



**BRENTWOOD
BOROUGH COUNCIL**

Draft Local Plan

2013 - 2033

February 2016

COMMENT FORM

From 10 February to 23 March 2016 we are consulting on the Draft Local Plan for Brentwood Borough. You can view and comment on the Draft Local Plan online at www.brentwood.gov.uk/localplan

Alternatively, please use this form to share your views on the contents of the Draft Plan.

All responses should be received by Wednesday 23 March 2016

Please return forms to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed forms and email them to planning.policy@brentwood.gov.uk

Data Protection

All personal information that you provide will be used solely for the purpose of the Local Plan consultation. Please note whilst all addresses will be treated as confidential, comments will not be confidential. Each comment and the name of the person who made the comment will be featured on the Council's website.

By submitting this form you are agreeing to these conditions.

PERSONAL DETAILS

Title:	Miss	First Name:	Emma	Last Name:	Gladwin
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Address:

Post Code:

Email Address:

YOUR COMMENTS

Please indicate which section(s) of the Draft Local Plan you are commenting on (where applicable please clearly state the Policy reference or paragraph number):

Policy 7.4 Housing Land Allocations.

Please specify if you Support, Object or are providing a General Comment:
(tick as appropriate)

Support

☐

Object

☐

General Comment

☒

Comments (please use additional sheet if required):

These representations are made in relation to Land East of Hall Lane, Shenfield, Brentwood, CM15 9AN on behalf of the landowner. The site is as detailed in the accompanying plans, reference M001 and M003, located adjacent to the built up area of Shenfield. The site is not currently proposed to be allocated within the draft Local Plan and it is submitted that the site is suitable, available and achievable for residential development to contribute to meeting Brentwood Borough Council's (the Local Planning Authority's or LPA's) housing need and should be considered for allocation accordingly.

To the west and north of the site, agricultural fields are located, with dwellings directly to the east and Shenfield Cricket Club to the south. Some dwellings are located on the opposite side of Hall Lane to the south.

The site is clearly sustainably located, being adjacent to the built up area of Shenfield. A variety of services and facilities are available within Shenfield, with the High Street within less than one mile. A Church, various schools, Parish Hall, library and numerous other facilities are within easy reach of the site. Shenfield train station is less than one mile, with the nearest bus stop approximately a 5-10 minute walk from the site providing regular services to Brentwood and Hutton. Public footpaths are located proximate to the site providing pedestrian links to the surrounding area. As set out the site is accessible by a range of transport options.

The development of the site will be a logical extension to Shenfield and could provide a range of housing, including smaller units and affordable housing as appropriate to contribute to meeting the identified housing need. This would be at a density considered appropriate for the site and its locality.

Being located adjacent to the urban area of Shenfield with open countryside to the west the site is not required to prevent coalescence of neighbouring settlements. If allocated in the Local Plan it is the landowner's preference that the site would be developed through working collaboratively with the LPA to create a suitable housing development.

To meet the housing need large areas of land that are currently green belt and greenfield sites are proposed to be developed for housing, including land to the north east of Shenfield. The LPA have accepted that some green belt and greenfield land is needed for housing development, with the general principle of developing such sites in order to meet the housing need having been considered acceptable by the LPA.

In summary, the development of the site for residential purposes will be a logical extension to the urban area of Shenfield, providing housing within a sustainable area. The site could accommodate a high level of housing at a suitable density and design which would be agreed with the LPA. The development of the site would make efficient use of the land without having a detrimental impact to the surrounding area, being suitable, available and achievable. The LPA are respectfully requested to consider allocating the site for residential development within the ongoing Local Plan process.

Thank you for taking the time to respond. Please return forms to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed forms and email to **planning.policy@brentwood.gov.uk**

Client Name : Mr and Mrs Courage				Smart Planning Ltd Old School House Rettendon Turnpike Battlesbridge Essex SS11 7QL +44(0) 870 013 6996 contact@smartplanning.co.uk www.smartplanning.co.uk	
Project Title : Land East of Hall Lane, Shenfield, Brentwood, CM15 9AN					
Drawing Name : Location Map					
Scale : 1:10000@ A4	Checked : EG	Status : Application	Rev : -		
Date : 22 Mar 2016	Plot Date : 22 Mar 16 12:56	Dwg No : 16.3485/M001			



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No.	Date	Amendment	Initials

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Client Name : Mr and Mrs Courage			
Project Title : Land East of Hall Lane, Shenfield, Brentwood, CM15 9AN			
Drawing Name : Aerial Plan			
Scale : N.T.S.	Checked : EG	Status : Application	Rev : -
Date : 22 Mar 2016	Plot Date : 22 Mar 16 12:56	Dwg No : 16.3485/M003	

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This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

No.	Date	Amendment	Initials
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