



**BRENTWOOD  
LOCAL PLAN  
PRE-SUBMISSION  
CONSULTATION  
REPRESENTATIONS  
IN RESPECT OF DRAFT  
POLICY R25:  
LAND NORTH OF  
WOOLLARD WAY,  
BLACKMORE**

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# Quality Assurance

<b>Site name:</b>	Land north of Woollard Way, Blackmore
<b>Client name:</b>	Constable Homes Limited
<b>Type of report:</b>	Written Representations
<b>Prepared by:</b>	Steven Butler BSc (Hons) MSc MRTPI
<b>Signed</b>	
<b>Date</b>	March 2018
<b>Reviewed by:</b>	Sam Metson BA (Hons) MA MRTPI PIEMA
<b>Signed</b>	
<b>Date</b>	March 2018



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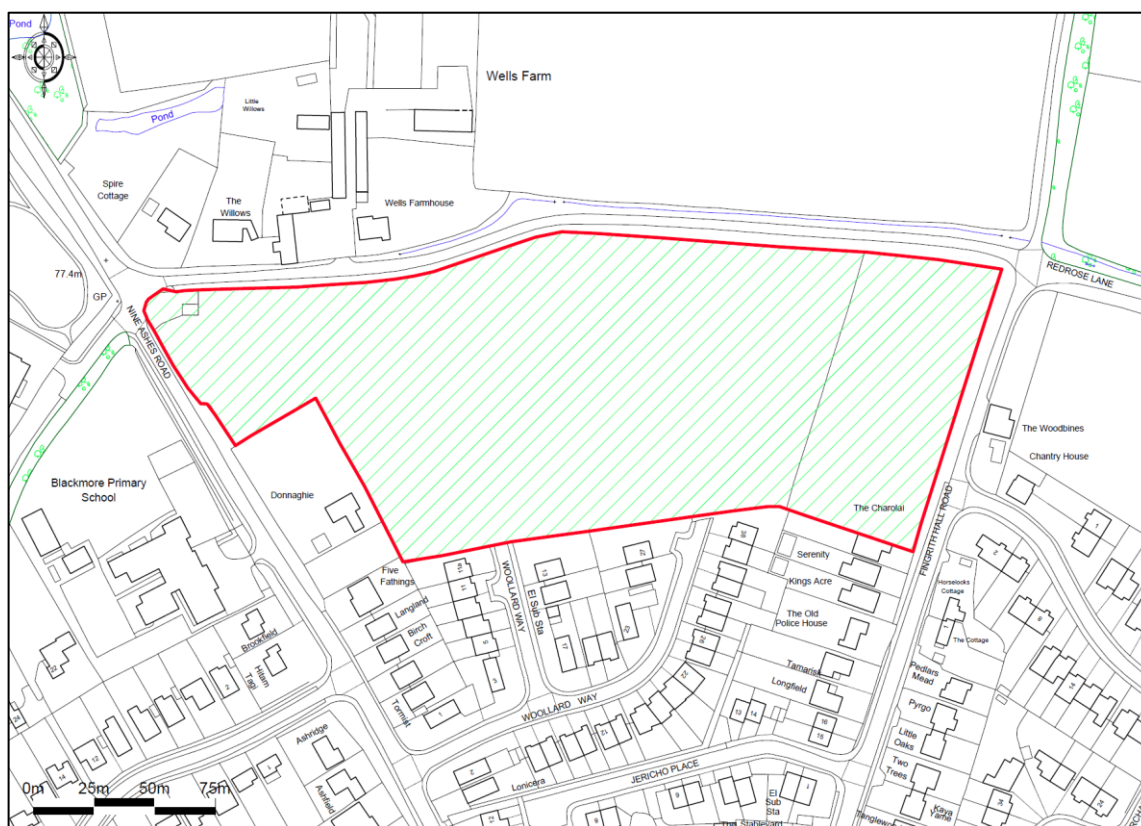
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(NOVEMBER 2018)

## 1.0 Introduction

- 1.1 This representation has been prepared on behalf of Constable Homes Limited, an operating subsidiary of the Anderson Group (hereafter referred to as Anderson Group) in support of its land interest in the Site north of Woollard Way, Blackmore (the “Site”).
- 1.2 The Site is a proposed residential allocation under draft Policy R25 of Brentwood Borough Council’s (BBC) Pre-Submission Local Plan – “Land north of Woollard Way, Blackmore”. The Site is draft allocated for approximately 40 dwellings and the extent of the land falling within the control of Anderson Group is shown on the plan below. The draft Local Plan boundary incorporates the residential dwelling to the south-west of the Site in order to release this existing built form from the Green Belt and regularise a new and defensible boundary. The Site is approximately 3.3 hectares in size.



- 1.3 This representation follows representations we have made to previous rounds of the emerging Brentwood Local Plan process in 2013, 2015, 2016 and 2018 in support of the Site’s proposed allocation.
- 1.4 A completed copy of the response form is attached to this report at **Appendix 1**.
- 1.5 **Appendix 2** of these representations is a Vision Statement (prepared by Bidwells’ Urban Design Studio) which explains how the proposed residential allocation could deliver in the region of 50 new dwellings in the short term (i.e. in the initial five-year period).

- 1.6 Also attached are the following technical evidence base documents which have been commissioned to demonstrate that there are no legal or physical impediments to the scheme's delivery:
- **Appendix 3** – Access Appraisal (prepared by civil engineers, Stomor);
  - **Appendix 4** – Heritage Significance Assessment (prepared by Montagu Evans LLP);
  - **Appendix 5** – Ecological Feasibility Appraisal (prepared by Aspect Ecology); and
  - **Appendix 6** – Flood Risk and Drainage Appraisal (prepared by Stomor).
- 1.7 We support the proposed approach to distribute growth to the higher tier villages and we support the principle of the proposed allocation of Land north of Woollard Way, Blackmore. However, we raise objection to the detail of some of the proposed policy requirements and we comment accordingly in this report.
- 1.8 Subject to the amendments to policies set out in this representation, we consider the Local Plan satisfies the tests for soundness set out in paragraph 35 of the NPPF.
- 1.9 Where we propose amendments to the policy wording and supporting text they are indicated underlined whilst our proposed deletions are indicated in ~~strike through~~.
- 1.10 We formally request that our recommended amendments are taken into account for the Regulation 22 submission to the Secretary of State and, in accordance with Section 20(6) of the Planning and Compulsory Purchase Act 2004, hereby formally request that Anderson Group is invited to participate at all hearing sessions relevant to Land north of Woollard Way, Blackmore.

## 2.0 Support for the Spatial Policies

### Chapter 2. A Borough of Villages

#### Settlement Hierarchy

- 2.1 We note paragraph 2.8 of the draft Plan's explanatory text states, "*to promote sustainable growth in rural areas, NPPF paragraph 78 states that housing in rural areas should be located where it will continue to enhance the vitality of rural communities, to ensure villages grow and thrive.*" We support this recognition of national planning policy.
- 2.2 The settlement hierarchy identifies Blackmore as a Category 3 settlement – "*villages in a sparse rural setting that provide day to day needs for local residents*". This is the same level in the hierarchy as shown in the previous, Preferred Options, Local Plan in 2018 and sits underneath the Category 1 main towns and large neighbourhoods in the Brentwood urban area, and the Category 2 large villages of Ingatestone, West Horndon and Dunton Hills, the latter being a proposed Garden Village. The Category 4 settlements are identified as being "*remote, with poor public transport, limited shops, jobs and community facilities; some of these settlements rely on nearby settlements for services*".
- 2.3 Blackmore benefits from a good range of local facilities including a convenience store, Post Office, village hall, primary school, churches, public houses, tea rooms, antiques shop, sports and social club and bus stops with routes to Chelmsford, Brentwood and Ongar. Taking account of these sustainability credentials, we consider it an appropriate location for growth in the north of the Borough as a Category 3 village that provides essential services to other nearby settlements that are not as well served and therefore feature lower down the hierarchy than Blackmore.
- 2.4 We therefore consider that Blackmore's position in the settlement hierarchy as a Category 3 settlement as appropriate and justified. Additional balanced growth arising from the delivery of new homes in accordance with draft Policy R25 would serve to bolster existing service provision and provide additional custom and patronage to ensure local business remains on a sound financial footing. It also sites new houses within easy walking distance of core amenities.

### Chapter 3. Spatial Strategy – Vision and Strategic Objectives

#### Strategic Objectives

- 2.5 We note the repeated reference to Brentwood as a "Borough of villages", based on its principal character and settlement pattern. One of the principal Spatial Challenges and Opportunities stated at paragraph 3.6 is to retain this character, but this is not carried through into the Strategic Objectives at paragraph 3.15.
- 2.6 Given that the retention of local character is in part dependent upon enabling the villages to grow and thrive in accordance with NPPF paragraph 78, and that growth is indeed proposed in some of these locations as part of the settlement hierarchy, we consider that this should be referenced in the Strategic Objectives to ensure consistency with national policy.

### Changes necessary to make the Strategic Objectives sound

- 2.7 A further Strategic Objective needs to be added to the list of four cited at paragraphs 3.16 to 3.19 as follows:

**SO5: Ensure the vitality of the Borough's thriving rural communities, through sustainable growth in villages where appropriate to enable their continued vitality.**

### Growth Areas

- 2.8 Allied with the above, paragraph 3.21 identifies two key growth areas: a) the Central Brentwood Growth Corridor; and b) the South Brentwood Growth Corridor. Under part c) it states that "*Development in areas outside of these growth corridors will be limited, to retain local character*".
- 2.9 BBC is proposing to accommodate 123 new homes, or 1% of the total housing need, through Green Belt release in the larger villages including Blackmore. Whilst we acknowledge that this is a small proportion of the overall quantum of growth being directed to strategic locations across the Borough, we consider that there should be recognition of the contribution that growth in the rural communities would make towards the Borough's overall growth requirements and Vision in order to maintain consistency with the Plan's proposed policy allocations. This would better reflect BBC's growth plans for these more rural parts of the District, in accordance with the NPPF.

It also provides a valuable source of supply from medium-sized sites in viable localities which, as recognised at paragraph 68 of the NPPF, makes an important contribution to meeting local housing requirements.

### Changes necessary to make the Growth Areas sound

- 2.10 Part c. of paragraph 3.21 needs to be amended to better reflect the proposed growth aspirations for the Borough's rural areas:

*c. Development in areas outside these growth area corridors will be limited, to retain local character. Brownfield opportunities will be encouraged where appropriate and sites allocated for housing development will be released from the Green Belt to ~~schemes~~ help meet local needs to ensure that our villages remain thriving communities, in line with the policies in this Plan. Where appropriate, this includes the redevelopment of previously developed sites in Green Belt and infill while improving links to nearby villages.*

## 3.0 Comments on draft Policy R25 – Land north of Woollard Way, Blackmore

### In principle support for the proposed allocation

#### Reinforcing the sustainability of Blackmore

- 3.1 We fully support the proposed allocation of Land north of Woollard Way for residential use because it is an appropriate site for the delivery of commensurate levels of growth in the Borough's northern villages and would contribute towards a sustainable pattern of development, in accordance with NPPF paragraph 138.
- 3.2 BBC recognises that exceptional circumstances exist and warrant the release of Green Belt to accommodate the Borough's housing need. Allocation of the Site would direct much-needed growth to the Borough's northern villages, including Blackmore which in the Sustainability Appraisal is identified as one of the "higher tier" villages. This would be the first time since 1995 that Green Belt has been repurposed when the then Brentwood Local Plan defined first-time boundaries around the existing built up areas of the villages including Blackmore. The managed release of the Site from the Green Belt would allow Blackmore to grow and thrive, ensuring that the vitality of the village would be enhanced, in accordance with NPPF paragraph 78.

#### The Site is suitable

- 3.3 Removal of the Site from the Green Belt is justified when assessed against the five Green Belt purposes contained within NPPF paragraph 134 and against a backdrop of Borough-wide Green Belt release through this Local Plan review. The Site is attributed only a "moderate" overall contribution to Green Belt purposes by the 2018 Green Belt Study, whereby Redrose Lane would provide containment and a strong physical and permanent boundary to the Site, becoming the new northern limit of Blackmore. In the context of all other land parcels assessed across the Borough, this parcel is considered to be one of the least sensitive because many others are attributed moderate, moderate to high, or high overall contribution to Green Belt purposes.
- 3.4 The Site is attributed a "medium" landscape value in which the parcel is deemed to be relatively well contained – this is no less favourable an analysis than the majority of other sites proposed for allocation across the Borough. This containment could be reinforced through structural landscaping as shown in the accompanying indicative masterplan. Furthermore, the illustrative masterplan accommodates generous open space provision and opportunities for connectivity and accessibility to the wider Green Belt by sustainable modes of transport, in accordance with NPPF paragraph 138.
- 3.5 The Site's agricultural land quality is Grade 3 – good, although it is not currently crop-producing and it is a small-scale holding severed from wider areas of cultivated land. The vast majority of the agricultural land in the Borough falls within Grade 3 or higher. In the context that BBC is proposing the development of greenfield land to accommodate its growth needs, the loss of Grade 3 agricultural land in this circumstance is considered suitable particularly when balanced against the significant planning benefits arising from its development.



- 3.6 The Water Cycle Study (Amec Foster Wheeler, 2018) identifies Blackmore as falling within the catchment of the Doddinghurst waste water treatment works. Affinity Water identifies that there is potential to provide sufficient capacity within its water resource zone to accommodate additional development.
- 3.7 The accompanying Heritage Statement assesses the significance of the nearby heritage assets and the potential impacts of development upon them; the grade II listed Wells Farmhouse to the north and Woodbines to the east. The Statement concludes that the Site is capable of being laid out in such a way that the effect of development on the settings or significance of these two listed buildings can be minimised. Accordingly, it identifies that the illustrative masterplan includes provisions such as retaining the remaining hedgerow layout as part of the development, positioning attenuation features and open spaces in such a way that views of the listed buildings are maintained, and the incorporation of a landscape buffer to the east. The Site is concluded as being entirely suitable for development because the indicative proposals are consistent with national and local planning policies on the historic environment.
- 3.8 The accompanying Ecological Feasibility Appraisal identifies that the Site is not subject to any ecological designations, with the nearest designations being well separated and not considered to form a constraint to development. Existing habitats are also identified as being of low ecological value, so the development provides opportunities for enhancement through retention and improvement of hedgerows, new native planting and opportunities for the introduction of new species. The illustrative masterplan forming part of this representation takes these opportunities into account.
- 3.9 The accompanying Flood Risk and Drainage Appraisal identifies that the BBC Strategic Flood Risk Assessment (SFRA) notes areas within Blackmore as being potentially at risk of surface water flooding. However, the SFRA mapped all potential sources of flooding against the Housing and Economic Land Availability Assessment sites, which included the proposed development (Site 77: Land North of Woollard Way, Blackmore), and did not raise any concerns regarding surface water flooding at the Site. Accordingly, the masterplan is informed by a preliminary drainage plan which demonstrates how the development could be drained. Sustainable Drainage Systems (SuDS) would be incorporated into the development layout to provide sufficient source control and storage to avoid flooding within the Site and, crucially, reduce the risk of surface water flooding downstream.

### **Contribution towards the 5-year housing land supply**

- 3.10 Anderson Group is fully committed to the delivery of the allocated development in the short-term and intends to engage in formal pre-application discussions with BBC imminently. BBC's Housing and Economic Land Availability Assessment (October 2018) identifies that the Site is suitable, available and that development is achievable – we concur with this assessment. The Pre-Submission consultation document states that the Site is anticipated to be delivered between 2023/24 and 2024/25 (paragraph 9.197) – we note that this falls within the first five-year period following adoption of the Plan. The accompanying masterplan is underpinned by technical evidence demonstrating that the Site is unencumbered and that there are no legal or physical impediments to prevent the Site coming forward in a timely manner. Accordingly, we consider that the Site could yield housing completions, once allocated through the emerging Local Plan, and well within the first five years, thereby contributing towards the Council's 5-year housing land supply, in accordance with NPPF paragraph 73. This would ensure that BBC maintains a strong and varied

portfolio of sites that can deliver immediately following adoption of the Local Plan, and underpin supply pipeline whilst the large strategic sites undergo the requisite lead-in.

### Anderson Group's track record of delivery

- 3.11 Anderson Group is an award winning locally-based housebuilder with a track record of swiftly delivering schemes on sites that are significantly more constrained than this<sup>1</sup>. We note paragraph 9.9.4 of the accompanying Sustainability Appraisal which says that the allocation of smaller sites [such as this] in the villages may lend themselves to development by smaller housebuilders. This would accord with the principle of paragraph 76 NPPF which encourages local authorities to “*expedite the implementation of proposals for housing development, without threatening deliverability or viability*”. Anderson Group has a contract with the landowner in place, meaning that subject only to the grant of planning permission, this Site would be delivered.

### Compliance with the draft Policy's Development Principles

- 3.12 The accompanying indicative masterplan demonstrates compliance with the “Development Principles” under part B of the Policy, as follows:

- **Vehicular access via Redrose Lane** – vehicular access could be achieved from this location in a manner that would not harm the setting of nearby designated heritage assets. Suitability of the proposed access, and potential alternative accesses, is confirmed by the accompanying Access Appraisal;
- **Provision of pedestrian and cycle connections** – the masterplan demonstrates that such connections could be delivered to enable use of these sustainable modes of travel by safe and convenient routes to the village centre, the neighbouring primary school, sports facilities and surrounding countryside. Such connections would increase accessibility to the Green Belt;
- **Provision for public open space** – the masterplan indicatively shows that approximately 0.67ha (or 20% of the Site's total area) of functional land could be accommodated for publicly-accessible open space, including recreational amenities, in accordance with draft Policy BE18 (Green and Blue Infrastructure);
- **Heritage assessment taking account of archaeological potential for the historic settlement of Blackmore** – a Heritage Assessment has been undertaken to inform the indicative masterplan, which concludes that the illustrative scheme would not harm the setting or appreciation of the significance of the grade II listed Wells Farmhouse or Woodbines. This would be further bolstered by the completion of a Heritage Statement and Archaeological Assessments at the application stage.

- 3.13 In addition to the above, the Vision Statement shows that development of the Site would:

- Deliver a wide range of very high-quality new homes that complement the existing village character, a proportion of which would be affordable and reserved for local people;
- Be a natural and logical evolution of the village's growth;
- Enhance the vibrancy of the village of Blackmore; and

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<sup>1</sup> [www.andersongroup.co.uk](http://www.andersongroup.co.uk)

- Be well designed, attractive and built to a high quality.

## Objection to the reduction in indicative dwelling yield under part A.a of the Policy

- 3.14 The policy requires the “provision of around 40 new homes of mixed size and type”. We raise objection to the restriction to the dwelling yield to 40 units. This unduly limits the amount of development that could be delivered on the Site, which based upon the masterplan within our accompanying Vision Statement could be in the region upwards of 50 dwellings. The policy’s proposed dwelling yield is therefore **not justified**.
- 3.15 NPPF paragraphs 122 and 123 provide guidance on achieving appropriate development densities. It states, “*where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.*”
- 3.16 BBC’s current proposals contrast with the Preferred Site Allocations consultation document in 2018, which proposed to allocate the Site for around 56 new dwellings, based on our masterplan submitted in support of our consultation response at that time. BBC’s Sustainability Appraisal (AECOM, January 2019) is the only evidential basis for the reduction in unit numbers on the Site, which at paragraph 5.5.36 states:
- Ahead of the 8th November 2018 Extraordinary Council meeting the Council worked to explore potential adjustments to the strategy, as previously published, in light of representations received, with the Council reaching the tentative conclusion that, whilst all of the January 2018 allocations remain suitable, there was a need to reduce the number of homes allocated to certain sites, thereby reducing the total number of homes to 133<sup>38</sup>.*
- 3.17 Footnote 38 which accompanies the above statement says that “*the yield of the two adjacent Blackmore sites was reduced by 26 homes to take account of the potential need for surface water flooding measures on site.*” However, the Strategic Flood Risk Assessment (November 2018) makes no such conclusion; it identifies that the risk from surface water flooding on the Site is “low” as confirmed by the extract shown at Appendix 7 of this report.
- 3.18 In addition, we are not aware of any adverse consultation responses from statutory consultees in respect of the above. We therefore do not consider that this aspect of the policy is justified in reducing the indicative dwelling yield.

### Changes necessary to make the Policy sound:

- 3.19 The policy text needs to be amended as follows:

*provision for around ~~40~~50 new homes of mixed size and type;*

## Objection to the effectiveness of the 'local connection' provision under part A.b of the Policy

3.20 Part A.b of the policy requires:

*a minimum of 25% of the proposed dwellings to be reserved for people with a strong and demonstrable local connection or those over 50 years of age. These dwellings should comprise affordable housing. A person with a strong local connection should meet one of the following criteria:*

- i. Existing local residents requiring separate accommodation; or*
- ii. Close relatives of existing local residents who have a demonstrable need to either support or be supported by them; or*
- iii. People whose work provides an important and necessary local service.*

*In the context of this policy "local" means a parish or ward, or in exceptional circumstances, adjacent parishes or wards.*

3.21 We acknowledge BBC's desire to secure a proportion of homes onsite for people with a local connection and Anderson Group does not object to the principle of this. However, the policy as currently worded is **not effective** for the following three reasons and would benefit from minor modifications.

3.22 The first is because the policy says that "the dwellings should comprise affordable housing". The text must be amended to clarify that all of the dwellings within this 25% bracket should be affordable housing. This is because there are many examples of 'local connection' cascades for affordable housing, but we do not consider that this would be feasible if it were to also apply to market dwellings – such a requirement would render the policy ineffective. If amended accordingly, such a provision would enable a range of affordable housing as defined by the NPPF, for people with a local connection, to be provided under this policy requirement.

3.23 The second is that we seek the policy to clarify that the 25% requirement, if linked solely to the provision of Affordable Housing, would not apply in addition to the borough-wide Policy HP05 (Affordable Housing) requirement to provide 35% affordable housing onsite. For the avoidance of doubt, we seek amendment to the policy text.

3.24 The third is that the policy text currently contains no mechanism for these units to be made available for people outside the local area in the event that they are unfulfilled by people with a 'local connection'. As currently drafted, this means that the policy is inflexible and risks non-delivery of the scheme.

### **Changes necessary to make the Policy sound:**

3.25 Our recommended minor changes to the policy text to take account of the above are therefore as follows:

*A s106 Agreement will secure a nominations agreement which ensures that a minimum of 25% of the proposed dwellings will be reserved for people with a strong and demonstrable local connection or those over 50 years of age. These dwellings should comprise ~~a~~Affordable #Housing as defined by the NPPF and, for the avoidance of doubt, should contribute towards the requirements of Policy HP05 (Affordable Housing). A person with a strong local connection should meet one of the following criteria:*

- i. Existing local residents requiring separate accommodation; or*
- ii. Close relatives of existing local residents who have a demonstrable need to either support or be supported by them; or*
- iii. People whose work provides an important and necessary local service.*

*In the context of this policy “local” means a parish or ward, or in exceptional circumstances, adjacent parishes or wards.*

*The nomination agreement will include provision for the release of such dwellings to persons on a prescribed waiting list who do not meet the above criteria, following a 3-month period of seeking to secure a letting to a local person(s) in the event the local connection remains unfulfilled.*

## **Comment on the wording of policy criterion B.d: heritage assessment**

- 3.26 We do not object to the criterion which requires the submission of a “*heritage assessment taking account of archaeological potential for the historic settlement of Blackmore.*”
- 3.27 Notwithstanding the duty of a decision maker when faced with a planning application to have regard to Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, we suggest that the wording of this policy be amended to ensure consistency with national planning policy, as follows:

*d. heritage assessment taking account of archaeological potential for the historic settlement of Blackmore and taking account of the potential effect on the settings of listed buildings in accordance with the NPPF.*

### **Appended in support of our comments on Policy R25:**

Vision Statement – Bidwells’ Urban Design Studio (March 2019)

Access Appraisal – Stomor (March 2019)

Heritage Significance Assessment – Montagu Evans LLP (March 2019)

Ecological Feasibility Appraisal – Aspect Ecology (March 2019)

Flood Risk and Drainage Appraisal – Stomor (March 2019)



## 4.0 Conclusion

- 4.1 These representations support the Council's aspirations behind Policy R25 and the proposed allocation of Land north of Woollard Way, Blackmore.
- 4.2 On behalf of Anderson Group, we:
- Support the principle of the proposed allocation of Land north of Woollard Way, Blackmore for residential development under Policy R25;
  - Object to the indicative yield under part A.a of Policy R25 because it is not justified; and
  - Object to the specific wording of the 'local connection' provision under part A.b of Policy R25 as it currently stands.
- 4.3 We offer proposed minor changes necessary to make Policy R25 sound.
- 4.4 Our representations also offer comments on the Local Plan's wider policies which are of relevance to Blackmore and the Site, namely the Strategic Objectives and Growth Areas, which we consider underplay the important role of larger villages like Blackmore in delivering sustainable growth to the parts of the Borough that fall outside the main Growth Areas.
- 4.5 The enclosed Vision Statement demonstrates how residential development of the Site could be delivered in a manner that would:
- Deliver a wide range of attractive new homes that complement the existing village character for local people;
  - Be a natural and logical evolution of the village;
  - Increase accessibility to the village and the surrounding Green Belt;
  - Enhance the vibrancy of the village of Blackmore; and
  - Be well designed, attractive and built to a high quality.
- 4.6 Anderson Group intends to imminently submit a pre-application enquiry and will be undertaking a series of community events to ensure that local residents and their elected representatives have an opportunity to shape the emerging scheme.
- 4.7 Taking account of the above, we consider it necessary to participate at the oral part of the Examination in Public to enable discussion of the points we have raised. We should therefore like to reserve our right to appear at further Hearing Sessions.

# APPENDIX 1

## COMPLETED COMMENTS FORM

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# Brentwood Pre-Submission Local Plan (Regulation 19)

January 2019

## COMMENT FORM

From Tuesday 05 February to Tuesday 19 March 2019 we are consulting on the next stage of the Brentwood Local Plan: Pre-Submission Local Plan (Regulation 19). You can view and comment on the consultation document online at:  
**[www.brentwood.gov.uk/localplan](http://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 5PM Tuesday 19 March 2019.

Please return forms either by attaching completed forms by email to **[planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk)** or alternatively by post to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY.

### **How to complete the representation form:**

This form consists of two sections – Section A: Personal Information, and Section B: Your Representation. Please note that your representation cannot be accepted without completing information identified in Section A.

The Local Plan Pre-Submission (Regulation 19) consultation consists of more formal and technical questions focused on the four Tests of Soundness and whether the Local Plan is compliant with relevant legislation. Comments are to be focused on three core areas – is the Plan positively prepared (referred to as ‘soundness’), does the Council adhere to the Duty to Cooperate, and is the Plan legally compliant (addressed by question 3 of this comment form). These terms are defined below:

- a) **Soundness:** Local Planning Authorities must prepare a Local Plan based on relevant and appropriate evidence base. They are required to publish these documents on their website. The evidence used to develop the Brentwood Local Plan can be found on the Council’s website under Evidence Base.
- b) **Duty to Cooperate:** Throughout the plan-making process discussions have taken place with various statutory consultees and neighbouring authorities. A summary of these meetings can be found within the Duty to Cooperate Statement, published as part of the Regulation 19 consultation. This is a live

document and will be updated prior to being submitted to the Secretary of State.

- c) **Legally Compliant:** Local Planning Authorities must prepare a Local Plan which adheres to the requirements as set out in the National Planning Policy Framework (NPPF), planning practice guidance, and other relevant planning regulations & legislation.

Question 4 of this comment form asks for further information on your opinion of the Plans 'soundness'. According to the National Planning Policy Framework (NPPF) para 35, Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements and whether they are sound. Plans are 'sound' if they are:

- a) **Positively prepared** – providing a strategy which as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and consistent with achieving sustainable development
- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

Please keep in mind the information provided above to assist with correctly completing your comment form. For additional information on what the difference is between a Regulation 18 and Regulation 19 Local Plan consultation, please view the FAQ's published on-line [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

#### **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 the above conditions.

**Section A: Personal Details**

Title	Mr
First Name	Steven
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## Section B: Your Representation

Please complete a separate sheet for each representation that you wish to make. You must complete 'Part A – Personal Details' for your representation to be accepted.

Representations cannot be treated as confidential and will be published on our Consultation Portal. Any representations that are considered libelous, racist, abusive or offensive will not be accepted. All representations made will only be attributed to your name. We will not publish any contact details, signatures or other sensitive information.

Full Name	Steven Butler (Bidwells) on behalf of Constable Homes Ltd
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Question 1: Please indicate which consultation document this representation relates to?

The Local Plan

Sustainability Appraisal

Habitat Regulations Assessment

Question 2: Please indicate which section of the indicated document identified above that you are commenting on (where applicable please clearly state the section / heading or paragraph number).

Please refer to our accompanying representation report.

Our report is accompanied by the following documents:

- Vision Statement (prepared by Bidwells Urban Design Studio)
- Access Appraisal (prepared by Stomor civil engineers)
- Heritage Significance Assessment (prepared by Montagu Evans LLP)

- Ecological Phase 1 Appraisal (prepared by Aspect Ecology)
- Flood Risk and Drainage Report (prepared by Stomor)

Question 3: Do you consider the Local Plan is:

Sound?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Legally Compliant?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Compliant with the Duty to Cooperate?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Question 4: If you consider the Local Plan unsound, please indicate your reasons below (please tick all that apply):

The Local Plan has not been positively prepared	<input type="checkbox"/>
The Local Plan is not justified	<input checked="" type="checkbox"/>
The Local Plan is not effective	<input checked="" type="checkbox"/>
The Local Plan is not consistent with national planning policy	<input type="checkbox"/>

Question 5: Please provide details of either:

- Why you consider the Plan to be sound, legally compliant, or adheres to the Duty to Cooperate; or
- Why you consider that the Local Plan is unsound, is not legally compliant, or fails to comply with the Duty to Cooperate

Please refer to our accompanying representation report.

Our report is accompanied by the following documents:

- Vision Statement (prepared by Bidwells Urban Design Studio)
- Access Appraisal (prepared by Stomor civil engineers)
- Heritage Significance Assessment (prepared by Montagu Evans LLP)
- Ecological Phase 1 Appraisal (prepared by Aspect Ecology)
- Flood Risk and Drainage Report (prepared by Stomor)

Please continue on a separate sheet if necessary

Question 6: Please set out what modification(s) you consider necessary to make the Local Plan sound or legally compliant, having regard to the matters that you identified above.

You will need to say why this modification will make the Local Plan sound or legally compliant. Please be as accurate as possible.

Please refer to our accompanying report.

Please continue on a separate sheet if necessary

Question 7: If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination in Public (EiP)?

NO, I do not wish to participate in the oral part of the EiP

YES, I wish to participate in the oral part of the EiP

Question 8: If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary.

As my client is in control of draft site allocation R25, we consider that it would be beneficial for us to attend the oral part of the Examination to enable discussion of the points we raise.

Please continue on a separate sheet if necessary.

Please note that the Inspector (not the Council) will determine the most appropriate procedure to hear those who have indicated that they wish to participate in the oral part of the Examination.



## APPENDIX 2

# VISION STATEMENT

---

(Separate document)

## APPENDIX 3

# ACCESS APPRAISAL

---

Ref: ST-2396/1902-Access Appraisal-Rev2  
Revision 2: 7<sup>th</sup> March 2019

## **ACCESS APPRAISAL**

Information provided with this report:

- **Appendix A-** Site Location Plan, Drawing ST-2396-01
- **Appendix B-** Access Appraisal Plan, Drawing ST-2396-05-B
- **Appendix C-** Means of Access Plan, Drawing ST-2396-06-B

### **1. INTRODUCTION**

The site is located to the north of Blackmore on land off Redrose Lane and Woollard Way. It is defined by Nine Ashes Road to the west, Redrose Lane to the north, Fingrith Hall Lane to the east, and existing residential dwellings to the south, which are served off the two arms of Woollard Way. A Site Location Plan, Drawing ST-2396-01, is provided in **Appendix A**.

The site covers approximately 3.3ha and is currently undeveloped. The land is currently served via two gated accesses from Redrose Lane.

The land is currently subject of a draft allocation for residential development in the emerging Local Plan (draft Policy R25, Land North of Woollard Way). The draft Policy identifies the land as suitable for approximately 40 dwellings. The draft Policy also identifies, as a 'development principle', that vehicular access is to be taken via Redrose Lane. Therefore, for the purposes of preparing a robust assessment, a residential development of up to 50 dwellings has been considered.

Any proposed redevelopment of this land would be subject to a site-specific Transport Statement and associated means of access appraisal. This appraisal is limited by the information currently available at this stage and is based upon assumptions which are subject to further analysis.

### **2. LOCAL ROAD NETWORK**

Redrose Lane is a 'Local Road' which runs west to east between Nine Ashes Road and Chelmsford Road. The road is generally subject to national speed limit, apart from its

approach to the junction with Nine Ashes Road where a 30mph speed limit is in place. The width of the carriageway along Redrose Lane in the vicinity of the site varies but is generally 4.8m; the narrowest sections of the road are 4.2m wide. There are no footways along Redrose Lane nor is there any street lighting.

Woollard Way is a 5.5m wide road which is considered to be a Type E Access Road in accordance with the Essex Design Guide (EDG). Woollard Way connects off the eastern side of Nine Ashes Road and comprises two arms which link to the southern boundary of the site. The road is located within a 30mph speed limit zone, has 1.8m wide footways on both sides and incorporates street lighting.

Nine Ashes Road is a Priority 2 (PR2) road, which is classified as a 'Local Distributor' within the EDG. The road links to the centre of Blackmore Village to the south and provides an indirect link to the A414 to the north. In the vicinity of the site, Nine Ashes Road is subject to a 30mph speed limit, is approximately 5.5m wide and there is no street lighting. A 1.8m wide footway runs south along the western side of the road from Blackmore Village Hall.

Blackmore Primary School is located adjacent to the site on the western side of Nine Ashes Road. Vehicular and pedestrian access to the school is taken from Nine Ashes Road, with a secondary pedestrian access to the north, linking to the Village Hall car park.

Blackmore Village Hall is located to the north west of the site and is accessed from Nine Ashes Road. The access is located opposite Redrose Lane and creates a crossroad junction. The Village Hall site also includes Blackmore Sports and Social Club, which incorporates football pitches, cricket pitches and tennis courts, and a car park with capacity for approximately 50 vehicles.

Fingrith Hall Lane runs north to south between the centre of Blackmore Village and the A414. The road crosses Redrose Lane to form a crossroad junction adjacent to the north eastern corner of the site. Fingrith Hall Lane is a 'Local Road' and generally a country lane in nature, with the road being subject to the national speed limit to the north of the junction with Redrose Lane. To the south of the junction with Redrose Lane, Fingrith Hall Lane

enters the built-up area of Blackmore Village and a 30mph speed limit is in effect, with footways in place on both sides of the road.

### **3. PROPOSED MEANS OF ACCESS**

Based upon readily available TRICS data, a proposed development of up to 50 residential dwellings would be expected to generate approximately 30 two-way movements during the AM peak period (08:00-09:00) and 27 two-way movements during the PM peak period (16:00-17:00).

In accordance with the EDG, the proposed development could potentially incorporate the access arrangements of road types E to H (Access Road, Minor Access Road, Mews and Shared Private Drive). However, for the purposes of this analysis, it is assumed that a Type E Access Road will be required, which comprises a 5.5m wide road with 2m wide footways and 6m kerb radius.

Potential options for providing vehicular access into the site from the adjacent highway network have been considered and are shown on the Access Appraisal Plan attached and are outlined below:-

#### **Option 1 – Redrose Lane (East)**

A vehicular access onto eastern section of Redrose Lane, adjacent to the site, would appear to be technically achievable, although there are several potential matters which would require mitigation:

- The road narrows to 4.2m at several locations and may require widening to accommodate the development flows and refuse vehicles;
- Redrose Lane is currently subject to national speed limit, although associated visibility requirements appear to be achievable. Nine Ashes Road and Fingrith Hall Lane are in a 30mph speed limit zone adjacent to the site. The 30mph speed limit zone will likely need to be extended from the adjacent roads to include Redrose Lane;

- The next junctions from the site access in either direction along Redrose Lane are crossroads, which both require further assessment. In addition, the large bellmouth radii on Nine Ashes Road may require improvement works;
- There is an existing drainage ditch which runs along the south side of Redrose Lane which will need to be crossed to achieve an access;
- Redrose Lane is currently unlit.

#### Option 2 – Redrose Lane (West)

Similar to Option 1, a vehicular access from the western section of Redrose Lane is technically achievable. This access would have the same potential matters as detailed under Option 1 above with the addition of a potential conflict with the access associated with Wells Farm, located on the north side of Redrose Lane.

#### Option 3 – Fingrith Hall Lane

Vehicular access from Fingrith Hall Lane would also appear to be suitable. The road narrows slightly to the north of the proposed access location and, therefore, local road widening may be required. The national speed limit extent is also located adjacent to the north eastern corner of the site, which may pose as a restriction.

There are several existing utilities along the western side of Fingrith Hall Lane and also a drainage ditch, which may require lowering or diverting to obtain an access. There is no street lighting along Fingrith Hall Lane.

#### Option 4 – Nine Ashes Road

Vehicular access from Nine Ashes Road would also appear to be technically achievable. However, Nine Ashes Road is a higher category road compared to other adjacent roads and requires larger bellmouth radii (10m). In addition, traffic volumes along the road are anticipated to be higher compared to the other adjacent roads.

Access to Blackmore Primary School is taken from Nine Ashes Road, in close proximity to the site. Accordingly, an access from this road may conflict with vehicle and pedestrian users of the school.

#### Option 5 – Woollard Way (West)

A vehicular access from the western link of Woollard Way would appear to be feasible. The existing road and footway extends to the site boundary.

#### Option 6 – Woollard Way (East)

Similar to Option 5, access from the eastern link of Woollard Way would appear to be achievable.

### **4. CONCLUSION**

It is considered that the proposed 50 unit development could be served by a vehicular access from Redrose Lane, as defined within the draft Policy. At this stage, Option 1 Redrose Lane (East) is the preferred point of access onto Redrose Lane as it avoids potential conflict with existing private vehicular accesses.

Option 5 Woollard Way (West) could provide an alternative/secondary point of vehicular access and should, as a minimum, be utilised as a pedestrian/cycle access link. A pedestrian/cycle access from Nine Ashes Road should also be provided.

Vehicular access from Nine Ashes Road or Fingrith Hall Lane would appear to be feasible, but not considered to be required should the access from Redrose Lane be provided. Pedestrian and cycle links to/from Nine Ashes Road and Fingrith Hall Lane should be provided.

A pedestrian crossing and associated footway are recommended on Nine Ashes Road to provide safe pedestrian routes to local facilities (primary school and Village Hall).

Further analysis will be required as part of the site specific Transport Statement at the planning application stage.







Rev	Description	Date	Drawn	Checked

<b>stomor</b> CIVIL ENGINEERING CONSULTANTS		<small>Registered Office: 32 Beehive Lane, Welwyn Garden City, Hertfordshire, AL7 4BQ</small> <small>Design Office: 19 Walsworth Road, Hitchin, Herts, SG4 9SP Tel 01462 615433 Fax 01462 615425 Email info@stomor.com www.stomor.com</small>
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Project  
**Blackmore, Redrose Lane**

Drawing Description  
**Site Location Plan**

Scale	Date	Drawn By	Checked By
1:2000@A3	24.04.14	BID	DGS

Client	Architect

<small>Notes Do not scale off the drawing. Only written dimensions should be taken. Any discrepancies or errors should be brought to the attention of the engineer immediately.</small>	Drawing Number <b>ST-2396-01</b>
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**KEY**

- Site Boundary
- Public Right of Way
- Proposed Vision Splay
- Highway Boundary
- Local Facilities
- Local Facility Access
- Potential Vehicular Access Location



**POTENTIAL ACCESS OPTIONS**

- Option 1 - Redrose Lane (East)
- Option 2 - Redrose Lane (West)
- Option 3 - Fingrith Hall Lane
- Option 4 - High Ashes Road
- Option 5 - Woollard Way (West)
- Option 6 - Woollard Way (East)

B	Options 1 and 2 switched	07.03.19	SIV	SJB
A	Road names updated	06.03.19	SIV	SJB
Rev	Description	Date	Drawn	Checked

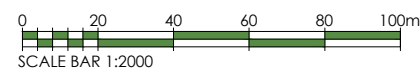
Redrose Lane, Blackmore

Drawing Description

Access Options Appraisal Plan

Drawing Number	Scale	Date	Drawn by	Checked by
ST-2396-05-B	1:2000@A3	26.02.19	SJB	DGS

Client Architect



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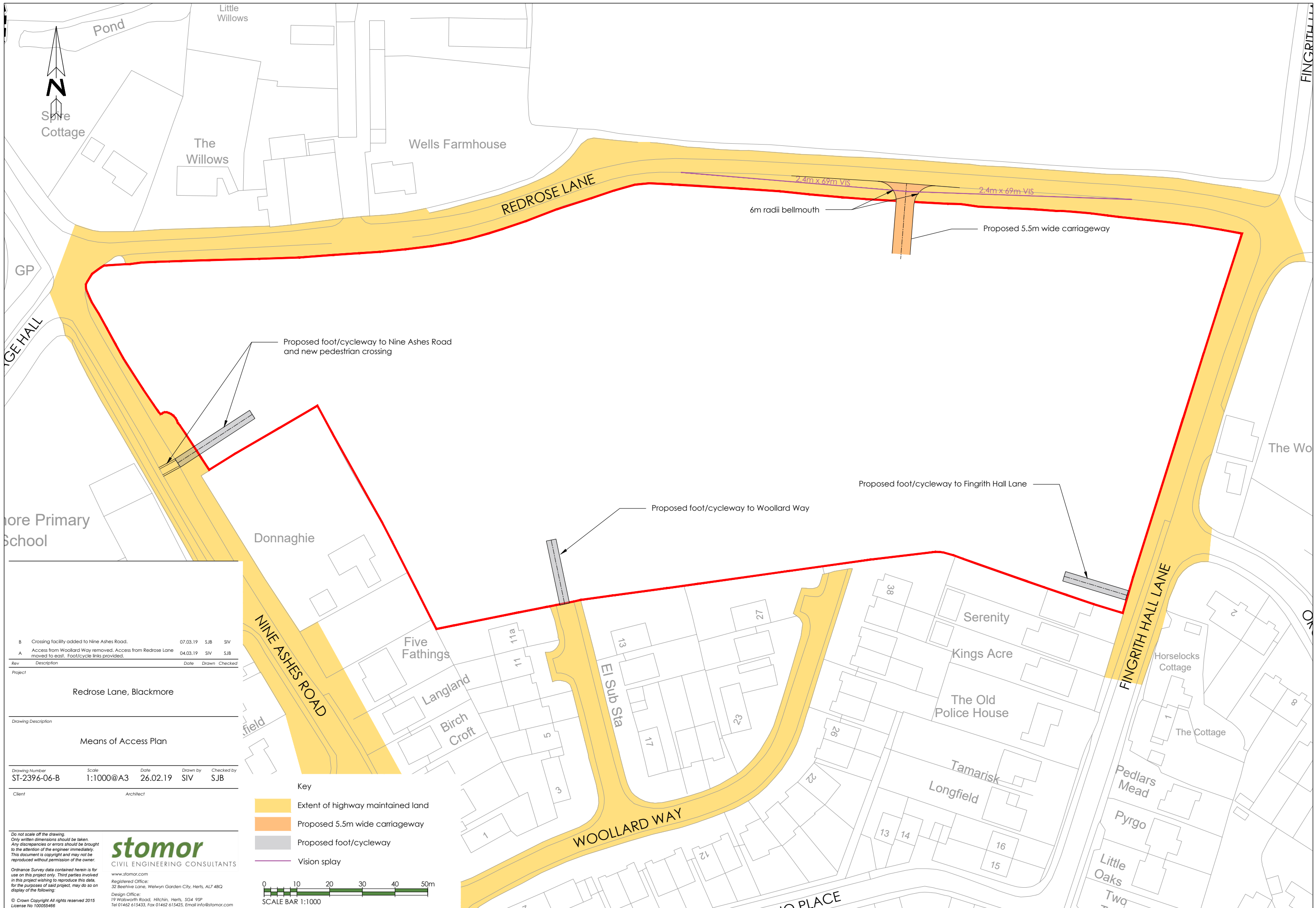


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Rev	Description	Date	Drawn	Checked
B	Crossing facility added to Nine Ashes Road.	07.03.19	SJB	SIV
A	Access from Woollard Way removed. Access from Redrose Lane moved to east. Foot/cycle links provided.	04.03.19	SIV	SJB

Redrose Lane, Blackmore

Means of Access Plan

Drawing Number	Scale	Date	Drawn by	Checked by
ST-2396-06-B	1:1000@A3	26.02.19	SIV	SJB

Client: Architect

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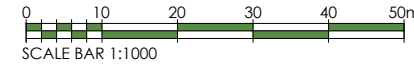
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- Key
- Extent of highway maintained land
  - Proposed 5.5m wide carriageway
  - Proposed foot/cycleway
  - Vision splay



# APPENDIX 4

## HERITAGE SIGNIFICANCE ASSESSMENT

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(Separate document)

# APPENDIX 5

## ECOLOGICAL FEASIBILITY APPRAISAL

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# Ecological Feasibility Appraisal

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Project: Land South of Redrose Lane, Blackmore, Essex  
(ECO5586)

## Ecological Feasibility Appraisal (Constraints, Opportunities and Deliverability)

Date: 15 March 2019

---

### 1. Introduction

- 1.1. Aspect Ecology has been commissioned to undertake an ecological feasibility appraisal of Land South of Redrose Lane, Blackmore, Essex (see attached Plan 5586/ECO1), in order to inform the promotion of this site through the Local Plan.
- 1.2. Aspect Ecology is aware of previous survey work associated with the site, undertaken by D F Clark Bionomique Ltd. and detailed within an Extended Phase 1 Habitat Survey Report, dated 1 July 2014. This report has been reviewed, and where relevant is referenced within this report
- 1.3. To inform the ecological feasibility appraisal, baseline ecological information has been sourced from the Multi-Agency Geographic Information for the Countryside (MAGIC) database and Essex Wildlife Trust (EWT), whilst a review of aerial photography and OS mapping has also been undertaken.
- 1.4. Following this, a survey of the site was undertaken in March 2019 based on Phase 1 Habitat Survey methodology<sup>1</sup>, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This method was extended, in line with the Guidelines for Preliminary Ecological Appraisal<sup>2</sup> to record details on the actual or potential presence of any notable or protected species or habitats. The survey is considered to provide a robust overview of habitats and faunal potential at the site.

### 2. Site Description

- 2.1. The site is located at the northern edge of Blackmore, Essex, bounded to the north by Redrose Lane, to the east by Fingrith Hall Lane, to the west by Nine Ashes Road and to the south by existing residential development.
- 2.2. The site comprises two species poor semi-improved grassland fields, along with four hedgerows, dry ditches, scrub, ruderal vegetation, a single built structure and an ephemeral pond (see Plan 5586/ECO2 for an overview of habitats at the site).

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<sup>1</sup> Joint Nature Conservation Committee (2010) *'Handbook for Phase 1 habitat survey: A technique for environmental audit.'*

<sup>2</sup> Chartered Institute for Ecology and Environmental Management (CIEEM) (2013) *'Guidelines for Preliminary Ecological Appraisal.'*



### 3. Ecological Baseline

#### Ecological Designations

- 3.1. Based on a review of the online MAGIC database and information returned from EWT, no ecological designations are located within or bounding the site. The nearest statutory designation to the site is The Coppice, Kelvedon Hatch Site of Special Scientific Interest (SSSI), located approximately 3.7km to the south west of the site at its nearest point. The nearest non-statutory designation to the site is Fryerning Wood Local Wildlife Site (LWS), located approximately 1.1km south east of the site, designated for its woodland habitats.
- 3.2. The nearest international designation to the site is Epping Forest Special Area of Conservation (SAC), located approximately 15.2km to the west of the site. The next nearest international designation is Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA) and Ramsar, and Essex Estuaries SAC, located approximately 19.6km to the south east of the site.

#### Habitats and Ecological Features

- 3.3. No records of any protected or notable plants were returned for within or adjacent to the site. Habitats and ecological features supported by the site have been identified following the review of baseline ecological information, OS mapping/aerial photography and a Phase 1 survey. A discussion of main habitat types is given below, and summarised on Plan 5586/ECO2.

#### *Grassland*

- 3.4. The two fields comprising the site were recorded to be largely uniform in character, supporting short-moderate sward species-poor semi-improved grassland. Tussocks were recorded to be present, albeit not particularly well established. Grasses dominated the habitat, with species including Perennial Rye-grass *Lolium perenne*, Cock's-foot *Dactylis glomerata*, Meadow Grass *Poa* sp., Timothy *Phleum pratense*, Crested Dog's-tail *Cynosurus cristatus* and Couch Grass *Elytrigia repens*, with herbs largely limited to Creeping Buttercup *Ranunculus repens*, Crane's Bill *Geranium* spp. and ruderal species such as Creeping Thistle *Cirsium arvense*. Water troughs were present, whilst some areas of the margins of the grassland were recorded to be poached. As such it is considered likely that the grassland has been subject to grazing in the recent past, and the character of the habitat reflects this, showing signs of nutrient enrichment given the low species and structural diversity, and the dominance of grass species such as Perennial Rye-grass.

#### *Hedgerows*

- 3.5. The northern, eastern and western site boundaries are formed by hedgerows, whilst a further hedgerow divides the two grassland fields. The hedgerows were recorded to be largely similar in character, being relatively unmanaged and bushy within the site, whilst the northern edge of H1 and the eastern edge of H3 were recorded to have recently been cut back on the road side. A number of young and semi-mature trees were recorded associated with the hedgerows, whilst they were formed by a small number of native species, largely dominated by Hawthorn *Crataegus monogyna*, along with species such as Blackthorn *Prunus spinosa*, Ash *Fraxinus excelsior*, Elder *Sambucus nigra*, Cherry *Prunus* sp., Field Maple *Acer campestre* and Bramble *Rubus fruticosus* agg.

### *Ephemeral Pond*

- 3.6. A single pond is present at the site located largely within hedgerow H2, previously identified as being of an ephemeral character by D F Clark Bionomique Ltd., following survey in April 2014. Given the location of this pond largely within hedgerow H2, is very overshadowed and was recorded to support no aquatic vegetation, although the eastern edge extends into the adjacent grassland field, and was recorded to support grass species. The pond was recorded to be very shallow with an approximate depth of 20-30cm.

### *Ditches*

- 3.7. A number of ditches are present at the site associated with the hedgerows. These were all recorded to be dry at time of survey, aside from a small amount of water associated with the ditch at Hedgerow H2, where it connects to the ephemeral pond, with no associated aquatic vegetation. Given the survey was undertaken at the beginning of March, and the lack of aquatic vegetation, it is considered that these ditches likely remain dry outside of periods of flood.

### *Scrub and Ruderal Vegetation*

- 3.8. Small areas of scrub and ruderal vegetation are present at the site associated with hedgerows. These areas are limited in extent and comprise common and widespread species such as Bramble, Common Nettle *Urtica dioica*, Creeping Thistle, Cleavers *Galium aparine* and Red Dead-nettle *Lamium purpureum*.

### *Built Structure*

- 3.9. A single built structure is present at the site comprising a single shed/stable structure formed by corrugated metal, and with an open south facing entrance creating light and draughty conditions. The building appeared to have been in use in the recent past for keeping a small number of livestock, and as such very little colonising vegetation was recorded.

### Faunal Species

#### *Bats*

- 3.10. Numerous records of bats were provided by EWT for the wider desk study area, with species including Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Pipistrelle *Pipistrellus* sp., Noctule *Nyctalus noctula*, Brown Long-eared bat *Plecotus auritus* and unidentified bat species. The closest of these records was for Brown Long-eared and Pipistrelle sp. bats, both of which were dated 2010 and located approximately 160m south of the site.
- 3.11. Two trees at the site were recorded to support low bat roosting potential in the form of Ivy coverage, small areas of lifted bark and dead wood, labelled as T1 and T2 on Plan 5586/ECO2. The site supports habitats of potential value for foraging and commuting bats, largely in association with the hedgerows, and the site may be subject to some use by bats typical of urban areas (such as Common Pipistrelle).

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### *Badger Meles meles*

- 3.12. Two records of Badger were returned from EWT, the closest located approximately 1.4km south east of the site. No evidence of Badger was recorded during the Phase 1 survey, although suitable habitat is present for this species.

### *Dormouse Muscardinus avellanarius*

- 3.13. No records of Dormouse were returned from EWT. Presence of Dormouse at the site was considered, however given the limited extent and poor quality of the wooded habitat, and the lack of connectivity to an extensive block of woodland in the near vicinity of the site, it is considered highly unlikely that this species will make any use of the site.

### *Other mammals*

- 3.14. No records of other mammals were returned from EWT, whilst no evidence for other protected or notable mammals was recorded during the Phase 1 survey. The hedgerows at the site have potential to be of some value to small mammals and Hedgehog *Erinaceus europaeus*, whilst evidence of Fox *Vulpes vulpes* was recorded during survey work, although this species remains common in both a local and national context and does not receive specific legislative protection in a development context.

### *Birds*

- 3.15. Records of Cuckoo *Cuculus canorus* and Swift *Apus apus* were returned from EWT, the closest of which was for Swift, located approximately 40m south of the site and dated 2017. The hedgerows at the site provide potential nesting opportunities for a range of species, whilst common and widespread species were recorded during the Phase 1 survey, including Woodpigeon *Columba palumbus*, Blackbird *Turdus merula*, Jackdaw *Corvus monedula*, Great Tit *Parus major*, Robin *Erithacus rubecula* and Blue Tit *Cyanistes caeruleus*. Yellowhammer *Emberiza citrinella* and Redwing *Turdus iliacus* were also recorded, which are both red listed<sup>3</sup>, whilst Yellowhammer is also a priority species.

### *Reptiles*

- 3.16. No records of reptiles were returned from EWT. There is some low potential for reptiles to make use of the site, with potential foraging and basking areas associated with the grassland, ruderal and scrub, and areas of shelter associated with the hedgerows. However, potential for this group is considered to be somewhat limited by the evident grazing of the site in the recent past.

### *Great Crested Newt Triturus cristatus*

- 3.17. No records of Great Crested Newt or other amphibians were returned from EWT. The ephemeral pond is considered to support no more than low quality habitat for Great Crested Newt, whilst offsite ponds within 250m of the site were also viewed during the surveys, and are also considered to be of low value to this species. The ephemeral pond is likely of value to more common amphibian species such as Common Frog *Rana temporaria*. Indeed, frog spawn was recorded within this pond during the Phase 1 survey.

---

<sup>3</sup> Eaton MA, Aebischer NJ, Brown AF, Hearn RD, Lock L, Musgrove AJ, Noble DG, Stroud DA and Gregory RD (2015) 'Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and the Isle of Man' British Birds 108, pp.708-746

## 4. Discussion of Constraints and Opportunities

### Ecological Designations

- 4.1. All statutory and non-statutory designations are well separated from the site, and as such are not considered likely to be affected by the development of the site.
- 4.2. The Brentwood Borough Council Draft Regulation 19 Local Plan (January 2019) Habitats Regulations Assessment (HRA) (January 2019) has been reviewed. The HRA identifies a potential issue in relation to foul water treatment capacity and effects on international coastal designations. However, this is the case for development across the district, whilst this would be managed by the Environment Agency's review of consents process. Accordingly, no specific impacts are identified in relation to development at the site.

### Habitats and Ecological Features

- 4.3. Of the habitats within the site, it is considered that hedgerows correspond to the Priority Habitat description, which includes all hedgerows (>20m long and <5m wide) consisting predominantly ( $\geq 80\%$ ) of at least one native woody species, albeit the hedgerows are relatively species poor and are not of high importance. It is considered that much of the hedgerows present at the site can be retained, however any losses for the creation of access or road widening works could be readily compensated by new landscape planting at the site. Notably, new hedgerow planting could be provided along the southern boundary of the site.
- 4.4. There are no other priority habitats present within the site, and the site is not considered to support any particular botanical interest, being dominated by common and widespread species. As such, it is considered that habitats do not form an overriding constraint to development of the site.
- 4.5. There is an opportunity to significantly enhance wetland habitat at the site. This could be undertaken through expanding the ephemeral pond further to the east and selective thinning of overshading vegetation, to allow more light to penetrate the water, and the planting of native aquatic botanical species, whilst the ditches at the site, being largely dry, could also readily be enhanced.

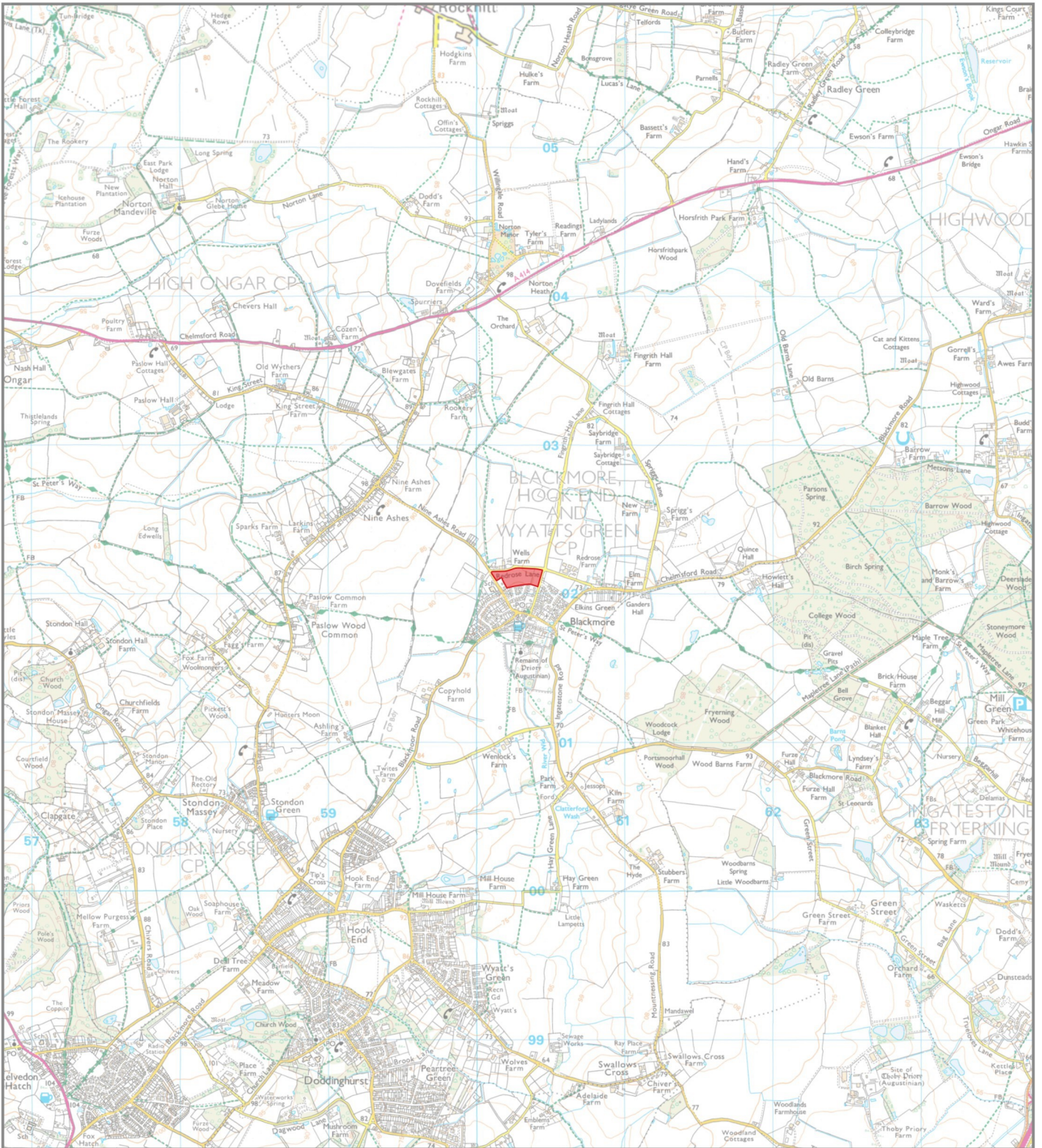
### Faunal Species

- 4.6. The site is considered to provide potential opportunities for a range of faunal species, including bats, common breeding birds, reptiles and amphibians. The site is unlikely to be of importance for bats or birds given the limited extent of habitats present, whilst specific Phase 2 surveys for reptiles and amphibians are recommended at the appropriate stage to determine presence/absence of these species and inform mitigation requirements.
- 4.7. Nevertheless, it is considered that faunal constraints could be accommodated as part of a sensitively designed masterplan and following implementation of appropriate safeguarding and mitigation measures. Opportunities for faunal enhancements could be included as part of any future development proposals, including new habitat creation and provision of nesting and roosting features.

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## **5. Deliverability of the Proposed Development**

- 5.1. The site is not subject to any ecological designations, with the nearest designations being well separated from the site and not considered to form a constraint to future development. Habitats largely appear to be of no more than low ecological value, although it is recommended that established hedgerows are retained, or new native landscape planting be provided where hedgerow losses are required (e.g. to accommodate road access). The ephemeral pond should also be enhanced within any future development layout, where practicable. The site also offers potential opportunities for faunal species including bats, common breeding birds, reptiles and amphibians, and further surveys are recommended at the appropriate stage to determine presence/absence of reptiles and amphibians. However, following implementation of a sensitively designed masterplan, together with provision of appropriate avoidance and mitigation measures, it is considered that faunal species can be safeguarded. As a result, the site is not considered to be subject to any overriding ecological constraints, and the proposed development of the site is considered to be deliverable in ecological terms.



Key:

 Site Location

**aspect** ecology

Aspect Ecology Limited - West Court - Hardwick Business Park  
 Noral Way - Banbury - Oxfordshire - OX16 2AF  
 01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

Redrose Lane, Blackmore, Essex PROJECT

Site Location TITLE

5586/ECO1 DRAWING NO.












- REV.

March 2019 DATE





Key:

- |   |                         |   |                                      |   |          |
|---|-------------------------|---|--------------------------------------|---|----------|
|  | Site Boundary           |  | Scattered Scrub                      |  | Building |
|  | Semi Improved Grassland |  | Tree                                 |   |          |
|  | Tall Ruderal Vegetation |  | Tree with Low Bat Roosting Potential |   |          |
|  | Hedgerow                |  | Ephemeral Pond                       |   |          |
|  | Dense Scrub             |  | Ditch                                |   |          |

**aspect ecology**

Aspect Ecology Limited - West Court - Hardwick Business Park  
 Noral Way - Banbury - Oxfordshire - OX16 2AF  
 01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

Redrose Lane, Blackmore, Essex PROJECT

Habitats and Ecological Features TITLE



5586/ECO2 DRAWING NO.  
 - REV.  
 March 2019 DATE

# APPENDIX 6

## FLOOD RISK AND DRAINAGE APPRAISAL

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Ref: ST-2396/1903-Flood Risk & Drainage Appraisal-Rev1  
Revision 1: 18<sup>th</sup> March 2019

## **FLOOD RISK & DRAINAGE APPRAISAL**

Information provided with this report:

- **Appendix A-** Site Location Plan, Drawing ST-2396-01
- **Appendix B-** Anglian Water Services Asset Plan
- **Appendix C-** Preliminary Drainage Plan, Drawing ST-2396-07-A

### **1. INTRODUCTION**

The site is located to the north of Blackmore on land off Redrose Lane and Woollard Way. A Site Location Plan, Drawing ST-2396-01, is provided in **Appendix A**.

The site is currently greenfield and has a total area of approximately 3.3ha.

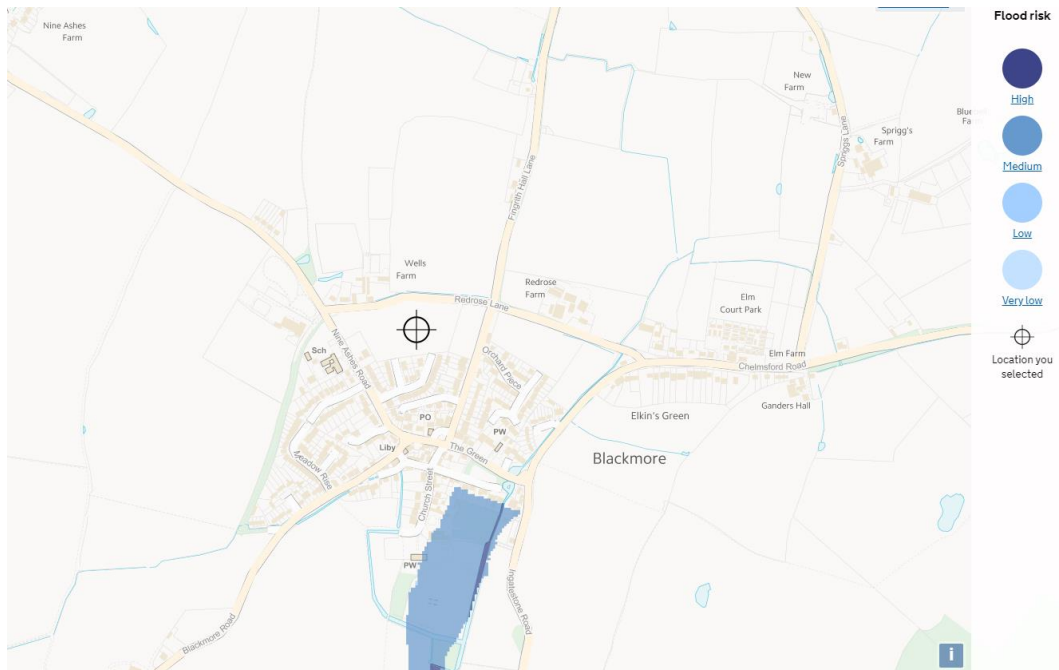
The land is currently subject of a draft allocation for residential development in the emerging Local Plan (draft Policy R25, Land North of Woollard Way). The draft Policy identifies the land as suitable for approximately 40 dwellings. Therefore, for the purposes of preparing a robust assessment, a residential development of up to 50 dwellings has been considered.

Any proposed redevelopment of this land would be subject to a site-specific Flood Risk Assessment and associated drainage strategy.

### **2. FLOOD RISK**

#### **Flooding from Rivers or the Sea**

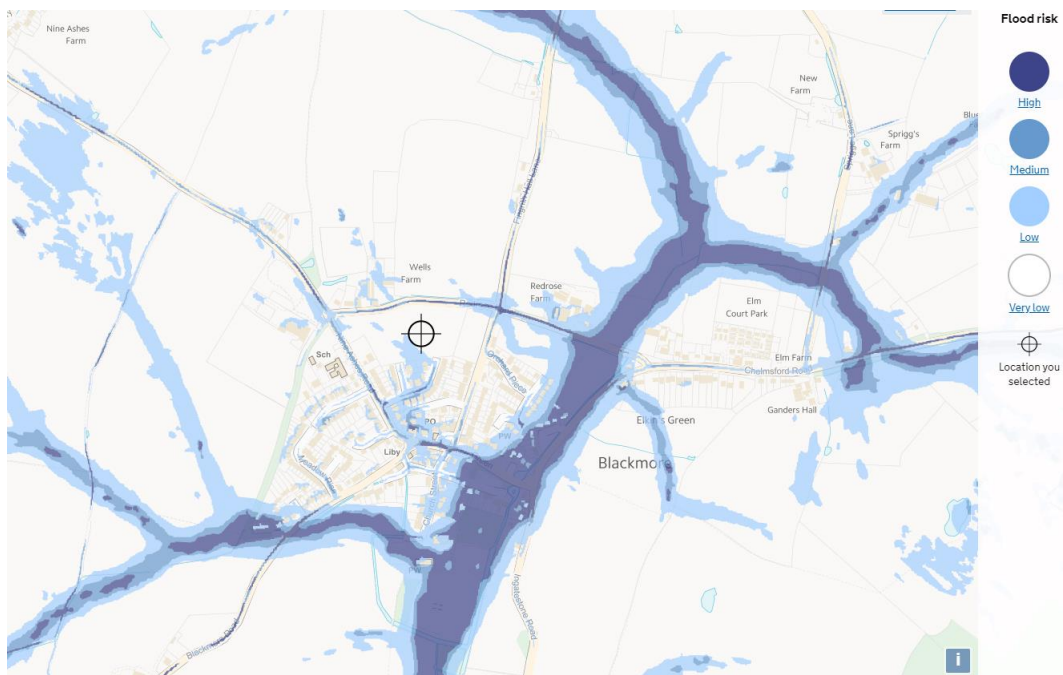
The indicative floodplain map obtained from the Environment Agency (EA) shows that the site lies within Flood Zone 1, land assessed to have a low probability of fluvial flooding and where all types of proposed development are permitted:



**FIGURE 1.1: Environment Agency Flood Risk from Rivers or the Sea Map**

Flooding from Land (Surface Water)

The EA indicative surface water flood map shows that there are areas at 'low' risk of surface water flooding within the south, north east and north west of the site. Low risk means that an area has an annual chance of flooding between 0.1% and 1%:



**FIGURE 1.2: Environment Agency Flood Risk from Surface Water**

The Brentwood Borough Council (BBC) Strategic Flood Risk Assessment (SFRA) identified that areas within Blackmore are potentially at risk of surface water flooding. However, the SFRA mapped all potential sources of flooding against the Housing and Economic Land Availability Assessment sites, which included the proposed development (Site 77: Land North of Woollard Way, Blackmore), and did not raise any concerns regarding surface water flooding at the site.

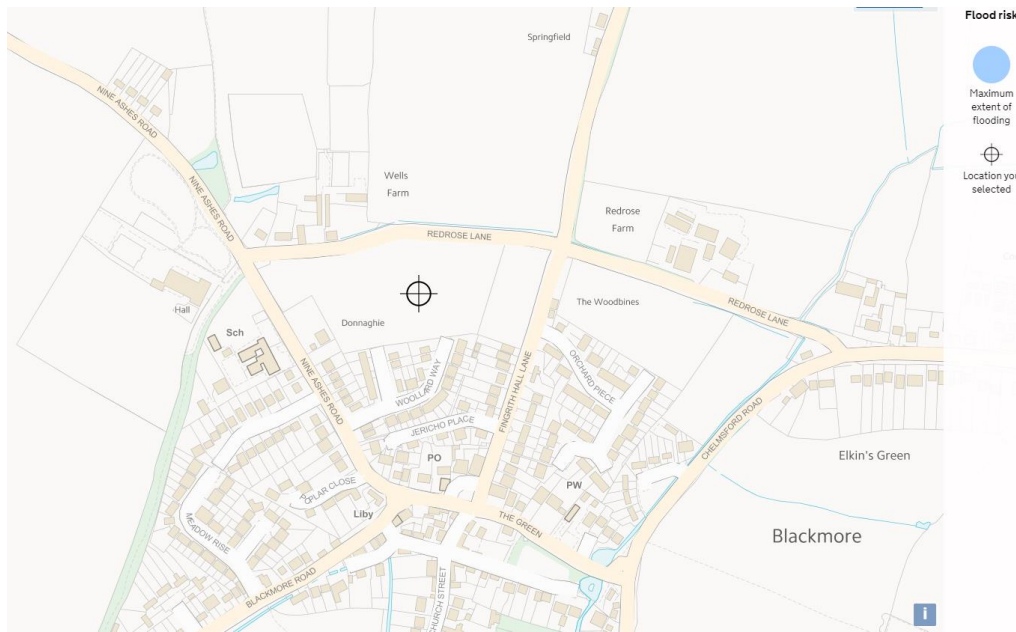
The SFRA also references the BBC Surface Water Management Plan (SWMP) which provides a more detailed assessment of surface water flooding within the BBC district. The SWMP identified one historic flooding event within the Blackmore area. However, the recorded incident occurred on Hay Green Lane, which is located approximately 1.4km south of the site.

#### Flooding from Groundwater

The SFRA acknowledged that the risk of groundwater flooding is not generally recorded and there were a limited number of historic recorded events within Essex. However, the report states that geotechnical data indicates that groundwater flooding would not be a concern within the BBC district.

#### Flooding from Reservoirs, Canals and Other Artificial Sources

The EA indicative flood map for artificial sources shows that the site does not lie within an area at risk:



**FIGURE 1.3: Environment Agency Flood Risk from Reservoirs**

### **3. EXISTING SURFACE WATER**

There are existing drainage ditches running along the north and east site boundaries.

A topographical survey has been undertaken which shows that ground levels generally fall from the north western corner of the site towards the centre, from here ground levels fall towards the south and the north east.

It is considered that surface water runoff from the site currently infiltrates to ground before running overland towards the south and north east.

Inspection of the Anglian Water Services asset records, provided in **Appendix B**, identifies that there are public surface water sewers within Woollard Way to the south and within Orchard Piece to the south east of the site. A 150mm diameter public foul water sewer is shown running across the north western corner of the site, connecting to a foul sewer in Nine Ashes Road. Further public foul water sewers are located within Woollard Way to the south and Fingrith Hall Road to the south east of the site.

Inspection of the British Geological Society (BGS) Geology Maps identify that the underlying geology of the site comprises the London Clay bedrock strata, overlain by the Lowestoft

Formation superficial deposits. The BGS information would imply that the use of infiltration methods alone would not be suitable at the development, with a surface water outfall to a watercourse or sewer being required.

#### **4. PROPOSED SURFACE WATER DRAINAGE**

The site is currently greenfield and, as such, the proposed development will generate an increase in the impermeable area. The development area covers approximately 3.3ha, with an associated impermeable area of approximately 1.11ha.

A Preliminary Drainage Plan, Drawing ST-2396-07-A, has been prepared to illustrate the potential drainage regime of the proposed development. The drawing demonstrates how Sustainable Drainage Systems (SuDS) could be incorporated into the development layout to provide sufficient source control and storage to avoid flooding within the site for all storms up to and including the 1 in 100 year storm event with a 40% allowance for climate change. The Preliminary Drainage Plan is presented in **Appendix C**.

#### **5. PROPOSED FOUL WATER DRAINAGE**

The proposed development of up to 50 dwellings would be expected to generate a peak foul flow rate of approximately 2.32l/s based upon 4000 litres/unit dwelling/day, in accordance with Sewers for Adoption 7<sup>th</sup> Edition.

A connection to the local public foul water sewer would appear to be achievable with a potential outfall towards the east or south.





Rev	Description	Date	Drawn	Checked


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**Project**  
 Blackmore,  
 Redrose Lane

**Drawing Description**  
 Site Location Plan

Scale	Date	Drawn By	Checked By
1:2000@A3	24.04.14	BID	DGS
<b>Client</b>		<b>Architect</b>	

**Notes**  
 Do not scale off the drawing.  
 Only written dimensions should be taken.  
 Any discrepancies or errors should be brought  
 to the attention of the engineer immediately.

**Drawing Number**  
 ST-2396-01







(c) Crown Copyright and database rights 2011 Ordnance Survey 100018507    Date: 29/04/14    Scale: 1:1000    Map Centre: 560285,202110    Data updated: 01/04/14    Our Ref: 97306 - 1    Wastewater Plan A3

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. The plan is produced by Anglian Water Services Limited from Ordnance Survey © Crown Copyright, 100018507. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

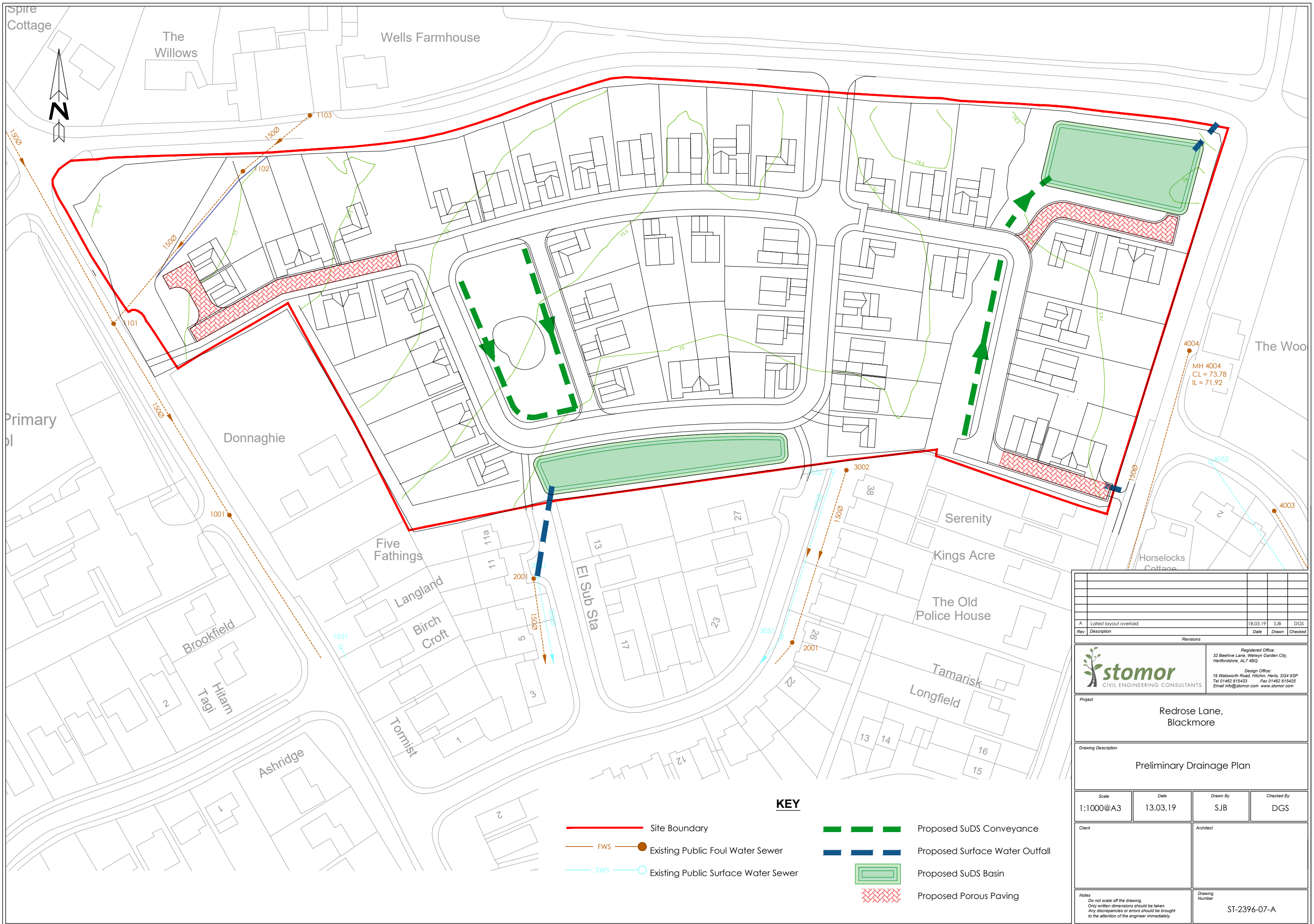
Foul Sewer		Outfall	
Surface Sewer		(Colour denotes effluent type)	
Combined Sewer		Inlet	
Final Effluent		(Colour denotes effluent type)	
Rising Main		Manhole	
(Colour denotes effluent type)		(Colour denotes effluent type)	
Private Sewer		Sewage Treatment Works	
(Colour denotes effluent type)		Pumping Station	
Decommissioned Sewer			
(Colour denotes effluent type)			

nicola@stomor.com
ST-2396










Revisions			
Rev	Description	Date	Checked
A	Latest layout overlaid	18.03.19	SJB DGS


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Project: **Redrose Lane, Blackmore**

Drawing Description: **Preliminary Drainage Plan**

Scale	Date	Drawn By	Checked By
1:1000@A3	13.03.19	SJB	DGS

Client	Architect

Notes: Do not scale off the drawing. Only written dimensions should be taken. Any discrepancies or errors should be brought to the attention of the engineer immediately.

Drawing Number: **ST-2396-07-A**

**KEY**

- Site Boundary
- FWS Existing Public Foul Water Sewer
- SWS Existing Public Surface Water Sewer
- - - Proposed SuDS Conveyance
- - - Proposed Surface Water Outfall
- Proposed SuDS Basin
- Proposed Porous Paving

## APPENDIX 7

# EXTRACT FROM BRENTWOOD BOROUGH COUNCIL'S STRATEGIC FLOOD RISK ASSESSMENT (NOVEMBER 2018)

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Note: The Site is identified as having "low" surface water risk [Bidwells' highlighting in yellow]

Table C.1 HELAA Development Sites and Flood Risk

Site	Site Name	Proposed Use	Total Site Area (ha)	Fluvial Flood Zone						Surface water risk			In Critical Drainage Area?	Development Viability
				Flood Zone 1		Flood Zone 2		Flood Zone 3		High Risk	Medium Risk	Low Risk		
				Area	% of site	Area	% of site	Area	% of site					
112A	Childerditch Industrial Estate	Employment Site	11.25	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
102	William Hunter Way car park, Brentwood	Mixed Use	1.2	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	No	site specific FRA required
087	Land at Alexander Lane, Shenfield	Housing Site	1.73	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
003	Wates Way Industrial Estate, Ongar Road, Brentwood	Mixed Use	0.99	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
21	Horndon Industrial Estate, Station Road, West Horndon	Mixed Use	10	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
39	Westbury Road Car Park, Westbury Road, Brentwood	Housing Site	0.27	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
40	Chatham Way/Crown Street Car Park, Brentwood	Housing Site	0.33	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
41	Land at Hunter House, Western Road, Brentwood	Housing Site	0.21	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
81	Council Depot, The Drive, Warley	Housing Site	3.2	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
83	Land west of Warley Hill, Pastoral Way, Warley	Housing Site	2.21	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	No	site specific FRA required
085B	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	Housing Site	0.33	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
2	Brentwood railway station car park	Housing Site	1.07	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
10	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Housing Site	1.2	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
079A	Land adjacent to Ingatestone by-pass (part bounded by Roman Road, south of flyover)	Housing Site	1.39	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
77	Land south of Redrose Lane, north of Woollard Way, Blackmore	Housing Site	3.3	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	No	site specific FRA required
76	Land south of Redrose Lane, north of Orchard Piece, Blackmore	Housing Site	1.69	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
20	West Horndon Industrial Estate, Childerditch Lane, West Horndon	Mixed Use	6.45	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
22	Land at Honey Pot Lane, Brentwood	Housing Site	10.93	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
023A	Land off Doddinghurst Road, either side of A12, Brentwood	Housing Site	5.99	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
32	Land east of Nags Head Lane, Brentwood	Housing Site	5.88	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	No	site specific FRA required
34	Officer's Meadow, land off Alexander Lane, Shenfield	Housing Site	20.8	20.34	97.79	0.39	1.88	0.07	0.34	Yes	Yes	Yes	Yes	consider site layout and design around flood risk - within CDA so should refer to the site specific recommendations in the SWMP
44	Land at Priests Lane (west), Brentwood	Housing Site	4.51	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
27	Land adjacent to Carmel, Mascalls Lane, Warley	Housing Site	0.34	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
079C	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Employment Site	2.06	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
128	Ingatestone Garden Centre, Roman Road, Ingatestone	Housing Site	3.45	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	No	site specific FRA required
152	Land East of Horndon Industrial Estate	Mixed Use	0.8	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
158	Land North of A1023 Chelmsford Road, Shenfield	Mixed Use	4.45	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
178	Land at Priests Lane (east) adjacent Bishops Walk, Brentwood	Housing Site	0.61	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	Yes	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
186	Land at Crescent Drive, Brentwood	Housing Site	1.54	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
187	Land south of East Horndon Hall	Employment Site	8.7	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
112D	Childerditch Industrial Estate	Employment Site	2.34	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required



BIDWELLS