

## CONCEPT MASTERPLAN

### 1.0 Introduction

- 1.1 The Concept Masterplan for Sites 24A/24B has been developed over a number of years and has been based on current and emerging National, Regional and Local Plan policies and Technical Studies commissioned by Tesco Ltd. This included a Landscape and Visual Appraisal prepared by BMD, dated February 2015. In conjunction with this a series of Masterplans have been prepared by Saunders Architects. The aim being to develop the site for 450 residential units, within a robust landscape setting and retaining the existing Hopefield Animal Sanctuary on the site. The emerging Masterplans have been the subject of various consultations with interested parties and stakeholders.
- 1.2 A review and update of the above baseline information was undertaken in 2019 by the GLHearn Landscape team. This included a review of the existing Green Belt/Landscape planning background documentation, BMDs Appraisal, Research into updated OS bases and Aerial Photography, Site Investigation work/Site Record Photographs, Topography Mapping and National/Regional/Local Landscape Character Assessments. This also included a review of the relevant policy context set out in the Draft Brentwood Local Plan and the National Planning Policy Framework dated February 2019.
- 1.3 In conjunction with this review, a series of illustrative material has been prepared to present the current situation. This is contained in Appendix 1 and includes the following: Site Plan, Landscape Context Plan, Topography Plan, Wider Site Aerial Photograph, Local Site Aerial Photograph, Photographic Viewpoint Location Plan, Site Record Photographs and Opportunities and Constraints Plan.
- 1.4 Appendix 1 also contains the Concept Masterplan and Development Mix Schedule, along with other illustrative material presenting the Masterplan in the context of its Wider and Local Site Aerial Photographic setting.

### 2.0 Concept Masterplan

- 2.1 The above information has been used to develop the Concept Masterplan. The main components of the proposal are set out below:
- 2.2 The existing Hopefield Animal Sanctuary is relocated to the eastern part of the site, in an 8-acre setting, where it presents an open green field aspect to the adjacent Green Belt and countryside. This recreation facility would therefore remain an existing part of the landscape character of the site.
- 2.3 The proposed 450 residential units are set within a robust Blue and Green Infrastructure framework which reflects the grain of the surrounding landscape and accords with the Local Landscape Character of the Doddinghurst Wooded Farmland, characterised by woodlands, tree belts, hedges and drainage systems.
- 2.4 The Masterplan provides strong Landscape Buffers on all sides of the site, created by existing vegetation and proposed vegetation, including the A12 to the north and the urban edge of Brentwood to the west. These Buffers will create defensible boundaries to the Green Belt, as well as providing additional screening to the site from surrounding

areas. This would be assisted by setting the developable areas into the central part of the site, away from the site boundaries and adjacent areas.

- 2.5 The Blue and Green Infrastructure framework would provide the development with multi-functional spaces, including for example proposed vegetation corridors, footpaths/cycleways, biodiversity corridors, play facilities, the existing moat and SUDs. This framework would assist in softening and enclosing the developable areas and provide corridors for Countryside Access from adjacent urban areas and the Merrymede Country Park.
- 2.6 The existing ground levels on the site would be respected, with the minimum of topographical disturbance to accommodate the development, along with localised vegetation on the site which would be retained within the developable areas.
- 2.7 An acoustic fence would be introduced, in a wooded setting, on the northern boundary of the site to reduce noise intrusion to the existing and proposed housing. This would also enhance the existing Tranquillity Value of the site and its surroundings.
- 2.8 The road access arrangements would consist of a simple network of primary and secondary routes, contained within the Blue and Green Infrastructure Corridors. The main vehicular access to the site would be from the north west corner, with emergency vehicle access from the south west, which would be combined with improved pick-up and drop-off and parking facilities for the adjacent schools.
- 2.9 The proposed residential development mix would accord with the requirements of the Draft Brentwood Local Plan and would include the redevelopment of the existing residential building on the south west part of the site for apartments.

### **3.0 Summary and Conclusions**

- 3.1 The updated baseline information has enabled the Concept Masterplan to be developed further in a progressive and positive manner.
- 3.2 The Concept Masterplan accords with many of the relevant Draft Local Plan policies, including the following: Green and Blue Infrastructure Policies BE18, BE19, BE21 and BE22; Design and Place-Making Policies HP13, HP14, HP15 and HP18; and Natural Environment Policies NE01 and NE03.
- 3.3 The Masterplan demonstrates how a sustainable form of development would be achieved on the site, that responds positively to the overarching objectives of Sustainable Development set out in the NPPF and specifically paragraph c) an environmental objective on page 5.