

**LAND AT BAKERS FARM
ROMAN ROAD
MOUNTNESSING
ESSEX CM15 0TZ**

**THE BRENTWOOD DRAFT LOCAL PLAN
PREFERRED SITE ALLOCATIONS**

REPRESENTATIONS ON BEHALF OF MR MALCOLM HEPBURN

OUR Ref – 1029

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Appendix 1 – Statement by the landowner

Plans

7829-01 Location Plan

7829-02 Master Plan

7829-03 Land Uses along Roman Road

1.0 Introduction

1.1 This document is written on behalf of the Mr Malcolm Hepburn, the owner of Bakers Farm, Mountnessing. It sets out representations in respect of the Brentwood Draft Local Plan Preferred Site Allocations. The land holding extends to approximately 24 hectares, with a further 4 hectares jointly owned, and has a frontage to Roman Road of 260 metres. It includes a complex of former farm buildings with planning permission to convert to a business court.

1.2 Mountnessing is identified as a larger village in the Draft Local Plan settlement hierarchy. Larger villages are described as being served by a local shopping parade and a primary school, although they generally have limited community and health facilities, local jobs and a variable bus service. A strategic objective of the plan, as now introduced in the consultation document, is that the Planning Authority should support the sustainable growth of our existing larger villages to provide improved housing choice and protect services and facilities.

1.3 This document puts forward development proposals in line with the strategic objectives of the plan. The site has a frontage to Roman Road, the main road through the village, and is well related to the existing built-up area. The site is close to the primary school and on a well-served public transport route to Brentwood, Ingatestone and Chelmsford. Development in this location would provide for a health centre, village green, a shopping and service centre, parking for the Primary School, and extensive provision of public open space. All would be within easy walking distance of the existing and proposed houses in the village. The proposed housing would include a care home, and approximately 50 homes to be held in a trust, to rent at low rent and ensure that they remain affordable for local people. The rents after maintenance costs are taken into account will be used to support local facilities such as the care home. The proposals are also drawn up with reference to the Council's overall Vision and Green Infrastructure Strategy, providing for some 800m of a proposed Greenway.

1.4 The new housing would be located alongside the new and existing facilities, and across the road from the primary school. It would also be close to the village hall, playing fields, St Johns Church, the public houses, existing shops, and the tennis club. A master plan has been drawn up to show proposed areas for housing extending to some 16 hectares, potentially providing, at a medium density, up to 400 dwellings.

1.5 There is an opportunity for Mountnessing to become more self-sustaining with much improved provision of services, transport infrastructure and amenities to cater for the existing and future community. It is also an opportunity to create a centre for the village and the local community.

1.6 This document first sets out the purposes and content of the consultation document, focusing on the strategic objectives of the plan, and the how this has influenced the preferred allocations. It then considers the characteristics of Mountnessing, looking at its character, location and current level of services, facilities and amenities. It looks at the location, extent and character of the land being put forward for development, and then sets out the development proposals.

1.7 Section 6 sets out the representations with reference to the Preferred Site Allocations consultation. First this emphasises our support for the strategic objectives of the plan and the preferred allocations document. Secondly, we comment on the proposed sites and their accordence with the stated objectives. Thirdly we put forward the proposals for land at Mountnessing, in the context of the objectives and when compared also against the location, extent, sustainability, and deliverability of the proposed allocations.

2.0 The Brentwood Draft Local Plan - Preferred Site Allocations

2.1 Brentwood Borough Council are preparing a new Local Plan, which will set out the long-term vision for how and where the Borough will develop over the next 15 years (to

2033) in line with what they identify as its unique local character – our "borough of villages".

2.2 In arriving at a list of preferred site allocations, they have developed a site assessment process. This aims to be robust, balanced and wide-ranging in terms of technical evidence material for each allocated and discounted site. The site assessment matrix and supporting technical material is published as part of the consultation process.

2.3 The Housing White Paper published in February 2017 for consultation provides several policy directions, including its focus upon accelerated delivery and maximising the development of sustainable small and medium sized sites.

2.4 The key strategic priorities as set out in the Preferred site Allocations, for infrastructure planning include:

a) delivering the right infrastructure at the right time: ensuring that infrastructure to support new housing and employment opportunities, such as schools, health and transport are delivered at an appropriate scale and in a timely manner;

b) supporting strategic growth through sustainable infrastructure planning: there is a need to fully integrate strategic growth sites (such as Dunton Hills and Brentwood Enterprise Park) within a network of supporting infrastructure including public transport and active travel.

c) supporting high quality design: promoting a sense of place is considered a key local priority in infrastructure planning – helping minimise the impact of new infrastructure on local character and enhancing areas through innovative design which positively responds to local heritage and environments;

d) enhancing green infrastructure networks: improving the quality, range and connectiveness of the Borough's natural green assets; and

e) forward thinking and innovation-led: thinking ahead to Brentwood in 2040/50 and the changing dynamics of technological innovation and infrastructure priorities.

2.5 The structure of the document is as follows:-

Part 1 – Our Strategy for Growth:

- discussion about our vision, objectives and spatial strategy;
- the key drivers for growth and infrastructure implications; and
- how we have selected proposed site allocations plus a summary of the preferred allocations.

Part 2 – Preferred Site Allocations:

- pro-formas on each site setting out the area and key site access points; and
- a summary of opportunities and constraints.

2.6 Part 1 sets out the Strategic Objectives. Particularly relevant to this representation are the four main objectives that read as follows:-

Managing growth

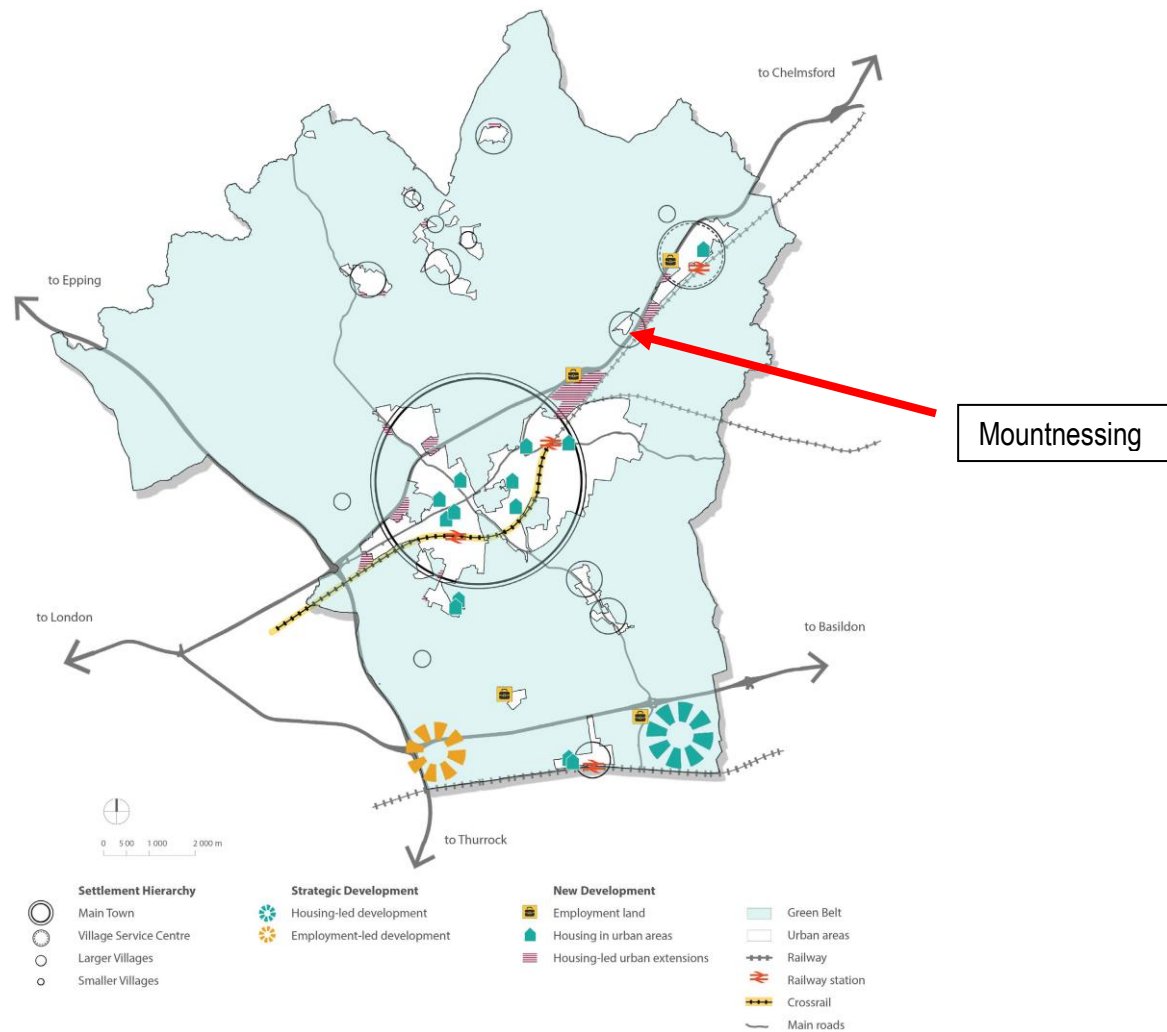
SO2 - Direct development growth to the Borough's transport corridors and urban areas in locations well served by existing and proposed local services and facilities.

SO3 - Support the sustainable growth of our existing larger villages to provide improved housing choice and protect services and facilities.

SO5 - Manage development growth to that capable of being accommodated by existing or proposed infrastructure, services and facilities.

Sustainable Communities

SO6 - Plan for housing that meets the needs of the Borough's population and contributes to creating inclusive, balanced, sustainable communities.



The Spatial Strategy – Location of Mountnessing. Shown as a “Larger Village” within the A12 Corridor.

3.0 The Village of Mountnessing

3.1 This section looks at the main characteristics of the village. Its size, location, and character, and its strengths, weaknesses, and aspirations for the longer term.

3.2 Mountnessing is a village with a population of some 1000 people. It has three pubs and three shops. There is a primary school, the English Charity School founded in the 18th Century, on Roman Road. Features of Mountnessing are its windmill and the parish church of St Giles. An annual village fete is held in July. In the "Windmill" field there is also a village hall, cricket pitch, football pitches and tennis courts.

3.3 It is situated to the north-east of Brentwood Borough, south-west of Ingatestone. A large proportion of the houses are situated on or close to the Roman Road formerly the A12 road until the village was bypassed in the 1970s. The village is approximately equidistant between the two closest railway stations of Shenfield and Ingatestone. Housing in the village is characterised by a range of property types, styles and ages.

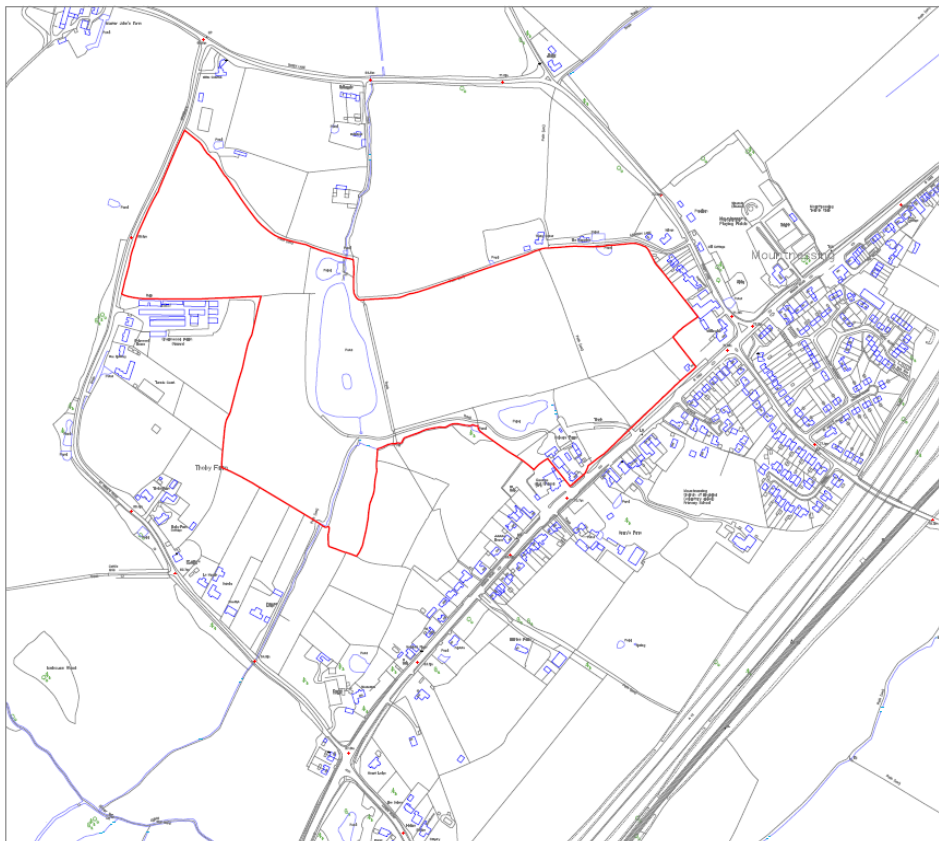
3.4 The Draft Local Plan identifies Mountnessing as a "Settlement Category 3: Larger Village". It describes these as:-

"Larger villages in the Borough are served by a local shopping parade and a primary school. They generally have limited community and health facilities, local jobs and a variable bus service."

3.5 The settlement lacks the feel of a centre due to the form of development, poor pedestrian infrastructure and limited local amenities. However, there is an opportunity in close proximity to the Village Hall to greatly improve the self-sufficiency of the settlement.

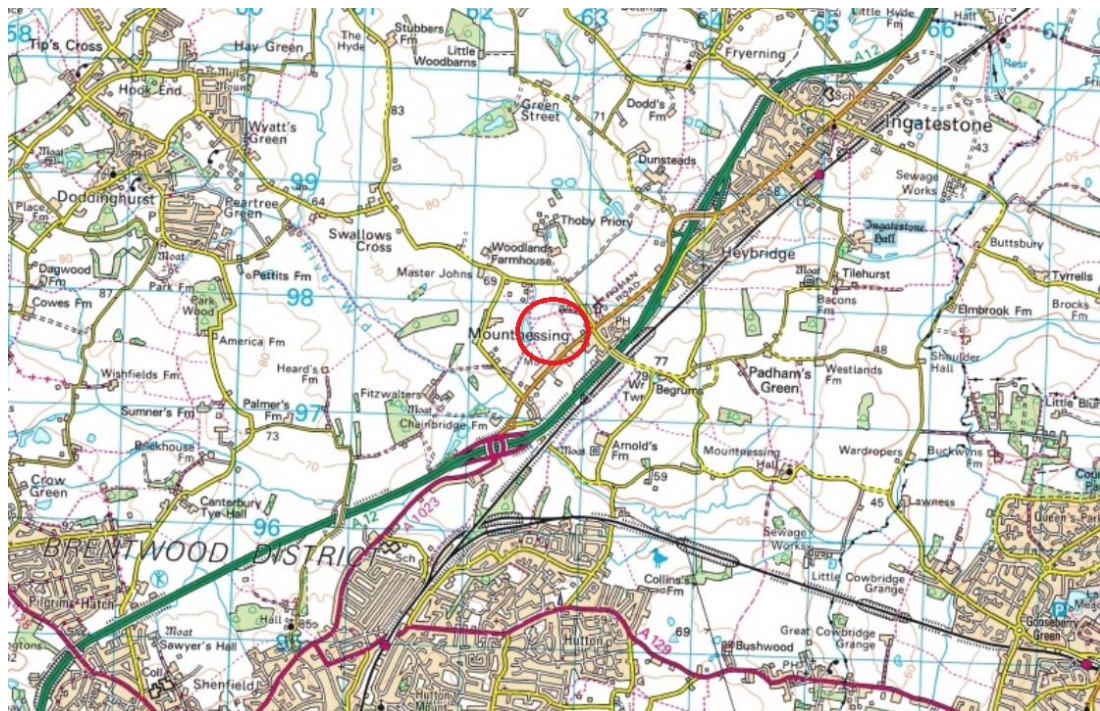
4.0 Bakers Farm

4.1 The land the subject of this representation extends to 24 hectares, plus a further 4 hectares in joint ownership. It is bounded on the south east side by Roman Road (B1002), to which it has frontage width of some 260 metres. On the North West side it is bounded by the rear of the houses that front onto Thoby Lane, and to the north in part by Laundry Lane, which belongs to Bakers Farm. To the south west of the site is the loose knit development along St Annes Road.



Location Plan. The land extends to 23.4 Hectares

4.2 There are two residential properties within the site fronting onto Roman Road. There is a complex of former farm buildings, associated with Bakers Farm. They have planning permission for conversion into a business court with a floor space of some 1200 square metres. The remainder of the land has been farmed apart from the two large lakes. There are public footpaths crossing the land, and a significant number of trees and shrubs have recently been planted.



Location of the site in a wider context

4.3 The site is mostly laid to grass and forms gardens and amenity areas connected with residential properties. In a consultant's report the area bounded by Roman Road, St Annes Road, and Thoby Lane, has been classified as "Moderate" in terms of its Green Belt Contribution. (The scale includes High, Moderate – High, Moderate, and Low – Moderate).



Aerial photograph showing the extent of the land.

4.4 There is a primary school opposite the site and on other site of Thoby Lane, is the Village Hall, recreation ground, and tennis club.

5.0 The Development Proposals

5.1 This section sets the proposals for Bakers Farm. Malcolm Hepburn was born in the village, went to the local Primary School and then to Brentwood School. He is committed to the enhancement of Mountnessing. (Please see his personal statement at **Appendix 1**).

The development would comprise the following:-

Housing and Care Home

5.2 Development extending over 16 hectares and providing some 400 dwellings. This will include the provision of a Residential Care Home.

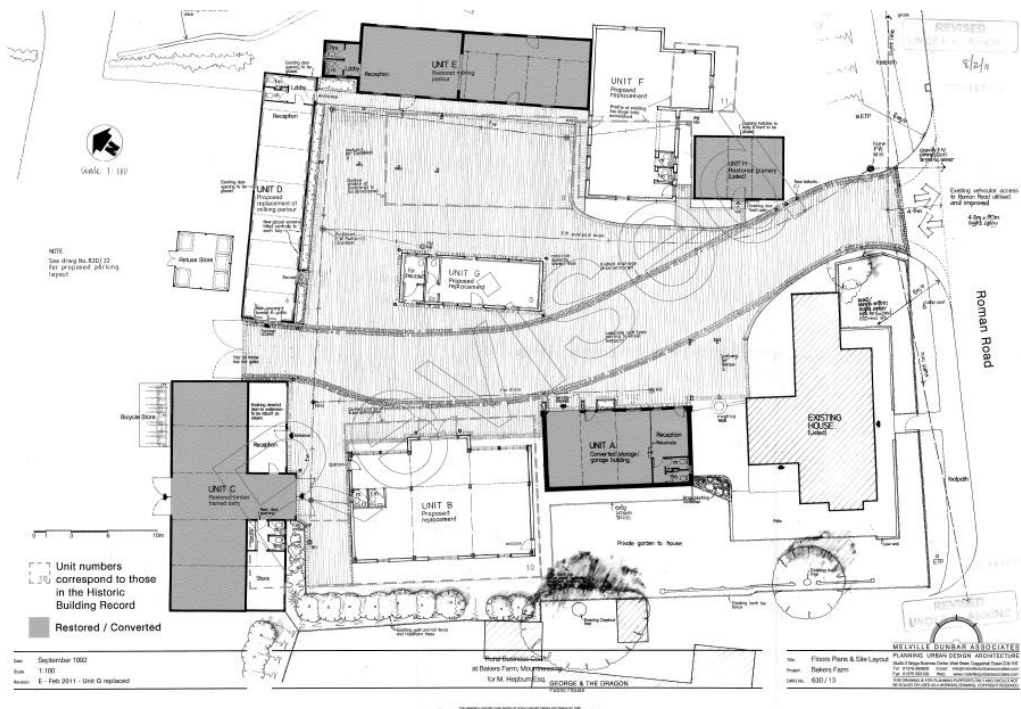
5.3 The development will meet the planning requirements for a proportion of affordable housing. A good proportion of these will be provided within a Trust, to ensure that they remain affordable in perpetuity. Some 50 houses/ almshouses will be available to rent and this rent will support village facilities.

Shopping and service centre

5.4 The existing planning permission for this area is described as follows:-

“Creation Of A Rural Business Court Involving Demolition Of Buildings, Erection Of 4 New Buildings, Repair, Alteration, Extension And Retention Of Works To Existing Buildings, And Change Of Use To Class B1 To Form Business Court (Part Retrospective).”

5.5 It is envisaged that the extensive complex of former farm buildings can be converted to provide local shops, with car parking to the rear. It can include a convenience store, newsagents, post office counter, pharmacy, cashpoint and restaurant.



The approved plan for the farm complex.



A master plan shows the location and extent of the proposals.

Health Centre

5.6 A health centre centrally located in the village, within walking distance of the existing and proposed development. It will include a doctors surgery and dental clinic.

Village Green and Public Open Space

5.7 An area extending to 4/5 acres is shown as a village green, with a frontage to Roman Road and convenient for all residents. Extensive areas of public open space are proposed as part of a green network.

Parking area for the Primary School

5.8 A good sized parking area is shown, convenient for the Mountnessing Primary School.



The proposed land uses along Roman Road

6.0 Representations

6.1 This section sets out our representations to the plan, first with reference to the strategic objectives, and then setting out the suitability of the site in the context of the objectives. The representations are as follows:-

Strategic Objectives

6.2 We wholly support the strategic objectives of the plan. In particular we note and support the new objective SO3 to “Support the sustainable growth of our existing larger villages to provide improved housing choice and protect services and facilities”.

6.3 We also wholly support and recognise the importance of Objective SO6, to “Plan for housing that meets the needs of the Borough’s population and contributes to creating inclusive, balanced, sustainable communities”.

The Preferred Site Allocations

6.4 We have looked closely at the draft site allocations and have two concerns as follows:-

1) The site allocation do not appear to reflect the above two objectives. The few sites that are allocated in the larger village will not be capable of providing sustainable growth, or improve and protect local services and facilities.

2) There is a heavy reliance on the development at Dunton Hill to provide that larger proportion of house in the Borough. Although the land could be capable of providing some 2,500 homes, the timescale is unlikely to come within the local plan period. The substantial allocation has also prevented the more equitable distribution of housing sites, on the edge of the larger villages, in accordance with the stated objectives.

Land at Mountnessing

6.5 Our proposals for the development of land at Mountnessing are in accordance with the strategic objectives of the plan. The land has a road frontage at the centre of the village, it has good access to the A12 and M25 and no major highway infrastructure is required to enable the development. In contrast to Dunton Garden Suburb, it can therefore provide new housing in the short to medium term. The allocation of such sites will be essential if local and government targets for new housing are to be met.

6.6 The proposals include all the component parts of a successful and sustainable development. There is an opportunity to encourage an integrated approach to development by focusing on, and creating better social, physical and economic environments. Infrastructure requirements will be delivered as part of the plan, to meet both the needs that arise from the proposed development, and reinforce and add to the services and facilities for the whole village. The owners of the site want to work proactively with the local community and the Borough Council to achieve this.

6.7 The protection of the Green Belt between Brentwood and Mountnessing is a paramount issue. The allocation of the proposed site would not result in the coalescence of settlements.

6.8 We accept that it is difficult to judge what would be a fair proportion for the village. We put forward two observations in this respect. First, a limited number of dwellings would not be able to provide for the place making aspirations, particularly in terms of investment in infrastructure, and looking towards the creation of a village identity and central area.

6.9 This representation confirms that the land is available for development within the plan period, and can therefore make an important contribution to housing provision in the District. It confirms a willingness on behalf of the owners of the site to enter into an immediate dialogue with all stakeholders, to agree a program for bringing the land

forward. This will establish whether the site can contribute positively towards a more self-sufficient and sustainable village.

6.10 Planning policies aims to promote transport choice, through improvements to public transport services and supporting infrastructure, and providing coherent and direct cycling and walking networks to provide a genuine alternative to the car and facilitate a modal shift. Development should seek to minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to services and support the transition to a low carbon future.

6.11 The proposals subject of this representations can deliver strong local cultural, recreational, social (including health and educational where required) and shopping facilities in a walkable neighbourhood. The location also provides for sustainable movement and access to local and strategic destinations (including rail, bus and pedestrians/cycling).

7.0 Conclusion

7.1 We have carefully read the current consultation document. We are encouraged by and commend the new references to the contribution larger villages can make to the provision of new housing. Our concern is this has not been carried through into the actual site allocations. There is concern also that the larger part of the housing allocation will not materialise within the plan period.

7.2 The National Planning Policy Framework requires an integrated approach to the provision of housing with accessible local services, in order to provide a high quality built environment. This is at the heart of our proposals for Mountnessing. New housing can be a catalyst to plan responsibly for the future of the village, with a simple objective in mind; to ensure that Mountnessing is an attractive and sustainable place to live.

Appendix 1 - Statement by the landowner

When designing future housebuilding projects a number of important points need to be taken into consideration:

1 Traditional villages had mixed development, terraced houses, semi detached houses, large Georgian houses all intermixed. They formed a community where the farmworker lived next door to the solicitor or bank manager. Not segregated as has occurred over the past years. Large council estates, cheaper estates for white collar workers and lower middle classes, more expensive estates and upper class estates. All socially divisive leading to class division. In Mountnessing everyone mixed together socially, fetes, pubs, whist drives, dances etc as a community not segregated.

2 Developments should take into account quality of life for residents – building next to the A12 and motorways leads to noise and air pollution.

3 There should be no building adjacent to main roads and railways which might impair future expansion. These areas should be designated for sport facilities which could easily be replaced in the future.

4 Development in areas like Doddinghurst and Blackmore, Stondon Massey leads to hundreds of vehicles travelling down narrow country lanes to get to the A12 every day. Hundreds of accidents some fatal. These lanes have ceased to be places for walking, horse riding etc

5 The developments should be well designed and laid out so that residents can feel a sense of satisfaction in living in such pleasant surroundings.

6 Developments need to be self sustaining to curtail the need to travel into other centres to obtain goods and services. This creates traffic and parking problems in Brentwood, Shenfield and Ingatestone.

7 Shopping centre with Post Office facility, cashpoint, newsagents, bakery section and supermarket / farmshop selling a complete range of products.

8 Health Centre, pharmacy, clinic, dental facility and a small Care Home.

9 Open spaces.

10 50 houses/ almshouses in a permanent trust with rents to fund facilities such as the care home. Homes with low rents.

11 Stop patchwork developments, choosing odd sites purely to make up numbers tend to be segregated and often environmentally unsuitable locations. No facilities cause traffic problems and contribute nothing to a sustainable community and one off payments have little or no lasting effects.