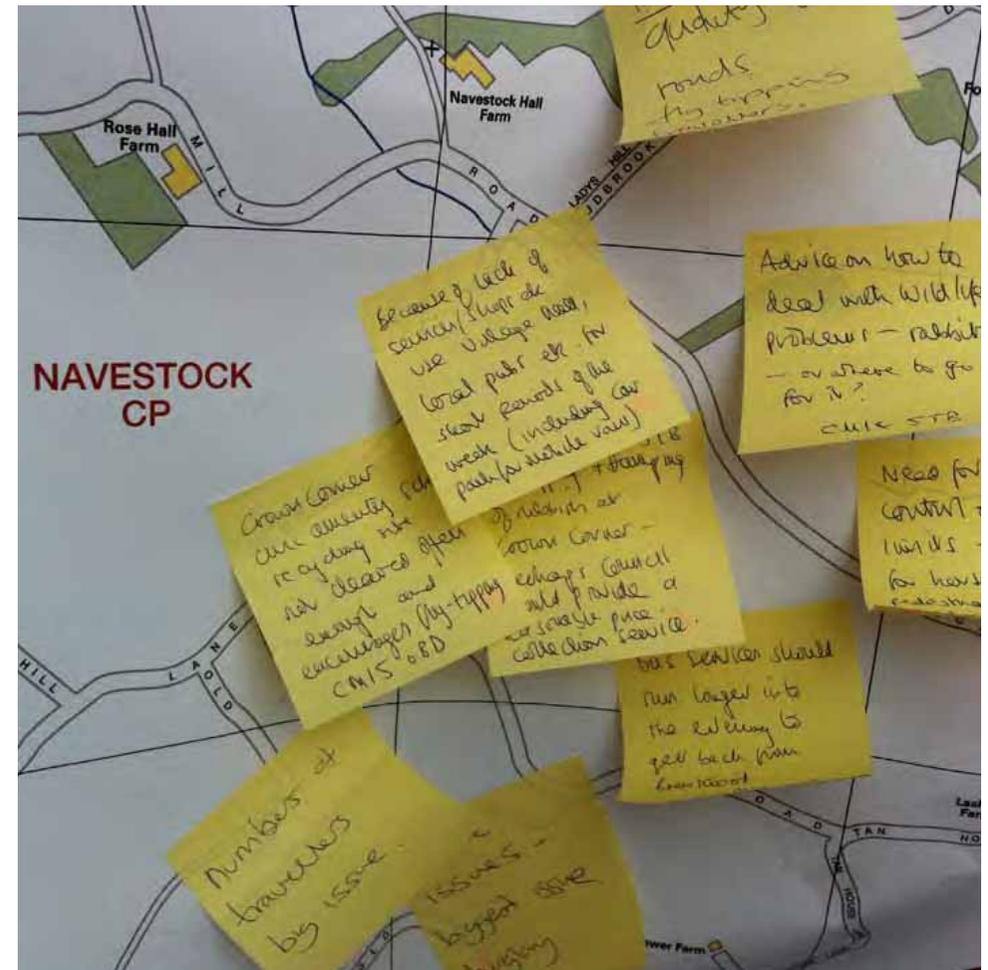
- Concerns were expressed about the amount of litter and the potential for a more pro-active stance on this;
- Speeding and poor driving in the village were identified as issues, along with people parking on verges; and
- There was a comment that too much housing will change local character - some existing examples in the area are not appropriate.

## Navestock

The Navestock event was held outside the Village Hall on Navestock Side. It was an early evening event running from 4.30pm - 7.30pm and attracted only around 10 people.

### Key issues:

- Concerns were expressed about fly-tipping of rubbish at Crown Corner;
- The presence of Travellers in the area is an issue;
- There is a need for bus services to run later into the evenings; and
- There are concerns about crime, particularly burglary.





### South Weald

The South Weald event was located outside the Parish Hall, on London Road, on Wednesday 11 May and ran through the morning and lunchtime. The event was visited by a relatively small number of people, and many of the comments received relate to highways issues.

#### Key issues:

- The most significant issue is that of speeding traffic and safety at key junctions, reflecting the fact that this is a major route into the borough from the M25;
- The parks and woodland in the area are valued;
- Parking at South Weald School at peak hours is regarded as a problem; and
- The perceived lack of planning enforcement is an issue.

## Stondon Massey

The street event in Stondon Massey was an early evening event from 4.30pm to 7.30pm. It was located overlooking the pond by the village pub and timed to fall immediately before the Parish Council meeting and to coincide with junior football practice. Approximately 30 people came to register their views.

### Key issues:

- A large number of people expressed a strong desire to see a local shop of some sort available in the village;
- There was a need expressed for small houses and key worker housing for local people;
- The desire was expressed that any new development should be sympathetic to local character; and
- Modern facilities for sport and recreation would be popular, perhaps in existing nearby halls.





## West Horndon

The street event in West Horndon was located outside the village hall at the junction of Thorndon Avenue and Station Road. It was an early evening event on Thursday 9 June which was timed to coincide with the presence of the fish and chip van - a significant local draw which greatly increased footfall. This was a lively event where some participants stayed for a considerable length of time to discuss planning and other local issues. Over 50 people attended the event.

### Key issues:

- There is a major concern about the impact of commercial vehicles on the village due to the adjacent trading estates. Proposals to provide alternative access would be welcomed;
- There was a significant debate around the two large pieces of land assessed for housing suitability in the SHLAA adjacent to the village, some support was noted;
- A key factor for any new development is the capacity of roads and village infrastructure;
- West Horndon is regarded as an attractive, safe community - there is a desire to keep the village character; and
- It was noted that the station is a benefit to the village, but that bus links to the wider area are also needed.

## Overview of key issues

The following diagram is presented as a very high level overview of the key issues which have emerged from the consultation process. This has been compiled by the consultant and officer team which collectively undertook the 20 events.

As noted previously, it is difficult to precisely quantify the many comments and issues against each other. Some issues expressed were significant in the context of a small meeting whilst others were mentioned by many more people, but could perhaps be conceived to have less weight if made in the context of a very well attended event where lots of other issues were raised.

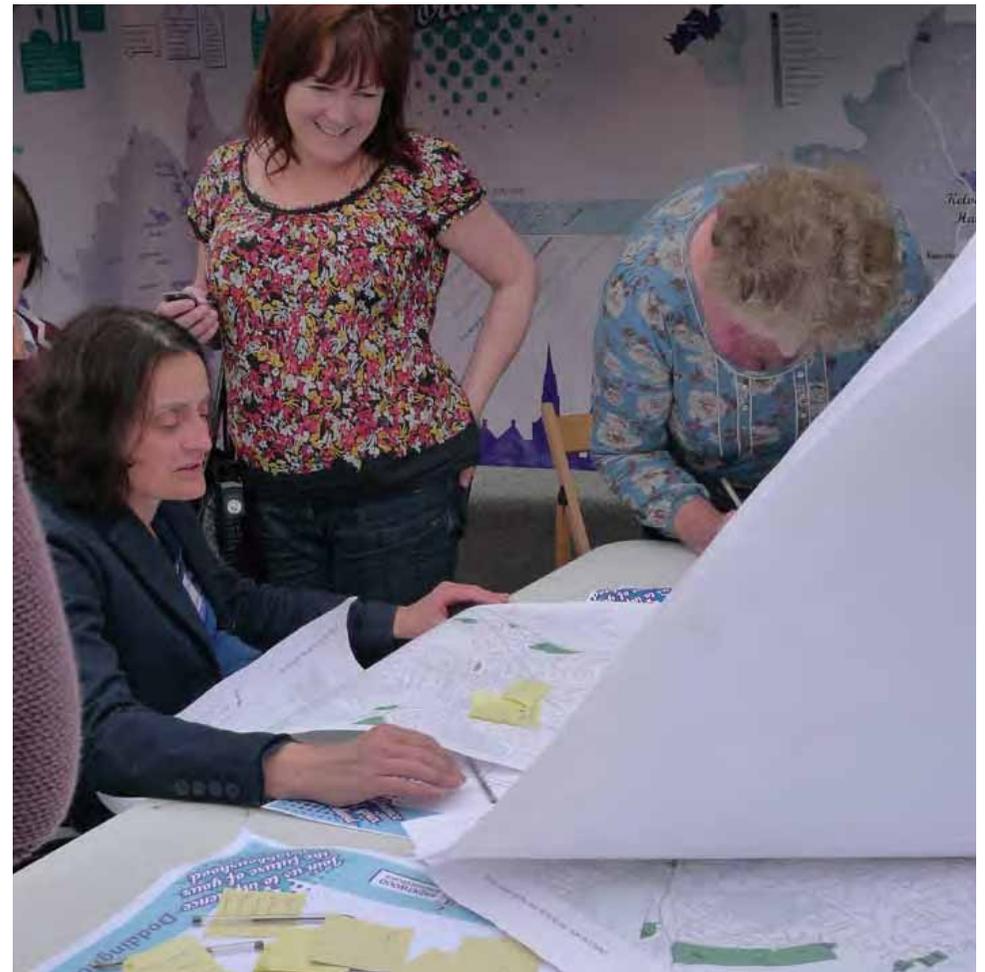
What should be noted is that some issues do clearly surface as recurring themes. Whilst a number of these are cross-cutting issues which concern people across the borough, a number of key themes can be identified which are more specifically related to either the rural or urban areas. This may assist in preparing planning policy which relates to the specific character and needs of the various parts of the borough.

It has also been noted that some variables can be said to have influenced the results. For example, the event in Brentwood Town Centre attracted a range of comments from a very wide area. Whilst this is helpful it perhaps dilutes the impact of comments made from a local perspective.

A further direct impact was the presence of a protestor at some of the events who, by displaying a placard and speaking with people as they approached the event, raised the profile of the

Town Hall debate and encouraged people to use the opportunity to campaign against loss of the building.

This summary, and all of the others presented in the report therefore has an element of subjectivity attached to it, and may continue to be a focus for debate as planning policy is drafted. It is for this reason that the clear and unedited sets of comments are included to permit further investigation and engagement.



## KEY URBAN ISSUES

There is a desire for more free parking to be available in town centres

Where parking restrictions exist they should be enforced

There are concerns about the unknown impact of Crossrail

There is a desire to see the Town Hall building retained

We need a mix of shops including independent businesses

## KEY BOROUGH-WIDE ISSUES

There is a need for affordable housing in the area and a strong preference for it to be provided for local people

Safe streets

The local road network is at capacity

Infrastructure should be improved to compensate for any new development

Retain and protect local character

There is a need for more facilities for young people

Provide smaller houses in Brentwood for first time buyers and older people who want to down-size whilst staying in the area

Brownfield sites should be developed before green-field sites

## KEY RURAL ISSUES

Better bus services for the rural areas, particularly at evenings and weekends

Avoid coalescence of existing villages

## Protect the Green Belt

Retain the village feel of smaller settlements

Ensure that villages have local shops and amenities

### 3. Stakeholder workshops

#### Brentwood

##### Introduction

The Brentwood stakeholder workshop was held on Thursday 2 June, based in the United Reformed Church Building on New Road. This provided a convenient location for the first part of the session which comprised a series of guided walks around the town centre. Participants were asked to identify issues and opportunities and record these on post-it notes which were then reviewed and pasted up in the following session. The final part of the workshop involved people working in small groups around large scale plans of the town to share their ideas and identify priorities which should be considered in any planning policy.

The programme and walking route maps are provided here, as is a record of those who attended the event. On the following pages a complete transcription of the issues and opportunities comments has been provided as well as a photographic record of the worksheets from the groups.

A summary of the key issues from this event is presented on page 25.



**Join us to influence the future of your neighbourhood**

**BRENTWOOD BOROUGH COUNCIL**

**BRENTWOOD NEIGHBOURHOOD CONSULTATION**  
Brentwood Stakeholder Workshop

**United Reformed Church, New Road, Brentwood CM14 4GD**  
**4.00pm - 6.30pm on Thursday 2 June 2011**

3.45pm Arrival and registration

4.00pm Welcome and introduction  
Steve Walker

4.10pm Walking tour

Refreshments

5.10pm Issues and opportunities workshop

5.30pm Priorities workshop

6.15pm Feedback

6.30pm Close



## BRENTWOOD NEIGHBOURHOOD CONSULTATION

Brentwood Stakeholder Workshop



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## Attendees

- Kim Anderson, Brentwood Borough Council
- Jean Bahurst, Wilkinson
- Mr. A. J. Bealey, Local resident
- Geoff Boyton, Brentwood Borough Council
- Heather Brialey, Local resident
- Amanda Calder, BNY Mellon
- Peter Cladingboel, Local resident
- Emma Clark, Essex Police (Brentwood Crime Reduction Officer)
- Eric Cooper, Highways Agency
- Phil Drane, Brentwood Borough Council
- Robert Flunder, Local resident
- Lucy Gill, Brentwood Borough Council
- Kate Gordon, Brentwood Borough Council
- Mr. Goult, Local resident
- Mrs. Goult, Local resident
- Joe Greenwell, Ford of Britain
- Judy Gull, Local resident
- Roberta Hall, Local resident
- Michael Hardy, Local resident
- Ann Hopwood, Local resident
- Cllr. David Kendall, Councillor (Pilgrims Hatch)
- Mark Levindon, Local resident
- Mary-Ann Lewis, Allies and Morrison Urban Practitioners
- Sarah Lines, Brentwood CAB
- Barrie Logan, CPREssex
- Yvonne Maguire, Kelvedon Hatch Parish Council
- Louise Mansfield, Allies and Morrison Urban Practitioners
- Mr. Kees Maxey, Brentwood United Reformed Church
- Cllr. Philip Mynott, Councillor (Brentwood North)
- Cllr. Ann Naylor, Councillor (Brizes and Doddinghurst)
- Diana Owen, Local resident
- Edward Pavitt, Local resident
- Cllr. Will Russell, Councillor (Brentwood West)
- M. Sahirad, Local resident
- Z. Sahirad, Local resident
- J. G. Simmons, Local resident
- Linda Skinner, Local resident
- Cllr. Mike Le Surf, Councillor (Brentwood South)
- Cllr. David Tee, Councillor (Warley)
- Tina Tickner, Brentwood Community Transport
- Steve Walker, Allies and Morrison Urban Practitioners
- Betty Weston, Local resident

## Issues

### Housing

- Property next to Bakers Court on Queens Road left derelict
- Kings Road/Chatan Way – Flats, nice design and green space opposite adjacent to OCE

### Community Infrastructure

- More 'market' days – have a specific area in town to host a weekly market
- Base – no identified play space for the amount of development. Chapel ruins – nice area to sit at home lunch etc
- Old House – opposite Wilson's Corner – resume use as a community centre because of its central location
- Church/Town Hall school area are our town's best asset, save our Town Hall
- Bay Tree Centre – utilise empty units. E.g. local artists – young musicians showcase – art displays
- Brentwood is lacking a drop in, a social centre for the elderly. Use old home
- Walk-in Heath centre in town
- Bay Tree Centre - More imaginative area around Chapel. Good space and traditional to have investment viable here

### Development

- Redevelop former garage sites and houses to north in a style suitable to environment. Redevelop area at end of Alfred Road to eliminate parking jumble
- Demolish Coptfold House. Redevelop frontages above Starbucks, O2, Chapman and Blakeley and side of building in

Moore's Place. Retime traffic lights between St. Helen's Mews and Ingrave Road

- Bakers Court Queen Road Residential development opportunity. And for the house adjacent. Suitable for small business, close to station and in bus route. Building ISV rundown
- Social services building. One car parking. Increase grass area and take out stumps behind Becket House/multi storey
- P.O. – need imagination! Residential with offices over
- Open Land no. 7 – King's Chase. In a rundown site, needs to be looked after
- Ingrave Road – small homes and garage site need development. Must have adequate parking. Small commercial development and parking??
- Bring Government and Gov's organisations together in Town Hall. E.g. Red Cross, Registrar, Community bus etc. This could free up houses for use as dwellings and help to retain the Town Hall
- Demolish Coptfold House and Bay Tree Centre to replace with something attractive
- Keep open space beside ruins and in front of Bay Tree Centre. Extend grass south towards shopping centre. More benches needed too
- Town Hall – internally redevelop, not demolish, and bring in other users from services and community
- Nice communal area chapel ruins for lunch. Chatham Way flat junction Kings Road and High Street good design. No information on information board!
- King 8 – good enterprise units. Old NU tool site office part undeveloped, in the process of deciding what to build, use as child's play

area

- Brentwood Borough Council board notice dying up by the station. It is not advertising anything
- Post Office site – Town Hall services? Chase Road all cars parking on front gardens, no green space, saving money, residents permit holders only. Empty plot for a house
- Too many lost opportunities – bad decisions already made (William Hunter Way, Rosebury / Krisp Units) or about to be made (Town Hall)
- Keep the Town Hall – sell Coptfold clinic to pay for regenerations
- Coptfold House should be put to a good use activity sale
- Beckett House good example of redevelopment
- No more gated developments – not in keeping with most of Brentwood, e.g. like top of Queens Rd near council offices
- Old House, what plans? Please reinstate the original use. Save our Town Hall
- Motorbike sites – building in Crown Street – ideal for development
- Move Community bus office to Town Hall – let Pepperal House at commercial rent
- Town Hall must be kept
- No letterbox at Phoenix Radio and have never seen anyone there, how does anyone contact them?
- Crown Street should not take through traffic, Crown Street, on corner with Harts Street, change to make at nice shops. Stop traffic; make a pedestrian area – feasible
- Create a green centre, "The green" and two-storey car park, tennis courts etc
- Listening to residents and retailers (as in this

process) rather than ignoring them

- "Queens Road" sign – what has happened to it (or the nursery)
- Vacant unit opposite school. – residential use very close to road!! – commercial use, parking issues! – Impact on nursery adjacent to site. Garages adjacent to 34 Queen Road look vacant potential development site
- Multi storey car park – Visual needs re-emphasising – paint? Tree landscaping?
- Car park – social services. New flats by car park, shabby, increase grass area

### Natural Environment

- For every new development, make sure developer plant a tree
- Shenfield Common – keep it as it is – it is well used and just perfect. Perhaps give the conservators a grant to assist them looking after the trees and park (or pond?)
- Green / open space by Coptfold Road multi-storey, Bay Tree Centre (owned by United Reformed Church?) – could be used for small events
- Green space outside United Reform Church is a good amenity and well used. Should be well maintained
- Trees in lower part of Crown Street are attractive and soften area
- Encourage new building or refurbishment, or maintenance in conservation area of quality befitting conservation area
- High Street – more trees needed from Starbuck's to St. Thomas' ruins
- Station – Need a couple of trees

## Highways and Public Realm

- Ban all plastic ventilation covers on building fronting on to streets
- Access to multi storey car park from Crown Street needs to be looked at
- Pavement repair outside RAJ Jeas takeaway in Kings Road
- Look forward to toilet refurbishing in High Street
- Land next to William Hill Road. Rubbish left in space needs tidying up
- Paving by multi storey car park broken up, needs repaving
- Road markings in Crown Street junction with Queens Road need redoing
- Wilson Corner - Road markings need repainting especially 'spots'
- Put in the promised crossing Ongar Road/Sainsbury's
- Pedestrianise Crown Street (2)
- Bollards knock down on pavement at mini roundabout street, Wharf Road and Chase Road
- Sawyers Hall Lane - no right to turn at junction with Shenfield road is a good idea - so long as forewarned by signage further down the road
- Square outside WHSmith (Chapel ruins) needs refocus. St Thomas Road - no (kerbs on part) - good, for pedestrians. High Street too variable surfacing road, pavement no consistency slippery when wet
- Make Crown Street completely traffic free
- Too many ugly grey buildings in the High Street
- Ingrave Road, vista should be maintained
- Put small block at Kings Road, High Street junction

- Reinstatement White Hart sign as it is of historic importance

## Parking

- Making the council car parks comply with the safer parking scheme (like the NCP at Crown Street) therefore reducing risk of car theft
- If new development at William Hunter Way goes ahead it could mean better transport routes in and out of Brentwood
- Post Office site - Town Hall services? Chase Road all cars parking on front gardens, no green space, saving money, residents permit holders only. Empty plot for a house
- William Hunter Way - redo all car park and back land of High Street as one integrated plan - smaller units and housing/green areas
- Are you going to put in any electric car plug in point in Brentwood/cycle hire? Shared car service?
- Keep and extend half hour parking area in Cathedral Place to other roads - not enough free short term stay parking in Brentwood, Shenfield seems to have more?
- End of Park Street space for square cafe / market area. Should extend character of Crown Street to High Street. High Street character variables - a lot of clutter
- Use the BT London Road car park while William Hunter Way site being built?
- To keep shops, have 1 hr free parking as in Shenfield
- Town Hall, should be retained and openness of the car park area is important

## Public Transport

- Install shared cycle/pedestrian paths across Shenfield Common. Put cycle parking facilities in High Street. Should help to reduce motor traffic

## Town Centre and Shopping

- Do not allow any more eateries/bars/cafe's and takeaways in the High Street as the original market town feel of the High Street has been steadily eroded, does not feel safe or pleasant to eat out in Brentwood on a Friday or Saturday
- Outside Murphy's Sports Bar, parking areas in a very poor condition. Whole area looks in a bad way compared to the High Street
- Old Peugeot garage - what about a market place here instead?
- Argos facade hideous concrete. Reduce signs of most shop signages - give High Street old worlds feel - insist on traditional style
- Crown Street now works as small retail units - repeat in parts elsewhere
- Restore clock in High Street
- Any alterations to be either traditional render or red brick, not plastic or concrete
- Put a coin charge on Sainsbury/M&S trolleys to keep them on the shop site
- Invite local children to make paintings/murals to put in windows of empty shops
- Too many eating places instead of school
- Baytree empty units not attractive - could these be used for community use meanwhile. Cuts, the Baytree space good for alternative use but limited. Perhaps we need more space for shopping on the High Street?

- Opportunity to pedestrianise High Street at weekends? And art, increase tourism?
- Lots of space at Wilson corner end at High Street, by Pizza Express - not used enough. Shenfield Common, opportunity for green tracking for wheelchair users
- High Street - M&S building and Argos building both look horrid. If the opportunity arises these buildings could improve the town
- Limit out of town shopping centres, to encourage growth of existing in town shops
- Ropers Yard - good. Put office building to use, listing
- "Queens Road" sign - what has happened to it (or the nursery)? Houses at end of car park - ok. Tunnel enter road for Station. (rest of text unreadable)

## Business and Industry

- No comments noted

## Opportunities

### Housing

- Redevelop Copfold House (county site) housing?
- Stop houses being taken out of use and becoming dental surgeries/commercial/offices
- Houses/flats on east side of common (near traffic lights) alongside Ingrave Road are ideal – modern development but not too high – red brickwork looks traditional – wonderful gateway to town
- Suitable affordable homes – in sense everything new is flats and people don't want them – encourage older people to vacate affordable houses by building more suitable homes for older people who are still fond of gardening etc
- Houses used for commercial use

### Community Infrastructure

- Open chapel ruins site
- High Street effecting changes from Primary to Secondary at Leram Street
- We need more community facilities, we need an arts centre!
- We need a cinema but not what goes with it
- Great to have a cinema, but why so many other buildings?
- Brentwood private school – recent development not in keeping with character of older buildings
- Lots of identity i.e. White Hart historic pub
- We need the Town Hall – refurbish, not rebuild. Make it accessible. The old Town Hall had a dancehall and was used for functions. The existing one has the Council chamber that allows contact with human beings when problems arise. Cinema

development too big – was not the original plan – which was approved by the public

### Development

- Sainsbury's car park act as more back land, ugly development
- Brentwood station bad 1st impression of the town. Car parking – increased pressure on stores in town Centre. Damaged bollard at Crown Street / High Street junction
- Town Hall, remove extension. Keep as much facades as possible
- Must keep disabled toilet – as well as changing – places facility
- Sympathetic re-development, too many by Ingrave Road
- Tree and flower bed in Lion and Lamb Court bus been removed
- Ropers Yard excellent. Crown Street, excellent paving, pollard, and appearance.
- Keep Town Hall
- Nice direction sign post to Crown Street
- Court House Clinic – keep facade. St Thomas ruins – don't allow it to be obscured. Extend grassy area still further
- Keep facade of Pepperal house (resume use as visitor centre). Keep facade of post office/ +Halifax building SCC
- Maintain Library, Green spaces between URC and Multi storey, Court House Clinic and The Beckett ruin site
- I. Post office on upper level WHS is not suitable. O. By Tree Centre well kept and clean needs more tenants
- I. Very sad info centre closed and building not being used
- I like Ingrave road, Wilson's Corner to Shenfield Common. Try to bring rest of

- Brentwood up to best standard
- Gardens next 34 Queen Road empty. Parking maybe? Derelict house wasted neighbours requesting traffic calming measures on road
- Reinstate the White Hart sign at Sugar Fleet. (Historic place)
- Queens's Road. Pavement not suitable for wheelchair. Vacant unit development site. Dangerous road for family with young children. If commercial parking?
- Council notice, boards empty across town! Land next to No7 Kings Chase used as parking lets area down
- Motor bike shop at Crown Street lets area down. Parking outside bakers on High Street could be used for disabled. Road signs around Brentwood need to be kept clean and tidy
- BBC notice board St Field at Brentwood station. No information!! No notices in information sign at Heritage area. Post Office site re development as Community Centre
- Doones Taxi site on William Hunter Way (opposite Sainsbury's- What's happening to the site? Could be potential for redevelopment
- Save our Town Hall. Refurbish not redevelop!
- Social service building. St James Road bad condition. Station entrance poor. Houses on car park? Noise and dirt from trains, what about car parking, mixed use is better
- Derelict building down Queens's road lets the area down. Spaces too small in multi-storey?
- Town Hall to stay
- Keep the Town Hall! (Once it's gone it's

- gone forever!!)
- Copfold Road multi storey car park – dreadfully dull architecture. Same for Sainsbury's multi storey!
- Clear Road signs. Information board require information
- Weeds in flowerbeds near United Reformed Church – please remove
- General – half term but lack of people, why? Wharf Road – need to remove kerbs make it shared space vehicles and kids and people
- Green walk – With all the plans for Cinema and Town Hall not in progress there is the opportunity NOT to ignore public opinion. We do not need a PFI. Town hall – look what has happened in the NHS. We already have a suitable building that can be refurbished
- "Big enough to deliver, small enough to care" is a principle that could be exerted from the council to developments in the town
- Town Hall nice – iconic building. What is happening with old Peugeot Garage? Shenfield very attractive
- Copfold House – looks a bit of an eye sore – what is happening with it? Back at Baytree and the centre itself. Green space very attractive
- Ingrave Road – Development opposite the Common on the east side must be well designed and not over developed
- Sugar Hut publicity not good for Brentwood
- Ingrave Road to be developed. Derelict Honars Corner, Shenfield Common to come down
- Weald Road / London Road / High Street corner site – what will be built?
- William Hunter Way not attractive – how

- will it tie in with new proposals
- Crown Street – Hanover House appears empty
- Neglected upper storeys of new street buildings
- Utility work made in High Street, pavements not reusing paving materials.
- Ugly car park, ugly flats in Queens Road (rest of text unreadable)
- Let of High Street buildings, architecture has become worse. Mixed with garden and lovely buildings

### Natural Environment

- Green area behind church. Cycle racks would be handy near toilets and church
- Park at rear of Church needs make over
- Garden needs attention by multi storey car park (2)
- Chase Road – all gardens hardened – drainage issue. Lack of wildlife/green used for parking (saves on permit purchase) Top of Kings Road difficult to cross – putting crossing, needed – half way by shops
- URC, Church Gardens – needs planting and statue or central feature??
- Not enough green spaces

### Highways and Public Realm

- Areas of uneven pavement - Queens Road towards Junction with Kings Road
- Great to have heritage features highlighted so culturally, such as the Chapel ruins. Very clean litter free. High Street lovely and spacious. Some shop fronts tacky, Argos and M&S. Lack of public loos
- Utility work made in High Street, pavements

- not reusing paving materials
- Areas of uneven pavement. Empty shop unit. William Hill wasted vacant site could be cafe area
- Queens Road. Pavement in poor condition, disused works look unattractive / boarded up. Development initiative, opportunity and parking
- High Street clean up, empty information displays – bins behind!
- Disconnect High Street and back land service road – how to improve?
- Multi area car park square area could be tidied up – more Havers etc better seating areas. Could be nicer – opportunity
- Impact of informal advertising, i.e. a board's bans on railings etc
- Lack of maintenance of public assets – open spaces, street furniture etc
- Rubbish left out on collection day. As if left over night foxes usually tear into bags and left everywhere
- As some property is protected, makes it harder to secure i.e. South Street
- Poor station appearance. Station car park area scruffy by steps up to road
- Traffic calming issues by family homes. Poor conditions of side roads
- The smaller roads such as Bank Street often are not in as good condition as the High Street
- High Street paving slabs, dangerous when wet
- High Street, by Boots; remove free standing electric advertising display that is blocking pavement not in keeping with traditional shopping area
- State of back land, William Hunter Way
- Lack of clear access ways between William

- Hunter Way and High Street
- I object to goods for sale on pavement. Repositioning of bus stop outside has resulted in busses turning into Ingrave Road with difficulty
- Ramping on pavement outside Town Hall inadequate by large tree outside Town Hall. Wheelchair user needed help so as not to tip over
- Development behind Town Hall – wrong colour brickwork not in keeping with town Hall – too high – too close to car park. Needs to sit in its own grounds – not overlook at car park
- Too much street furniture on footpaths, some very dangerous. E.g. Essex Works (Oxymoron) sign in High Street
- Keep Wilson's Corner building facade. Railings between small Wilson's Corner car park and Green behind war memorial are hideous – remove them if possible
- High Street, don't allow first flow level on walls e.g. Brentwood Beauty Clinic sign above Bairstows
- Super-wide pavement outside M&S and waste of space why sack a wide bit of pavement? Post office, still empty. Too many poles in Church / Town Hall area. Very narrow
- Reinstate the old style pedestrian crossings with the "green man" symbol
- Should be a crossing on Ongar Road. Wasn't there supposed to be one as part of retirement homes?
- Pavements and roads need something. Station area Queens Road
- Reinstate High Street pavements
- Re institute pavement property in High Street after road works

- High Street – "too bumpy"
- Drain hole near entrance to distinct not to notice – easy to catch heel when light not good
- Crown Street. Black poles / bollards not easily seen after dark /half light
- High Street uncluttered but boards (A board) creeping back
- Sainsbury's and Ongar Road roundabouts jam solid with traffic coming from Western Road end blocking and taking priority on them
- Ongar Road – from Burland Road to Wilson's Corner – delivery lorries block road in spite of no loading times on signs (Travis Perkins)
- 20mph speed limits do not work and are not enforced
- Empty Post Office. Rubbish near station car park steps
- Crown Street and Ropers Yard look good
- Building "The Base" near station too dense
- Copifold Road – drop kerb in line with gallery grating. Crown Street. Queens's roundabout lack of local road signage. Queens Road, pavement one side poor, busy road
- Queens Road /Crown Street pedestrian signage pretty but not clear – some throughout town, not consistent. Queens Road – needs speed reduction – too fast to allow safe residential parking access
- When service repairs are needed, they must repair in same format not just a bit of tarmac
- Trees in High Street very attractive. Not much graffiti. Wilson's Corner very attractive, but traffic is a nightmare and ruins the area
- Wilson's Corner Junction – pedestrian

- crossings too close to junction
- Water feature not working
- Service road – backs of shops, rubbish
- Kings Road – entrance from High Street very attractive
- William Hunter Way proposed development creates too much congestion
- Uneven pavements dangerous to the elderly in particular
- William Hunter Way – from Western Road Gardens need TLC. Car park – scruffy. Abandoned trolleys
- Lack of access between High Street and William Hunter Way
- Traffic in William Hunter Way and Ongar Road is an issue
- Millennium Walk and Sainsbury's car park – ugly metal sheds. Back areas of many High Street (conservation area!) Buildings in terrible state
- Traffic in Crown Street
- Trolleys in street, charge for use to encourage return
- Not enough waste bins on common and several arches. Road rubbish abandoned during summer

### Parking

- William Hunter Way car park – should not be large unit high rise retail
- New auditorium. Where do people park?
- No cars on Chase Road use of the gardens to park cars – resident parking permits
- Parking – not enough spaces encourage longer shopping hours – need to encourage longer shopping/social time in Town
- Stop pavement parking with more traffic wardens in evidence

- We need short term free parking to help shops
- Coptfold car park should open on Sundays or when events in the town, i.e. 1/2 marathon
- Coptfold Road parking too restrictive. Allow parking out of hours
- Parking – too much in too many cars in wrong place. No sense of community needs 'ownership' lack of litter. Social services building empty prime location
- Green walk – parking – especially short stay parking, max 30mins, to help those just waiting to post a letter or use a cash point – no pick up or drop off points for passengers. Wide pavement outside M&S could be used for this
- Multi area car park square area could be tidied up – more Havers etc better seating areas. Could be nicer – opportunity

### Public Transport

- Bus stops, those outside M&S have queue, it's the wrong way around. After bus shelters
- Railway station, poor transport interchange. Lack of clear bus timetables – details and access to facilities. Unsafe at night needs active frontage. Station car park poor unsafe access unlit to station

### Town Centre and Shopping

- Fruit stall in High Street should be moved off. Shops have to provide toilets/washing etc. so unfair competition
- Shop fronts need continuity of approach. Some awful concrete
- Keep old Post Office frontage, Halifax Building, Tourist office building, Wilson's Corner

- High Street – too many eateries and pubs and late night licenses + problems in evening / weekends
- Coptfield and Queens Road empty shop units, space above. Is of shop units. Romy House empty opposite station bad first impression
- Brentwood needs to decide what sort of shopping centre it is trying to be
- Stop HGV's using High Street
- Stop shopping centre build in William Hunter Way go back to design board for something small
- Visible bays High Street end place blocks view of rest of bays
- Rear of M&S, Boots etc, very unattractive.
- Vacant shops need filling
- Work at getting shops to have windows or display windows on to services road
- Fountain by Sainsbury's is an eye sore
- Restrict late night licences for clubs and pubs – make the town centre user-friendly for all age groups after 9pm
- Queens's Road shops not vibrant, closures. From rail station – should be a pedestrian gateway signed route to shopping area.
- Have to shop elsewhere as I have been unable to buy a pair of size 5 shoes from Clark's, always out of stock
- Need to set more footfalls to busses at West end of High Street. Ingrave Road very attractive. Brentwood School new building, nice and in keeping
- Vacant shops in Baytree Centre. Ex Essex Beds shop an eyesore
- Wilson's Corner should be a department store
- Crown Street – I like the tables and chairs outside tea rooms. Needs more –

- advertising from High Street
- High Street – too many eating houses. Western Road shops need more advertising
- Vacant shops

### Business and Industry

- Many empty offices





**Brentwood Local Development Plan Consultation**

*Join us to influence the future of your neighbourhood*

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**Brentwood - Thursday 2 June 2011**

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**Brentwood Local Development Plan Consultation**





**Brentwood Local Development Plan Consultation**

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**BRENTWOOD**

*We need a vision for the town!*

*Worby pavements need resurfacing*

**Brentwood Local Development Plan Consultation**

*Join us to influence the future of your neighbourhood*

**Brentwood - Thursday 2 June 2011**

**Brentwood - Thursday 2 June 2011**

*INTROUCE LEAD CED RATE AT BAY TREE CENTRE TO ENCOURAGE BUSINESS*

*Worby pavements need resurfacing*

*NO WASTED LAND OF HIGH STREET*

*Worby pavements need resurfacing*

**BRENTWOOD BOROUGH COUNCIL**

**BRENTWOOD BOROUGH COUNCIL**







## Ingatestone

### Introduction

The Ingatestone stakeholder consultation event was held at the Community Centre on the High Street on Thursday 19 May. It followed the same format as the Brentwood and Shenfield events, including a series of guided walks followed by structured workshops.

The walking routes included a review of the station area and the key SHLAA areas at the northern and southern ends of the town.

A summary of the key issues from this event are presented on page 27.



### BRENTWOOD NEIGHBOURHOOD CONSULTATION Ingatestone Stakeholder Workshop

**The Community Centre, 7 High Street, Ingatestone CM4 9ED**  
**4.00pm - 6.30pm, Thursday 19 May 2011**

3.45pm	Arrival and registration
4.00pm	Welcome and introduction Steve Walker
4.10pm	Walking tour
	Refreshments
5.10pm	Issues and opportunities workshop
5.30pm	Priorities workshop
6.15pm	Feedback
6.30pm	Close





## Issues and opportunities

### Housing

- Needed; Better old age pensioner's homes (Ingleton house very poor)

### Community Infrastructure

- Fairfield one of two areas for recreation more space required
- Vandalism in Fairfield a major problem.
- Not enough things for 11-18yr olds to do. More land needed for recreation
- More playing field space required in the Parish - level below N.P.A standards

### Development

- Leave our village alone it is lovely as it is
- Positives/Attractiveness; Church and Churchyard, war memorial. Alms houses. Library, post office, bus shelter and mural (Market place)
- T.D.s on trees in Fairfield a review should take place
- Hidden water course? Private fishing lake
- Developments of parklands mean decreasing gap between Ingatestone and Margaretting
- Needed; mobile phone mast
- Graffiti at path to the station
- Negatives: A - boards (slight) litter problem Fairfield. Footpath (poor). Graffiti near Paddocks station, cracked footpath. K.T Electrical
- High Street - no cash point at Santander (has this been refused)

### Natural Environment

- Lawn in front of church much appreciated
- Church, grade 1 listed and a village land Mark
- Green leafy approach to town and then urban buildings but no sense of soft space in the centre

### Highways and Public Realm

- Need for cycle parking in the High Street library area to encourage more non - car movements
- Litter remains a problem in Fairfield. Lighting of the path of Fairfield requires upgrading and cleared from trees
- Space needed between Ingatestone and Margaretting
- Foot path, curbs too low

### Parking

- Parking for people coming to village. Use of parking wardens in High Street
- 1/2 hour parking charge for community centre car park
- Community Club Car Park should be free for disabled
- Need more parking. Public Transport
- Railway station (grade 2) needs refurbishment. Railway station -listed
- Brentwood to lead with other agencies
- Bell Mead land needs to be considered for parking

### Town Centre and Shopping

- Parklands development will detract from rural approach to village
- Fairfield parlour should be refurbished

### Business and Industry

- No comments noted







## Shenfield

### Introduction

The Shenfield stakeholder consultation event was held on Saturday 21 May at the Friends Meeting House on Hutton Road in Shenfield. This followed on from the street consultation event which had taken place the same morning, further down the street close to the library.

The event followed the same format as the other two events, including an initial walking audit followed by a review of the issues and opportunities and then a final workshop session to identify key priorities.

A summary of the key issues from this event is presented on page 28.





**BRENTWOOD NEIGHBOURHOOD CONSULTATION**  
Shenfield Stakeholder Workshop

**Friends Meeting House, Hutton Road, Shenfield**  
**2.30pm - 5.00pm, Saturday 21 May 2011**

2.15pm	Arrival and registration
2.30pm	Welcome and introduction Louise Mansfield
2.40pm	Walking tour
	Refreshments
3.40pm	Issues and opportunities workshop
4.00pm	Priorities workshop
4.45pm	Feedback
5.00pm	Close





**BRENTWOOD NEIGHBOURHOOD CONSULTATION**  
Shenfield Stakeholder Workshop



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**Attendees**

- Andrew Barton, Local resident
- Mrs Barton, Local resident
- Beryll Clark, Women's Institute
- Vena Clark, Women's Institute
- Eileen Damsell, Local resident
- Phil Drane, Brentwood Borough Council
- Tracy Gibbons, local resident
- Kate Gordon, Brentwood Borough Council
- Peter Grigg, Local resident
- Mrs Grigg, Local resident
- Lynda Hatcher, Local resident
- Maisi Hordle, Local resident
- G. A. Kent, Local resident
- Mary Kenyon, Hutton Preservation Society
- Cllr Lionel Lee, Councillor
- Louise Mansfield, Allies and Morrison Urban Practitioners
- Adam Mills, Allies and Morrison Urban Practitioners
- Lesley Mittins, Local resident
- Cllr Mark Reed, Councillor
- Gordon Selfe, Local resident

## Issues and opportunities

### Housing

- Need more development in Hutton
- Shenfield - both offices and housing as the areas is becoming unattractive to young people
- Land: small number of big houses. No flats
- No flats, build high quality houses between the trees
- Could build some high quality housing in keeping with the environment
- No flats. There would not be enough schools, doctors etc. to cope with the extra amount of people
- Cannot smaller houses be built in-between the TPO trees? We need smaller houses more than million pound houses
- If Green Belt should be built on it should be a small development. Social housing policy should include housing for elderly
- Care homes? Retirement/sheltered homes
- Need care home provision for elderly retirement homes

### Community Infrastructure

- Why must we consider fire station as site for £1 M houses, why not £300,000 which are more affordable
- New schools?
- Adult education. Let's used fire station
- Fire station area
- Library. Small, but good facility conventionally situated in the middle of Town

### Development

- Town Hall. Very strong concern about future of Town Hall
- Council offices. Must not be demolished, this is a building that gives people a sense of pride in the borough

### Natural Environment

- How to protect Green Belt from travellers site.
- Green Belt - too much environment spoil character of Brentwood
- Green Belt gives character to area. New buildings should be sympathetic to surrounding
- Green field land should include areas only suitable for building. That needs to be surveyed taking into account criteria about food production

### Highways and Public Realm

- Street furniture too intrusive - should take up less of pedestrian area
- Hutton Industrial estate. Lorries forces through Hutton road - if bumps were raised would not need to do this. Also could be weight limit in Hutton rd
- Wash road industrial estate has no HGV lorry access to A12 except through Shenfield (very busy) New bridge needed with high height along Wash rd. to A12
- Why not make a cycle track between the bollard and the pavement under the Shenfield Rail Bridge

### Parking

- 1 hour parking, not enough
- New properties must have car parking spaces

### Public Transport

- Taxi area outside station - too much
- Issues, buses not more parking
- When I first came to Church Lane, Hutton 1955 exceptional bus services, 6 every 15 mins to Sheffield station. Now nearest bus stop to Shenfield Station is a mile away - used to be much nearer so go to Billeray instead because bus stop is much closer
- The station area is a mess and it seems the only way out is to plan some buildings removing. Possible adjacent to the taxi area
- Officers meadow. If park and ride is needed, it would be suitable. Think may be marshy so could be drainage issues, otherwise may be suitable for housing
- If buses more frequent less parking needed and "Green"
- Bright buses
- Transport. Insufficient bus provision if new development goes ahead in Brentwood require better and later transport to shops/ go to cinema etc

### Town Centres and Shopping

- Empty shops in High Street?
- Shops closing?
- Parade opposite Fuerts House useful shopping parade for local residents

- Lovely flower shows in street ( and in Christmas)
- Shops - concerned at who will take over empty shops - do not need any more restaurants and bars

### Business and Industry

- Proposed hotel development in Wash Road - Uncertainty about whether happening but would like it to happen
- Need more development in Hutton. Shenfield both offices and housing as the areas is becoming unattractive to young people

### SHLAA Sites

- G091 - Looks to be good place for new houses. Close to station and school. Good road. No use for agriculture for leisure as flats and dull land near rail line. Could also develop land opposite to A12
- G091, The developer of the land should share profit with the local council. Opposite G091 to A12 could be used as office business park (but over A12 should be left as Green Belt)
- G040, not a suitable site cause not a natural boundary. Would encroach on land between Ingrave and East Ham Estate
- G040 - The existing houses on Running Waters would lose open aspect. Houses area long way from railway station and to go to work. New houses would have to be of same architecture as the estate in East Ham Estate

- The short walk gave good evidence of good proportion of "Brownfield" sites. A first step would be to survey brown land - setting a target for zero housing
- G040, If developed for housing for young people need to consider impact on local schools
- G032, G065 and G072 Extra housing with families would come within St Martins School catchment. All houses must have garages and public transport infrequent
- G040. If permission was granted would set a precedent for development to extend towards Ingrave
- G032/72/65/21. Look to be infill land use and no problem with their development except limited local shops and distance from railway
- G091, officers meadow. If developed for housing should not be one type of but variety including sheltered housing and housing for younger people. Could housing be designed to meet both needs?
- Issues. Bishops Hill - not viable as infill
- Why not housing on the east side by the A1023 where it is discontinuous after the few from Alexander Lane
- Why not housing left aside Alexander Lane where it is discontinuous - beyond the rail bridge
- No with access onto Alexander lane
- Bishops Hill, as long as the plan is only for the front of the hall ok for a couple of houses any at each end
- Issues, over development of building plots. Tree orders??
- Design is important, development opposite (Hutton road) friends house is very sympathetic to the surrounding homes - good example
- Land along Alexander Lane next to / alongside railway line could be used for residential
- Site G091 (Alexander Lane) - could build homes along Roman Rd, In all development would work
- Bishops Hill. Perhaps houses each side of land and open up front of Bishops





## 4. Test and review workshop

The test and review workshop was held on Thursday 16 June at the Bishop's Hall Community Centre, Pilgrims Hatch and was attended by a number of people who had participated in earlier stages of the consultation process.

Following a presentation of the project and key findings, the first workshop session involved participants in reviewing the worksheets prepared to capture the comments and key issues from the street consultation events. As noted previously in this report, the edits to the comments have been included in the record provided in this document, whilst additional comments have been clearly indicated.

In the final session attendees were divided into three groups and invited to consider what they felt to be the emerging vision and priorities which they felt should influence the preparation of future planning policy. This was based on having had the opportunity to review all the comments made so far and so provides a useful parallel assessment of the key issues identified by the professional team.

From the three worksheets prepared (shown on the following pages) these issues have been identified as the key common themes:

- There is a general desire to protect and enhance the character of the borough;
- There is a desire to protect the Green Belt;
- There is a recognised need for affordable housing, with participants noting that they would prefer to see this prioritised for local people in some way;
- There is a strong theme around the subject of retirement living, noting that good quality housing aimed at older people would enable them to downsize whilst staying in the local area and thereby release larger family houses back into the market;
- It was identified that infrastructure has a major bearing on development, noting that new infrastructure should be delivered in advance of housing and that new development should be targeted at locations which have identified highways and infrastructure capacity;
- There is a desire for safe streets achieved through good quality design; and
- It has been identified that young people would benefit from a wider range of facilities and activities. This sits alongside a wider desire to protect and enhance community leisure provision generally.



### BRENTWOOD NEIGHBOURHOOD CONSULTATION

#### Test and review workshop

**Bishop's Hall Community Centre, Elizabeth Road, Pilgrim's Hatch CM15 9NP**  
**4.30pm - 6.30pm, Thursday 16 June 2011**

4.15pm	Arrival and registration
4.30pm	Welcome and introduction Geoff Boyton, Brentwood Borough Council
4.40pm	Presentation - Consultation process and initial findings Steve Walker, Allies and Morrison: Urban Practitioners
5.10pm	Review workshop Refreshments
6.00pm	Vision and themes
6.20pm	Feedback and next steps
6.30pm	Close



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the future of your  
neighbourhood

## Brentwood Local Development Plan Consultation



# Vision and priorities workshop

### HOUSING

- tension with retaining character in Brentwood with providing space for housing & development
- affordable housing → rented needed.
- town centre comments wanted 'no more flats' → flats are being built & not selling

GREEN BELT ANXIETY → taking bits around the edge  
→ Running waters - urbanise - stretch out into Ingrave

- Some areas = OK with Green Belt development & others not → direct away from here

→ Provision for Care Homes for elderly

→ Design Statement for Brentwood T.C.

### RETAIN CHARACTER

- infrastructure needed before housing
- affordable housing shouldn't be isolated from services

- small areas in small centres to support existing shops
- need to put AH where people can afford to live i.e. town centres ∴ less need to travel etc.

- 'critical mass' of development → in some places is more development really capable of being accommodated? infrastructure? → ROAD CONGESTION.

→ What do we want Brentwood to be?

→ Desire to restore character & design & look of town centre shops & above them

→ central priority should be 'keep the character of Brentwood'

- TOURISM → closure of information centre
- Thornwood Park & Weald Park = GREAT, Warley Place, Ingateskne Hall, Brentwood Town Centre
- emphasise the 'wood' in BRENTWOOD
  - sense of place - people enjoy visiting individual places with character
  - heritage
  - little shops

### 'WOOD' in Brentwood

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# Vision and priorities workshop

Community facilities such as this one should be protected.

Need to be very careful to avoid coalescence between villages.

Need to look at infrastructure before new housing is developed. Schools, health centres, green space etc. but especially public transport

Parking provision and payment structures across the borough is an issue

There should be better use of existing housing stock before building new. eg. Housing Association having appropriate to their needs.

Most Brentwood residents want to preserve their green spaces.

Develop brownfield sites before having to use greenfield.

There seems to be an ~~overall~~ lack of children's play areas in particular areas such as Greenham (asking playfield used to have facilities)

Housing dev't should be reflective of where the housing need is

Small, affordable starter homes are the most needed type of housing

There is an existing congestion problem in Brentwood - need to either improve capacity or put housing elsewhere.

There's also an overall lack of facilities for young people.

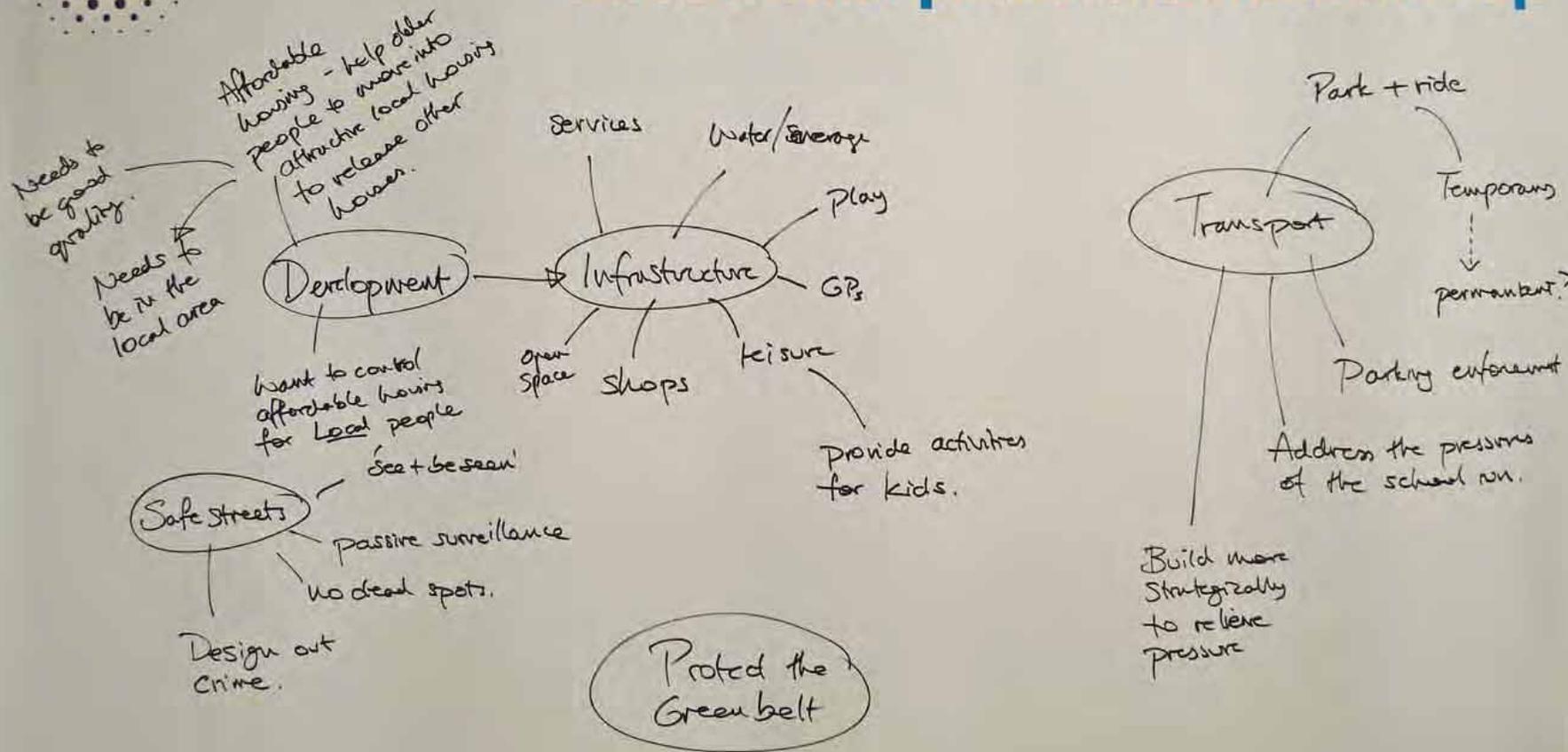
There is limited modern housing for older people so they can downsize and free up family homes

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# Brentwood Local Development Plan Consultation



## Vision and priorities workshop





## 5. SHLAA AREAS

### Introduction

The list of Draft Strategic Housing Land Availability Assessment (SHLAA) areas and accompanying maps made available at events showed land in the borough that has been put forward as potential land for new housing development, assessed as meeting the criteria for suitability, availability and achievability. The suggestions have been put forward by residents, landowners and developers and are not necessarily the preferred choice of the Council. Identification of land with potential is not an allocation, and does not mean that the land will be granted planning permission and built on.

The following section of the report draws together all the comments which have been received on the SHLAA areas during the various consultation events held into a single section. This is to aid easy analysis of the comments and to identify those which drew particularly strong positive or negative comments.

Due to the Draft SHLAA referencing system there are missing reference numbers in the following list. Missing references will usually refer to areas which have already been discounted prior to this consultation or those which have been renumbered during production of the draft SHLAA study.

As might be expected, few of the SHLAA areas receive any significant positive comments. However, there are a few points of note:

- There is a general presumption that Green Belt land should be protected and brownfield sites developed before greenfield sites;
- Many of the comments express concern about the impact on infrastructure and particularly the traffic; and
- Many comments note that smaller and more affordable homes would be preferable to large homes

### G007 - Land at Honeypot Lane, Brentwood

- No to G007 - Take my little one there all the time. CM14 4UN
- Housing development. New building to be on Brownfield sites. Definitely not G007. CM14 5JV
- G007 - Will make more congestion
- G007 - Does this include the allotments? Cos it shouldn't

### G008 - Land off Doddinghurst Road, Pilgrims Hatch

- We like the field the horses are in, G008
- G008 - Southern - but possibly
- G008 - I don't mind housing here - We need more retirement sites then you can have houses for families
- G008 - Badgers and other wildlife on site, registered badger set
- G008 - Would be overdevelopment and noise pollution and air pollution would make it a difficult option
- No housing on G008
- G008 - Is an appropriate site for housing (Pilgrims Hatch resident)
- G008 - A shame if it is built on as it is mainly a residential area with not a lot of green
- G008 - We like the field with the horses in it. Don't make it a house. Ever!

### G013 - Sawyers Hall Farm, Sawyers Hall Lane, Brentwood

- No housing on G013

### G018 - Land west of Thorndon Avenue, West Horndon

- No comments made

### G019 - Land between Cadogan Avenue and Tilbury Road, West Horndon

- G019 would be fine for housing if new access provided from station road A128

### G020 - Land at Parklands, High Street, Ingatestone

- G020 Breaches existing confines of village as a whole, its footprint. Part of the village's charm is its size. Development would set a precedent for encroaching northeast
- G020 would be nicer place to live than G101B
- Would prefer not to have developed housing by Docklands Avenue G020
- G020 - Housing site - much better related to the village
- G020 is a suitable site, but housing should be affordable, - not 5 bed houses! Road is already built and would prevent another travellers site
- G020? No large house - build only 2 bedrooms, no flats, CM4 9AS

### G021 - Land at Ingrave Road (198, 198a, 198b & 176), Brentwood

- G021 - Road is clogged with traffic, don't build on this land
- G021 - Access to main road already congested and will be a lot worse so good road and public transport will be needed. Also appropriate shops. Consider play areas for children. CM13 2HJ
- G021 - Trees removed - affects drainage in existing gardens and don't want development behind us!
- G021 - Ingrave Road narrow here - cars park half on the pavement - can't get past them
- G021 - No access should not be a development site
- G021 - Land clearance being done without authorisation
- G021 - This is Green Belt land and will have an impact on drainage. Noise pollution and dissipation
- G021 - Don't want to see development on this site. I back onto it! (3)
- G021 - Full of trees, important area for wildlife. Could be suitable for low density but not cheap housing
- G021 - Concerned that this opens up a house next to the new access and create a crime risk
- G021 - Road too narrow, access too tight. Not a suitable location for development
- G021 - Surrounding detached houses would lose value if council housing on this land

- G021 - Character of the area would be highly detrimentally affected. Brentwood needs its green spaces whilst welcoming brown field infill e.g. Peugeot garage
- G021 - Dangerous access to an already heavily congested A road
- Plot G021 - Access road next to our back garden - heavy pollution and noise. Green Belt cost. Drainage - road already floods. Loss of view/privacy and flora/fauna
- G021 - Backing onto King George's Park - important natural and leisure facility
- G021 - Access from A128 too narrow. Bats in trees at rear between avenue and garden. Detached substantial houses. The area not suitable for more houses. Too noisy and pleasure of listening to birds will go. Bought house for its peaceful and park like garden. No questionnaire received
- G021 - Very close to, in fact almost touching Thorndon Park. This is a site of important nature and scientific interest - wildlife including bat colony
- I strongly object to site G021 due to removal of more Green Belt and natural environment. This plot is largely enclosed in natural woodland
- G021 - Site is boarded by ancient lime tree ride planted with Thorndon Hall - driven along by George III on a visit to Thorndon Hall. Many of these trees still remain what would their future be?
- Plot G021 - Unease to access my driveway at times due to cars parked on the road; concerned this will yet again affect sight lines - dangerous! Please keep residents informed

- Restricted access to G021 for any potential development
- Opposed to plat G021 - unsuitable and dangerous to put a new road from this plot onto Ingrave road at its narrowest point, I am
- Strongly object to site G021. We can ill afford to lose more Green Belt land
- G021 - Look to be infill land use and no problem with their development except limited local shops and distance from railway

### G022 - Salmonds Farm, Salmonds Grove, Ingrave

- G022 - I am concerned that development on Salmond's Farm will cause a problem with access as both St. Nicholas and Salmond's Grove are already very congested and cannot take more cars
- G022 - Green Belt land. Not much left for wild life to inhabit. Should protect natural flora and fauna
- G022 - Field often flooded, high water table. Green Belt land - natural habitat threatened
- G022 - Salmond's Farm. House - historic building. Setting needs to be preserved. Would be wrong to encroach on this
- Site G022 - Traffic issues along St. Nicholas Grove - more housing would make this worse
- G022 - Sewage pipes run across field, how will houses be built without damaging sewage pipes already there?
- G022 - How will St. Nicholas and Salmond's Grove cope with the heavy machinery needed to build the houses?

Once built, how will they cope with the extra rubbish recycling lorries?

- G022 - Concerns about access, does access exist? Does a bungalow need to be knocked down to deliver this?
- G022 - Field often water - logged. Area of high water, will this cause subsidence?
- G022 - Don't think this is a good housing site
- G022 - A small development of maybe six houses wouldn't impact too much but anything longer would not be suitable
- G022 - St. Nicholas Grove - too narrow to provide access
- G022 - I have concerns about any future development in Salmond's Farm, St. Nicholas. Salmond's Grove already congested. Where would access road be? Grade II listed Farm house nearby, not built to withstand heavy traffic passing
- G022 - St. Nicholas Grove is always congested with resident parking, and access to any development would be difficult and impractical!
- G022 - Any development opposed on grounds of St. Nicholas Grove not wide enough for extra traffic and junction with A128 already dangerous. Also sets dangerous precedent for future development in fields beyond
- G022 - Oppose change to green land. CM15 3RL

### G028 - Swedish Field, Stocks Lane, Kelvedon Hatch

- G028 - No issue, sensible infill
- G028 - Looks like an obvious housing site
- G028 - Don't want development

### G029 - Wyatts Field, Wyatts Green

- Wyatts Green Road – already busy – G029 development would make it worse
- G029 - It will take away open views of the countryside, and not enhance area at all. Becoming more of concrete urban sprawl

### G031 - Land adjacent to Carmel, Mascalls Lane, Warley

- No comments made

### G032 - Hove Close, adjacent to Barleys Mead, off Hanging Hill Lane, Hutton

- We strongly oppose due to high levels of traffic. The site G032. CM13 2HS
- G032, G065 and G072 extra housing with families would come within St Martin's school catchment. All houses must have garages and public transport infrequent
- G032 is next to our house so prefer not - don't mind as long as nice houses, not high density flats and access not front. In keeping with the area
- G032 - Look to be infill land use and no problem with their development except limited local shops and distance from railway
- G032, G065, don't want housing here, CM13 2HP
- Traffic problems/sewage problems, G032
- (G032) Farmland should be kept as farmland important to protect it
- G032 - Concerns about these. I have a covenant on G072. If land was to be allowed and developed I would want to be incited
- G032, G065, G072, G052, G040 - no to all of these

### G040 - Land east of Running Waters and Hanging Hill Lane, Brentwood

- G040 - Important to keep our green space. Wait to maintain the separation from Brentwood Town / Urban – so that we can maintain the village, community and rural ethos we have in our villages (Ingrave and Herongate)
- G040 - Are both in Herongate Parish, not in Hutton
- G040 - Don't want to see this. Public transport not frequent and unreliable
- G040 - I am opposed to lifting Green Belt restrictions as these areas protect villages from becoming part of large towns. However if any restrictions are to be lifted, small affordable housing should be considered. Doctors and schools struggle to cope at the moment. This should be considered
- G040 - Brentwood cannot withstand a development of this size. Doctor's surgeries are difficult to get an appointment at the moment and traffic and parking are already stretched!
- G040 - Load on local infrastructure, GP surgery, schools
- G040 - Opposed on basis of too big a development. Effects on local infrastructure, especially already congested traffic at junction with Hanging Hill Lane and A128 and rush hour traffic up to Brentwood
- Opposed to Green Belt development
- G040 - Existing road infrastructure couldn't cope with increased traffic. Major appeal of the area is the green space's parks more development would destroy that
- G040 - Makes much more sense

- G040 - Not supported, lack of definition and sound boundary. In danger of further development. Donovan's Road Herongate
- G040 - Not appropriate at all in the Green Belt feel very strongly about this
- G040 - Road system is not going to cope with this development
- Huge shame to break into the Green Belt area (G040)
- We strongly oppose due to high levels of traffic. The site G040. CM13 2HS
- Ref G040, Green Belt land with no boundary! Not an ideal site for development, CM15 9DN
- G040, Is this over-development given the housing next door? CM13
- G040 - Oppose change to green land CM15 3RL
- G040 - Opposed to land development
- Open and forested spaces are good for wildlife and spiritually/ physically for people so need to be protected. No Green Belt Development – G040
- Not appropriate G040 beautiful view of field public footpath obscured. Also walk to Ingrave Hall
- (G040) Farmland should be kept as farmland important to protect it
- G032, G065, G072, G052, G040 - no to all of these
- G040 - I think that no housing should be built on this land as I have always known this green area. Green and farm land should NOT be removed
- G040 - not in favour of something this large without proper infrastructure - needs local shops!
- G040 - No changes to Green Belt land either side of Brentwood junction

- G040 - Access to main road already congested and will be a lot worse so good road and public transport will be needed. Also appropriate shops. Consider play areas for children. CM13 2HJ
- Parking around the Thriftwood area is very tight so development in areas, G040 would need adequate parking. CM13 2TN
- G040 - Not a suitable site causes not a natural boundary. Would encroach on land between Ingrave and East Ham estate
- G040 - The existing houses on running waters would lose open aspect. Housing area long way from railway station and to go to work. New houses would have to be of same architecture as the estate in East Ham estate
- G040 - If developed for housing for young people need to consider impact on local schools
- G040 - If permission was granted would set a precedent for development to extend towards Ingrave
- G040 - Lovely area for people to walk around. One of the few green spaces for people to walk in - the main space. I don't live in this area; I don't think it should be built on at all. It is an amenity for Brentwood South
- G040 and G052, Shouldn't develop - farms will verge clear Hutton boundary, CM13 2CX
- Houses built in G040 would be detrimental to the landscape. Would look to 'built up', CM13 2UN
- G040 ok, CM15 8SD
- Developing around town (G040) is a great idea as it will start the economy, CM13 1UL

**G046 - Land west of Nine Ashes Road, Stondon Massey**

- G046 - Would be a shame to lose this

**G052 - Three Oaks Meadow, Hanging Hill Lane, Brentwood**

- G052 - Are both in Herongate Parish, not in Hutton
- G052 - Don't want to see this. Public transport not frequent and unreliable
- G052 - Brentwood cannot withstand a development of this size. Doctor's surgeries are difficult to get an appointment at the moment and traffic and parking are already stretched!
- G052 - Opposed on basis of too big a development. Effects on local infrastructure, especially already congested traffic at junction with Hanging Hill Lane and A128 and rush hour traffic up to Brentwood. Opposed to Green Belt development
- G052 - Existing road infrastructure couldn't cope with increased traffic. Major appeal of the area is the green space's parks more development would destroy that
- G052 - Not supported, lack of definition and sound boundary. In danger of further development.
- G052 - Important to keep our green space. Wait to maintain the separation from Brentwood Town / Urban - so that we can maintain the village, community and rural ethos we have in our villages (Ingrave and Herongate)
- Parking around the Thriftnood area is very high so development in areas, G052 would need adequate parking. CM13 2TN

- We strongly oppose due to high levels of traffic. The site G052. CM13 2HS
- Open and forested spaces are good for wildlife and spiritually/ physically for people so need to be protected. No Green Belt Development -G052
- Not appropriate G052 beautiful view of field public footpath obscured. Also walk to Ingrave Hall
- G052 - No changes to Green Belt land either side of Brentwood junction
- G052 - Is this over-development given the housing next door? CM13
- G052 - Lovely area for people to walk around. One of the few green spaces for people to walk in - the main space. I don't live in this area; I don't think it should be built on at all. It is an amenity for Brentwood South
- G040 and G052 - Shouldn't develop - farms will verge clear Hutton boundary, CM13 2CX
- (G052) Farmland should be kept as farmland important to protect it
- G032, G065, G072, G052, G040 - No to all of these

**B053 - Meadowside, Swallows Cross Road, Mountnessing**

- No comments made

**G054 - Land at Church Road, Kelvedon Hatch**

- G054 - Road issue with Church road
- G054 - No development in the Green Belt
- G054 - Don't mind this - near the post office
- G054 - No problem with this as a housing site

**G059 - Land at Penny Pots Barn, Ongar Road, Stondon Massey**

- No comments made

**G065 - Land at Barleys Mead, Hutton**

- We strongly oppose due to high levels of traffic. The site G065. CM13 2HS
- G065. Look to be infill land use and no problem with their development except limited local shops and distance from railway
- G065 is next to our house so prefer not - don't mind as long as nice houses, not high density flats and access not front. In keeping with the area
- G065 - Close the gap if the sites get developed
- G065 - Concerns about these. I have a covenant on G072. If land was to be allowed and developed I would want to be incited
- G032, G065, G072, G052, G040 - No to all of these

**G068 - Land adjoining "The Surgery", Outings Lane, Doddinghurst**

- G068 Outing Lane is a good development place

**G070 - Land south of Redrose Lane, Blackmore**

- No housing on the Green Belt - objection to the G070 housing site
- Potential flooding issue from housing on G070 - flood is an issue
- Don't agree with housing on G070 - village does not need to grow
- Happy with housing on G070 subject to solving flooding
- G070 - Obvious site - affordable would be good
- Housing could be more appropriate on land between the two G070 sites
- Red rose Lane - National housing sites G070
- G070 (both sites) would be suitable for affordable housing
- G070 - The extension of Woollard Way and Cochard Place is pragmatic and tolerable. Building more on Red rose Lane (Blackmore's ancient bypasses) is not

### G072 - Home Meadow, adjacent to 12 The Tyburns, Hutton

- We strongly oppose due to high levels of traffic. The site G072. CM13 2HS
- G072. Look to be infill land use and no problem with their development except limited local shops and distance from railway
- Traffic problems/sewage problems, G072 (G072) Farmland should be kept as farmland important to protect it
- G072 - close the gap if the sites get developed
- G072 - adjoins buildings has covenant which prevents buildings without permission
- G072 - Concerns about these. I have a covenant on G072. If land was to be allowed and developed I would want to be incited
- G032, G065, G072, G052, G040 - No to all of these

### G086 - Land adjacent to St. Margaret's Church, Doddinghurst

- Preserve woodland as far as possible, low density development only at site adjacent to street (G086) Margaret's Church
- If you give permission for G086 (Doddinghurst rd.) I assume that will be the beginning of the development for the whole area. I don't think that's a good idea
- G086 - Surprised this wasn't developed years ago - old buildings under the brambles
- G086 - Don't build here, really poor access onto fast road

- No objection to G086 housing
- Site G086 - access would be a problem
- G086 - My concern would be safety coming on to the main road - as there is an incline and blind bend
- G086 - This piece of land has no access except for Dodd rd. This part of the road in a hill and has no sight from entrance. Thus has been refused several times.
- G086 - This site would not offer safe access and would open doors to further building Green Belt land

### G087 - Land east of Nags Head Lane, South Weald/Brook Street

- No comments made

### G089 - Land between Boundary Drive and Hutton Village, Hutton

- G089 - This should be left as Green Belt. CM13 2QX
- G089 - Housing Location. The road that this is on is unsuitable for greater traffic which development here would lend to
- G089 - Archaeologically significant findings on site
- G089 - Shocked that this has been put forward - Owned by the diocese
- G089 - No - should be part of the breathing space for Hutton
- G089 - Worries me - existing traffic problems heritage, beautiful place - would be destroyed if road was entered to addressed stress

### G090 - Land adjacent to Whitelands, Wyatts Green

- Wyatts Green Road - already busy - G090 development would make it worse

### G091 - Officers Meadow, Chelmsford Road, Shenfield

- G091 - Green Belt will be a huge development, more traffic congestion
- G091 - Looks to be good place for new houses. Close to station and school. Good road. No use for agriculture for leisure as flats and dull land near rail line. Could also develop land opposite to A12
- G091, The developer of the land should share profit with the local council. Opposite G091 to A12 could be used as office business park (but over A12 should be left as Green Belt)
- Site G091 (Alexander Lane) - could build homes along Roman Rd, In all development would work
- G091 - Offices meadow is a sewage pumping station on corner of road - capacity would need to be assessed
- G091 is in flood plain
- Don't think G091 should be developed - urbanise whole area
- G091 - This looks to be the most obvious, least intrusive site for housing development
- G091 - Too close to A12, CM15 8SD
- Developing around town (G091 and G040) is a great idea as it will start the economy, CM13 1UL
- Site G091 - Park and walk to the station to go with Crossrail development
- G091 - Officer's Meadow. If developed

for housing should not be one type of but variety including sheltered housing and housing for younger people. Could housing be designed to meet both needs?

### G093 - Land adjacent to Mountnessing Primary School, Mountnessing

- G093 - Might fundamentally change character of Mountnessing
- G093 - Land is sloped - would have impact on building heights
- G093 - Access is a big issue.
- G093 - potential flooding issues - due to land levels

### B094 - Land adjacent to Adult Education Centre, Rayleigh Road, Hutton

- B094 - No converting over. It is the amenities for the residents
- B094 - Concern about access/egress at peak times if this is developed for housing

### G101B - Land adjacent to Ingatestone bypass, Ingatestone

- G101B (Ingatestone) Preserve with ranging views for amenity value. Development would change the approach for the worse, to Ingatestone Village
- G101B - Would be a disaster to build here, the council depot would be more bearable, because less visible and Brownfield is better

- G101B - Flooding on A12 sewage considerations? Housing development. New building to be on Brownfield sites. CM14 5JV
- G101B - Recreational use instead. Car parking is very poor - requires increased G020 - Only be accepted for sheltered housing/first time buyers
- G101B - Noisy site and not very desirable location for housing
- Council depot would be a good site for housing - better than G101B
- G101B is considered a polluted area by roads

**G141 - Land adjacent to 50 Spital Lane, South Weald/Brook Street**

- Definitely not G141. CM14 5JV

**G154 - Land to the rear of Warley County Infants School, Evelyn Walk, Warley (previously G098)**

- G098 (now G154) - Would be suitable for housing. In a residential area with good access

**B181 - Keys Hall, Eagle Way, Warley**

- Keep Keys Hall B181.

**B189 - West Horndon Industrial Estate, Childerditch Lane, West Horndon**

- B189 - reasonable

**B190 - Brentwood Station car park, Brentwood**

- B190 - Not a bad idea

**B212 - Land rear of Hayden & Ardslia, Wyatts Green Road, Wyatts Green**

- B212 - (Wyatt Green) Site boundary in slightly wrong location
- B212 - Is this identified wrongly? Should it be on Wrights Lane?

**B213 - Sow & Grow Nursery, Ongar Road, Pilgrims Hatch**

- B213 - Opposed to site, CM15 9BB
- B213 - Opposed to development of the Garden Centre
- Happy with housing on B213
- B213 ok. G008 - G013 Bossy. Pilgrims Hatch site
- 'Sow n Grow' makes sense for housing

**B214 - Mascalls Hospital, Mascalls Lane, Warley**

- Mascalls Lane needs to stay the same, would not approve of housing on B214 if the lane and rural character would change
- Keep B214 hospital. Not suitable for housing, both provide important local services

**B215 Hall Lane Farm, Little Warley Hall Lane, Little Warley**

- No comments made

**B216 - 43-53 Ingrave Road, Brentwood**

- Site B216 is an eyesore and would be far more appropriate for development
- B216 - A good site, this is an eyesore at the moment
- B216 - Very much in favour of this site - currently eyesore but in a sustainable location. Affordable housing
- B216 - Support this site for development
- B216 - Support this as a good site for development
- B216 - Build on this soon please! CM14 5DF
- B216 - Redevelop site without restricting road

**B217 - Land opposite Button Common, Brentwood Road, Herongate**

- B217 - Why is this Brownfield? Just agricultural buildings, old cowshed etc
- B217 - Outside village envelope. Agricultural land. Green Belt
- B217 - This is not a Brownfield site
- B217 - Oppose this because it is outside the village envelope and in Green Belt
- B217 - Live next door to this proposed development. Can't understand why it should be Brownfield, it was a cowshed
- B217 - Would change the character of the village
- Why is this Brownfield site? B217. No previous development only a 100 year old cowshed on land

**B218 - Essex Fire & Rescue HQ, Rayleigh Road, Hutton**

- B218 - A good idea for development
- B218 - Happy to see this as a development site

**B219 - Woodlands School, Rayleigh Road, Hutton**

- B219 - Prefer not to be developed for housing
- B219 - Happy to go along with this suggestion
- B219 - Should be used for housing. We need a bus service for commuters and shoppers between Hutton and Brentwood

**B220 - Woodlands School, Warley Street, Warley**

- B220 - Woodlands School would be appropriate for housing if built on existing footprint - not developing entire area/site

## 6. Street event consultation comments

Brentwood - Saturday 7 May 2011

### Housing

- Fewer smaller houses and flats and more family houses
- If building in Ingatestone, build social housing for people who have grown up here - starter homes
- Mountnessing - Scrap metal. Previously - never been built on - should be houses
- Travellers, Listed Building had plans for housing needs - being allowed to fall down
- Houses not flats
- All new housing should be "code 6"
- More housing for the young who do not or not able to earn large salaries
- More affordable housing
- All in the housing sites aren't bad - contained in urban area
- There must be a halt to further housing developments. Infrastructure cannot support what we have now
- Potential houses south-east of Running Waters should not be built as Green Belt
- Too many flats
- Do need affordable housing in town
- Need more affordable homes for the young people and more jobs
- More social housing but must have necessary improvements now
- It's important to keep green grass within large housing. More housing
- 1. Consider reducing blocks and flats where single houses stood
- 3. Ensure bungalows remain as such (this will keep some of building heritage) most bungalows built 1900-1920
- No more flats
- No more flats, why spoil Brentwood anymore
- No to flats

- Land for potential housing, we need to listen to people of Brentwood. Please retain countryside feel
- Don't mix social housing with private development. Does not work
- No Green Belt to be allowed building for houses
- Object to houses being knocked down and flats put up
- No more flats in Brentwood, we are full up!
- Need more houses

### Community Infrastructure

- School playing fields and all land available to school should be exempt
- Green sustainable development only!
- Old House, like the way it is, the way it used to be. Different groups used to meet there. Someone needs to restore it to how it was. But no commercial co. that will allow a fire to spread!!
- Keep tourist info. Wilson's Corner bring it back Old House
- Retain Town Hall
- One of the prime duties of the council is to keep residents safe
- Development plans should only be allowed if infrastructure - schools, local transport, doctors, hospital
- Why close Hedgerows nursing home? The six bungalows are needed and have a very good name
- Appalled that there is talk about closing the community hospital after recent development. ie school, medical services, shops, business facilities
- Parking etc. Must be implemented at the same time

- There is no room, dentists and doctors already overflowing. Hospital to be used as full working, i.e. Theatre
- Make Brentwood a safer town
- Keep Brentwood's services local where possible. Too much moved out of town, e.g. parking office, Highways information centre
- Highwood building going ahead, no thought of hospitals and school
- More doctors/schools if you are going to build
- We live in Crescent Drive and are concerned the well resourced community hospital has beds closed at no saving to PCT
- Youth centre needs more funding than homes do. Brentwood is crowded enough already. And I have lived in Brentwood my whole life, but only in the last six months have I been more concerned about my safety when walking home

### Development

- Don't sell/develop the town hall and spend/waste my money needlessly!
- Keep the Town Hall
- Please leave council offices alone
- Keep Town Hall
- Against the closing of the Town hall
- Town hall is a major landmark. Works well with the community. Could be converted to flats though
- I think the council will do what they want despite the residents views
- We moved here in 1981 as it had a lovely atmosphere and it was a lovely place to live. Please don't take out the heart
- Keep Town Hall, put community transport in

- Town Hall
- Keep the Town Hall
- Sell Coptfold HSE put money into Town Hall
- Should be saving more money, convert, don't demolish
- No sale of Town Hall
- No sale of the Town Hall
- Keep Town hall
- No to Town Hall closure
- Don't knock down the Town Hall, keep the Council there
- Want to keep community / parish halls open and affordable
- Town Hall would make a decent Theatre
- Council offices should be turned into flats
- Don't knock down the Town Hall, refurbish and let out spaces. Some could be for small businesses
- Town Hall kept in centre of town
- Keep the town Hall, landmark building should be part of civic pride
- Don't demolish Old House, lovely old building served to work before
- Don't sell the town hall! (Ever)
- Keep Town Hall, this don't belong to the Tories
- No sale of Town Hall, less building in Herongate
- 2. Keep the Town Hall and make it the pride of Brentwood
- No more nightclubs - keep the Town Hall
- Too much development leading to too much traffic leading to pollution
- Keep Town Hall
- Keep Town Hall
- No sale of the town hall!
- No space of Town Hall, no development internal
- Don't move development outside hall or

- borough. Don't knock down the building - rent it out. Needs consultation
- Keep B/wood town hall
  - No sale of town hall and please stop it to be turned into another Romford
  - Keep Brentwood town hall
  - Do not knock down town hall for more flats
  - Keep Town Hall
  - Town Hall should not be sold off nor be more social housing
  - Stop selling off the family silver. ie. The total devastation of the old "White Hart" (what happened to the lovely old sign?), the Old House, what will be next - the chapel ruins??
  - Keep Town Hall
  - No to Town Hall being sold
  - Concerned that the public is being kept in the dark about the Town Hall project - knocking it down is the worst option
  - No more pubs, keep the Town Hall and don't waste my money!
  - Keep Town Hall
  - No closing of Town Hall
  - Keep outside of Town Hall, redesign interior. Keep Facade
  - No to demolition to Town Hall building
  - Keep Brentwood Town Hall (Council offices)
  - Keep the existing town hall
  - Keep Town Hall
  - I don't feel the infrastructure here can cope with any more housing; but feel that using Brownfield sites is ok if some have to be built. Strictly opposed to using any greenfield sites
  - Any Brentwood bypass from Dartford Tunnel area - east of Herongate/Shenfield toward Hastow Rd. Not be considered (A120 was originally intended for its purpose)

### Natural Environment

- Brentwood Prep. Love King Georges Playing Field. Weald Park
- At present an eyesore so nice development is good. Walkways - rural and in green area
- No more buildings on any green land! Develop only existing old building land.
- Open Hutton Country Park for equestrian use
- Lack of outdoor gym, refer to Upminster Park for example
- What is happening in the polo field in Hutton?
- No encroachment into Green Belt

### Highways and Public Realm

- High Street, under impression was going to be all on one level. Relative nearly broke her ankle because of curb
- Open to severe flooding. Worry about sewerage problems already built on Heybridge Hotel which we suffer from
- Improve station area, shops and pavement, keep Farmers Market, Keep planting areas, coloured planting
- With a view to the drought situation when houses pave over their front gardens for parking they should be made to leave a drainage spot at the lowest level this is a national problem. Let Brentwood lead the way
- State of utilities work on the High Street - bits of it looks really poor where paths are messy
- Use of porous surfaces for driveways should be required to manage flood risk
- Pot holes mend if poss. More salt on side roads during winter

- Enforce no H.G.V. rule in High Street
- Pavement regard from Elm Tree Ave. to Outings Lane to enable walk to Doctor. Pavement along Church Lane from Shartcroft to Doddinghurst School
- Pedestrianise High Street by using electronic bollards. Closing High Street between 7.30 pm and 2 am
- More cycle paths - a decent journey network
- Roundabout badly needed, end of Sandpit Lane
- Get rid of the cars from the High Street
- Roundabout too tight at eastern end of the High Street - no right turn from Lane - causes traffic back to Kings Road
- Traffic congestion on High Street / lorries coming through, which should use by-pass
- Joined up cycle paths
- Roundabout at Sandpit Lane
- Park and ride for Brentwood (Brook Street roundabout)
- Reverse the degradation of Western Brentwood and improve life for local residents! A. Remove cobblestone (trip and low curbs hazard) B. Seek alternative design
- More benches in High Street
- Improve cycling infrastructure - remove cobbles in High Street
- A bypass from A12 to the Brentwood Centre would reduce traffic
- With increasing residential areas, the roads at the moment needs to be addressed as they are in a appalling condition after this winter
- Could we have speed bumps in St Thomas' Road to stop people racing through dangerously (especially in school pick-up

- time?
- Post box corner of White Lyons Road
- Leave Cornsland as a closed road, i.e. not open to heavy traffic
- Pot holes filled. Trees at Burchwood Close Warley Topped. More doggie bins about
- Burland Road - cancel yellow line
- Worried about traffic out of Highwood Development
- Make St. Thomas's Rd one way to stop being used a cut-through
- Doddinghurst Road top end to and from Ongar Rd. Regular 60mph speeders, calming measures
- No further development around A12 off Doddinghurst Road - too much traffic already
- Between St Kilda's and A12 - open Green Belt land for public access
- Speed limits through the Borough should be reassessed. In particular the Roman Rd. through Montmead should be '30' all the time. Brentwood High Street should be '20'
- Open Merrymeade for Equestrian use, Yes I second that!
- Turning left into Shenfield Road from Sawyers Hall Lane - road marking needs renewing. Dangerous!
- The cobbles need to go, a waste of money. Not good for smart car and bikes
- Traffic calming in Robin Hood Rd, "white van man" and "boy racers" zooming down our residential road are a danger to children and animals
- Fill the pot holes
- Pot holes issue not addressed, especially on outskirts of Borough

## Parking

- Reduce all town parking to minimum 50p starting fee for 1 hour
- Brentwood High Street - awareness car park on pavement unsafe
- More town centre parking - what happens when development takes existing car park
- Free parking around lunchtime to encourage local business
- Free parking to bring people into town, a trade leading town
- Car park in Brentwood has deteriorated. Bad move to stop free parking in Town Hall at weekends. Puts people off visiting the High Street shops
- Parking for flats in town centre, not enough spaces. Why need an extra for each additional bedroom in existing homes? Should change
- More short stay parking in town centre for council offices
- IE school, medical services, shops, business facilities, parking etc. Must be implemented at the same time
- Sort out parking and roads before anymore housing
- Multi storey car park overshadowing existing homes
- Free car parking in Brentwood. More enforcement of disabled bays. Use CCTV more efficiently
- Stop charging for parking in Sainsbury's.
- A bus route in Kavanagh's Road, please!
- Too much traffic in High Street, parking cost in Brentwood too high
- Regulate parking cost
- Need more parking spaces
- More off street parking
- 10 min pop-in parking

- This is a small green area, we do not need extra parking here
- Parking for residents will be impossible if the site in Queens Road goes ahead especially in Coptfold Road
- Free parking Brentwood Town Centre
- Residents parking - Roman Road
- Doddinghurst Road - Why aren't you doing anything about Sainsbury's' staff parking here - it's dangerous
- 1 hour free parking. Decent shop, Waitrose etc. Rents too high
- Why shop in Brentwood with the parking charges, Lakeside is free!!!!
- I work 1 hour as a cleaner and I resent having to spend £1.70 for the privilege of parking here. I only earn £7/hour
- Reduce parking costs, why should it be free in Shenfield but stupidly expensive here?
- Robin Hood Rd residents parking
- Free parking
- Free parking
- Reduce parking charges
- Make parking fees cheaper

## Public Transport

- Local bus services very poor, low frequency
- Bus stop not well positioned in the High Street - too far for the elderly to walk
- More buses from Shenfield and Brentwood to Coxtie Green area
- Public transport. Bus link to Stansted Airport.
- Sunday transport
- More transport
- To travel to and from work
- Better transport for East Ham Estate, Ingrave Road
- Bus stop of the junction of Kings Road and

Westbury Road because of steep hill

- A bus route in Kavanagh's Road to help the elderly get into town. Mornings would be ok
- 1. Crossrail, where is the Crossrail car park? 2. Will it be on Green Belt or will there be some demolition of houses?
- Would like more buses on 551 route

## Town Centres and Shopping

- Love Starbucks, 6yrs
- Keep the Farmers Market. Keep the Theatre
- No to shop/cinema complex W.H.W
- No more food outlets, people are already obese why fatten them up!
- Saturday High Street, Market every Saturday! The Town needs to repair its identity after the ages of neglect!
- Too many charity shop and restaurants. No decent shops - small shops back, butchers, fish etc
- Rethink the strategy of the High Street, no go area at night, why?
- Ensure shops continue to have quality fascias signage
- Develop station but keep Victoria building on street view
- High Street lacks colour
- High Street is very noisy - textured surface
- Dodgy shops around shops on Povelfield Lane
- More emphasis to be placed on shops in the High Street and Bay Tree - the amount of closed shops is very worrying
- Good department stores
- We need the Cinema! It's crazy in this day and age and also stop the amount of pubs and charity shops - (where's the department

stores?

- Bring back Post Office or fill with shops
- Need to do more to the shops around the station to support station development
- Alternative shopping ie - major supermarket and cinema
- King George's skate park need refurbishing
- Develop the Post Office as flats
- Have all these empty offices and empty shop's needs some more popular shops
- 1, Look at all flats above shops in the High Street of other streets. Turn into flats
- Need a decent Post Office again
- Too many night clubs in town centre - chaos at night
- Need better shops - long term policy- need niche shopping
- Don't need new shops developed outside of existing High Street - should fill existing vacant units
- Better shops less night life - bar nightclubs, a safer town for families
- Want a new cinema back in alley. Need something for youngsters to do instead of hanging around in High Street
- Upgrade and move shopping - People all go to Romford, more shoe and clothes shops
- Needs more shops
- Nice cafe used by lots of groups, easily accessible, handy for High Street. Seemed to work well before can the council find a way to establish the same use as before?
- Brentwood High Street - Old fashioned. More shops
- 13 Nail bars and hairdressers!!! Where are the music shops? What are we teaching our children?
- No more charity shops

- Time we had a cinema in the town
- Keep market stall
- Brentwood High Street is becoming town like Ilford. No one wants to shop here too many cheap shops. Cannot believe that you spent millions on High Street road
- Why are there so many beauty salons, nail bars and restaurant etc. and no decent stores
- No more building in station area, already overcrowded
- Bigger food stores
- Less rates for shops to encourage residents to shop in Brentwood
- High Street, too many empty shops, we need to encourage small businesses, not turn it away
- Cinema, keep Brentwood as a lovely town, don't build on everything
- Shopping centres off the main High Street kill the existing High Street, or themselves die!! Think again we cannot keep the existing shops open
- Post Office to be returned to where it was
- Reopen the old Post Office
- Too much repetition in the High Street shops
- What happens when M&S moves off the High Street?
- Please encourage lower rents for shops in Shenfield, so many empty shops looks awful
- Put the old Post Office back to good use :)
- Less empty shops. Cinema
- Help shop keepers, town is dying
- Pubs go back to old opening times. Litten Tree causes lots of trouble late night - no more TV cameras!!
- Limit late night drinking to reduce bad behaviour and violence to residents near the High Street

- End of High Street, too many pubs open late-damage to cars and property. Drunks in street till 3am, early drug problems

### Business and Industry

- Lower business rates to offer better range of high street shops
- Make it cheaper for new shops to open
- No outsourcing of departments and privatisation. No business needing sex establishing licence to operate in Brentwood

### SHLAA Areas

- G040 and G021, Access to main road already congested and will be a lot worse so good road and public transport will be needed. Also appropriate shops. Consider play areas for children
- Parking around the Thriftwood area is very tight so development in areas, G040 and G052 would need adequate parking
- G089, This should be left as Green Belt
- We strongly oppose due to high levels of traffic. The sites G40, G52, G72, G65 and G32
- G040, G022, oppose change to green land
- G101B, Flooding on A12 sewage considerations? G020? No large house - build only 2 bedroom, no flats
- G040 opposed to land development
- Ref G040, Green Belt land with no boundary! Not an ideal site for development
- G213 ok. G008 - G013 Bossy. Pilgrims Hatch site
- I would like more development in the Pilgrims

- Hatch area and surrounding areas
- We like the field the horses are in, G008.
  - G040 + G052, Is this over-development given the housing next door?
  - G008 - We like the field with the horses in it. Don't make it a house. Ever!
  - No to G007 - Take my little ones there all the time
  - Housing development. New building to be on Brownfield sites. Definitely not G007 and G141
  - G008 - A shame if it is built on as it is mainly a residential area with not a lot of green
  - B213, opposed to site
  - G032, G065, don't want housing here
  - B216, build on this soon please!
  - G040 and G052, Lovely area for people to walk around. One of the few green spaces for people to walk in - the main space. I don't live in this area, I don't think it should be built on at all. It is an amenity for Brentwood South

For a complete list of SHLAA comments from all events please see section five.

### Other

- Stop wasting money on consultants use your own planning dept. to best effect
- No Gypsies on Pilgrims Hatch

### Comments from the test and review workshop

- Very fair summary of comments
- The comments of several people criticising SHLAA area G008 and G007 ought to be reflected in the 'key issues' as these are more local and local voices are liable to get drowned out in the voices of people from across the borough who will have spoken at this Brentwood High Street event
- Nine separate comments demanding 'no more flats' / building of flats on sites of prior houses etc. Ought to be in 'key issues' (Remember 250 people's thoughts ought to be reflected in the list of key issues at this location)
- There were people at the 'by invitation' events who felt strongly that the Town Hall should be kept
- There is a need for children's play areas in Brentwood North even before Highwood and St Charles developments

## South Weald - wednesday 11 May 2011

### Housing

- No comments noted

### Community Infrastructure

- No comments noted

### Development

- Planning enforcement is an issue. Also tendency for community to retreat behind electric gates

### Natural Environment

- Keep the woodlands - add parks, protect from development
- Really value South Weald and King George's parks

### Highways and Public Realm

- Need a 20 mph speed limit on Westwood Avenue
- Hubert Rd. - open up station car park to create an entrance to and from (as an additional access) to reduce traffic by the station and for ease of our parking
- Issues with transport and roads; -speeding traffic around South Weald - roads (e.g., Weald Rd) not safe for pedestrians - more needed for cyclists
- Stop (?) speeding - more 30 mph signs - put film in the speed cameras
- Place "no throwing" rubbish by car passengers/drivers area owner under the latest proposals faces penalty fees (in

London Road)

- Extend double yellow lines at junction of Kavanaghs and London Road to provide easier "sight access"
- (Probably no chance) but traffic lights at junction of Honeypot Lane and Kavanaghs

### Parking

- Parking around South Weald School at start/end of school day

### Public Transport

- No comments noted

### Town Centres and Shopping

- No comments noted

### Business and Industry

- No comments noted

### SHLAA Areas

- No comments noted

For a complete list of SHLAA comments from all events please see section five.

### Other

- Thank you for giving us the chance to see what is going on and talk to you

## Doddinghurst - Wednesday 11 May 2011

### Housing

- No more new houses
- No more housing/development in the area

### Community Infrastructure

- Think the Church is an attractive building
- Enjoy the local community groups - art
- Want a football cage
- Youth club
- Gangs of youths with illicit substances.
- Youth facilities
- Generally a pleasant place to live
- Key problem is school capacity
- Need somewhere for teenagers to hang out, e.g.. Skate park
- Community hospital shouldn't close
- Water is a key issue - fresh water and treatment
- Concerned that there is not much for teens to do
- Schools and park are lovely
- Great community spirit. Well organised Parish Council
- Building that "joins up" villages takes away village identity
- Need for a youth centre - opportunity for young people
- Greater power to decide on planning approval delegated to Parish Council
- Crime and vandalism is a major issue in the park
- The park is not safe, the gangs rule the park. Kids area is often vandalised
- More parks with skate ramps
- Need to find something for the young people to do in the evenings

### Development

- No comments noted

### Natural Environment

- Park is fun
- Needs to improve the park
- Protect trees and open spaces
- South Weald Park, our favourite
- Schools and park are lovely
- We like walking around the village on public footpaths. We enjoy the open areas. Need somewhere for the kids where they can't do any damage

### Highways and Public Realm

- Blackmore Rd. (dangerous road) dangerous road to walk along, can it be paved for walking?
- Improvement to shopping parade - new paving, free planting, furniture etc
- Pavements along Blackmore Road (near Deal Tree Farm) have to walk through mud in winter
- Best thing horses. Improvement? Traps cars and people - need to slow down
- Steeple Way - improved footpaths - concerned for the school run.

### Parking

- Parking problem created by school

### Public Transport

- More buses especially on Sundays
- Need a bus service to Shenfield and busses to run later
- Isolation is a big problem. Poor bus services - infrequent, not late enough, not in the eve
- Improved bus services
- Need affordable buses - right routes
- Need better bus services, evening, weekends and bank holidays
- Lack of public transport, especially buses
- Lack of transport to hospital

### Town Centres and Shopping

- Centre of the village is poor, can we sort out this central area and make it more pretty
- Need a cafe here
- Peaceful pretty place but lack a proper focus
- Doddinghurst is best (amazing)
- Needs a hot tub in Tesco, but it is still sexy
- Doddinghurst is best cause I'm in it. X Millie
- Doddinghurst is best and sick (amazing) by James Gray
- Needs a McDonald's
- Repair and reuse existing buildings
- Chuckles is really cool, we can go there before and after school
- Doddinghurst is sexy, yeah man. Chushxi, by Josh

### Business and Industry

- Too many empty office blocks
- Encourage business units within redundant farm buildings

### SHLAA Areas

- Preserve woodland as far as possible, low density development only at site adjacent to street (G086) Margaret's Church
- If you give permission for G086 (Doddinghurst Rd.) I assume that that will be the beginning of the development for the whole area. I don't think that's a good idea
- G068 Outings Lane is a good development place
- G046 - would be a shame to lose this
- G086 - surprised this wasn't developed years ago - old buildings under the brambles
- G086 - don't build here, really poor access onto fast road
- Area down Brook Lane - creeping developments with caravans
- B212 - is this identified wrongly? Should it be on Wrights Lane?
- No objection to G086 housing
- G029, it will take away open views of the countryside, and not enhance area at all. Becoming more of concrete urban sprawl
- G028 - no issue, sensible infill. G054 - Road issue with Church Road
- Stay as a village- no urban spread to join up with other areas
- Site G086 - access would be a problem
- G086 - My concern would be safety coming on to the main road - as there is an incline and blind bend. G086 - This piece of land has no access except for Doddinghurst Road. This part of the road in a hill and has no sight from entrance. Thus has been refused several times
- G086 - This site would not offer safe access and would open doors to further building Green Belt land

For a complete list of SHLAA comments from all events please see section five.

### Comments from the test and review workshop

- Doddinghurst has one of the largest areas of public recreation space of any village
- It has 3 football fields (2 junior and 1 senior) one recreation field of 6 acres and a football club with 250 members
- Sport changing rooms and showers are provided
- The comments above to not mention the recreation facilities and hug amount of facilities for young people exist.
- Blackmore Road is mainly in Blackmore Parish
- The centre of the village needs improvement

### Housing

- Affordable housing needs to stay rented, doesn't work long term otherwise
- Don't need more housing, we are already more densely populated than Doddinghurst parish
- More houses means more cars, the roads will struggle
- Affordable housing, more for young people locally

### Community Infrastructure

- Would like an occupied police station
- Antisocial behaviour. Not enough for young people to do - young people hang around shops and Swan Lane etc. Have to pick up litter in front of houses so it is not used as missiles
- Don't see police patrolling locally very much
- Community room in the village for Police youth work.WHS etc
- Footpath to doctors surgery
- Footpath to doctors surgery. Too dark at nights to walk there. Difficult to get bus there and back, too infrequent
- Need a footpath to the new doctors surgery
- Not enough for young people to do
- Transfer hospital surgery to King George - Takes four buses to get there
- Local primary schools are over subscribed.
- Lack of public transport to Doctor's surgery
- Need footpath to doctors. Good that a Zebra crossing will be put in. But still dangerous. Perhaps should have a 30mph speed limit?
- Need to plan for a older population in isolated communities -transport -services

- Footpath needed to the doctors surgery
- Cinema in Brentwood would be great

### Development

- Site on the north side of the Green Lane - Old Mill - put in for housing, why not included?
- Don't want the local area to change, it's good as it is
- What's happened to old doctors surgery? Urbanisation creeping in locally, this is a concern. Ashwells Lodge has become a transport hub, why?
- Brentwood needs a concert hall
- Plan for a post-oil future, village and borough wide
- Village could lose its appeal and its property values with too much development.

### Natural Environment

- Green Belt infill could be used to provide housing
- Area needs to retain its character. Green Belt needs to be protected
- Need to keep areas of land use for food production
- Allotment plots
- Allotment plots would be good
- Love the rural character
- Doctors surgery in the Green Belt is ok, it will benefit so many people, otherwise protect the Green Belt, no housing
- Protect woodland and promote education and access
- Pump Farm, Dodd's Farm - Use of farms
- We need an up-to-date woodland/wildlife study for the borough

### Highways and Public Realm

- Fly tipping common in this area. Another dog poo bin needed, only one is at local pond, more needed
- Eagle Field seem to accommodate only dog walking, more could be made of it
- Grass verge next to the highway not maintained
- Brentwood High Street - Can't drive down it due to back pain
- Zebra crossing needs painting
- More trees in Brentwood High Street
- Speed indicator in Blackmore Rd. is needed to slow people down
- Are there any ways of linking up bridle way so that horses don't have to use roads?
- Concerned about traffic speed through the village
- Parish Council has done a good job with the duck pond
- Nice community. Church Road is a fast road. Could this come down near the village
- Encroachment on verges, peoples gardens etc. which obstruct highways for horses. Dangerous. Litter, (plastic bags) obstruct path for horses
- Bollards placed in front of Blackmore Road shops mean people now park on the road and obstruct traffic
- Lack of disabled facilities. Lack of security locally because of anti-social behaviour and lack of police presence
- Recent Fox Hatch redevelopment required, water run-off into the local pond, but this has not happened - why? Now fire department have to fill up pond when dry
- Blackmore Rd. dangerous, people travel too fast. Speed indicators to slow people down

### Parking

- Local parking, people always use cars, so provide parking outside of shops etc

### Public Transport

- Bus services to Stanstead Airport please.
- Better bus services please! Treat us passengers with more respect!
- Bus services - use is low but is this due to the lack of timetables and lack of publicity?
- Bus services are not frequent enough for links into Brentwood. Everyone chooses to use their car
- 261 bus - Why does it not include Church Lane (Kelvedon Hatch) - Stocks Lane instead of just turning round at Blackmore Road - small extension would benefit those living in Kelvedon Hatch
- Quite happy about the area except that the buses aren't frequent enough
- Bus service has gradually declined over the last 25 years

### Town Centres and Shopping

- Encourage small shops in town centre
- Lucky we still have a Post Office. Local shops are ok, helps people who don't have a car
- Don't want more shops or people
- Brentwood town centre - town park with an underground car park and an open-air swimming pool
- Need a decent grocers, have to go to the farm shop

### Business and Industry

- Don't like the telecoms mast, can we get rid of it?

### SHLAA Areas

- G054 - No development in the Green Belt. G028 looks like an obvious housing site
- Broad meadow potential, shlaa site. Is in a bad state locally
- G054 - don't mind this - near the post office
- G028 - Don't want development
- G054 - no problem with this as a housing site

For a complete list of SHLAA comments from all events please see section five.

### Comments from the test and review workshop

- Eagle Field is owned by Lord Rodney. KHPC pay a peppercorn rent to keep gypsies off. No permanent structures allowed
- Crown Corner - re-cycling area needs to be kept tidy and emptied on a more regular basis

### Notes on original comments:

- No Green Belt development in Kelvedon Hatch
- Allotment plots - liaise with farmers
- More dog poo bins needed in Eagle Field and Eagle Lane
- Church Road speed limit down to 30mph
- Re-open the lay-by at the Blackmore Road shops

## Stondon Massey - Tuesday 17 May 2011

### Housing

- Brentwood planning should help small developers to build smaller homes for local young people which sit well in the village
- Understand that there has to be more housing but must be sympathetic
- I like the idea of key worker houses for local people - who have been bought up in the village

### Community Infrastructure

- Exercise facilities to keep fit. Adult gym equipment
- Would like more modern sports facilities in nearby halls (Tipps Cross Remembrance Hall and Village Hall)

### Development

- Good example of sensitive refurb at the end of the green - good style and lots of technology

### Natural Environment

- Would like play equipment. Multi use games area
- Some problems with vandalism in the park
- Keep rural character
- Flowers, want to see more flowers
- Dogs - dogs on leads
- Tidy up after dogs

### Highways and Public Realm

- Something around the pond to stop kids falling in

### Parking

- No comments noted

### Public Transport

- Concerns, bus services
- Would like a bus shelter at the bus stop

### Town Centres and Shopping

- A village shop would be nice to support the new developments
- Lack of local shops
- Shops, we should have a shop just in case of emergency of food and sweets and what you normally have
- Village is nice and quiet. Good park. Good pub. Good fields to walk dog in
- A large sink estate would not work in a small village. A village shop would help the community to integrate

### Business and Industry

- No comments noted

### SHLAA Areas

- No comments noted

For a complete list of SHLAA comments from all events please see section five.

## Ingatstone - Thursday 19 May 2011

### Housing

- I would rather not have any new housing development in Ingatstone. Not in my town!
- A12 is noisy - can't build more houses because they will be affected by more noise with more and more cars
- Sheltered accommodation is needed
- More affordable housing for young people - exception site. Bus good during the day but poor at night, more info for services
- The infill housing within Ingatstone has poor access and the two edge sites might be better
- Area behind Heythrop could accommodate housing - is within planning area
- More small housing - starter homes
- More housing where people can walk to village i.e. Behind where Police houses were which was forced for building in the 1950's
- Need to take account of school places for new homes
- We need local affordable housing - big issue for Ingatstone. Too many large expansive houses built because sites are small
- Area at end of Willow Green has housing? Next to bypass
- Need more affordable housing - starter homes for people from Ingatstone
- Housing that is affordable or sheltered accommodation

### Community Infrastructure

- Anti social behaviour from children at Anglo European School is bad
- It would be good for young people to have

- a place i.e. ice-cream bar or coffeebar, anything than a pub
- Young people are not treated well in the village - banned from many places and play up as they get as they are treated - we need to provide for them, respect them
- Nice village - got all facilities needed. Good community
- Area feels like it has been infiltrated by outsiders - many travelling communities set up illegally and get around planning laws
- Behind church - increased CCTV to reduce youngster and gangsters fighting and drinking for security of elderly
- The village is rather male dominated - football, cricket, working men's clubs etc. Nothing for women - none are seen in the evening! Needs to have more for women
- Youth centre needs to be opened on weekend
- Increased recreational green spaces. Seymour field - only 1 changing room - need 2 rooms, separate showers, so become promoted. Ingatstone House - only sheltered housing - more en suite shower and toilet in each room rather than communal
- Something lively to do on a weekend at night
- It's great that many people walk around the village - this makes a better community atmosphere
- Keep tennis courts as local open space for community use allocation (by Pine Drive)
- Integrate community facilities - consolidate community facilities, part with library reducing hours
- Keep open spaces part. Fairfield good children's facilities

- Skate park design not good. Because it is hidden behind a hedge it becomes an easy area for anti social behaviour. Bad design!
- Doctors cannot cope, fire service cannot cope
- Gypsies - no more sites

## Development

- Power cuts happen often in north of village towards Fryering power grid
- Village Design Statement should be considered as part of evidence base (SHLAA Sites)
- Leave alone - it is fine as it is
- Take account of Ingatestone village design statement
- 3. More attention to listing of buildings by BBC
- 4. Extending conservation area to include Fryering
- 2. Extend conservation area at Fryerings/ Mill Green
- 3. More local listing of building in the conservation area
- Village character has changed a lot in the last 35 years. Don't want to see more change
- Frynering - poor services and rates are too high
- Important to avoid coalescence between Ingatestone and Mountnessing and also to the north
- Village aspect has been lost - poor usage of schools Anglo European - needs a swimming pool/ extension of spots facilities. Need more bus services and takes 1 hour to get to Brentwood

- P.T. the Thatcher House, Mill Green Rd.
- Need more cash points and area to go when it rains
- Rates are too high to compensate for expansion of the gypsy sites
- Travellers aren't any trouble but it would be nice not to have additional sites as currently have two
  1. Local listing
  2. Over Development of the village services
  4. No traveller sites.

## Natural Environment

- No comments noted

## Highways and Public Realm

- Make the paths bigger!
- Ingatestone has become a town - raise the roads starting outside the library towards the community centre - with 20mph sign at either end to help with disabled/buggy users. Pavements are too narrow
- No pavement between the stocks bar to the cottages - very fragmented on left hand site - needs to be revised
- The priority system for road improvement seems arbitrary and doesn't always reflect the real need. We need to address this. Can Localism Bill help? Can it be delegated to Parishes?
- Put a lay-by in front of the church for weddings and funerals and disabled parking - just move flowerbeds back
- Remove cobblestones on Brentwood High Street

- Concern over proposed additional Thames crossing and new road/motorway shown a few months ago in newspaper. Would affect Ingatestone massively
- Improve buffer between village and the A12
- Centre reduced speed sign down to 20 mph - raise the road and smoothed out for buggy/pram users - co-op is the best for vehicle use. (Buggy user)
- Top of Docklands Avenue. Pavements in disrepair, more congestion from A12, Line of cars/bus stop along car parking site north of village by Docklands Avenue- clogs up traffic
- Traffic crossings and speed reduction at the G101B and of the village.
- Poor quality roads. Dirty - needs clearing
- Crossing by the school/crossing patrols - this is an area which is very dangerous for pedestrians
- Why transfer road repairs to Harlow? Where I live a 4 x 1.5 repair was made by five men and equivalent. How much did that cost?

## Parking

- Parking not enough people penalised for stopping to pick things up etc
- Introduce parking restriction between the letter boxes new Budgens and the connecting car park or peak times to improve traffic flows for safety reasons
- Parking - Ingatestone need more
- Improve long stay parking - need more, preferably trees
- Parking - more. Variable, re. long and short
- Parking on site behind Bell Mead - what is happening to site? It's supposed to have potential for a car park

- Retain free parking in the village - everywhere also for commuter parking - this would stop people parking in noisy street
- Free parking would bring more people to the centre; support shops so can increase rates to compensate loss in parking fees
- 1. Better and reliable bus service
- 2. More car parking to serve visitors to shops
- Please can we have our car park in Bell mead

## Public Transport

- Buses don't run late so young people can't get home. Can't blame them for hanging around in bus shelters
- Higher frequency of buses - back to 2/hour
- We need to have better bus services
- Keep green bench and more buses
- Improved public transport
- Buses - 1/hour is a disgrace. Feel third world, second rate
- More buses, 1/hour is not enough! Also they finish too early in the evening
- 1. Improve bus service
- 1 bus every hour - inadequate, Hopper bus proposed in Frynering

## Town Centre and Shopping

- I like the fact that it is still a living village, i.e. shops restaurants etc. without these it would just be a dormitory
- Retain the village character - too much development will change local area. Business and Industry

## Shenfield - Saturday 21 May 2011

- Need to encourage more shops - could use grant scheme
- Ingatestone is halfway between village and town. The shops are lovely and it is important to preserve the ...[writing stopped]
- We need a KFC
- We need a Nandos
- Shops struggle in the High Street - lower rates?
- No more in-building High Street can get very congested
- 4. More food/everyday items shops instead of dress shops

### SHLAA Areas

- G020 would be nicer place to live than G101B
- G101B - recreational use instead. Car parking is very poor - requires increased. G020 - only be accepted for sheltered housing/first time buyers
- Would prefer not to have developed housing by Docklands Ave, G020
- G020, housing site - much better related to the village
- G020 is a suitable site but housing should be affordable, - not 5 bed houses! Road is already built and would prevent another travellers site
- G101B - noisy site and not very desirable location for housing
- Council depot would be a good site for housing - better than G101B
- G101B is considered a polluted area by roads

For a complete list of SHLAA comments from all events please see section five.

### Other

- Great that doing consultation and good to be able to comment on housing allocation suggestions
- Re Paying. Want to pay by cheque as for last 50 years. Time taken to go to P.O. or Coop

### Comments from the test and review workshop

- Pollution from traffic affects housing adjacent to the A12
- Ingleton House needs to be ungraded
- New housing should not affect the attractive approaches to the village from north and south
- Anti-social behaviour is not limited to the children from the Angle-European school
- Maintain the current character
- Preserve the Green Belt
- Parking enforcement is needed over all of the village
- Planning permission for the Bell Mead car park exists
- The last bus stops at 6.30pm
- Why do you let sheltered housing to non-villagers?
- Area available for recreation is below national standard
- Parking would be easier if rail car park was more reasonable

### Housing

- Friars Avenue - People concrete front gardens. Is this allowed?
- 2/3 bedroom terraced housing as a preference, efficient use of land, gives people gardens and more social. Flats aren't good for social cohesion
- Need smaller affordable homes for down sizes and first time buyers not units for City workers
- Need smaller homes for 1st time buyers and older people

### Community Infrastructure

- Would rather have a new Church, senior school on the Sawyers Hall site than a vocational college
- The local area is nice, not much improvement needed other than maintaining the centre
- Council should concentrate on central services
- There is limited doctors surgery capacity in the local area And parking at the surgeries for disabled
- Good place to live - railway, shops, services, has got everything
- Should be better contact between school and local community e.g. including a litter pick up co-ordinated with the Hutton one
- Somewhere for Brentwood rugby club other than King George playing fields -need to split from cricket pitch
- Good bin services, good library services, all good here!
- Bullying in school and anti social behaviour is a problem

- Hanging Hill Lane. Large houses on the corner of Brindley Close signed by Newham Council has been vacant for years - should be used

### Development

- None of the housing areas seem particularly problematic
- Housing areas proposed don't seem too bad - good to use Brownfield sites first
- Does every green space need to be filled with housing?
- Do not sell Town Hall or Fire station
- Knocking Town Hall down would save a lot of money and be environmentally bad
- Save the Town Hall. Enough of the Town Hall has been destroyed
- Could have an information centre in the Town Hall
- No to Town Hall closure
- The Town Hall in Brentwood is attractive and should be retained
- Town Hall facade should be kept even if the site is redeveloped
- Town Hall could be utilised for tourist information centre - all services under one roof. Also - Why not hire out meeting rooms/council chamber? Good source of revenue
- Town Hall - could be reused for shops or conference centre
- Need to keep and repair Town Hall
- Please do not pull the Town Hall down - shift the registry office into it, use the council Chamber for weddings and re-use the registry office for parking
- Town Hall should be kept, move more services inside building to help with running

- costs
- No gated community on Town Hall site
- Please do not get rid of Town Hall. Must be many ways to use it

### Natural Environment

- Over development an issue, protect green spaces
- Priority to maintain parks to high standard - better facilities for teens and young people. No more masts near schools please. Lots near St. Martin

### Highways and Public Realm

- Lots of potholes - pavements need improving
- Traffic is slowed by zebra crossing, feel safe as a pedestrian
- Driving through Shenfield High road is a nightmare! I can do it quicker on foot!!
- Traffic and parking is big safety issue - cannot be ignored
- I like Shenfield as it is - would be nice to reduce traffic but realise that this is difficult - Priests Lane especially
- Lacks of amenity space in Hutton South, Particularly Thriftwood
- Pot holes particularly along Kilworth Avenue
- Priests Lane, cars travel too fast. Speed limit indicator is needed, people are in danger from fast cars
- Lorry delivery (services) often do not obey traffic laws - create danger - park on double yellow lines to road - turn on pavements etc. residential street
- Public benches need improving. Shenfield street furniture is dated could improve like

- Brentwood town hall
- Cycle lanes linking Brentwood and Chelmsford would be useful - sustainable and healthy!

### Parking

- Illegal parking along double yellows along Ingrave Road
- Short stay parking
- Ensure popular hall parking stays available for schools
- Not enough parking now - How will you cope with more housing and the cinema shopping complex?
- Good free parking - effective traffic wardens
- Drop-off parking should be pay and display and car parking free
- Need a change facility in the car parks so don't have to spend too much money each time!

### Public Transport

- Must ensure that trains have sufficient capacity, especially with Crossrail coming
- Crossrail could have negative impacts, but services direct into central London would be a benefit to community
- Concerned about Crossrail - disruption and lack of custom/visitors
- Good free bus to hospitals
- Taxis need a bay for when the queue by station - it creates congestion in the narrow High Street
- Crossrail - what impact would this have on the town?

### Town Centres and Shopping

- Good range of local shops - good shopping centre - need to maintain
- Shenfield more interesting shops
- Preserve the post office building in Brentwood
- Provide a ground floor level post office in Brentwood, Yes, Yes!
- Cinema in Brentwood will be good
- Concern over empty shops in Shenfield - never been 4 empty shops before
- Keep old post office in Brentwood
- We like the High Street and would like to ensure that we retain the independent stores - butchers, bakers and fishmongers
- Shenfield town centre need the same investment as Brentwood
- General issues for Brentwood - infrastructure problems - no large sites for supermarket
- Like some different shop, e.g. shoe shop
- Promote use of old post office. How potty was that, to leave it and think they could cope in Smiths? Lovely old building left empty

### Business and Industry

- Jeff Randall - check architect and interview him
- Local rents are too high for local shops. Many vacant or have moved
- Too many vacant shops, rents too high. I agree!
- Concerns about evening economy in Brentwood TC - too much violence

### SHLAA Areas

- G089 Housing Location. The road that this is on is unsuitable for greater traffic which development here would lend to
- G091 is in flood plain
- G040 and G052, Shouldn't develop - will merge Hutton - forms clear boundary
- Don't think G091 should be developed - [would] urbanise whole area
- No building on greenfield sites, higher density on Brownfield sites
- G052 and G040. No change to Green Belt land either side of Sparkswood junction
- G032 and G065 are next to our house so prefer not - don't mind as long as nice houses, not high density flats and access not front. In keeping with the area
- Houses built in G040 would be detrimental to the landscape. Would look to 'built up'
- B216 Redevelop site without restricting road
- G091, this looks to be the most obvious, least intrusive site for housing development
- Traffic problems/sewage problems, G032 and G072
- G040 ok but G091 too close to A12
- Developing around town (G091 and G040) is a great idea as it will start the economy

For a complete list of SHLAA comments from all events please see section five.

Warley - Tuesday 24 May 2011

### Housing

- No comments noted

### Community Infrastructure

- Community health services are a priority, people's circumstances can change and they become more reliant on these services than expected
- Keys Hall; who uses it? What is it for?
- Should keep the adult education centre - and offer more courses/expand what it does currently
- No local facility at Warley Hospital site - no shops, bars - but need these
- Excellent waste facilities

### Development

- No comments noted

### Natural Environment

- Like the local green spaces. Need to keep them
- Allotments are great. Should make sure all are fully use considering the waiting lists. Should encourage more local food production
- Keep the wood in Brentwood
- Hamilton Crescent - footpath into woods - used to be a barrier, now broken down, ruining the path and 3 motorbikes going through, between 60-62

- Thorndon Park is fantastic but access to the park for cyclist is difficult, because you are forced to use The Avenue, which is dangerous
- Lovely parkland in area

### Highways and Public Realm

- Improve Junction of Warley Hill/Mascalls Lane - Why not have a right-turn lane to Mascalls Lane? Would improve traffic down Warley Hill
- North End and Albert Street; pavements need to be resurfaced and disintegrated. Potholes are very bad, deteriorated more recently in the borough
- Woodman Rd. cemetery - notice for car park has been removed. Needs to be replaced - getting in the way of the footpath
- Pothole - Hamilton Crescent
- Queens Road - Road sign is too low onto North End - needs to be raised
- Improve cycle route from Warley Hill to Brentwood. Have lived in area 20+ years, traffic has got a lot heavier
- More cycle routes - Warley Hill to Brentwood is a nightmare! From Keys Hall to Thorndon Park there is scope to create a decent cycling lane - dual pedestrian cycle way

### Parking

- The Hall is in wrong place - When busy parking issues if hall stays. Needs more parking

- Would like parking for residents. Ropers Yard

### Public Transport

- Bus from Upminster from Great Warely would be helpful
- Direct line (rail) into London, to Brentwood would be good
- Bus pass for the elderly is essential
- Great Warley has no public transport services. People did not benefit when administrative boundaries changed and included Great Warley in Brentwood Borough
- 498 bus service is a great local service - Runs to Romford and Queens Hospital. Make sure we keep this

### Town Centres and Shopping

- Could make more of Keys Shopping Centre with some investment. It is a nice area to shop etc
- Wilson's Corner - Why not put a sign up indicating where Wilson's Corner is - if you're a visitor you wouldn't know. Could put something above shop names etc
- Disappointed previous plans haven't happened - demolish hall, new shops and flats
- Keys Shopping Centre - I like it - but small things could be improved, more entrance from Keys Hall to pedestrian area near shops. Site wall needs to become a face rather than a site, as part of the square
- I like the markets at the weekend, e.g. High Street market - would like it extended

- Concerned about Sugar Hut - late night rowdy, disruptive. Should keep front door shut and exit out the back

### Business and Industry

- Ford, provides a good service. Ford pensioners are allowed to use their canteen and the company looks after its pensioners - day trips etc
- Business Park - Offices empty long-term, why not turn into flats?

### SHLAA Areas

- Mascalls Lane needs to stay the same, would not approve of housing on B214 if the lane and rural character would change
- B220 Woodlands School would be appropriate for housing if built on existing footprint - not developing entire area/site
- Site G022 - Traffic issues along St. Nicholas Grove - more housing would make this worse
- G007 - Does this include the allotments? Because it shouldn't
- G098 (now G154) - would be suitable for housing. In a residential area with good access
- G091 - Officers Meadow has a sewage pumping station on corner of road - capacity would need to be assessed
- Keep Keys Hall B181. Keep B214 hospital. Not suitable for housing, both provide important local services
- Mount Crescent(no 56) - railway site - I think it is beautiful - badgers, wildlife, birds, trees. Would like to see it protected - left as it is.

## Navestock - Tuesday 24 May 2011

Should not be destroyed for the sake of a few houses (former application for housing development failed)

For a complete list of SHLAA comments from all events please see section five.

### Other

- St. Nicholas Grove and surrounding streets - no questionnaire

### Comments from the test and review workshop

- Cinema please, but not the supposed development
- Skate park - re-do concrete bowl. Look at Harrogate Hampton Court - not close to housing
- Manage the playground and put in some shade in the fenced area
- Spartan Badminton Club at Keys Hall - what is happening? Manage closure of Keys Hall better
- Gridlock caused on last 2 snow falls - need to get the salting sorted
- Tennis courts re-instated at the corner of King George's Park
- Station area - re-do road outside shops (little florist) and pavements
- Make more of Warley Gap
- Make more of Headley Arms
- Family cycle routes are a good idea
- Hartwood Road/The Avenue - 30mph near park please - re-do crossing from woods
- Warley Hill/Mascalls Lane - dreadful right turning
- Mount Crescent - 10 potholes
- Keep grass verges

### Housing

- No comments noted

### Community Infrastructure

- Crime issues - biggest issue, burglary

### Development

- No comments noted

### Natural Environment

- Advice on how to deal with wildlife problems - rabbits, where to go for it?

### Highways and Public Realm

- Issues, quality of roads, fly tripping travellers
- Numbers of travellers - big issue
- Need for more control or speed limits - dangerous for houses, riders, cyclists, pedestrians and young children
- Crown Corner, amenity site not cleaned often enough and encourages fly-tipping
- NISA store - surrounding area/ Gove Court is an eyesore - attracts antisocial behaviour
- Fly-tipping and dumping of rubbish at Crown Corner - perhaps the council should provide a resource able collection service

### Parking

- No comments noted

### Public Transport

- Bus services should run longer into the evening to get back from Brentwood

### Town Centres and Shopping

- Because of lack of services/shops etc, use village hall, local pubs etc. for some periods of the week (including car park for mobile vans)

### Business and Industry

- No comments noted

### SHLAA areas

- No comments noted

For a complete list of SHLAA comments from all events please see section five.

## Mountnessing - Thursday 26 May 2011

### Housing

- Too much housing will change character of area
- Ingatestone. Housing density - Heybridge Hotel. Shoe -box architecture inappropriate design

### Community Infrastructure

- No comments noted

### Development

- Travellers' site no control on developments

### Natural Environment

- No comments noted

### Highways and Public Realm

- Concerned with speed of vehicles through village
- Concerned with litter, part Lower Road near McDonald's
- Enforcement issues, regarding driving and parking on grass verges
- More enforcement against litter - could have plain clothed litter inspectors

### Parking

- No comments noted

### Public Transport

- Bus travel reliability

### Town Centres and Shopping

- No comments noted

### Business and Industry

- No comments noted

### SHLAA Areas

- No comments noted

For a complete list of SHLAA comments from all events please see section five.

### Other

- Podhams Green - no comment form. Mountnessing Road
- 259/263, Roman Road did not receive leaflet/community form

## Blackmore - Saturday 4 June 2011

### Housing

- Concerns about expansion of housing due to drains capacity
- Possible new housing site - off roundabout on A12 on way to Mountnessing, current planning permission for hotel
- One or other of the housing sites - if you build out both it would have a big impact on the villages
- Would be open to housing if good level of affordable housing for young people.
- No good ordinary family housing available
- Would like to see part of the development of the housing site built for affordable housing

### Community Infrastructure

- We miss our local library. Especially for older people, important service
- Want Council services to stay up to standard but don't want massive rise in council tax
- Need a low crime rate - low at the moment - keep it this way
- Since we lost our local library, only have mobile library with fiction, no intelligent books
- Improve library then I might use it! We are interested in reading history, archaeology, geography, but these are not available on the mobile service whereas the local library, now shut, used to have them. (Degraded library service)
- Traveller's site should be subject to the rule of law - as for the population generally. Not one law for us and different set of law for them
- A 3rd generation football pitch. A skate park and a beach

- Want to make sure that school and other kid's facilities are well funded
- A skate park in Blackmore Park

### Development

- Concerns with infrastructure and support development, e.g. transport links, lack of road jobs
- Blackmore is an extraordinary village - facilities are great and act as a centre for other villages
- Extend areas where there is better infrastructure
- Redrose Lane creates a practical/ reasonable edge to the development but no further
- Travellers have to go somewhere - be realistic but have small sites with no more than 6 pitches
- Skate park
- More allotment sites with car parking and water facilities
- Reasonable development is ok, but don't want to see high density flats in the village
- Lovely place - enough open space for children to play
- Lost many sites to Travellers - more permanent structures
- See 3-dimensional computerised digital displays of each proposed application at committee meeting - especially on the larger commercial schemes to aid Members decision
- Keep the character of the village
- Remains of Priory - In private hands but should be inalienable in terms of any proposed future development. i.e. should never be built on because of its historic significance

### Natural Environment

- Potential need for allotments – would be open to allotments on Green Belt land
- Recycle tetrapak

### Highways and Public Realm

- Don't want to see significant extra traffic on Redrose Lane
- Swallows Cross is an accident black spot
- St. Peters Way - path blocked need liaison with Epping Forest
- Roundabout in central Blackmore village is dangerous. Drivers do not stop at blind left turn (by old school) from the Green to the Blackmore Road, accidents have happened and will happen

### Parking

- Double yellow lines outside the Co-op or remove
- Need to either enforce double yellow or remove them (2)
- No school parking – and narrowing down of road by the school to slow speed. Bollards by the yellow lines outside the Co-op

### Public Transport

- Brentwood needs a faster direct train service to London
- Buses should run to Shenfield to connect better with trains
- I would use public transport but it just doesn't serve commuters

- Trains to Brentwood need to run later – they stop at 1am
- Transport to Shenfield
- Better Bus services
- More frequent busses to Blackmore

### Town Centre and Shopping

- Concern about the future of the Bull pub – want to see a nice free house pub
- Development would be good – station and shops are here

### SHLAA Areas

- B212 – (Wyatts Green) Site boundary is slightly wrong location
- G070 (both sites) would be suitable for affordable housing
- Wyatts Green Road – already busy – G090 + G029 development would make it worse
- No housing on the Green Belt – objection to the G070 housing site
- Potential flooding issue from housing on G070 – flood is an issue
- Don't agree with housing on G070 – village does not need to grow
- Happy with housing on G070 subject to solving flooding
- G070- obvious site –affordable would be good
- Housing could be more appropriate on land between the two G070 sites
- Redrose Lane - National housing sites G070
- G093 (Mountnessing) might fundamentally change character of Mountnessing
- G101B Ingatestone would be a disaster

to build here, the council depot would be more bearable, because less visible and Brownfield is better

- G093 - (Mountnessing) Land is sloped – would have impact on building heights
- G093 (Mountnessing)- access big issue
- G101B (Ingatestone) Preserve with ranging views for amenity value. Development would change the approach for the worse, to Ingatestone Village
- G093 – potential flooding issues – due to land levels
- G020 Breaches existing conifers of village as a hole, its footprint. Part of the village's charm is its size. Development would set a precedent for encroaching northeast
- G070 – The extension of Woollard Way and Cochard Place is pragmatic and tolerable. Building more on Redrose Lane (Blackmore's ancient bypasses) is not
- G019 would be fine for housing if new access provided from Station Road A128

For a complete list of SHLAA comments from all events please see section five.

### Other

- The Council should have Tent like the one we have on the Village Green Blackmore. This would be very useful for the further occasions

### Comments from the test and review workshop

- Transport - buses strategically timed to get commuters to and from Brentwood/ Shenfield in time to get to work/home

### Housing

- We need more homes

### Community Infrastructure

- Harewood Road shops – anti-social behaviour – damage to shop drain pipe etc
- Need something to bring people together as a community
- Brentwood Centre – want a more child focused 'fun' pool – not just boring pool
- School is good with outstanding features – support your local school or lose it
- Could we use the old corner shop unit on Harewood Road as a church – run community facility?
- Need to build up the school – has a poor reputation historically
- Town Hall needs to be kept!
- Give young people more to do. What about outdoor gyms? Could be useful for whole community like example at Finsbury Park
- Need more for youngsters in Pilgrims Hatch to prevent vandalism

### Development

- Brownfield sites must be used before greenfield sites are considered for development
- Redesign empty office space, might better be used for family housing
- Improve what we got before we build anymore problems
- Infrastructure capacity must be taken into consideration with any development

- Nursery site should not be redeveloped for housing - should be sold as a business and run as a better nursery

### Natural Environment

- Retain green spaces
- Protect the Green Belt - Utilise Brownfield sites before considering Green Belt

### Highways and Public Realm

- Harewood Road shops - bus shelter taken out - resurfacing needs to be done - comprehensively
- Need for a mini-roundabout at Hatch Road/Ongar Road junction
- Roundabout needed on Sandpit Road Junction
- Improve site lines at junction of Kensington Road and Ongar Road
- The much needed roundabout at Sandpit Lane/Ongar Road needs to be approved and built
- Roundabouts not maintained anywhere in borough - gives poor impression of the borough
- I hope consideration is being given to the Ongar Road when the Highwood Estate is in use. Already very congested - the roundabouts will imprison anyone beyond that area as priority on right will be the Estate from both of its entrances
- Junction of High St. and Weald Road - need a right lane filter out of Weald Road into Brook Street - blocks traffic back to Ongar Road

### Parking

- Brentwood Centre - car parking is a nightmare
- Need more and better parking enforcement in the area
- Need a set down/ pick up point and more parking outside the bungalows on Harewood Road
- One of our bigger problems is parking and traffic
- Local residents should get free or reduced parking. Parking in country parks is too expensive!

### Public Transport

- Too many buses - empty and cause too much pollution
- Bus service is great - every 15 minutes
- Good local bus service. No 73 is frequent
- Please consider reinstating the bus routes along Ongar Road beyond Dodinghurst Road which disappeared when Brentwood Centre was built
- Implement a park and ride scheme to take congestion away from the town centre/ railway station area

### Town Centre and Shopping

- No comments noted

### Business and Industry

- No comments noted

### SHLAA Areas

- B213 - opposed to development of the garden Centre
- G008 - Southern - but possibly
- Happy with housing on B213
- G008 - I don't mind housing here - We need more retirement sites then you can have houses for families
- G008 - Badgers and other wildlife on site, registered badger set
- G008 - would be overdevelopment and noise pollution and air pollution would make it a difficult option
- B213 'Sow n Grow' makes sense for housing
- No housing on G008 and G013

For a complete list of SHLAA comments from all events please see section five.

### Comments from the test and review workshop

- Why isn't there a play area for Green Lane/ St Charles' Development Highwood site?
- Drop-in centre for local young people in empty shop in Harewood Road
- Houses in Ongar Road adjacent to Larkins to be taken out of the Green Belt (only 6 houses)
- Larkins Field - play equipment needed and developed as a multi-sports facility
- Ashwells Road - urgent speed restrictions needed to slow traffic
- Bentley School - off street parking urgently needed + verge protection
- Proper doctor's surgery would be nice - current part time PCT at Highwood not open

- long enough or contactable by phone for much of the time
- Bishop's Hall - Cafe provided at peak times for community/family use for families using park - toilets for public use
- Affordable housing - to encourage best use of existing homes - flats don't suit those with children or pensioners - nice pensioner bungalows encourage people to vacate family homes
- Particularly in combination with Brentwood High Street event (May 7th) responses, the level of concern about G008 ought to be reflected in the key issues - three against two (grudging) positive surely ought to figure

## Brentwood - Sunday 5 June 2011

### Housing

- If you have to have buildings to meet targets, build them to meet needs. e.g. Attractive, affordable housing for older people would free up larger properties for families
- New housing development needs to have sufficient open space

### Community Infrastructure

- Dislike – A Sure Start centre being “dumped” in the centre of a residential area. This is creating tensions in a community that has always been happy. New buildings that impact negatively on communities
- More community events
- I want planning department based at Brentwood Town Hall

### Development

- New development around the villages – where are these people going to work?
- What is the cost of mothballing the Town Hall? In what way is it not fit for purpose?
- Keep the Council in the Town Hall
- Changes – listen to the views of all residents not just a knee jerk reaching in response to the residents with the loudest voices
- Need to be conscious of resources – water especially
- Can we turn empty office buildings into flats to save building new development?
- Derelict house needs regenerating Britles Close (corner of ). Possibly Newham Council.
- Harwood r – a –b why hasn't this been

implemented?

- Like – open spaces – an essential amenity for well being. Not too commercialised, which allows a comfortable pace of life in an ever increasing fast world
- Need to see costs for the alternatives for the Town Hall project

### Natural Environment

- Need to have a look at the parks – dominated by cars at the weekend
- I like the street trees
- Protect Thrift Green
- Protect the parks, no development or leisure activity development in the historic parks. (Not to Go Ape or mountain bikes)
- Brownfield land would be preferable to greenfield land

### Highways and Public Realm

- Roundabout at Harewood is a major problem

### Parking

- Parking for the Knights Way Community Centre is poorly managed, causing disturbance to the residents. This needs addressing
- When building, think about parking, not just numbers of spaces but how they are allocated and managed

### Public Transport

- Can we improve access to green space by public transport?
- Can we improve cycle and pedestrian paths? Access to Thorndon Park with new link path?
- Town Centre and Shopping
- Be more proactive with Newham Council to bring empty shops into use that benefits and serves the community, i.e. shops not storage, and refurbish and re-open

### Business and Industry

- No comments noted

### SHLAA Areas

- G008 – is an appropriate site for housing (Pilgrims Hatch resident)
- G040 – I think that no housing should be built on this land as I have always known this green area. Green and farm land should not be removed
- B216 – support this as a good site for development
- Open and forested spaces are good for wildlife and spiritually/ physically for people so need to be protected. No Green Belt Development – G040 and G052
- B094 – No converting over. It is the amenities for the residents
- Not appropriate G052 and G040 beautiful view of field public footpath obscured. Also walk to Ingrave Hall
- G040 – not in favour of something this large without proper infrastructure – needs local shops!

For a complete list of SHLAA comments from all events please see section five.

### Comments from the test and review workshop

- NTLB – a TRA representing the tenants and leaseholders of Newham can look into this issue (relating to the shops)
- Residents take pride in their heritage and it is important that older buildings and open spaces are not lost purely to meet building targets or to reduce expenditure. They contribute to the well-being of residents
- The Council offices would be a great loss and should be preserved
- Turning the Town Hall into flats and extra building for Town Hall will not leave enough parking space and facilities for tenants and council visitors
- G040 development wholly inappropriate. Would destroy the character of the area. It is not needed and would add traffic to a residential area that already experiences a high volume of through traffic
- Wholeheartedly agreed with G040 being inappropriate – preserve these fields for everyone
- Drop-in centre for the elderly in the town centre
- Scope for community development ref the comment about Sure Start Centre
- Do not sell off Old House

### Housing

- No more big houses, need retirement homes and student homes
- Putting more housing in Shenfield will put more pressure on the trains - impossible to get a seat
- Need affordable housing for local young people not big fancy houses
- Son of 27 yrs - can't afford to buy a place locally
- Empty houses by Chequers pub - empty for years - such a shame
- Don't want to see family housing to be in flats - kids need gardens and space
- Affordable housing is required to stop them moving out of the centre
- Need more sheltered housing as population ages
- Lots of older people living in homes too big for them, hard to maintain. Need more help to maintain them. Need more suitable accommodation for them to downsize
- New apartments on Ongar Road in Brentwood - parking too limited

### Community Infrastructure

- Lots of facilities required; sports, community etc
- Lacking a swimming pool, sports facilities
- Adult education centre - if the use classes keep the building and refurb
- Need more facilities for the teenagers in the area
- Used to be a dance class in the community hall in Hutton and it stopped, so would like to see a local dance class started up again
- Birkbeck Road - Needs more community

support, e.g. for older people, the neighbours help. Good community atmosphere. Have had street parties

- Play area - lots of vandalism - the seats have been taken out and are missing. Can we have some tough metal seats?
- Need good local hospital facilities to deal with the regular stuff

### Development

- I like the green spaces, like the shops
- Gov. need to change the law to stop travellers coming to the UK
- When is Brentwood going to get cable TV?
- Development - okay if there is enough infrastructure and nearby residents don't object
- Can the infrastructure support new development, i.e. schools, roads, health facilities? We need more local health facilities
- Site on junction of A12 - Mountnessing turn off - what has happened to proposal for hotel and supermarket? Think we have seen travellers looking at this site (old scrap yard)
- Town is already overcrowded. Roads are much too busy and slow
- What's happening to the old scrap yard off the A12?
- Need to plan in addition nursing homes and support with good public transport
- Infrastructure programme for insulating existing housing (eg. Cavity walls)
- West Horndon station - Thurrock have suggested more development to the south
- No reason why the Town Hall can't be re-used - but keep the building

### Natural Environment

- Keep the Metropolitan Green Belt
- Don't want to see development on Green Belt (unless really necessary)
- Not fond of Green Belt being used for housing. Round here have a lot of beautiful area Belt land
- Woodland walk around Hutton Poplars should be protected
- Plenty of brownfield sites, don't build on greenfield sites until these are gone
- More opportunities for home working or remove working from clusters
- Need a balance. Ok to build on a bit of Green Belt land so long as community has access to homes and green space
- Need verges cut and maintained or asphalted
- Green Belt stops the urban sprawl and has done so for many years, if you build on it it cannot do this anymore
- Maintain the boundaries of the Green Belt. Important not to encroach on the Green Belt because this would set a precedent

### Highways and Public Realm

- Traffic is a big issue. School weren't allowed to extend because of this. So don't understand how more housing can be allowed
- Can we have a road from the West Horndon Industrial parks to the Arterial road without going through West Horndon village - development to pay for it?
- Bikes locked to railings opposite the station block the pavement from the car park

### Parking

- High Street parking in Shenfield causes all sorts of congestion - people waiting for spaces to come free
- People need more free parking options in Brentwood
- Nowhere to park in Brentwood unless you spend a fortune - unlike
- Need free parking in the town centres - at least for 2 hours

### Public Transport

- We need bus routes to Shenfield station from all areas of Hutton. I can catch a bus to Billericay and Romford but not to Shenfield: (Hanging Hill Lane resident)

### Town Centre and Shopping

- Co-op open too late selling alcohol

### Business and Industry

- Business rates are crippling local High Street
- Want Brentwood to continue to be viable as an administrative entity - Council not skilled
- Tallon Road industrial estate - used to have a high density of employment - can we get back this?
- Are there any plans for the industrial estate in Wash Road/ Tallon Road? Spruce up

### SHLAA Areas

- G089 - archaeological significant findings on site

- (G040, G052, G032, G072) Farmland should be kept as farmland important to protect it
- B219 - Prefer not to be developed for housing
- G089 - shocked that this has been put forward - owned by the diocese
- G072 +G065 - close the gap if the sites get developed
- G072 - adjoins buildings has covenant which prevents buildings without permission
- B219 - Happy to go along with this suggestion
- B218 - happy to see this as a development site
- B094 - concern about access/egress at peak times if this is developed for housing
- G089 - No - should be part of the breathing space for Hutton
- Site G091 - Park and walk to the station to go with Crossrail development
- B219 - Should be used for housing. We need a bus service for commuters and shopper between Hutton and Brentwood
- G072, G065, G032 - Concerns about these. I have a covenant on G072. If land was to be allowed and developed I would want to be included
- B189 - reasonable
- G032, G065, G072, G052, G040 - no to all of these
- G089 - worries me - existing traffic problems heritage, beautiful place - would be destroyed if road was entered to addressed stress

For a complete list of SHLAA comments from all events please see section five.

### Comments from the test and review workshop

- Make classes more affordable at Bishop's Hill. There's a lack of good halls for hire in Hutton so please keep Bishop's Hill. To close this excellent facility for redevelopment would be a crime
- Need inexpensive parking when using the trains so that when returning late at night from a day out it doesn't cost a small fortune, especially as buses to not run late into the evening
- G091 - no encroachment onto fields in this parcel of land. However, it may make a suitable park and ride area
- G040 - too large an area for development. Need to keep green space between existing housing and Herongate. Traffic would be too much for locality
- Do not use G021 for building will encroach too much on green beside golf course
- B216 - sympathetic housing here would be fine, in keeping with the Victorian/Georgian facades nearby

### Housing

- Could the industrial site be turned over to housing?
- If current resident's quality of life is improved and new housing is not to the detriment of local character - some more housing could be accommodated
- Shops will be more viable if there are more houses
- Should stay a small village, no more housing, would ruin the character of the village
- Housing needed but not too much - already too much congestion
- More housing would change the area too much. This is a nice village with good community spirit. Can't see much need for more housing
- No more houses
- Build houses on the industrial estate

### Community Infrastructure

- Keep it as a small community!
- We don't have the amenities to sustain more housing
- Development - concerned about the impact on school places
- Great small community. Great access into central London on train
- Need decent school bus again
- Leisure premises - better football facilities
- Need more facilities for youngsters - supervised and under cover for teenagers
- Safe community - nice place to live and safe for kids
- Need better Doctors surgery, new housing could fund improvements

### Development

- Housing sites are definitely a bad idea - stay as a village
- I welcome the development proposal. Access roads would be improved and lower speed limits would be beneficial, and liaison with Parish Council
- Camellia Court - doesn't really fit with the rest of the village
- This is a small country village - keep it that way
- If there is more housing there need to be provision in school
- Can't sustain all the new development proposed
- New houses would be good if bring better roads, access to A127, supermarket. Would be good to move industrial park / lorries etc elsewhere out of the village
- 30 years ago local area experienced significant flooding - this needs to be taken into account with any new development
- Need money to do anything in this area - no free activities for kids
- The village should stay as it is - don't want more housing because of the traffic and amenities (flooding)
- Build once and build well
- No changes please
- Not intrusive to current housing, i.e. Varied road access to new properties not only via existing properties
- Improve infrastructure before house-building

### Natural Environment

- No comments noted

## Highways and Public Realm

- Station Road 30mph goes to national speed limit and then down to 50mph on A128. Why?
- Should have a left turn only road onto A128 to reduce congestion
- Estate traffic away from village
- Access to industrial estate from A127 only.
- Speed bumps for Thorndon Avenue
- Traffic - speed and quantity of cars coming through the village
- Road from industrial estate to A127. Container lorries through Station Rd. is becoming a nightmare. Are they getting bigger? Buildings on lorries must be going there, who controls it?
- Foreign lorries come through nice and slow, local lorries are the problem
- Railway bridge is a real pinch point
- Direct access from industrial estate on to A127
- Lorry ban overnight in Station Road
- More traffic controls needed especially for speeding
- New exit from industrial estate not through Station Rd. Lorries are getting bigger and bigger
- Heavy traffic in Station Road, lorries are getting bigger and bigger. The industrial estate should have an exit which doesn't go through the village
- We need an access road from the industrial estate to the A127
- Heavy lorries on Station Road is a problem - need speed cameras
- Should block off access from Thorndon Ave. onto A127. Very dangerous, plus width restrictions
- Industrial area is becoming a nightmare -

lots of heavy truck movement

- More houses will protect the school, shops and station from closing - need adequate infrastructure
- Improve access to industrial estate from Childerditch Lane, divert industry parking
- Parking restrictions removed along Thorndon Ave. from Cadogan towards A127
- Cars parking on Station Rd. cause danger for local children. Articulated lorries using area disrupt residents' and are dangerous

## Public Transport

- More development - need investment in transport including buses
- Want to see bus services at night - would more houses make this viable?
- Cycle route footpath bridge should be built over A127 for access to Brentwood.
- Buses to Upminster please
- No buses to Romford, Upminster and Hornchurch

## Town Centre and Shopping

- Development would be good, station and shops are here
- Need a good take-away Business and Industry

## SHLAA Areas

- G019 - would be fine for housing if new access provided from Station Rd. A128
- G018 - affected by major water main which runs east- west north of the industrial park

- B189 - much better option than G018/019 but needs to be connected back to the village
- G019 - don't mind this - for less impact
- G109 - don't link into Cadogan Avenue
- G018, G019 - both very worrying (preposterous)
- How would you access G018 - no way in at the moment
- G019 - back onto this site - I don't want to see this developed
- G018 + G019 - diabolical - Schools + GPs not large enough and public transport poor
- G019 - are of the most productive farmland in Essex
- More housing would be good, and bring many benefits to the area. Would support housing on G018/B189 provided access roads A14 built
- G019 would not be detrimental to anyone.
- Seems sensible for potential housing, good access to A128 +A127
- As a resident whose garden backs on to G018, I totally oppose any building on this field. [Thorndon Avenue resident]
- G018 + G019 - Both crazy
- G019 - would be okay. G018 - access would be a problem

For a complete list of SHLAA comments from all events please see section five.

## Other

- I like it when the planes go past our village

## Housing

- If the development has to go ahead they should be affordable starter homes for the young people who live locally! My sister has just had to move to Writtle!!!!
- I live in St. Nicholas Grove. It's good because they have a variety of housing styles so not boring
- St. Nicholas Grove is very narrow - not good access for more housing
- Need a retirement development in this area - best place on Waterwoly Road - close to shops (2)
- Need affordable housing and downsize housing
- Retirement flats would enable people to stay in the village and would free up larger houses

## Community Infrastructure

- We need a local Doctor's surgery, this side of Brentwood. Both West Horndon and Herongate and Ingrave have to travel long distances to reach a doctor, i.e. 3 mile approx
- I don't dislike anything - have a school and zebra crossing
- There are good after school clubs. Also Thorndon Park near here
- The only thing I don't like is the lack of a hospital round here. Ambulance takes a long time to arrive
- I would like there to be a special occasion on the cricket green
- I like the petrol station, useful for Herongate and Ingrave

- I like the Cricket Green and the hut. Train cricket players here, can buy food in the hut
- I think Brentwood is at full capacity, schools, roads and water
- Increase in crime in this area. No sight of police or community officers

### Development

- Stop people selling back gardens to build!
- Prefer traditional building materials in keeping with the village. Maintain Heron Court as it is, i.e. safeguard, preserve character of conservation area
- Retain local character

### Natural Environment

- Concept of development a concern - pollution impact

### Highways and Public Realm

- Roads are congested and not being upgraded. Infrastructure can't cope
- Salmond's Farm - exit is restricted, impact with A128 will cause a further holding and congestion on all roads
- Put development in areas where it won't impact on the roads
- Can we have a rail around the cricket pitch to stop people chasing balls onto the Road?
- Cyclists - poor provision in this area - end up on the pavement, nothing for Ingrave/Herongate

### Parking

- No comments noted

### Public Transport

- Town Centre and Shopping
- Demographic of the area - older than average, so any dependant on public transport and health provision
- Lack of public viable transport in the area

### Business and Industry

- No comments noted

### SHLAA Sites

- G021 - road is clogged with traffic, don't build on this land
- G022 - St. Nicholas Grove is always congested with resident parking, and access to any development would be difficult and impractical!
- G022 - Any development opposed on grounds of St. Nicholas Grove not wide enough for extra traffic and junction with A128 already dangerous. Also sets dangerous precedent for future development in fields beyond
- G040 / G052 - Important to keep our green space. Wait to maintain the separation from Brentwood Town /urban - so that we can maintain the village, community and rural ethos we have in our villages (Ingrave and Herongate)
- Restricted access to G021 for any potential development

- G040 / G052 - Are both in Herongate Parish, not in Hutton
- G021 - trees removed - affects drainage in existing gardens and don't want development behind us!
- G021 - Ingrave Road narrow here - cars park half on the pavement - can't get past them
- G040 / 052 - Don't want to see this. Public transport not frequent and unreliable
- G040 - I am opposed to lifting Green Belt restrictions as these areas protect villages from becoming part of large towns. However if any restrictions are to be lifted, small affordable housing should be considered. Doctors and schools struggle to cope at the moment. This should be considered
- G040 / G052 - Brentwood cannot withstand a development of this size. Doctor's surgeries are difficult to get an appointment at the moment and traffic and parking are already stretched!
- G040 - load on local infrastructure, GP surgery, schools
- G091 - Green Belt will be a huge development, more traffic congestion
- G021 - no access should not be a development site
- B216 - support this site for development
- G022 - St. Nicholas Grove - too narrow to provide access
- G040 / G052 - Opposed on basis of too big a development. Effects on local infrastructure, especially already congested traffic at junction with Hanging Hill Lane and A128 and rush hour traffic up to Brentwood. Opposed to Green Belt development

- G021 - land clearance being done without authorisation
- G040 / G052 - existing road infrastructure couldn't cope with increased traffic. Major appeal of the area is the green space's parks more development would destroy that
- G021 - This is Green Belt land and will have an impact on drainage. Noise pollution and dissipation
- Plot G021 - Access road next to our back garden - heavy pollution and noise. Green Belt cost. Drainage - road already floods. Loss of view/privacy and flora/fauna
- G021 - Don't want to see development on this site. I back onto it! (3)
- G022 - I have concerns about any future development in Salmond's Farm, St. Nicholas. Salmond's Grove already congested. Where would access road be? Grade II listed Farm house nearby, not built to withstand heavy traffic passing. G021 - Site is boarded by ancient lime tree ride planted with Thorndon Hall - driven along by George III on a visit to Thorndon Hall. Many of these trees still remain what would their future be?
- G022 - Don't think this is a good housing site. G040 - makes much more sense
- G021 - full of trees, important area for wildlife. Could be suitable for low density but not cheap housing
- B216 - a good site, this is an eyesore at the moment
- B190 - not a bad idea
- G040 and G052 - Not supported, lack of definition and sound boundary. In danger of further development. Donavans Road resident

- G040 – not appropriate at all in the Green Belt feel very strongly about this
- B218 – a good idea for development
- G040 – Road system is not going to cope with this development
- G021 – concerned that this opens up a house next to the new access and create a crime risk
- G021 – Road too narrow, access too tight. Not a suitable location for development
- G021 – Surrounding detached houses would lose value if council housing on this land
- G022 – a small development of maybe six houses wouldn't impact too much but anything longer would not be suitable
- Strongly object to site G021. We can ill afford to lose more Green Belt land. Site B216 is an eyesore and would be far more appropriate for development
- Why is this Brownfield site? B217. No previous development only a 100 year old cowshed on land
- Huge shame to break into the Green Belt area (G040)
- G022 – how will St. Nicholas and Salmond's Grove cope with the heavy machinery needed to build the houses? Once built, how will they cope with the extra rubbish recycling lorries?
- B217 – why is this Brownfield? Just agricultural buildings, old cowshed etc
- G022 – concerns about access, does access exist? Does a bungalow need to be knocked down to deliver this?
- G022 – Field often water – logged. Area of high water, will this cause subsidence?

- Plot G021 – Unease to access my driveway at times due to cars parked on the road; concerned this will yet again affect sight lines – dangerous! Please keep residents informed
- Opposed to plot G021 – unsuitable and dangerous to put a new road from this plot onto Ingrave Road at its narrowest point, I am
- G022 – I am concerned that development on Salmond's Farm will cause a problem with access as both St. Nicholas and Salmond's Grove are already very congested and cannot take more cars
- G022 – Green Belt land. Not much left for wild life to inhabit. Should protect natural flora and fauna
- G022 – Field often flooded, high water table. Green Belt land – natural habitat threatened
- B217 – Outside village envelope. Agricultural land. Green Belt
- G022 – Salmond's Farm. House – historic building. Setting needs to be preserved. Would be wrong to encroach on this
- G021 – character of the area would be highly detrimentally affected. Brentwood needs its green spaces whilst welcoming brownfield infill e.g. Peugeot garage
- G021 – dangerous access to an already heavily congested A road
- B217 – This is not a Brownfield site
- G021 – backing onto King George's Park – important natural and leisure facility
- G021 – Access from A128 too narrow. Bats in trees at rear between avenue and garden. Detached substantial houses. The area not suitable for more houses. Too noisy and pleasure of listening to birds will go.

Bought house for its peaceful and park like garden. No questionnaire received

- G021 – very close to, in fact almost touching Thorndon Park. This is a site of important nature and scientific interest – wildlife including bat colony
- G022 – sewage pipes run across field, how will houses be built without damaging sewage pipes already there?
- B217 – oppose this because it is outside the village envelope and in Green Belt
- B217 – Live next door to this proposed development. Can't understand why it should be Brownfield, it was a cowshed.
- B217 – Would change the character of the village
- I strongly object to site G021 due to removal of more Green Belt and natural environment. This plot is largely enclosed in natural woodland
- B216 – very much in favour of this site – currently eyesore but in a sustainable location. Affordable housing

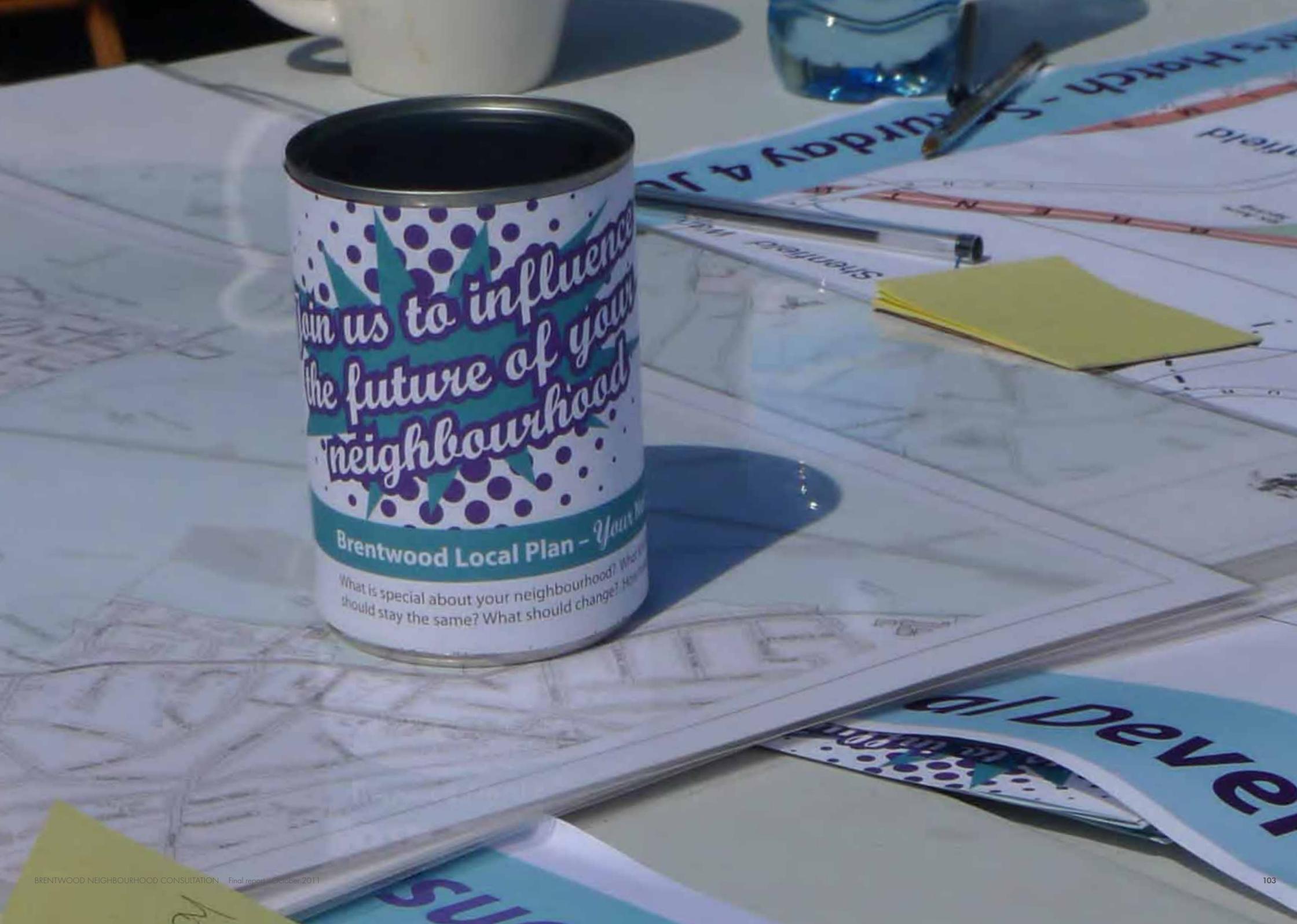
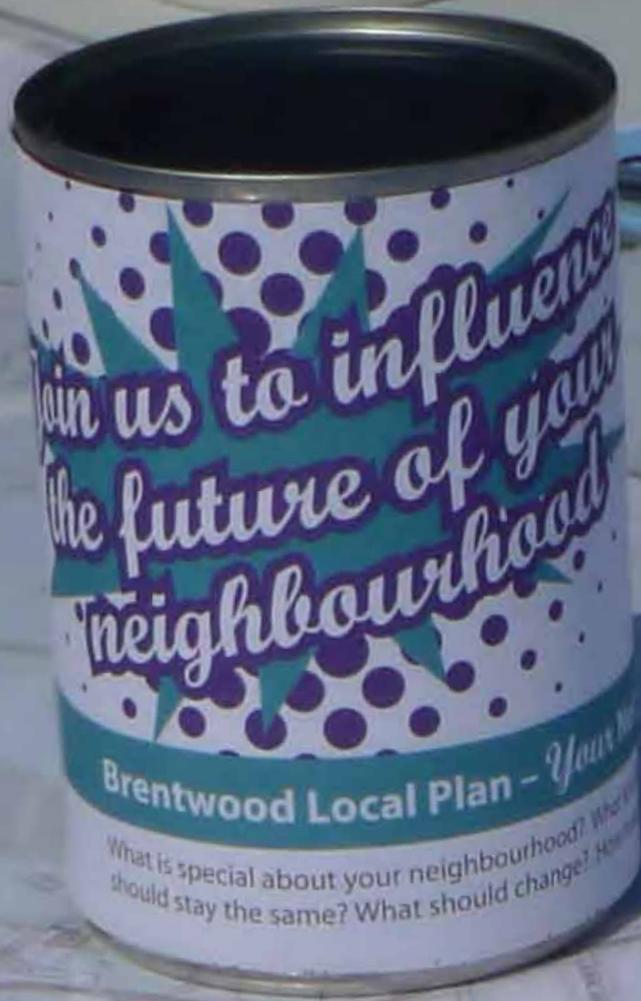
For a complete list of SHLAA comments from all events please see section five.

### Miscellaneous

- Well done for doing this consultation
- CM13 2AG – 200. Didn't get a leaflet or questionnaire
- Very pleasant place to live
- Concern re; proposals for housing and new road next to my property. No documentation on this event given to me; my neighbours had to tell me. Infrastructure in the town just won't be able to cope, roads, schools, health!

### Comments from the test and review workshop

- It should be noted that as this street event was delayed due to bad weather, it fell after the test and review workshop. However, a worksheet was provided at the workshop for anyone who wished to record comments about Herongate. No comments were noted





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the future of your  
neighbourhood