



**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

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|--------|----|-------------|-----|------------|----------|
| Title: | Mr | First Name: | Ian | Last Name: | Beatwell |
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| | |
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| Address: | Landmark Town Planning Group Landmark House 1, Howards Way Leigh on Sea |
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| | | | |
|------------|---------|-------------------|--------------|
| Post Code: | SS9 5FB | Telephone Number: | 07971 479769 |
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| Email Address: | |
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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):

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):

Landmark Town Planning Group acts for the Ford Wells Group , 1st Floor, Victoria House, 2, Church Street, Saffron Walden CB10 1JH.

Ford Wells has entered into an agreement with the Landowner at **Hulletts Farm, Pilgrim's Hatch, Brentwood** (east of A128 Ongar Road, west and east of Hulletts Lane and north of Orchard Lane) to promote the residential development of the landholding including the conservation of the Grade II listed farmhouse and the two interesting buildings , a byre and a stable within its curtilage. The latter are considered suitable for residential conversion , the farmhouse itself is presently occupied but requires extensive repairs, refurbishment and updating. The outbuildings will require very considerable work to effect sympathetic repair and conversion.

To inform the Local Plan process two reports by Alan Stones AADip TPDip IHBC ret , heritage consultant and former head of design and historic buildings at ECC are included with this Comment Form. Also included is a preliminary study by Ashby Design which indicates how up to 71 New houses could be accommodated on the land adjoining the farmhouse and curtilage listed outbuildings. The need to safeguard the setting of the latter is fully appreciated.

The Ashby Design study includes a survey of the existing ecology. The bulk of the land does not have significant ecological value *but on the northern and eastern boundaries there are strong hedges and tree lines which enclose the land to the north and east of the farmhouse.*

The western and southern boundaries of the Hulletts Farm holding abut existing residential curtilages and there is no significant boundary landscaping.

It is submitted that the Hulletts Farm land illustrated in the Ashby Design Study should be included In the Housing Allocations - Policy 7.4 and Figure 7.2 of the Local Plan. To that extent *objection* is made to the plan , though its general approach to Spatial Strategy is supported. It is suggested that the Hulletts Farm land would be an appropriate addition to the fourth, Greenfield Green Belt, tier of sites. It is submitted that it fits the criteria set out in Figure 5.4 - Sequential selection of sites - as a modest urban extension.

Cont.

It is in a sustainable location with well defined boundaries, immediately adjacent to existing residential development.

There would be the particular merit of facilitating the conservation of the heritage assets at Hulletts Farm. There would also be advantage in resolving the awkward junction of Hulletts Lane and Orchard Lane.

On a broader, strategic and residential land availability level , having regard to the requirements of the NPPF there would be advantage in adding another medium sized (around 70 units) site to the range included in Figure 7.2. As drafted, the plan is heavily reliant on sites with over 200 dwellings, in particular the Dunton Garden Village and Officer's Meadow allocations. It is submitted that delivery to satisfy the NPPF would be assisted by rather more provision of smaller sites. This would be smaller than almost all of the presently listed Greenfield Green Belt sites and could be brought forward and delivered rapidly without major infrastructure commitment. Flexibility would be added to the plan's capacity to meet assessed housing need.

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