

**consultation response to the brentwood draft local plan 2013-2033**

**RESPONSE FOR: MR DEREK ARMIGER,** [REDACTED]  
[REDACTED]

**1 BACKGROUND.**

This Response follows pre-application discussions and a draft scheme for the Sow N Grown site submitted for pre-application advice. This was on-going, pending progress with the development plan document being adopted, in anticipation of when the site can be released from the defined Metropolitan Green Belt. This followed the National Planning Practice Guidance as amended in October 2014. presently

Following the most recent pre-application advice a possible scheme had been amended to show both Phase 1 and Phase 2 and was submitted when the Strategic Growth Options were being considered. It is not submitted again.

This site is still owned by three members of the Armiger family acting together to seek planning permission and develop the site once the requirements of the National Planning Practice Guidance are met or if the development plan process is sufficiently advanced to then allow for the release of this previously developed land from the Green Belt as a preferred allocation. Development could commence and be completed within 5 years.

It is a site in a highly sustainable location well served by public transport and other urban services and facilities within walkable distance. The Council have confirmed this view.

It would not take any greenfield land away from agricultural use. The proposed redevelopment would give many amenity and visual improvements to the locality as well. The current mature and established tree line will be retained. The scheme would enhance the area. The remaining small businesses need to expand and relocate to better premises and they are willing to do so on agreed short notice terms. It is now anticipated the telecoms mast can be removed. Notice has been served. It can therefore be quickly developed to help meet the objectively assessed housing needs of the Borough.

**2 SUPPORT FOR THE DRAFT LOCAL PLAN AS NOW BEING CONSULTED UPON.**

Accordingly Mr Derek Armiger very much supports the Draft Local Plan and the approach and priorities adopted to date by the Council as now being consulted upon. In particular the allocation of the Sow N Grown Nursery site for residential development as part of land preferred to be developed. As this is previously developed land in the Green Belt the priority allocated for release is supported. The early timing is supported.

The Armiger Family would be pleased to bring the land they own forward for development as soon as possible. They feel the site could be developed sooner than programmed and perhaps be developed for more dwellings units than the 37 anticipated in the Draft Plan.

Alan Wipperman BA MRICS MRTPI C Dip AF  
for Mr Derek Armiger. 9<sup>th</sup> March 2016.

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