



**BRENTWOOD
BOROUGH COUNCIL**

Brentwood Draft Local Plan Preferred Site Allocations

January 2018

COMMENT FORM

From 29 January to 12 March 2018 we are consulting on the next stage of the Brentwood Local Plan: Preferred Site Allocations. You can view and comment on the consultation document online at www.brentwood.gov.uk/localplan

Alternatively, please use this form to share your views on the contents of the document.

All responses should be received by Monday 12 March 2018

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:

Email Address:

[Redacted Personal Details]		
-----------------------------	--	--

YOUR COMMENTS

Please indicate which section(s) of the Preferred Site Allocations document that you are commenting on (where applicable please clearly state the section/heading or paragraph number):

Part 2, Site 263

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):

Publication of the Draft Revised National Planning Policy Framework on 5th March has reinforced the importance of Green Belt policy and the need to promote sites that are truly sustainable. The Council has undertaken a rigorous process of site selection, based on a Borough-wide Spatial Strategy and then on a sequential approach to site assessment, which considered all other sites before Green Belt sites. At each stage the sustainability of sites has been the prime concern. Redrow Homes Ltd have an interest in site 263 on the edge of the Shenfield/Brentwood urban area, which is allocated for housing in the Draft Plan. Redrow wish to endorse the allocation of site 263 as a deliverable and sustainable site to meet part of the objectively assessed need for housing in the Borough. Key features of the site in this respect are:

- A willing landowner who is prepared to deliver the site in the next five years (having showed willingness through commissioning reports already)
- The site sits within a natural extension to the built form of Shenfield, being bordered by housing to the west, the A12 to the north, a railway line to the east and another allocated site for housing development (site 034, Officers' Meadow) to the south
- Within walking distance of Shenfield Station and with an existing bus stop towards Fen Close (circa 200ft from the site entrance), the site promotes sustainable transport options
- Opportunity to integrate footways and cycleways with surrounding environment including schools, station and Shenfield centre, and proposed adjacent site allocations
- Opportunities for landscaping and green infrastructure/corridor improvements, and subsequent wildlife benefits
- Initial high level masterplanning carried out by the client indicates that the site can be used efficiently to deliver a high quality scheme and circa 215 homes that will contribute to the 5YHLS
- Initial archaeology report suggests that no archaeology is noted on or close to the site; further investigation is required to confirm this finding.
- Preliminary ecological report considers the site to be of low ecological value with the boundary habitats being the most valuable. With suitable precautionary working methods and suitable mitigation in place, it is considered that with respect to ecology (including designated sites), there are no over-riding constraints on development and that any proposed scheme is wholly deliverable.
- An initial assessment of the highways concludes that it should be possible to provide a suitable access to the A1023 Chelmsford Road to serve a development of some 215 dwellings and a suitable visibility splay to accord with national and local requirements.

The Draft Plan shows this site as coming forward in years 5-10 of the Plan period. Redrow Homes believe that in the absence of any site specific constraints which might affect delivery timescales and the sustainability credentials, there is the opportunity to bring the site forward to support the five-year housing land supply. Redrow recommends that the Council take this opportunity.

On two issues Redrow is seeking clarification of the Local Plan provisions relating to site 263 and adjacent sites.

1. Masterplanning – It is acknowledged that the Council would like to see masterplanning alongside adjacent sites (site references 158, 034, 087, 235 and 276) however the Regulation 18 document does not make it clear the level of detail that would be required from this process. Redrow would seek to ensure that the masterplanning exercise was high level to ensure that all sites could still be delivered separately however followed a framework. The Council's document also does not provide information as to the timing of this process; Redrow would like to start to look into commencing this process at the earliest opportunity to ensure that it does not hamper the early delivery of any of the sites involved.
2. School Provision – The Regulation 18 document suggests that the combined development provides for new primary school provision; further details have not been provided about the location or size of this facility. It is assumed that this will be examined through the masterplanning process.

Thank you for taking the time to respond. Please return forms to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed forms and email to planning.policy@brentwood.gov.uk