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23 March 2016

Dear Sir/Madam

Brentwood Draft Local Plan 2013-2033 Consultation – Response by Childerditch Properties: Childerditch Industrial Park, Little Warley, Brentwood

Strutt and Parker have been instructed by Childerditch Properties, the landowners of Childerditch Industrial Park Brentwood to submit representations in response to the above consultation.

By way of introduction, we are pleased that following our detailed representations to previous consultations on the Local Plan, Preferred Options (2013) and Strategic Growth Options (2015), and further consideration of development needs by Brentwood Borough Council (BBC), the Draft Local Plan proposes the allocation of Childerditch Industrial Park and additional land (The Range) for employment land to assist meet the employment needs for the Borough (Sites 112 and 12D Figure 8.3). As a consequence we are able to fully support the Draft Plan and confirm that the allocations are in a suitable location, with the Range available now and deliverable for development in the short term. We would suggest that BBC's approach responds appropriately to the evidence base for the Draft Local Plan as well as the objectives of the National Planning Policy Framework (NPPF) towards building a strong, competitive economy.

This letter sets out a description and background to Childerditch Industrial Park and sets out our detailed comments and responses to those issues of greater relevance to our client's interests in the Draft Local Plan Consultation as follows: -

- Policy 5.1 – Spatial Strategy
- Policy 5.3 - Job Growth and Employment Land
- Policy 8.3 Employment Development Criteria

The representations are accompanied by:

- Landscape and Visual Appraisal and Green Belt Assessment (LVA/GB) prepared by Liz Lake Associates
- Accessibility Appraisal (AA) prepared by Journey Transport Planning

These documents were submitted at previous stages of the consultation but continue to have relevance for consideration with regard to proposed Policy 8.3.



1. Childerditch Industrial Park

Site Description

- 1.1 Childerditch Industrial Park is an island site of some 11.25 hectares, comprising a range of B1, B2 and B8 employment uses with storage yards in some 35 units, employing approximately 750 to 800 people. The Park is located 2 miles south of Brentwood. It is a visually contained commercial area surrounded by predominantly agricultural land. We note that the Green Belt Assessment Report prepared by Crestwood Environmental supporting the Draft Local plan (March 2016) has confirmed that the industrial area and that now proposed for allocation has a low to moderate contribution to the Green Belt (Sites 112B,C and D).
- 1.2 The Park is accessed via Childerditch Hall Drive to the A127, some 700m to the south, linking the Park to the M25 and nearby towns. The AA describes in detail the access to the site. Little Warley Hall Lane lies some 350 to 400m from the western boundary of the site. There is a ribbon development of some 15 properties along both sides of the Lane. Residential properties forming part of the client's ownership are on the eastern side of the Industrial Park. The nearest property in Little Warley Hall Lane is at least 150m from the western boundary of the site. The presence of established vegetation, both along the boundaries of the rear gardens of properties in Little Warley Hall Lane and the Park itself effectively screen the proposed allocations.
- 1.3 There are no public rights of way traversing the site although there are a number of footpaths within the immediate vicinity, described in the LVA/GB. The Industrial Park lies within undulating agricultural land, and although in an elevated position relative to the A127, it is in fact positioned within a plateau making it inconspicuous from the A127. The Industrial Park is therefore visually well contained which is assisted by general topography, extensive planting both along its boundaries as well as from places of potential public view. This includes a substantial hedgerow along most of Little Warley Hall Lane.
- 1.4 Substantial earth mounding works, approximately 4 metres high are in place adjacent to the western boundary of The Range following planning permission granted in 1996. This is now well established and planted with trees and hedges and form a screen along the south and western boundary of the site protecting the visual amenity from the site to users of nearby footpaths as well as the residents along Little Warley Hall Lane.
- 1.5 Due to the nature of relief, the earth mounding and landscaping views into the site are generally restricted to glimpses of the open storage of plant and machinery along the northern boundary of the site. Other activities within the remainder of the Park are virtually hidden from public view.

Site History

- 1.6 The Industrial Park was first established in the early 1930's, originally as a brickfield with associated kilns. Sometime prior to 1945, the use was changed to that of manufacturing pre-cast concrete components. It was owned and operated by the Costain Group of Companies who also used part of the site as a depot for the storage and maintenance of



public works, plant and machinery used in civil engineering contracts. The manufacturing concentrated on large pre-stressed beams used in bridge and tunnel construction, as well as small items such as railway sleepers.

- 1.7 In 1983, Costain discontinued the manufacture of concrete products and my clients purchased the site.

Existing Situation

- 1.8 The Industrial Park has been comprehensively planned and redeveloped over 30 years since my client acquired the site in 1983 with the benefit of planning permission. As well as new build, works of improvement, repair, and enhancement to most of the buildings on the site have taken place. The Park is a thriving employment site. There are currently no vacant units and only one open yard area (1 acre) is currently available to let. This is a reflection of the improvement in the economy in recent years and the continued attractiveness of the Park to meet a range of local and regional business needs. My client continues to and regularly receives approaches from businesses that are looking to relocate or set up at Childerditch Industrial Park.

The Range North

- 1.9 The Range North, an area of open land at the western side of the Park, identified at 12D on the Site Allocations Map supporting the Draft Plan. It is an area of open land, approximately 2.34 hectares in size, within the bunded area described at 1.4 above.

2. Representations on Draft Local Plan

Policy 5.1 – Spatial Strategy

- 2.1 The focus of new development on key transport corridors is supported. The proposed allocation of employment land at Childerditch Industrial Park and the adjoining Range as shown at Figure 5.9 are particularly well suited to assist meet the needs for employment land and new jobs having regard to the requirements of Paragraph 21 of the NPPF, whilst minimising environmental or amenity impacts having regard to the information set out at 1) above in line with the Council's policies outlined at 5.17 of the Draft Local Plan and those set out within the NPPF.

Policy 5.3 - Job Growth and Employment Land

- 2.2 The Draft Local Plan makes provision for 5,000 jobs over the plan period at an annual average rate of 250 by new allocations supported by existing employment sites. Clearly, as far as Childerditch Industrial Park is concerned, the new allocation of The Range will be an adjunct to the existing successful area, which can be easily supported by an extension of the existing infrastructure.



Policy 5.3 Supporting text

- 2.3 We support BBC's ambition to plan for future jobs growth and provide employment land where it is needed (para.5.49). As indicated at 1) above, Childerditch Industrial Park is a successful business park, currently providing between 750 and 800 jobs for the Borough. In our previous submissions to BBC as part of the Local Plan we provided information on the need to provide for B2 and B8 Use Class Space. There are a limited number of locations in the Borough which could meet such requirements. Childerditch Industrial Park is an existing key employment location within the Borough and the allocation of The Range will further enhance the economic development potential of the area. The site will complement the Borough's intended employment site portfolio, providing a new employment site, which is available immediately for development to accommodate B2 and B8 uses.
- 2.4 The development of The Range has the ability to provide a large number of jobs in a variety of employers in a location accessible to the local urban population. Using Homes and Communities Agency Employment Densities Guide (2010) and the options proposals set out at Figure 7 of the LVA/GB, the development could generate between 83 and 138 jobs based on a B2 use of the 3,000 sq.m to 5,000 sq.m of floor space indicated.
- 2.5 The allocation of this site therefore has clear economic benefits in providing new employment. The economic benefits of the site go beyond simply the future occupiers of the site. Supply chain and associated business that trade with those at Childerditch will provide a further contribution to local job provision. By bringing forward the site for development in the short to medium term it will be able to complement the offer at Childerditch Industrial Park which now has a restricted choice of new development opportunities.
- 2.6 Paragraph 5.56 of the Draft Local Plan also sets out the strategic objectives to redevelop around 19 hectares of existing employment sites for new homes. If this is to happen, BBC must ensure that there is a good supply of immediate deliverable employment land available in the right location and capable of accommodating a range of different uses in the short term to cater for requirements. It also offers an opportunity for inward investment as well as the relocation of existing businesses which is a key part of BBC's overall plan strategy. Childerditch Industrial Park is a traditional industrial estate, providing a mixture of B1, B2 and B8 usage across the site. It is an accessible location and the Range North, as a new allocation, can be delivered immediately. Childerditch Industrial Park and the Range North are therefore well suited to assist meet businesses that will need to relocate as a result of the Draft Local Plan Strategy as acknowledged at 5.57 of the Draft Local Plan and the proposal to allocate The Range.
- 2.7 In our previous submissions to BBC's Local Plan consultations we also provided technical supporting evidence to demonstrate that the additional land at The Range can be accommodated within the existing infrastructure that serves the site without adverse impact on the environment. These matters are dealt with below.

Policy 8.3 Employment Development Criteria

2.8 Proposed Policy 8.3 is supported. This is on the basis that the proposed allocation for the Range will be able to fully meet the criteria set out. In particular an extension of 2.34 hectares to the Childerditch Industrial Park would satisfy the Employment Development Criteria as follows :

- Bullet Point a:

The proposed extension of approximately 2.34 hectares at The Range will increase the total size of the Childerditch Industrial Park by a modest 1/10th. This addition to the site is of a scale that would not have a significant visual or impact upon the locality as indicated at the LVA/GB.

- Bullet Point b:

The LVA/GB and supporting Figures, Plans and Cross-section confirm that the development on The Range North would not have a detrimental effect on the surrounding area. The bund that runs along the western perimeter of the site and proposed woodland planting at the northern boundary ensure that the quality and character of the landscape will not be affected by the addition of 2.34 hectares of employment land on site. The existing and proposed landscaping will ensure that the visual impacts of any extension to the Childerditch Industrial Park will have minimal impacts upon the quality and visual amenity of the surrounding area. As a result, the development would be entirely contained to minimise its impact on the surrounding area with the ability to consolidate the bunding and provide further landscaping as part of future detailed proposals.

- Bullet Point c/d/e and f:

The Childerditch Industrial Park is exceptionally well located on the road network as indicated in the AA. The A127 lies directly to the South of the site and provides arterial vehicular access to London to the West and the rest of South Essex to the East. In addition, Junction 29 of the M25 lies no more than 2 miles to the west of the site, supplying convenient access to the national road network.

2.9 The AA demonstrates that an allocation on the site for a mixed B1/B2/B8 development of between 3,000 sq.m to 5,000 sq.m GFA would not give rise to a significant level of additional traffic movements. The increase in vehicular traffic would not be material or perceptible when set against the existing traffic on the A127 in the vicinity of the site. The existing access arrangements on both Childerditch Hall Drive and the A127 can accommodate the forecast increase in traffic without any noticeable impact for the purpose of highway capacity.

2.10 The accident record on the highway in the vicinity of the site has been reviewed and no accidents have been recorded in the latest three year period on either Childerditch Hall Drive or on the A127 at the Childerditch Hall Drive junction. As such the existing access arrangements are considered suitable to accommodate the additional traffic associated with an allocation without having a detrimental impact on that good safety record.



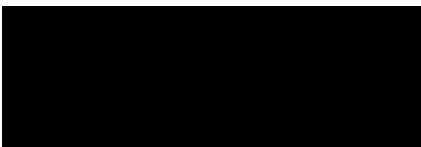
2.11 In terms of accessibility, the site is considered suitable and acceptable for the purposes of being allocated for employment purpose. It is well connected to the strategic road network which is suitable to accommodate the type of traffic that could be associated with the proposal. Whilst it is accepted that the site is not considered to be in a location accessible by means other than the private car, the nature and type of movements that are generated by the proposed allocation and by the existing uses on site would not be appropriate for a typical more accessible urban location where the environmental impacts of heavy vehicles would be incompatible.

3. Conclusion

3.1 In conclusion, the proposed allocation of Childerditch Industrial Park is a full recognition of the role that this industrial area has in providing employment and jobs for the Borough. Furthermore, the proposed allocation of The Range in the Draft Local Plan is considered to meet an identified market need and provide the type of employment land required to assist meet the objectives of the Draft Local Plan for the Plan period. The Range site is able to providing a deliverable site that can assist in BBC's overall strategy for the relocation/re-allocation of existing employment uses/sites. Childerditch Industrial Park is a popular location for a range of employment uses and there is a strong market for additional units in this location.

3.2 We are therefore able to support the proposals for Childerditch Industrial Park and the Range as set out in the Draft Local Plan. We are also happy to continue our engagement with BBC to bring forward The Range and/or provide further information if required by BBC as the Plan progresses to submission stage.

Yours sincerely



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Enc: Landscape and Visual Appraisal and Green Belt Assessment
Accessibility Appraisal