

23 March 2016



Mr Phillip Drane  
Brentwood Borough Council  
Town Hall  
Ingrave Road  
Brentwood  
CM15 8AY

Kieran Wheeler



Dear Mr Drane

**Land at Drury's Farm, Roman Road, Mountnessing  
Draft Local Plan Representations**

I write on behalf of Bellway Homes (Essex) in response to Brentwood Borough Council's Draft Local Plan consultation. These representations specifically relate to the proposed allocation of Land at Drury's Farm, Roman Road, Mountnessing for residential purposes.

Bellway Homes (Essex Division) are one of the largest and best known house builders in the United Kingdom. They have a long track record of high quality developments throughout the region, and specifically within the Borough with specific developments at Warley Training Centre and Mascalls Park in Brentwood.

**Site and Surrounding Area**

The site is situated to the south of Mountnessing and is located between Roman Road and the A12. The site is accessed off Roman Road and currently comprises farm buildings and green field land which is in agricultural use.

The site extends to 11.3 hectares. A site location plan is enclosed which shows the extent of the site. It is proposed that approximately 6 hectares located in the northern quadrant of the site would be developed to provide high quality new housing, including affordable accommodation. The remaining part of the site will be landscaped and provided as public open space. On the basis of a low to medium density development, it is considered that between 150 and 180 units could be delivered on the site.

Mountnessing is identified as a larger village in the draft Hierarchy of Place. It has a parade of shops, a primary school, village hall and tennis club, two pubs and a restaurant, which are all within easy walking distance from the site.

**Planning Policy Context**

At the national level, the National Planning Policy Framework (NPPF) (2012) provides an overarching framework for the production of local policy documents and decision making. At the heart of this document is a presumption in favour of sustainable development. In this regard paragraph 7 states that there are three

dimensions to sustainable development; economic, social and environmental. For plan making this means, that local planning authorities should positively seek opportunities to meet development needs, and that local plan should meet objectively assessed need with sufficient flexibility (paragraph 14).

Paragraph 47 of the National planning Policy Framework (NPPF), requires Local Planning Authorities (LPAs) to significantly boost the supply of housing. In accordance with the NPPF, LPAs should use their evidence base to ensure that their Local Plans meet 'full objectively assessed needs for market and affordable housing'.

In the event that Local Planning Authorities cannot do this, paragraph 49 states that policies in relation to housing should not be considered up to date.

In relation to the Green Belt, paragraph 89 allow for the development of previously developed land provided it does not have a greater impact on the openness of the green belt and the purpose of including land within it. In respect of the Spatial Strategy across the Borough, the draft Local Plan seeks to strike a balance across the Borough to meet development needs whilst respecting the Borough's character. Draft Policy 5.1 sets out the Spatial Strategy for the Borough and states that new development will be focused on land within the Borough's Transport Corridors, specifically Brentwood and Shenfield will be the main focus for development, supported by growth along the A12 and A127. In addition, it states that there will be limited release of Green Belt to meet local needs, particularly in transport corridors.

In line with this approach the site is bound by the A12 and Roman Road, within the A12 transport corridor which has been identified as a location which is appropriate for development.

## **Housing Delivery**

In respect of the quantum and delivery of housing, the Council has commissioned an Objectively Assessed Housing Needs for Brentwood Report (2015) which states that the OAN is 360 dwellings per annum. However, this is based on the 2012 population projections and it is considered that this should be updated to reflect the most up to date projections.

In terms of housing delivery, the Council is relying on a large proportion of the housing requirement coming from a small number of site allocations including land at West Horndon (500 units), Officer's Meadow (600 units) and Dunton Garden Village (2,500 units) and whilst Bellway do not object to these allocations in principle, there are concerns in respect of the efficient delivery of residential units on these sites to meet identified need in the short term.

Taking into account the fact that none of these sites have planning permission and that the Local Plan isn't anticipated to be adopted until 2017, and that West Horndon is, in the majority, occupied by industrial uses and there may be contamination and relocation issues, it is considered that the projected levels of housing delivery across these three principal sites is very optimistic.

On this basis, it is considered that the emerging Local Plan should identify and allocate additional housing sites in order to provide housing in the short term and meet the identified need in the Borough.

In this regard, the Dury's Farm site at Mountnessing has capacity for between 150 and 180 residential units and as a Greenfield site can be delivered immediately, with no impediments to the delivery of housing. We therefore request that the site is allocated for residential in the next consultation version of the Local Plan.

**The Site**

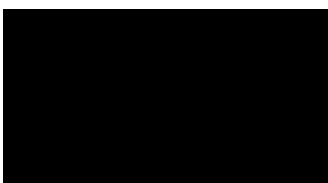
The site is in a location which accords with the Spatial Strategy as set out in the draft Local Plan which seeks to focus development along the A12 corridor. It is close to the shops and services within the village and is within a short walk to the primary school. It is therefore considered that the site is in a sustainable location and is appropriate for development.

Moreover, the site is entirely contained as it is bounded by the A12, Roman Road and Mountnessing Primary School. These features provide physical barriers and will form a defensible boundary which will ensure there is no coalescence of Mountnessing and Ingatestone as a result of the proposed development.

The site can deliver housing that will support the future sustainability of the village and deliver these residential units immediately to help support the housing demand and need within the Borough. We therefore respectfully request the site is allocated for residential development and open space in the emerging local plan.

I trust the foregoing is in order and would welcome the opportunity to discuss matters further with you in due course. In the meantime, please call if you have any queries.

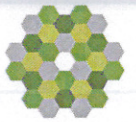
Yours sincerely



Kieran Wheeler  
**Director**

Land Registry  
Official copy of  
title plan

Title number EX744273  
Ordnance Survey map reference TQ6297SE  
Scale 1:2500 reduced from 1:1250  
Administrative area Essex : Brentwood



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