
Brentwood draft Local Plan

**Representations on behalf of Mr Smith of Timmermans Nurseries,
A127, Southend Arterial Road, Dunton, Brentwood CM13 3TA in
respect of policy 7.1 Dunton Hills Garden Village, Brentwood draft
Local Plan**

March 2016

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1.0 REPRESENTATIONS IN RELATION TO TINNERMANS NURSERIES

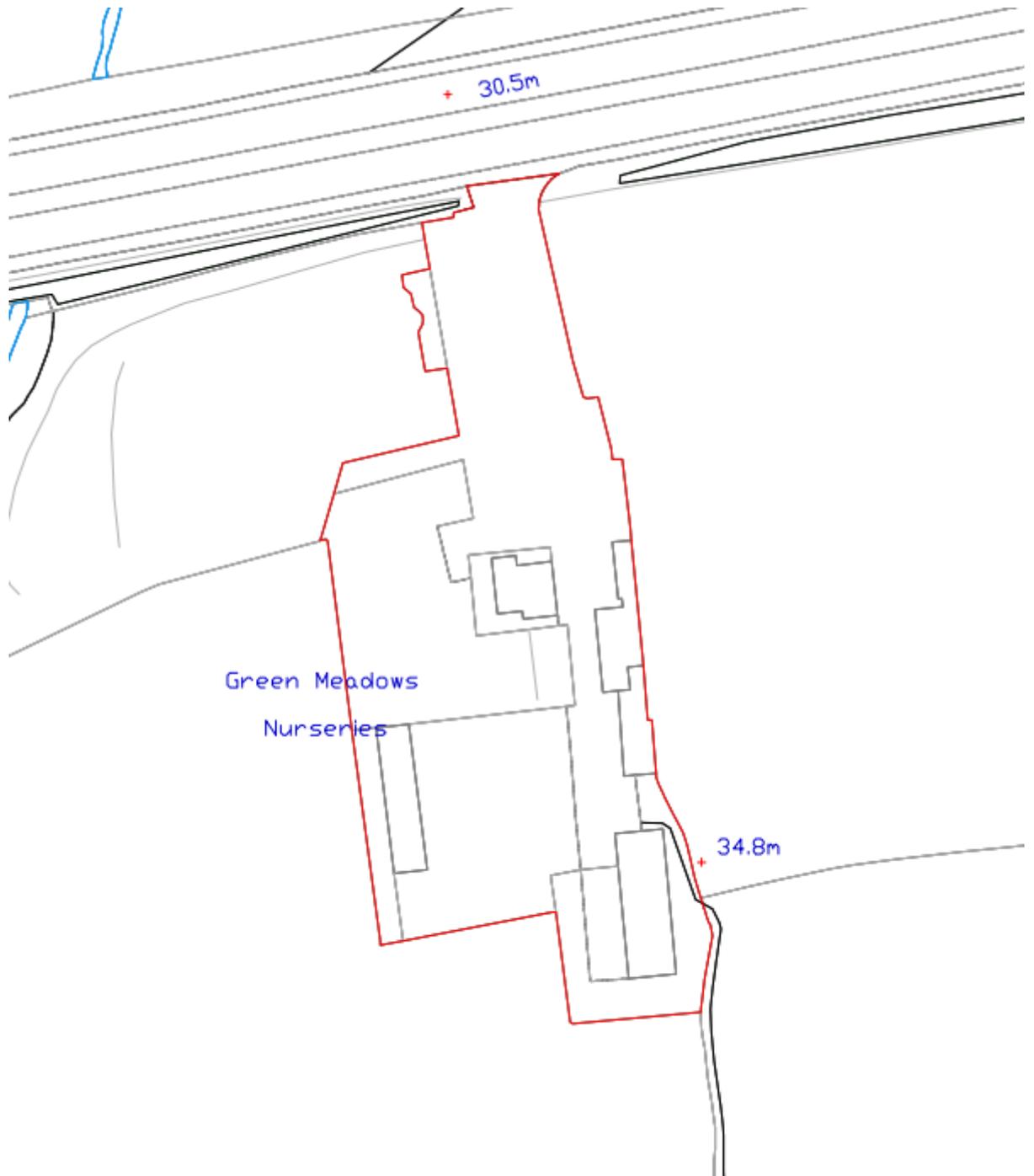
1. These representations are submitted on behalf of Mr Adam Smith of Timmermans Nurseries, located to the south of the A127 Southend Arterial Road, Dunton, Brentwood, CM13, 3TA.
2. These representations are duly made by 23rd March 2016 and we have had regard to the draft Local Plan 2013-2033, associated pattern book and the draft allocation maps.
3. The essence of these representations are that are fully supportive of policy 7.1 called "Dunton Hills Garden Village" which reads as follows:

POLICY 7.1: DUNTON HILLS GARDEN VILLAGE

The Council will work in partnership with the local community and other stakeholders to bring forward a new Borough village for the 21st Century within the A127 Corridor at Dunton Hills. Applying garden village principles, a new self-sustaining community will be created providing for 2,500 new homes, at least 5 hectares of employment land, local shops, community facilities, open green spaces, schools and healthcare services. A Masterplan will be produced to agree the form, mix and siting of development, to form part of the Brentwood Local Development Plan.

4. This is strategic site 200 as presented on page 3 of the "plan book" associated with the consultation draft Local Plan.
5. The site name is the Dunton Hills Garden Village with an area of 237.49 hectares and with the proposal being a housing-led mixed use to provide approximately 2,500 dwellings. It is complimentary to the neighbouring proposal being promoted within the remit of Basildon.

6. The nursery site is as per the red line below and extends to approximately 0.89 hectares.



7. It is located just to the south of the A127 Arterial Road to the west of West Horndon and east of the junction of the A127/A128 which via the A128 leads into Brentwood. The site comprises a collection of buildings to include a C3 residential property and various buildings associated with the existing nursery on the site. There is a parking area to the front, either side of the main access road, a small shop, green houses and various canopies and open storage.
8. Contemporaneous to these representations we are also preparing a planning application for a short-term diversification proposal in lieu of the Dunton scheme coming forward. At the moment the nursery business is struggling to compete commercially with nearby larger garden centres and in the interests of diversification and sustainability this application (car sales and caravan storage) will be pursued in the background.
9. We clarify that this is a short term measure and by no means detracts from our support for policy 7.1.
10. In respect of the Dunton allocation the current representation site is a key one both in terms of its size and location.
11. We consequently confirm our support for the principle of policy 7.1 and this is the extent to which these representations are relevant.
12. Our support for the policy is predicated upon an evolution of the masterplan with regard to the various land ownerships which comprise it. It is important to have stakeholder support for a policy of this scale as it underlines the deliverability of the plan and its soundness.
13. In terms of the context to the evolution of policy 7.1 it is noted that Brentwood is a Green belt authority and as appropriately illustrated in the pattern book up to 89% of the land area comprises Green Belt with a strong presumption against inappropriate development.
14. The extent of Green Belt covering the authority area is second only to Epping, a proportion of which lies within the M25, when 93% of land is covered by the Green Belt policy designation. Consequently, Brentwood is faced with significant

constraints and it seems inevitable that a Green Belt land release is required in order to meet its strategic housing targets.

15. Policy 5.2 concerns housing and growth and confirms that provision is made for 7,240 new dwellings to be built in the borough over the Plan period of 2013-2033 at an annual average rate of 362 dwellings. The policy then lists the way in which these properties will be delivered and it is anticipated that 18% of the new properties will be within urban areas and brownfield land, however, 35% namely 2,500 net homes will be allocated on the strategic Dunton site.
16. Consequently, policy 7.1 makes a very clear and fundamental contribution to the delivery of housing within the Plan period. This point needs to be considered within the context of paragraph 14 of the National Planning Policy Framework and the requirement to have an up-to-date housing land supply or else applications across a variety of sites may be countenanced with regard to the provisions of the NPPF.
17. We note that policy 5.2 makes a fair provision for windfall sites and it is our view that it would be unreasonable to allocate any higher allowance. Within the context of these points it is difficult to understand how the housing figures could be achieved without the 35% contribution from the Dunton site.
18. With regard to the spatial strategy as set out on pages 41 and 42 of the Local Plan the significant contribution of 2,500 new homes cannot realistically be provided within settlement category 1, namely the main town of Brentwood, settlement category 2 namely the village service centres such as Ingatestone (noting that Dunton would be so categorised in due course) nor settlement 3 namely the larger villages or settlement category 4 namely the smaller villages.
19. With regard to its relationship with Basildon the Dunton Garden suburb proposal provides an excellent opportunity to provide a significant contribution towards the housing figures conferred upon the local planning authority in a sustainable manner as advised by the Framework at paragraph 151 which read as follows:

151. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development.³³ To

this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development.

20. The number of houses will inevitably require their own shops and services however notwithstanding this the site is located close to West Horndon and a short drive to Brentwood town centre. It is also anticipated that a quantum of development as proposed would necessitate commensurate improvement to public transport infrastructure.
21. Consequently, we confirm our support for this allocation and as a key stakeholder this support is an important part of the Local Plan process.
22. We wish to be apprised of any subsequent developments and confirm our commitment to working with the relevant authority in terms of bringing this forward.