

Planning Policy
Brentwood Borough Council
Town Hall
Ingrave Road
Brentwood
Essex
CM15 8AY

12th March 2019

Dear Sirs,

Land rear of 146-148 Hatch Road, Pilgrims Hatch

On behalf of our client we are continuing to make representations for the inclusion of the above parcel of land (site reference 053B) as an allocated site in the emerging local plan. This letter is a direct response to the Councils Regulation 19 Pre-Submission Local Plan Consultation.

The Sustainability Appraisal (SA) of the Brentwood Local Plan (January 2019) recognises that there is potentially a strategic opportunity to deliver targeted enhancements to community infrastructure at Pilgrims Hatch. However, no sites on the norther fringe have been put forward. For the reasons that will be identified as follows, we believe that the above site suitable for adoption in the emerging local plan as a sequential site to be released within the Green Belt.

Representations have been made on the site continuously throughout the local plan process. In advance of the local plan process being concluded, an Outline planning application was submitted for the sites development (Council reference 17/00057/OUT). The proposal related to the following description of development:

“Outline Application for the demolition of existing commercial units, former vehicular garages, and clearance of site previously used for garden nursery, and construction of 49 dwellings, new commercial premises,

doctors surgery and associated parking, creation of public open space, new vehicular access, and associated landscaping. (Appearance, Landscaping, Layout and Scale reserved matters)”.

This application was refused by the Council and subsequently appealed against (appeal reference: APP/H1515/W/17/3190756). This appeal was dismissed by the Inspectorate, but in doing so, provided key assessment of the material matters of the application and the sites potential development. A copy of the Inspectors decision accompanies this representation. In summary, the following statements are a matter of fact in relation to the Inspectors decision making process:

- No objection to highways and the ability of the road network to accommodate the growth
- No objection to the proposed commercial element in providing new commercial floor space and a doctors surgery
- No objection on grounds of impact upon wildlife
- No impact upon trees or woodland
- No objection on grounds of impact upon trees
- No objection on the impact upon wider views and the defensible boundary to the northern fringe
- No objection on grounds of impact upon design and residential amenities

The only reason for refusal by the Inspectorate was on grounds of the site being located within the Green Belt. It follows that sequentially, this site has been significantly tested on all matters that contribute towards sustainable development. Whilst the above matters were not considered to be sufficient in weight to allow the approval of the proposal in the current plan period, when considering this site as a release of land in the Green Belt compared to other identified site, this, sequentially, has to be considered preferable. The only reason the inspector refused the application was simply because the site was located in the green belt. There were no other reasons for refusal. It can therefore be concluded that this site has been proven to be a suitable location of residential and commercial development above any other sites being promoted in the local plan for the next planned period of growth.

We would strongly urge the Council to take these matters into carefully consideration in adopting it as an allocated site.

If in the meantime you require any additional information please do not hesitate to contact me.

Yours faithfully

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