



**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: First Name: Last Name:

Address:

Post Code: Telephone Number:

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):

Policies 5.3, 8.2, 8.4,

Policy 5.3

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):

Support is given to the provision of new employment land to benefit the creation of new jobs within the Borough and to the allocation of existing employment sites within the Green Belt. Paragraph 5.56 acknowledges that there needs to be further work undertaken to “identify exact loss of employment and the extent to which this needs to be replaced” and it is considered that this work should have been undertaken prior to the publication of this Draft Local Plan.

Policy 8.2

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):

Whilst the provision of additional employment space is supported, the Council need to justify the allocation of the former M25 Works Site. It is understood that the M25 works site was created as a temporary facility under the General Permitted Development Order and the Highways Act 1980 and has a requirement to be returned to its original state at the completion of the works, which ceased several years ago and the land should now be in agricultural use. As such, the site should not be considered or referred to as ‘previously developed’ or brownfield land within the Local Plan.

It is also questioned why Land at Codham Hall is being put forward for allocation and additional

expansion of the industrial site within the Green Belt, whereas sites such as East Horndon Hall Industrial Estate have not even been allocated for employment purposes. In regard to its impact on the purposes of the Green Belt, the Council's published assessment results in a similar overall assessment between the two sites. It is considered that consistency should be made by the Council in their consideration of employment sites, particularly where there is little difference between the impacts of the allocation on the Green Belt purposes.

Policy 8.4

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):

It is a logical decision to seek to allocate existing employment sites in the Green Belt that are close to the strategic highway network and away from the higher populated areas of residential development, for employment use. The site at East Horndon Hall meets those requirements, being located on the junction of the A127 and A128. The land is already used from industrial purposes and has a lawful use as a transport depot.

The Company requests that its site at East Horndon Business Park is allocated as a general employment site. It comprises previously developed land, providing an excellent opportunity for new employment land to form a business park, incorporating some leisure opportunities. The site has been assessed having a low to moderate contribution to Green Belt purposes within the Council's assessment.

It is proposed that the site can form a new business park, providing a mix of B-uses together with a leisure use, such as a hotel, as a feature building on the corner of the A128 and A127 roundabout.

The range of uses suggested is predominantly B1 office and light industrial uses. The proposals provide an opportunity to regulate the existing industrial uses and, whilst the site is heavily screened from the west and north, further landscaping and planting can be provided to create a buffer between the site and the A128.

The site is in a highly sustainable location in terms of highway networks, being located adjacent to the roundabout with the A127 and A128, with direct links to the M25, Brentwood, Thurrock and east

Essex.

When considered in relation existing allocated employment land this site;

- Is in a strong location for accessibility where country lanes and residential roads are avoided, but easy access to the main arterial routes including A127, M25 and A12 (via M25 or A130).
- Requires limited landscaping and screening on the eastern boundary;
- Is of a size that allows for a comprehensive development, whilst being of a scale and nature appropriate to the locality.
- It is readily constrained by the A128, A127 and Tilbury Road, and thus makes a logical release from the Green Belt.
- Has a strong defensible boundary.

Furthermore, with the potential proposed allocation for housing at West Horndon, replacing the existing employment land, this site is ideally located for an increase in employment numbers resulting from the loss of an existing employment location.

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