

Preliminary masterplan

Pilgrims Hatch

The Brentwood Centre

Bishops Hall Road

Dog training centre

Viking Way

A12 Brentwood Bypass

Doddinghurst Road

Key

- Proposed site boundary
- Drainage channel & attenuation pond
- Internal vehicular access
- Development parcels
- Key orientation space
- Footpaths and links
- Hedgerow/screen tree planting
- Key building
- 1350mm trunk foul sewer easement (width subject to depth survey)



Aspirational images



... the form, scale and materials will contribute to the sense of place, which will be appropriate to the town ...

summary

The landscape-led approach to analysis of this site clearly demonstrates that it has capacity for residential development.

The site has characteristics and qualities that make it a suitable candidate for consideration for residential development within the Green Belt in this location. These include:

- landscape sensitivity - the site is surrounded on all sides by built form. It is clearly influenced by the adjacent existing built up areas on all sides, by the A12 and by the visible presence of adjacent housing
- the only (partial) link to the open countryside (and Green Belt) is to the east of parcel B; the site has little in common with it, being cut off physically by Doddinghurst Road, the A12 and housing areas.
- there are also no significant visual links between the site and the neighbouring areas of countryside/Green Belt for similar reasons
- the Doddinghurst Road site is contained by mature hedgerows and trees, being self-contained for the most part
- both parcels of the site are accessible from the Doddinghurst Road or sides roads with sufficient capacity
- there are few external viewpoints from where either of the Doddinghurst Road site can be seen
- the Doddinghurst Road site follows a pattern of development similar to the historic growth of the town; the development on all sides occupies an area of similar size and rectilinear shape, with a slight north facing aspect, and tree-enclosed character like that of the Doddinghurst Road site
- the site would fit into this landscape without significant adverse effect on the Green Belt's future performance in the area. The site no longer makes a significant contribution to

the performing of the Green Belt functions as set out in the NPPF, and in regards to the provisions of the Local Plan, in particular in not providing amenity value or public access. The site is subject to significant impacts from adjacent development including noise, movement vehicle emissions due to the A12

conclusion

With low visibility to rural areas, the Green Belt and the surrounding built up area of Brentwood, the site is self-contained by its vegetation. Application of design principles as outlined previously - including creating a strong sense of place, links to pedestrian and vehicular networks, a sympathetic landscape framework, respect for the existing landscape and patterns, best practice layout guidance would enhance the site's suitability.

The design principles and policy considerations ensure new development would enhance the environment and would not compromise the Green Belt. The scheme is therefore in a location where Brentwood can expand discreetly and without difficulty.

