



**Brentwood Borough Council
Regulation 19 Pre-Submission Local Plan
Consultation Response**

Land North of Wyatts Green Lane, Wyatts Green

Prepared on behalf of Catesby Estates PLC
March 2019

Site Name:	Land North of Wyatts Green Lane, Wyatts Green
Client Name:	Catesby Estates PLC
Type of Report:	Local Plan Representation
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Date:	March 2019

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1.0 Introduction

- 1.1 These representations on the Brentwood Borough Council Proposed Submission Local Plan (PSLP) Consultation Document (Regulation 19) are submitted by Strutt & Parker on behalf of Catesby Estates Plc in respect of their land interests at Land at Wyatts Green Lane, Wyatts Green.
- 1.2 The site is identified under reference 071 in the Council's evidence base documents, including the Sustainability Appraisal. A location plan for the site is provided at Appendix A.
- 1.3 Representations have previously been made on behalf of Catesby Estates Plc in respect of this site to the 2016 Draft Local Plan Consultation and the 2018 Regulation 18 Preferred Site Allocations Consultation.
- 1.4 Prior to that, the site was included in the 2011 Strategic Housing Land Availability Assessment (SHLAA), having been promoted on behalf of the landowner W.H. Norris & Sons, under the reference G029. It was identified as suitable, available and achievable.

2.0 Housing Need

Plan Period

- 2.1 The plan period is currently stated as up to 2033 in paragraph 1.1 of the PSLP, with adoption intended for 2019. The National Planning Policy Framework (NPPF) states that strategic policies should look ahead over a minimum of 15 years from adoption (paragraph 22). Should the Council's timescale be achieved and the Local Plan adopted in 2019, the plan will only address development needs for a maximum of 14 years.
- 2.2 Furthermore, we consider adoption in 2019 an overly optimistic timescale given the plan is yet to be submitted, there will need to be hearing sessions, likely consultation on main modifications, and the plan to go to Full Council before it can be adopted. It is therefore likely that the plan will not be adopted until after 2019, further reducing the effective plan period.
- 2.3 This is especially pertinent for Brentwood as, given the constraint of the Green Belt, the failure to plan for development needs over a sufficient period of time is likely to trigger an early review of the Green Belt. This would be contrary to the NPPF (paragraph 136) and would undermine the permanence of the Green Belt (paragraph, 133). Increasing the plan period will also have a subsequent effect on the number of homes required over the plan period and result in an increase requirement, which should be reflected in the plan accordingly.

Total Housing Requirement

- 2.4 Paragraph 35 of the NPPF sets out that Local Plan should seek to meet the identified housing need as a minimum, with sufficient flexibility to be able to respond to rapid change (NPPF paragraph 11). In addition, being an authority with Green Belt, the Local Plan should ensure the Green Belt can endure beyond the plan period (NPPF paragraph 136).
- 2.5 At paragraph 4.13 of the PSLP, it states the housing requirement is for 350 dwellings per annum, based on the standard method as set out in the NPPF. However, this does not

appear to have been calculated using the current guidance, with the PPG confirming that the 2014-based subnational household projections should be used.¹

- 2.6 The PSLP does apply a buffer to the 350 figure, resulting in a proposed target of 456 dwellings per annum.
- 2.7 Using the 2014-based figures and following the standard method results in a requirement of 452 dwellings per annum.
- 2.8 This results in the PSLP planning for only fractionally above the minimum housing requirement derived from the standard method and does not provide any flexibility to ensure needs are met, does not ensure the Green Belt will endure beyond the plan period and does not account for unmet need in neighbouring authorities.
- 2.9 Councils have a duty to cooperate with one another on strategic matters, including on unmet housing needs (paragraphs 24 to 27 of the NPPF). The PSLP does not make an allowance for any unmet needs from neighbouring authorities. Whilst the South Essex authorities are working together on a joint strategic plan, the Local Plans for each authority must still demonstrate joint working and a consideration of unmet needs where required.
- 2.10 A number of nearby authorities have identified difficulties in meeting their own housing needs, including Castle Point, Rochford and Southend. Furthermore, the Borough is located within close proximity of London, with the emerging Local Plan identifying high housing delivery on outer London Boroughs and that London will fall short of meeting its housing needs by 10,000 homes over the next ten years. Unmet need from London could therefore be required to be met by nearby authorities, including Brentwood.
- 2.11 Whilst no authority has formally approached Brentwood in relation to unmet need, it is not inconceivable that an authority will do. Under the current PSLP there is no flexibility to meet any unmet needs from neighbouring authorities, requiring a plan review should a request to meet unmet needs be received once the plan is adopted.
- 2.12 Allocating additional sites would provide greater flexibility should a request to meet unmet needs be forthcoming, avoiding the need for an early plan review. This flexibility

¹ PPG paragraph: 004, Reference ID: 2a-004-20190220

should also be provided in accordance with paragraph 11 of the NPPF and to accommodate additional need arising from extending the plan period.

Five Year Housing Land Supply

- 2.13 The Council are required to demonstrate a five-year housing land supply, with the NPPF setting out that a 20% buffer should be applied where the Housing Delivery Test shows delivery has fallen to below 85% of the requirement (paragraph 73).
- 2.14 The 2018 Housing Delivery Test result for Brentwood identifies that only 51% of the Borough's housing requirements were met over the last three years, being significantly below the 85% threshold.
- 2.15 This identifies the importance of delivering housing in the short term to improve choice and options for local people.
- 2.16 This is further confirmed through the five-year housing land supply position, which the Council consider to be 4.1 years. However, this understates the need (not being calculated in accordance with the updated standard method) and overstates supply.
- 2.17 The actual supply is therefore less than the 4.1 years identified by the Council.
- 2.18 The results of the Housing Delivery Test and shortfall identified supply reiterate the importance of the Local Plan providing a range of sites to deliver housing over the plan period.

Housing Trajectory

- 2.19 The PSLP sets out housing allocations to meet the identified need within Section 9 of the PSLP, being both strategic and non-strategic allocations. A significant portion of the allocations are strategic sites, with 68% of the houses allocated on strategic sites.
- 2.20 Whilst strategic sites can deliver a large amount of housing and other infrastructure, by their nature they have a longer lead-in time than smaller sites. Whilst some of the strategic sites will be able to come forward quicker than others, we would caution against some of the anticipated delivery in the housing trajectory within the PSLP.
- 2.21 Some strategic sites are anticipated to deliver a high number of new homes within 2021/22. Even if the Local Plan is adopted in 2019, which we consider overly optimistic,

this does not allow sufficient time for a masterplan to be prepared as required by many of the strategic allocation policies, planning applications brought forward, infrastructure provision negotiated with the various parties, and for conditions to be discharged. We consider that some of the anticipated delivery rates may be overly optimistic.

- 2.22 Furthermore, the PSLP sets out at paragraph 4.18 that it has not been possible to identify sites to deliver a five-year housing land supply against the full housing need in the first part of the plan period. On this basis, it seeks to provide a stepped trajectory in accordance with Policy SP02.
- 2.23 We consider that such an approach is not necessary, and not to the extent identified. There is a high reliance on strategic sites within the PSLP, with a limited number of smaller sites identified.
- 2.24 The allocation of further smaller sites will provide a greater amount of flexibility and additional dwellings within the early part of the plan period. It could also reduce the need for a stepped housing trajectory.
- 2.25 The Council should take the opportunity to allocate further smaller sites within the Local Plan, assisting in providing flexibility and improving housing delivery in the short term.

3.0 Proposed Approach to Wyatts Green

- 3.1 Wyatts Green is defined as a Category 4 settlement within the PSLP settlement hierarchy as set out in Figure 2.3.
- 3.2 The hierarchy predicates that development within category 4 villages is only to be encouraged within brownfield locations. It must be recognized, however, that brownfield opportunities are limited in rural settlements, with the case being no different for Wyatts Green.
- 3.3 There are currently no sites allocated for any additional growth in Wyatts Green. Given the very limited amount of brownfield land that could be redeveloped to provide housing in the village, it is difficult to envisage any new development coming forward in the area over the plan period.
- 3.4 Wyatts Green is a small rural settlement north of the Borough amongst a cluster of neighbouring villages, namely Hook End, Doddinghurst and Stondon Massey. The village comprises residential development contained largely to the east of Wyatts Green Road / Mill Lane and south of Hay Green Lane; a small amount of linear housing resides along the west of Wyatt's Green Road.
- 3.5 A regular bus service runs through Wyatts Green providing frequent buses to surrounding centres including Brentwood, Shenfield, Blackmore and Ongar; all of which have a wide range of services, facilities and employment opportunities for the local population.
- 3.6 The nearby larger village of Doddinghurst offers a greater level of services, facilities and amenities, with a pharmacy, church, village hall, infant school and a convenience store located along Church Lane; Church Lane dissects Doddinghurst from west to east forming one of the main entry routes from the south into Wyatts Green.
- 3.7 The NPPF promotes appropriate development steered towards rural locations and settlements to sustain and enhance the vitality of rural communities. Paragraph 78 is of particular relevance as it makes clear:

[...] Where there are groups of smaller settlements, development in one village may support services in a village nearby.

- 3.8 National policy therefore supports sustainable development in rural settlements with limited services and facilities, such that the size and scale of any new development is proportionate to the level of additional demand for services that can be absorbed by surrounding villages.
- 3.9 In the case of Wyatts Green, although its offering of services, facilities and amenities is limited, the nearby village of Doddinghurst is well placed to absorb additional demand arising from new development in Wyatts Green, such that the population increase arising from any new development is proportionate and does not place too great a strain on the existing provision in Doddinghurst.
- 3.10 In the absence of suitable brownfield sites and opportunities to sustain rural vitality, Green Belt release should be strongly considered as means of providing sustainable additional growth in Wyatts Green. The PSLP in its current form is considered contrary to paragraphs 77 and 78 of the NPPF which state Local Planning Authorities should be responsive to local needs and promote sustainable development in rural areas.
- 3.11 Allocating a site, such as that North of Wyatts Green Lane, would provide housing for local people within the existing community and support the surrounding villages, in accordance with paragraphs 77 and 78 of the NPPF.

4.0 Land North of Wyatts Green Lane

- 4.1 The site measures circa 4.48 hectares and comprises pastoral grazing land, demarcated by hedgerow in the middle north to south. Thick trees and hedgerow bound the site to the north and south, with a low lying hedgerow to the east. Residential development lies adjacent to the west and south west of the site. Given the boundaries of the site, it is well contained.
- 4.2 The site is currently on land allocated within the Green Belt and lies outside, but adjacent to, the eastern edge of the settlement boundary of Wyatts Green.
- 4.3 It is considered the site is suitable to provide a proportionate extension to the existing area of Wyatts Green, providing a range of housing to meet local needs, including affordable housing. A Vision Framework is included at Appendix B demonstrating how the site can be developed in more detail.
- 4.4 Despite the total site area of 4.48 hectares, the developable area has been restricted to 1.85 hectares to remain sensitive to the local character and surrounding landscape; this could deliver in the region of 55 dwellings depending upon density and detailed housing mix.
- 4.5 The remainder of the site would provide green infrastructure, including natural/semi-natural green space, children's play, community green space and SuDS features. New public footpaths can also be provided throughout the green infrastructure.
- 4.6 No Public Rights of Way (PRoW) cross the site, with it being entirely private with no public access. A PRoW does lie adjacent to the eastern boundary of the site, connecting Wyatts Green Road to Hay Green Lane.
- 4.7 As part of the development there is the potential to provide a new PRoW along the southern boundary, connecting Wyatts Green Lane to the existing PRoW to the east for the benefit of existing and future residents.
- 4.8 As part of the development a significant amount of green infrastructure could be provided, opening up a large amount of the site to the public. Compared to the current private use of the site, this represents a significant benefit for existing residents as well as future residents.

Assessment of the Site by the Council

- 4.9 The site was assessed in the 2011 Strategic Housing Land Availability Assessment (SHLAA). The SHLAA concluded that the site was suitable, available and achievable for development. The circumstances under which the site was assessed in 2011 remain the same and it should therefore still be considered suitable, available and achievable.
- 4.10 However, within the updated Housing and Economic Land Availability Assessment (HELAA), the site was discounted from the HELAA process due to it being within settlement category 4 and no assessment of the site was undertaken.
- 4.11 Similarly, the site was discounted at an early stage of the Site Selection process (within the Site Selection Methodology and Summary of Outcomes document) due to its location within a category 4 village.
- 4.12 It is considered this decision to apply policy considerations to the evidence base has not allowed a full assessment of the suitability of the site for development and is contrary to paragraphs 77 and 78 of the NPPF.
- 4.13 The site has been assessed through the published Sustainability Appraisal, although it is only considered within Appendix III which considered all sites put forward to the HELAA.
- 4.14 The site was further assessed under the SA, being scored as having 'no issue' under the majority of the criteria. The site received amber scores against Green Belt (as did the vast majority of sites), agricultural land and primary schools. It should be noted that any agricultural land scored either amber or red by its nature, with amber meaning the site falls within Grade 3, being the lowest quality agricultural land. In relation to primary schools, to score well a site needed to be within 800 metres. The nearest primary school is less than 1 mile from the site, being easily accessible by less than a 20 minute walk or less than a 10 minute bus journey. It is therefore considered the site is well located to a primary school, particularly for a village.
- 4.15 The site did score red in relation to GP and secondary school. Whilst a range of services and facilities are available in close proximity of the site, it should be recognised that it is within a cluster of villages and some larger services, such as a secondary school, will not be viable in that location and it is reasonable to need to travel for some services.

4.16 Overall it is considered the suitability of the site for development has not been adequately assessed through the evidence base of the Local Plan, with a policy decision made early on in the process to discount all sites within a category 4 village. This approach does not allow for proportionate growth to meet local housing needs, or enhance or maintain the vitality of rural communities (paragraphs 77 and 78 of the NPPF).

Green Belt

4.17 The Green Belt Assessment has been undertaken and refined as the Local Plan has progressed, with various stages published. At Stage 2, the Green Belt across the Borough was divided into parcels which were assessed against the five purposes of the Green Belt.

4.18 The Borough was divided into 56 parcels, with many of these being quite large and only a few subdivided.

4.19 As the Local Plan progressed, Stage 3 was undertaken which considered sites on a site-specific basis. However, a selective approach was taken to identifying sites at this stage, informed by the HELAA. Sites which were discounted for other environmental or strategic reasons were not considered for further assessment. Sites discounted at an early stage of the HELAA process, including those within category 4 villages, were not taken forward for a site-specific assessment.

4.20 The site North of Wyatts Green Lane was not considered within the Stage 3 Green Belt assessment due to the policy decision to discount category 4 villages.

4.21 As above, we are concerned that this approach has not allowed a full assessment of the site and it was discounted very early on by the Council.

4.22 The only assessment of the contribution of the site to the Green Belt purposes is within the Stage 2 Green Belt assessment. Under this, the site was considered as parcel 48, being a large area of land to the north and west of Wyatts Green. This parcel was found to make a high overall contribution to the Green Belt purposes.

4.23 However, it is considered that the site is not characteristic of the majority of the area assessed under parcel 48.

- 4.24 In respect of purpose 1, to check the unrestricted sprawl of large built-up areas, the parcel was deemed as 'not contained'. Whilst this is true for much of the parcel, the position of the site adjacent to existing residential development to the west and south, contained by woodland to the north and hedgerow to the east, results in the site being well enclosed and contained.
- 4.25 Furthermore, parcel 48 was assessed as being a critical countryside gap between Hook End and Blackmore. We consider that the site itself, adjacent to Wyatts Green to the east, does not undermine the ability of the wider parcel to perform this role.
- 4.26 The development of the site will not result in neighbouring towns merging into one another and is not related to a historic town, not contributing to these Green Belt purposes accordingly.
- 4.27 Overall the site itself, when considered on its own rather than as part of a large parcel, does not make a high contribution to the purposes of the Green Belt and should be considered suitable for release from the Green Belt for development to support the surrounding villages.
- 4.28 We would caution the Council against the approach of undertaking a review of large parcels only, with relatively few specific sites assessed. The Inspector examining the Local Plan for Welwyn Hatfield Borough Council raised concerns with such an approach, considering the Stage 1 Green Belt review was undertaken at *'such a strategic level as to render its findings on the extent of the potential harm to the purposes of the Green Belt, caused by development within the large parcels considered as a whole, debatable when applied to smaller individual potential development adjacent to the urban areas'*².
- 4.29 We consider this conclusion is equally as relevant to the Council's current Green Belt review. As set out above, an assessment of the site north of Wyatts Green Lane results in a different conclusion to the assessment of the wider parcel. A more specific assessment should have informed the Council's view on whether the site was suitable for release from the Green Belt. We consider the site is suitable for release to provide housing to meet local needs within the village.

² Welwyn Hatfield Local Plan Examination Inspector's Green Belt Review Note, December 2017

5.0 Conclusion

- 5.1 Overall we consider the PSLP could take further opportunities to allocate smaller sites to improve delivery in the early part of the plan period, improving the five-year housing land supply position and providing much needed housing.
- 5.2 The PSLP is currently very reliant upon strategic sites, which can have a long lead-in time and other challenges to delivery. Allocating additional smaller sites would reduce this reliance on strategic sites and could provide additional housing throughout the Borough, allowing residents to remain in their existing communities.
- 5.3 The site north of Wyatts Green Lane was previously assessed as suitable, available and achievable and it is considered nothing has changed which should have altered this assessment. In assessing the site, the Council made a decision to exclude sites within category 4 villages, resulting in the site not being specifically assessed in the Green Belt Assessment or the detailed site assessments.
- 5.4 Such an approach is contrary to paragraphs 77 and 78 of the NPPF which set out that Councils should enhance or maintain the vitality of rural areas. The allocation of the site for residential development with a large amount of green infrastructure would be in accordance with paragraphs 77 and 78 of the NPPF.
- 5.5 We consider the PSLP is currently unsound in its approach to rural housing needs for the reasons set out, not being positively prepared or effective. Allocating additional smaller sites would provide greater flexibility within the plan and bring forward greater development in the early part of the plan period.
- 5.6 The allocation of such sites, including land north of Wyatts Green Lane, could furthermore provide housing to enhance the vitality of the rural area. The approach of the PSLP to rural areas would therefore be positively prepared, effective and justified, meeting the tests of soundness under paragraph 35 of the NPPF.

Appendices

Appendix A

Wyatts Green- Location Plan



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Appendix B

Land north of Wyatts Green Lane Wyatts Green, Essex

December 2016

Vision Framework





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Wyatts Green, a village in the south-west of Essex, is recognised as being a sustainable settlement within the Brentwood borough

1.0 Introduction

1.1 Overview

- Catesby Estates Limited has prepared this document to support a proposal for residential development on land north of Wyatts Green Lane, Wyatts Green (“the site”). The site lies within Brentwood Borough Council’s (“the Council”) administration;
- Wyatts Green is located in the parish of Blackmore, Hook End and Wyatts Green and is adjacent to the village of Doddinghurst.
- The site is within walking distance of Doddinghurst’s amenities including food and fresh groceries, post office and primary school. The additional access routes proposed in the masterplan would provide increased connectivity to surrounding facilities.
- The need for new housing nationally and locally remains acute. The housing crisis is severe and the need to build over 200,000 new homes a year remains unachieved. The Council’s evidence base is now out of date and does not reflect the National Planning Policy’s requirement to significantly boost housing supply;
- The housing supply that is needed to ensure that the Council meets its objectively assessed housing need over the plan period 2013 – 2033 amounts to 7,240 dwellings. This equates to an average delivery rate of 362 dwellings per annum.
- All of the Borough’s countryside lies within Metropolitan Green Belt. That equates to 89% of the Borough, the sixth highest in England by percentage of total area. There is recognition by the authority that to meet local needs fully there will be limited release of Green Belt for development.
- The site is currently grade 3 agricultural land adjoining Wyatts Green village boundary and is located close to existing facilities, footpaths and bridleways. There are no heritage assets on site nor are there any ecological or flooding constraints.
- This document follows the Council’s Strategic Housing Land Availability Assessment (SHLAA) (S013). The site is within the document as Site Ref: G029, Wyatts Fields. The Site was considered suitable, available and achievable for 60 dwellings. The assessment concludes the site would be suitable for development as it would follow the existing build line and would form a logical boundary to the Wyatts Green settlement. The development of this site would not lead to settlement coalescence and it would not encroach any further into the countryside. The impact upon the open countryside is therefore considered to be minimal.
- The site was also assessed in the Overall Contribution of Sites to Green Belt Purposes Housing Assessment Current (March 2016) and was site ref: 071. This assessment recognised that the site currently forms part of an open field and is a transitional area on the eastern edge of Wyatts Green in the countryside. The site is partly contained particularly to the south and west and development would not cause Wyatts Green to coalesce with another town or village.
- Regarding development potential, the site can therefore hold approximately 55 homes with flexibility for more.

National Housing Crisis

“...another of the great social failures of our age has been the failure to build enough houses. And I am clear: in this Spending Review, we choose to build.

We made a start on tackling this in the last Parliament, and with schemes like our Help to Buy the number of first time buyers rose by nearly 60%. But we haven’t done nearly enough yet. So it’s time to do much more.”

Chancellor George Osborne’s Spending Review and Autumn Statement 2015 Speech.

HOME BUILDERS FEDERATION

National Housing Crisis:

Key Facts



↓35% The proportion of 25- to 34-year-old homeowners fell from 59% to 35% (2004-14).

6.7 x (avg salary) The average house-price-to-salary ratio has almost doubled (last 15 years) and is now around 6.7 x average salary

+34% Almost 1.4 million households are on social housing waiting lists- a 34% increase since 1997.

For the first time, the number of households owning their home exceeds owners with a mortgage.

+40% Almost 20% of women and around 33% of men (20–34 years) live with their parents- 40% more (1 million) since 2002.

1/5 In a survey published by *YouGov* on 10 December 2014, housing was ranked as the 5th most important issue with 20% of respondents listing it as one of their top three concerns.

↑56% The British Social Attitude Survey 2014 found that 56% of those questioned supported new house building in their area - up by 28 percentage points since 2010.

30% A *YouGov* survey for Shelter (early 2015) found that just 30% of people oppose housebuilding in their area.

77% of young people believe it is harder for them to own a home than it was for their parents’ generation.

We are some way off the 220,000 to 250,000 homes a year that are needed to meet demand.

The housing crisis affects people, families and businesses nationwide, with affordability a critical concern.

1.2 Scope and structure

This document is comprised of the following sections:

- **Section 2.0 – Site and local context**
Explains the site’s location, the local context, local architectural style and building form, and significant local facilities including public rights of way, highways and public transport.
- **Section 3.0 – Planning context**
Discusses the rationale for the site, why it meets residential development need, matches the National Planning Policy Framework and supports the Council’s emerging draft local plan.
- **Section 4.0 – Site appraisal**
Focuses site’s context, including how constraints will shape any potential development proposal.
- **Section 5.0 – Development principles**
Shows the site’s deliverability, by explaining a potential development proposal, and the site’s likely capacity.
- **Section 6.0 – Conclusions**
Proposed development to the north of Wyatts Green Lane, presents an opportunity to deliver a well designed scheme, responding to the local context and all assessed environmental and technical constraints. This development can help boost the supply of housing to meet an identified need.



Existing site entrance off Wyatts Green Lane

2.0 Site and local context

2.1 The site

The site (marked on the Strategic Diagram below with a red asterisk) is located within Wyatts Green which is a village settlement with a population of approximately 2000 people.

The site falls under the administrative control of Brentwood Borough Council (the "Council") at local level and Essex County Council at county level. Wyatts Green forms part of a cluster of villages which collectively have a number of facilities including a village hall and primary school at the nearby village of Doddinghurst.

Wyatts Green lies at the south-west of Essex, approximately 0.8km north-east of Doddinghurst, 1.5km south-east of Hook End, 2km further south-east of Stondon Massey. The administrative centre of the District, Brentwood is found 7km south of Wyatts Green.

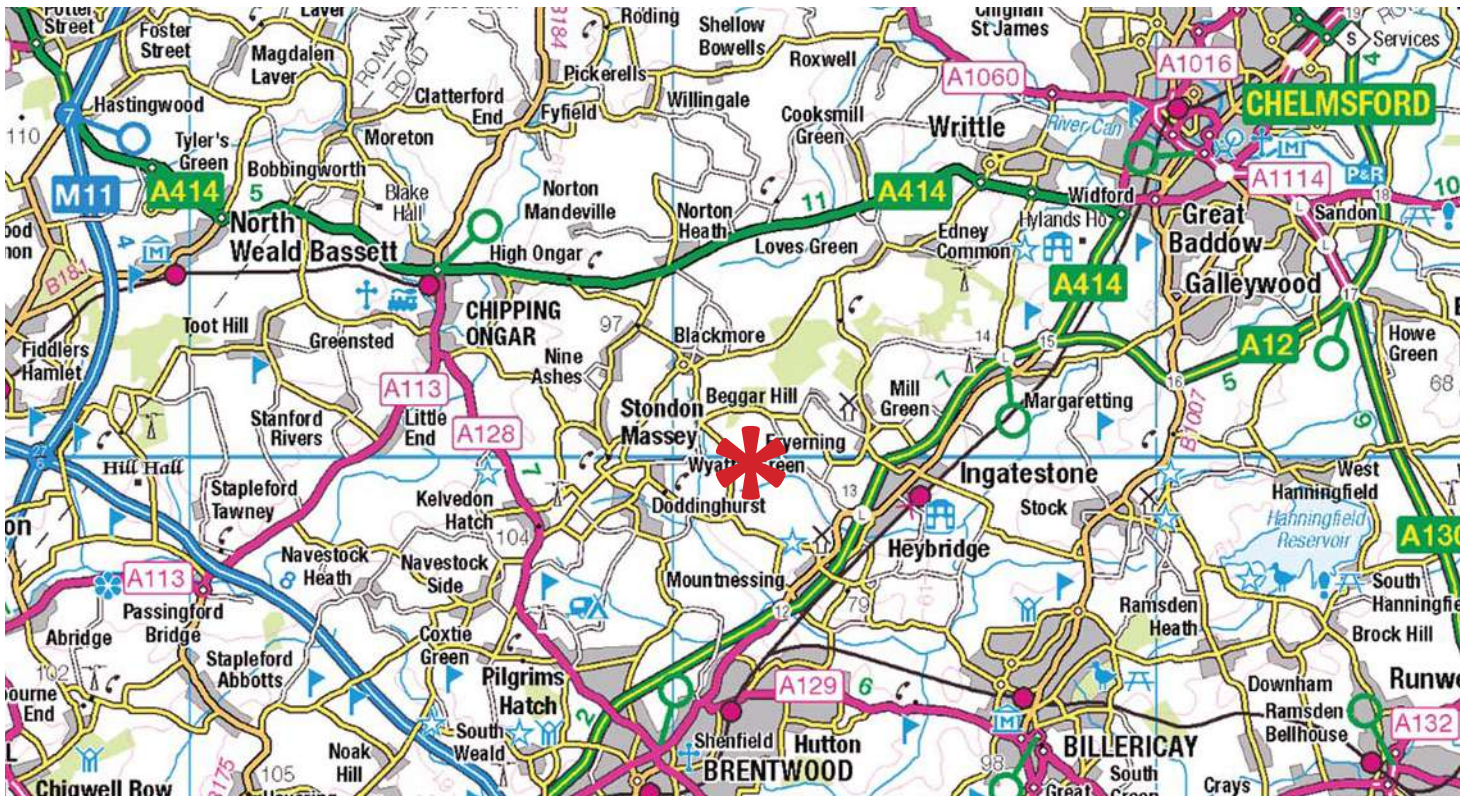
Wyatts Green Road is the main thoroughfare through Wyatts Green. The A12 is situated approximately 3 miles away from the road and heads in a north-eastern direction towards Ipswich and a south-western direction towards Poplar, London.

The A12 provides direct routes towards the neighbouring towns of Chelmsford and Brentwood as well as Junction 28 of the M25 which is 7.5 miles away from the site. The M11 is also conveniently located, approximately 13 miles away.

Brentwood, Ingatestone, and Shenfield are the nearest railways stations and are all within 6.5km of the site. All of these stations are on the Great Eastern Main Line and provide regular services between London Liverpool Street and Norwich.

The site itself comprises of a single semi-rural grassed field and is accessed via a field gate off the turning head at the northern end of Wyatts Green Lane. It is bound by residential properties to the west and south served by Mill Lane and Wyatts Green Road. Whitelands Wood and agricultural land bound the site to the north whilst further agricultural land lies to the east. A recreation ground (Ted Marriage Field) lies further south of the site with playing pitches, a play area and a seating area.

The range of facilities and transport connections to the local and wider network make the site an ideal location for planned sustainable development.



Strategic Context

The site boundary is in red on the Site Location Plan below. The gross site area extends to 4.48 hectares (11.07 acres) and comprises an irregularly shaped grassed agricultural field.

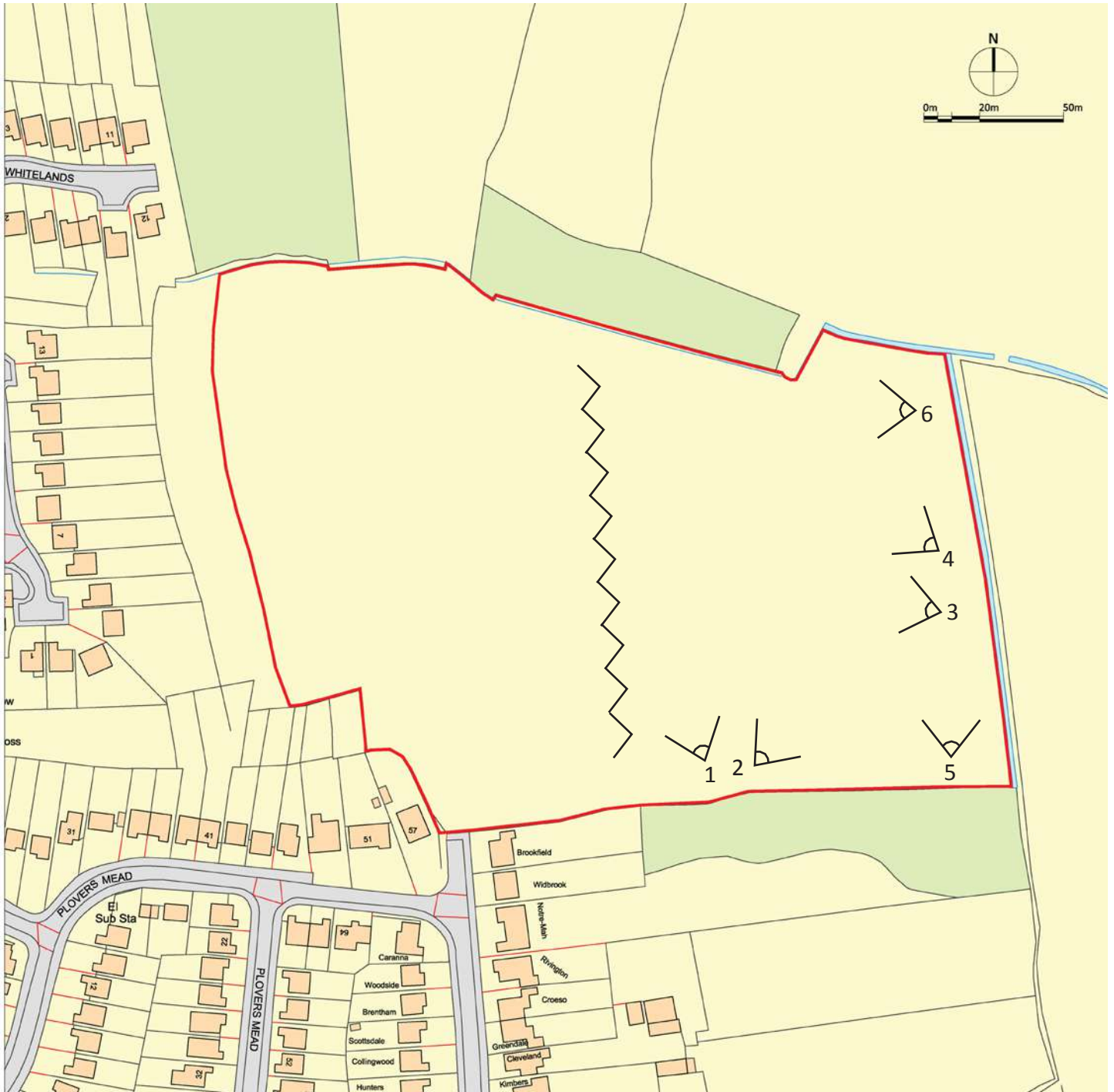
The northern and southern boundaries of the site are largely defined by mature hedgerows and trees. The eastern boundary is defined by hedgerow and some trees with gaps in part at the south-east and north-east corners.

Existing field ditches run along the northern and eastern boundaries running east and north respectively.

The western boundary is largely open to existing properties fronting Glen Hazel with a mixture of fencing, low hedgerows and trees defining the boundary. The boundary is offset from the physical boundary to a number of these properties.

A false boundary has been recently planted on the site running north to south in line with existing residential development to the south. This is annotated as a zig-zag on the below location plan.

Concerning development potential, the site can hold approximately 55 homes at a maximum density of 30 dwellings per hectare.



Ordnance Survey Licence Number: 100022432

Site Location Plan



Viewpoint 1: False boundary down the centre of site



Viewpoint 2: Towards the north-east from the south



Viewpoint 3: View towards the west of site from the south-east



Viewpoint 4: View from the south-east overlooking the north-west



Viewpoint 5: View north from the south-east corner of site



Viewpoint 6: View towards the west from the eastern boundary

2.2 Local context and design strategy

2.2.1 Local context study

It wasn't until the 1960's that Wyatts Green started to see development growth. Before this time, the village comprised of farmland and rolling meadows. A few cottages were the only residential properties in the village; some of which have since been retained and converted to family homes.

At present day, the site is bound by residential properties to the west and south served by Mill Lane (Beehive Chase leading to Glen Hazel) and Wyatts Green Road (Wyatts Green Lane and Plovers Mead) respectively.

Wyatts Green Lane and Plovers Mead form a loop off Wyatts Green Road and serve approximately 125 dwellings. The site is accessed off the turning head at the northern end of Wyatts Green Lane, between both Brookfield and no.57 Plovers Mead.

These residential roads feature a variety of dwelling types with heights ranging from one to two storeys. Detached and semi-detached homes are most commonly featured, as well as some terraced properties and maisonettes.



Properties adjacent to site entrance (Brookfield and Widbrook)



Bungalows situated together along Wyatts Green Road



Properties on Plovers Mead



Newly built dwelling on Wyatts Green Road



Detached properties on Beehive Chase



Properties of varying heights on Wyatts Green Lane

The majority of blocks on both Wyatts Green Lane and Plovers Mead have typical characteristics of development from the 60's and 70's. The build-line is set back from the carriageway and many properties feature an integral garage which dominates the building frontage- a common feature of development at this time.

The majority of properties have open gabled roofs however a few feature either slanted and hipped roofs or flat dormer windows. Most properties are clad in common facing bricks (red, light brown or grey) with either a weatherboard or rendered finish applied to parts of the facade. Typical dwellings feature white finished casement windows with varying flit details.

The street pattern is relatively formal due to the fact all properties are of a similar age and address the road. Properties with the same architectural style have been built adjacent to each other, meaning that the block structure and style is fairly repetitive and continuous amongst certain areas of these roads.

Development follows a similar pattern and style at both Beehive Chase and Glen Hazel which abuts the site to the west. Properties on these roads have a higher number of detached homes and feature larger rear gardens compared to those on Plovers Mead and Wyatts Green Lane. Properties are more varied in terms of render, brick colour and finishings.

Wyatts Green Road encompasses a richer architectural mix. The primary thoroughfare road through the village comprises of residential properties set back with generously sized parking areas or gardens to the fore.

Although there is a ribbon strip form to the road, building lines are fragmented at parts due to various ages of property. Heights vary from bungalows to two storey properties and detailings differ through materials and roof types. The large plot sizes have provided residents with the opportunity to demolish or renovate their homes over the years, increasing the variety of architectural style.



Detached properties on Wyatts Green Road



Grade II Listed Cottage, Wyatts Green Road



Staggered terrace on Wyatts Green Lane



No. 57 Plovers Mead, adjacent to site access

The majority of housing within the settlement is established in character, with a variety of architectural styles and facing materials present.

Design elements that will contribute to the local vernacular include: continual block structure to smaller houses, larger houses set back from the street laid out with front gardens, generous pitches to roofs, broken and varying eaves lines and simple but legible architectural detailing.

2.2.2 Design strategy

When considering the design context for any development, it is important to draw inspiration from the character of the local area to ensure the development integrates well into its surroundings. This study concluded that Wyatts Green has a rich and varied character, which helps to create a comprehensive pattern book to work with when selecting the right block structure, scale and architectural styles for a design strategy.

Planning development focuses on using land efficiently. Existing development at Wyatts Green Road consists of some blocks being generously spaced apart, which results in a lower housing density and inefficient use of land.

A mix of dwelling types is planned with accommodation levels covering 2-5 bedrooms, both market and affordable provision. The argument for using land efficiently should be considered in several ways. First, the emerging Draft Local Plan states that housing continues to be a key priority for Brentwood Borough Council. The housing and planning departments continue to work together to provide for the needs of our residents. The number of planned houses with sustainable settlements and the associated housing density need to increase for the Local Plan to meet the Council's identified need and the challenges of delivering housing, particularly affordable housing, are growing.

Second, emerging local plan policy aims to create a wide choice of homes and meet a range of housing needs. This is consistent with paragraphs 47 and 50 of the National Planning Policy Framework. In addition the Council's Sustainability Appraisal published in February 2016 seeks to provide sufficient housing of a suitable mix, considering local housing need, affordability, deliverability, the needs of the economy and travel patterns.

Third, the adopted Local Plan proposed that affordable housing provision be applied at a rate of 35% on greenfield sites. As set out in the Housing Strategy 2013-2016 states "A growing number of households in the Borough cannot afford to buy or rent on the open market. House prices in Brentwood are among the highest in Essex." (Para 114, Brentwood Housing Strategy 2013-2016). The evidence base shows that the provision of affordable housing in Brentwood is a key benefit of the development.

These points conclude that any new scheme design should have a varied housing mix. For example, new development on the site should have smaller houses (2 and 3 bedroom) and medium or medium-large houses (4 and 5 bedroom). Such a proposal will give higher density, ultimately ensuring that land is used efficiently.

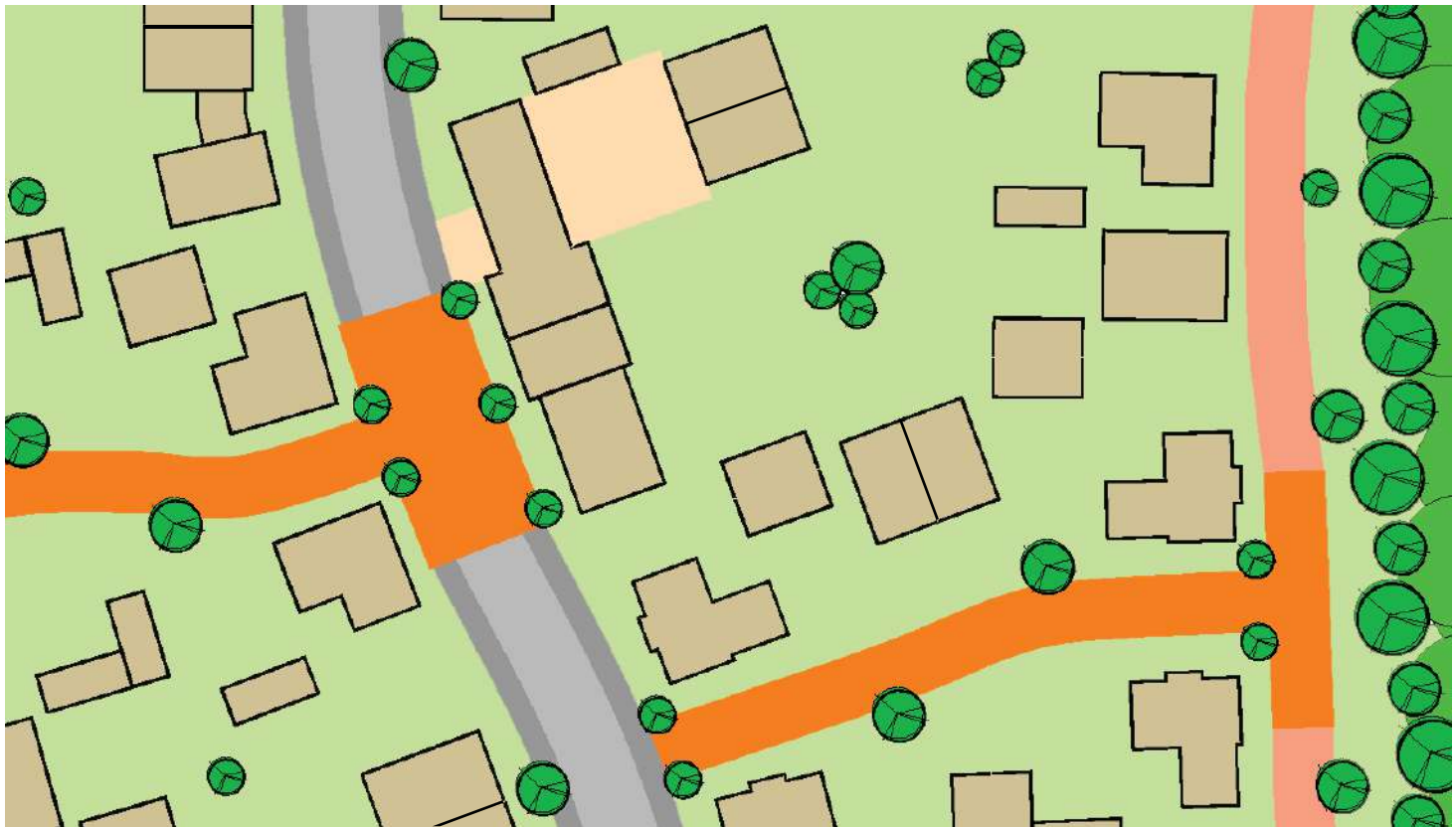
For the scale and density of development to reflect the character of the area and integrate well, the features of buildings, style of architecture and selection of facing materials should echo what exists locally. Development should be up to two storey, with generously pitched roofs and gables. Block structure should vary to help people navigate the site and create streets and spaces with character. At the core of the site, block structure could be more continual with building facades close to the street. At the site's fringes, block structure can be less continual and more relaxed with blocks in varied configurations, set at differing angles to avoid uniformity along the street.

This relaxed configuration can help to soften the transition between the newly built-form and fields to the east of the site. Landscape will be prioritised over structure, with the existing green infrastructure and other green enhancement able to contain development. Variation in the massing of detached blocks set back from the green edge at various depths will ensure that the development edge avoids repetition and allows the landscape to organically contain development.

Development should address both key spaces and open green spaces to help give the right level of natural surveillance and spaces that are functional, safe and social. Concerning the style of architecture, development should include aspects of the following:

- Multi stock facing brick to walls laid 'Flemish Bond' or 'stretcher bond' or rendered walls (either smooth or medium texture finish) finished in traditional organic colours such as ivory, cream and white;
- Roofs shall be mostly pitched with some occasional hips to add variety.
- Feature gables occasionally clad with treated timber waney edge boards;
- Red/mixed red plain tiles (sand faced/smooth) to roof coverings in the majority with occasional natural slates.
- Chimneys will feature regularly atop the ridge line, and to larger dwellings, along the gable end;
- Mainly, verges shall be clipped with cut masonry. Bargeboards occasionally feature to gables.
- White painted joinery, windows and door frames;
- Head and sill detailing will be be simplistic. Timber lintels will be detailed to heads. To rendered plots, heads will be finished with over-sized bell-cast stop beads. Occasional brick detailed heads and stone dressings to sills will feature;
- Front entrance door styles, simply vertically boarded with/without small glazed lights.
- Front gardens enclosed where possible eg: rail fencing to contain development at the green edge, railings at the site core.
- Where front gardens cannot be enclosed, allow for a generous scheme of landscaping.
- Private drives will directly abut the landscape ie: associated green infrastructure and open space. Field boundaries will be enhanced with new tree and hedgerow planting where gaps or thinning is present. This will help to alleviate any potential appearance of the development edge at ground level.
- Hard surfacing and edgings to streets and driveways to encourage a 'shared surface' arrangement (so the design promotes low speeds, so pedestrians and cyclists feel safe).

Fundamentally, "good design" should be the backbone of the proposed development which will create a strong "sense of place", one where people will want to live.



Proposals should give high regard to “good design” demonstrating a varied block structure, one that can help to determine a clear movement strategy around the site. Streets should have character and spaces be functional, safe and social.

2.3 Local facilities and services

The Facilities Plan on page 14 and 15 shows the nearest facilities and services in relation to the site, with scale markers showing distances of 400, 800 and 1200 from the site’s centre.

Wyatts Green forms part of a cluster of villages which collectively have a number of facilities. The closest facilities to the site are located approximately 1.3km away at Church Lane in the neighbouring village of Doddinghurst. Local stores at Church Lane comprise of a supermarket and post office, newsagents, hairdressers, dry cleaners, beauty salon, village pharmacy and off-license.

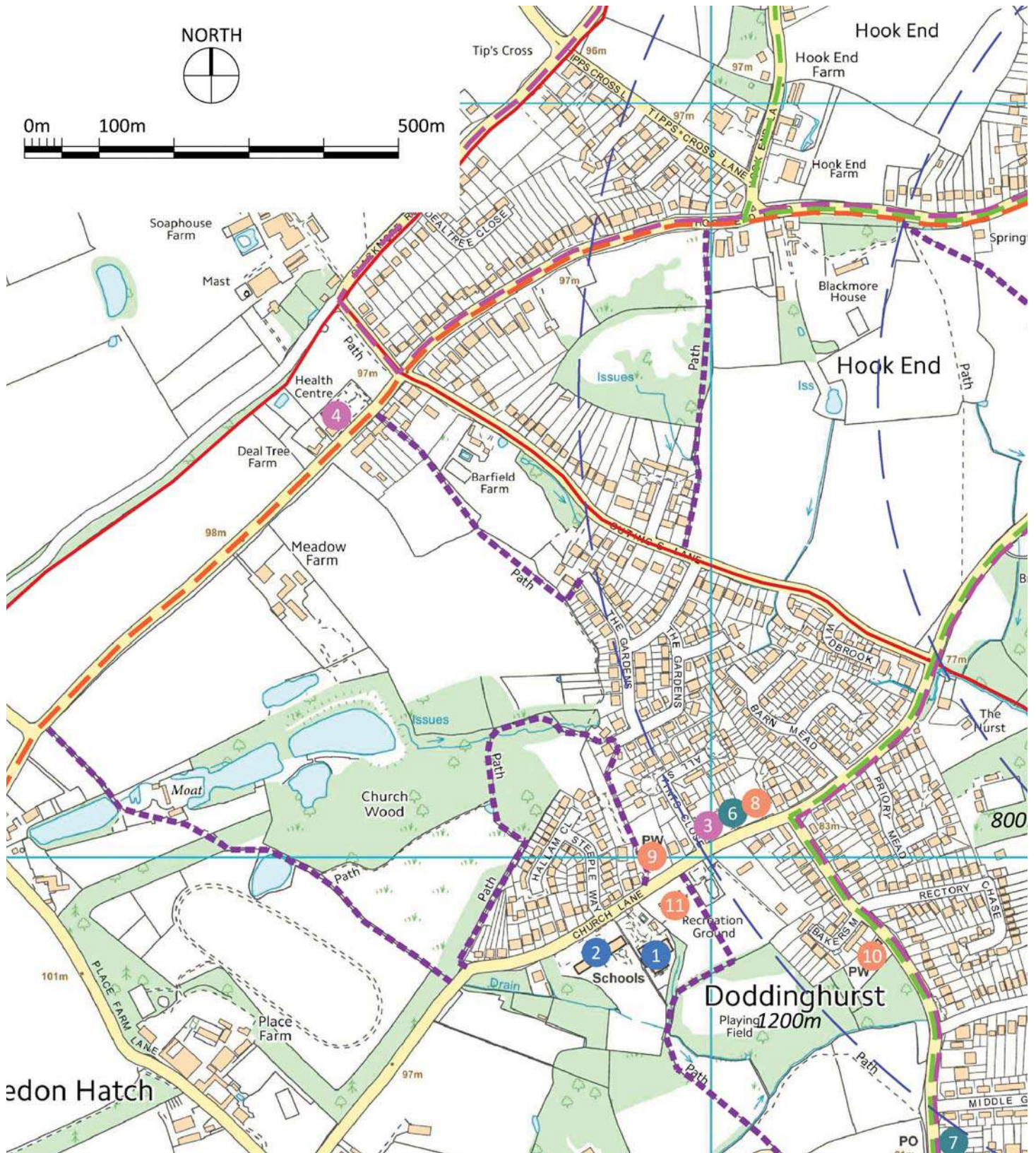
Local educational facilities include Doddinghurst Infant School, Doddinghurst C of E Junior School and Shenfield High School. Nearest dental practices are found in Brentwood.

Local Employment opportunities can be found at the local and regional towns of Ongar, Chelmsford, Billericay, Brentwood and of course places further afield such as London.

The following significant services listed opposite, are closest to the site (shortest distances shown in brackets):

- Nearest bus stop (0.4km);
- Ted Marriage Playing Field (0.42km);
- The Willow Tree Bar and Grill P.H (1.37km);
- Budgens Supermarket and Post Office (1.4km);
- Village Pharmacy (1.45km);
- Doddinghurst Parish Council Village Hall and community pre-school (1.52km);
- All Saints Church of England (1.55km);
- St Margarets Catholic Church Hall (1.56km);
- Doddinghurst Infant School (1.6km);
- Doddinghurst C of E Junior School (1.63km);
- Doddinghurst Stores and Post Office (1.83km);
- Deal Tree Health Centre (2.1km);
- Shenfield High School (6.1km).

* full list of facilities shown on the Facilities Plan overleaf



KEY:-

- The SITE
- ISOCHRONES SHOWN AT 400, 800 AND 1200m SPACINGS
- PARISH BOUNDARY
- - - PUBLIC FOOTPATHS

TRANSPORT LINKS

- Amber Coaches BUS SERVICE 261: Brentwood - Blackmore - Mon - Sat every hour
- Fourways Coaches BUS SERVICE 431: SCHOOL SERVICE - Mon - Fri
- NIBS Buses BUS SERVICE 435: SCHOOL SERVICE - Mon - Fri
- NEAREST BUS STOPS TO SITE
(NOTE: BUS STOP OPPOSITE PLOVERS MEAD ONLY OPERATES BETWEEN 09.00 AND 16.00)

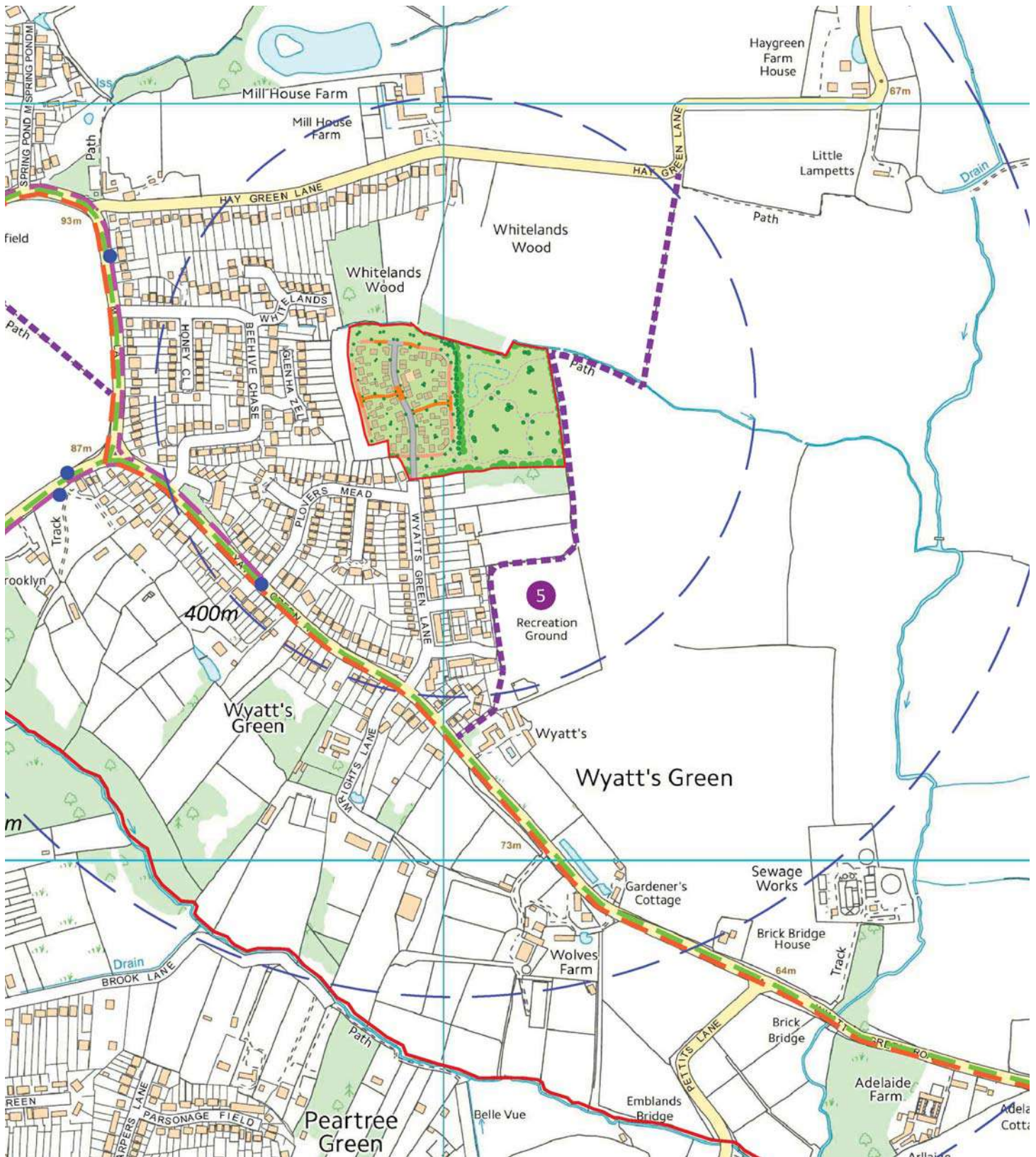
EDUCATION

- 1 DODDINGHURST INFANT SCHOOL
- 2 DODDINGHURST C OF E JUNIOR SCHOOL

HEALTH AND WELFARE

- 3 VILLAGE PHARMACY
- 4 DEAL TREE HEALTH CENTRE

Ordnance Survey Licence Number: 100022432



RECREATION & LEISURE

- 5 RECREATION GROUND

RETAIL

- 6 BUDGENS SUPERMARKET
- 7 DODDINGHURST STORES AND POST OFFICE

COMMUNITY

- 8 THE WILLOW TREE BAR AND GRILL P.H
- 9 ALL SAINTS CHURCH OF ENGLAND
- 10 ST MARGARETS CATHOLIC CHURCH HALL
- 11 DODDINGHURST PARISH COUNCIL VILLAGE HALL AND COMMUNITY PRE-SCHOOL

Local facilities plan



Doddinghurst Stores and Post Office



St Margarets Catholic Church Hall



All Saints Church of England



Deal Tree Health Centre



The Willow Tree Bar and Grill P.H



Ted Marriage Playing Field



Doddinghurst C of E Junior School



Local stores at Church Lane

2.4 Access and movement

The Facilities Plan shows pedestrian, cycle and bus links from the site to the surrounding villages and beyond. The local road network connects the site to national networks.



Wyatts Green Road

Brentwood, Ingatestone, and Shenfield are the nearest railways stations and are all within 6.5km of the site. All of these stations are on the Great Eastern Main Line and provide services between Norwich and London.

For residents commuting to London, there are excellent services with trains providing an average journey time of just 29-38 minutes direct to London Liverpool Street Station.



Public footpath heading north from Ted Marriage Field

Wyatts Green Road is the primary road through the village and is approximately 6m in width with 2m footways on both sides and subject to a 30mph speed limit. Wyatts Green Lane and Plovers Mead form a loop off Wyatts Green Road and serve approximately 125 dwellings in total via two priority t-junctions.

Wyatts Green Lane is approximately 5.5m in width with 2m footways on both sides and is also subject to a 30mph speed limit.

The Facilities Plan shows local bus routes. The nearest bus route to the site is service number 261 (Amber Coaches) which links Brentwood to Blackmore. The nearest bus stop for this service is on the southern side of Wyatts Green Road, adjacent to Plovers Mead. Further buses serving the village from the bus stop include the 431 (Fourways Coaches) and 435 (NIBS Buses), both providing a weekday school service.



Wyatts Green Lane - view north towards the site entrance

No designated public rights of way directly cross the site however a public footpath runs from Wyatts Green Road, around the edge of the Ted Marriage recreation ground and up towards the site (adjacent to the eastern boundary), eventually connecting further north to Hay Green Lane.

A comprehensive network of footpaths and cycleways are within the local area, linking the villages and the surrounding countryside.



View north along Wyatts Green Lane - site entrance at the end of the road

3.0 Planning context

3.1 National planning policy context

Development proposals such as this must agree with the National Planning Policy Framework published on 27 March 2012 (“the Framework”), the Planning Practice Guidance, and the local Development Plan .

The Framework seeks to ensure that planning helps to achieve sustainable development and a “presumption in favour of sustainable development” underpins every plan and decision. Of particular importance is the need to provide a wide choice of high-quality homes and to boost significantly the housing supply. This supports the objectively assessed need for market and affordable housing in that housing market.

3.2 Local planning context

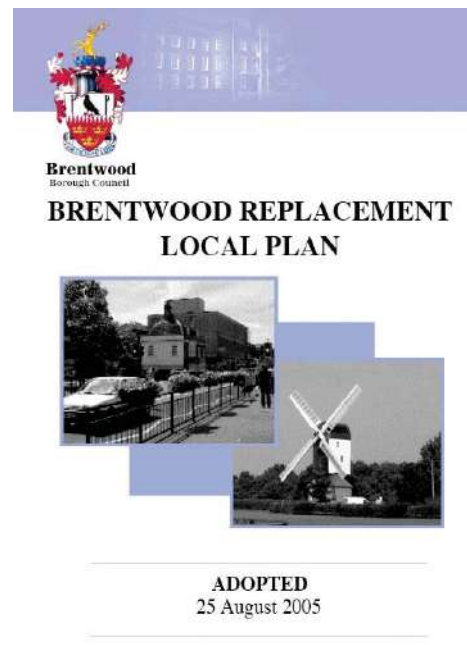
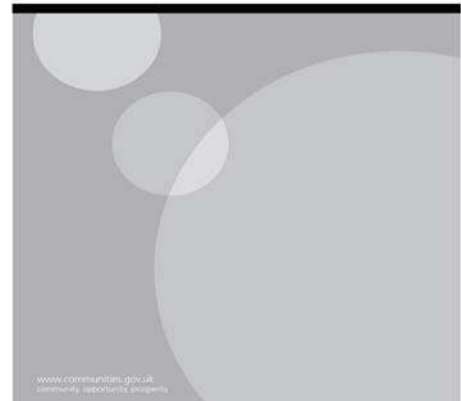
The Council does not have an up-to-date Development Plan as the Brentwood Replacement Local Plan was adopted in 2005 and has an end date of 2011, it is now more than 5 years out of date.

The Council are currently preparing a new Local Plan which, once adopted, will supersede saved policies in the current Replacement Local Plan (2005). The Plan will set out policies, proposals and site allocations to guide future development in the Borough. It will enable the Council to manage growth while protecting key areas.

Consultation on the Draft Local Plan took place between February and March 2016. A document will be published later in the year summarising the consultation and responses received. This will inform the next stage of consultation before the Plan is submitted to Government to be publically examined by an independent planning inspector which is expected early 2017.



National Planning Policy Framework



“Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.”

(The Framework, Ministerial foreword)

3.3 Green Belt



Source: Figure 2.5 from the Draft Brentwood Local Plan

Although not an environmental designation, all of the borough's countryside lies within Metropolitan Green Belt. That equates to 89% of the Borough, the sixth highest in England by percentage of total area. This helps protect much of our high quality environment but also constrains development opportunities, making it difficult to meet development needs in full."

The NPPF sets out the role and purpose of the Green Belt in England, as follows:

'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. Green Belt serves five purposes:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and specialist character of historic towns; and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.'

The NPPF endorses the permanence of Green Belts as an essential characteristic (paragraph 79) and stipulates that *'once established, Green Belt boundaries should only be*

altered in exceptional circumstance, through the preparation or review of the Local Plan' (paragraph 83). In terms of accommodating sustainable development that allows future generations to meet their needs, an assessment should be made of the wider sustainability issues of meeting development requirements together with an assessment against the Green Belt purposes. This may lead to the identification of land released from the Green Belt to provide a portfolio of sites and is an arguable 'exceptional circumstance' for reviewing the boundary.

Following a landscape led approach to the masterplan, the proposals perform extremely well when tested against the five purposes of the Green Belt, as follows:

A) To check the unrestricted sprawl of large built-up areas: The site is a logical extension to the existing settlement edge in an area of reduced overall sensitivity. The proposed masterplan ensures development follows the existing building line to prevent "sprawl" beyond. A well-defined revised Green Belt boundary can be delivered.

B) To prevent neighbouring towns from merging together: There is no risk of any form of coalescence from the proposals. Both Fryerning and Mill Green are in excess of 4km from the proposed eastern edge. The landscape character between these settlements is very diverse, with the overlapping topography and treescape providing good filtering of views. There is very limited inter-visibility between the proposed site and other settlements, even in the absence of any proposed new landscaping.

C) To assist in safeguarding the countryside from encroachment: The masterplan creates a new public open space to the east of the site which could substantially enhance the current settlement edge, providing a much improved urban rural transition. There will be no further opportunity to extend built towards Mountnessing Road.

D) To preserve the setting and special character of historic towns: The Site does not benefit from any landscape or ecology designation. There are no "vistas" towards a positive landmark such as a church spire.

E) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land: Whilst this is not strictly a landscape matter, the layout includes provision of new public open space with new footpaths and improved access to the wider countryside.

It can therefore be demonstrated that exceptional circumstances exist to support the removal of the site from the Green Belt. The benefits of the development will include significant areas of open space, areas of play and access to footpaths and cycle links, additional employment opportunities in the construction industry and increased demand for goods and services in the local area including support for these services.

4.0 Site appraisal

4.1 Site overview

This section gives an overview of the site's characteristics and all environmental and technical matters. It confirms there are no significant physical, environmental and technical constraints to developing the site for residential use.

As mentioned, the site comprises of a single agricultural field and measures 4.48 hectares (11.07 acres) gross.

Whitelands Wood is situated to the north whilst a public footpath and further agricultural land bounds the site to the east. Existing field ditches also run along the northern and eastern boundaries running east and north respectively.

The western site boundary overlooks the rear gardens of houses along Glen Hazel and those at The Robins however the site boundary itself is offset from the physical boundaries of these properties. The southern boundary abuts Wyatts Green Lane.

A false boundary has been planted on the site running north to south in line with existing residential development off Wyatts Green Lane.

The Constraints and Opportunities Plan at the end of this section shows the site's physical, technical and environmental constraints. The plan also shows the many opportunities that could be considered in developing the site, with the rationale behind their inclusion explained in the following section 5.1 Opportunities.



View towards the north-east of site from the existing access



4.2 Landscape

The site is visually well contained to the north and south due to the presence of field boundaries comprising mature hedgerows and trees. Two areas of Whitelands Wood, one adjacent to the northern boundary and one adjacent to the southern boundary are classified as Deciduous Woodland under the Priority Habitat Inventory.

The eastern boundary which comprises of hedgerow, few trees and occasional gaps, allows partially filtered and glimpsed views into the site from the public footpath to the east and further on. Long range views into the site can be seen from Mountnessing Road, 1km further east.

The site lies within the Impact Risk Zone of The Coppice Kelvedon Hatch SSSI which is approximately 2.6km west of the site

A Landscape and Visual Impact Assessment will be prepared that will demonstrate that the mitigation of landscape and visual impacts will be addressed, and that any development proposal will include a range of mitigation measures to reduce the level of effect and deliver a range of environmental benefits.

Key mitigation measures will include: the retention and enhancement of existing shrub, trees and hedgerows (wherever possible), new planting along the less enclosed north and north eastern boundaries, and the creation of new open space and habitats.

4.3 Arboriculture

The site is defined by hedgerow and mature trees along the majority of its perimeters however the heaviest levels of vegetation are amongst the northern and southern boundaries.

The significance of any trees on site are to be determined through further detailed investigation and every effort will be made to retain vegetation within the development proposal.



View from the south-west looking towards the east



Existing field gate access off the turning head to the north of Wyatts Green Lane

4.4 Technical considerations

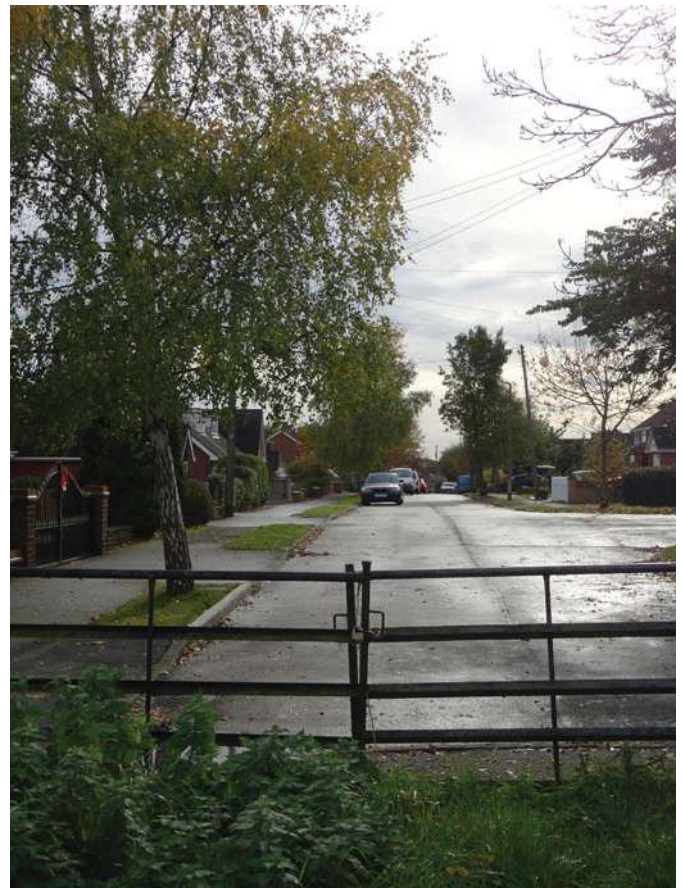
4.4.1 Highways and access

The site is located in an accessible location, close to local amenities and facilities with walking/cycling provision and access to bus services.

Vehicular access to the site will be off the existing hammerhead off Wyatts Green Lane and form a continuation of the street. Suitable site access can be achieved by a 5.5m wide carriageway.

Pedestrian access to the site will be provided by 2m wide footways either side of the principle access into the site, whilst secondary access shall be along shared surface streets. Parking will need to be provided in accordance with Supplementary Planning Guidance.

Further surveys, assessments and consultation with the Local Highway Authority will be undertaken to ensure that any impact from the development on the local highway network is sufficiently mitigated.



View south towards Wyatts Green Lane

4.4.2 Ground conditions

It is understood that the site does not have any significant geotechnical constraints in relation to strata or contamination given its greenfield nature.

Utilising BGS data files, the superficial geology is identified as Head (Clay, Silt, Sand and Gravel) whilst the bedrock geology is identified as Clay, Silt, and Sand of the London Clay Formation.

Historically the site has been fields since at least 1873. Given the current and former uses, the risk of significant contamination being present is considered low; however, prior to development a ground investigation will be required.

4.4.3 Flood risk and drainage

The whole of the site falls within Environment Agency Flood Map for Planning (Rivers and Seas), Flood Zone 1 'low probability'.

An existing ditch course runs south to north along the eastern boundary of the site into another ditch course running west to east along the northern boundary. This ditch course continues eastwards until it joins the River Wid (approximately 725m to the east of the site). The ditch course is intercepted by the public footpath where it is assumed to be piped for a small section just outside of the north-east corner of the site.

Surface water flooding is shown along the route of the ditch course on the northern boundary. It is likely that this ditch course will need a suitable stand-off allowed to the face of proposed development to ensure that new properties are not affected by any potential flood events.

On site storage will be provided within an attenuation basin, which will ensure surface water treatment is provided. Surface water will be discharged to existing ditches pending further detailed investigation. A surface water management strategy would manage surface water runoff sustainably, with key features potentially providing areas of ecological and amenity value as well as restricting the discharge into the watercourse.

4.4.4 Utilities

Utility records will be obtained from all local service and utility operators to determine the extent of existing utility infrastructure on/adjacent the site. Confirmation will then be sought from these operators to determine whether reinforcement to the existing infrastructure will be required to serve the development proposals. It is anticipated that large scale reinforcement will not be required.

4.4.5 Noise and vibration

A baseline noise level survey and an assessment of the site to examine the extent of the current noise environment and determine the suitability of the site for residential development, will be carried out based on the guidance contained within British Standard (BS) 8233:2014 "Guidance on sound insulation and noise reduction for buildings". The results of the assessment will include any requirements for mitigation measures to ensure that internal and external noise levels are within guideline values.

The site does not have any significant constraints in relation to noise. Although no mitigation measures are anticipated, they will be included where appropriate. Concerning vibration, an assessment will be undertaken to confirm if any precaution measures are required such as isolated foundations.

4.5 Ecology

Trees, hedgerows, grassland, water features and woodland within and adjacent to the site offer ecological benefits and a setting for wildlife species, fauna and flora.

Two areas of Whiteland Wood adjacent to the northern boundary, and one adjacent to the southern boundary are classified as Deciduous Woodland under the Priority Habitat Inventory. An area adjacent to the northern boundary is classed as a habitat of principle importance under the Priority Habitat Inventory.

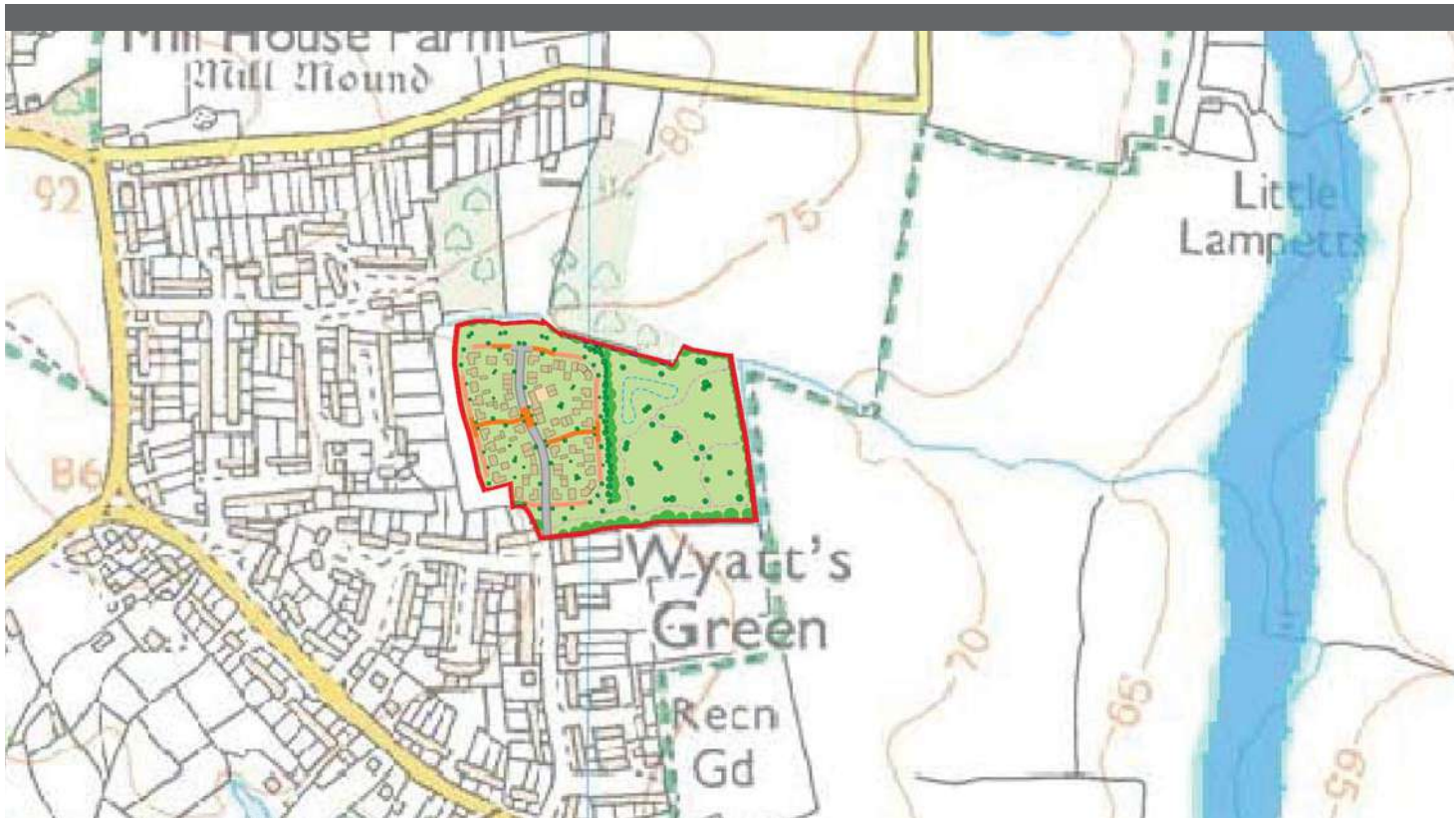
These areas can provide potential opportunities for a number of species/species groups. Further surveys would be set out in respect of these to ensure that they are fully safeguarded throughout the construction and operation of the proposed development, should they be present.

Appropriate measures will be put into place to ensure that impacts of development are appropriately mitigated. All green features will be retained (unless where they are required to be cleared to facilitate access) and appropriate stand-offs provided to the face of development to maximise the green infrastructure and habitats upon the site.

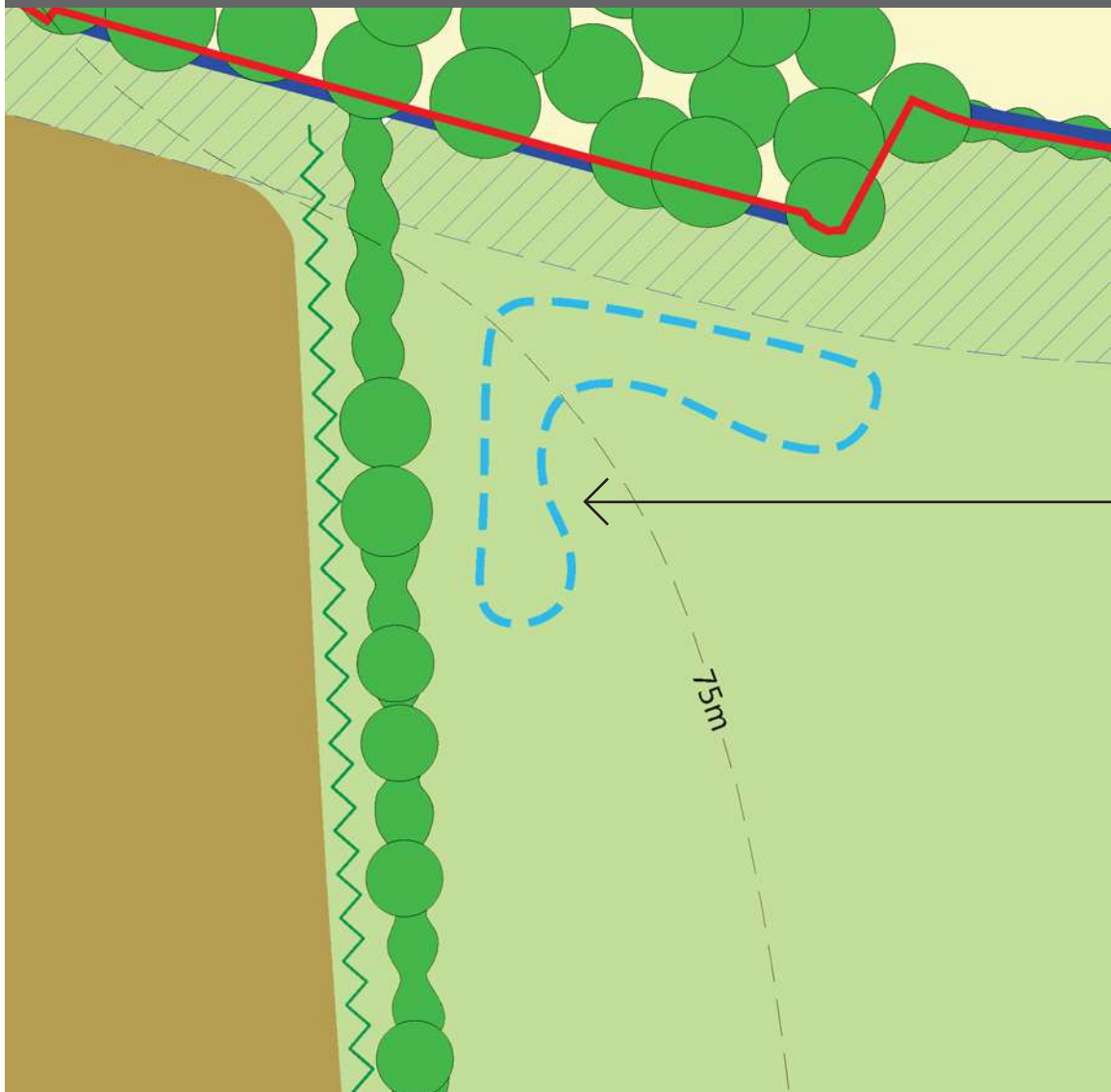
The ecological value of the site is not considered to constrain development and ecological matters will be carefully planned into designing the development to enhance the potential for ecology and species.

4.6 Constraints and opportunities

The plan on the following page shows the site's physical, technical and environmental constraints, along with all opportunities for development (explained in more detail in the succeeding section).



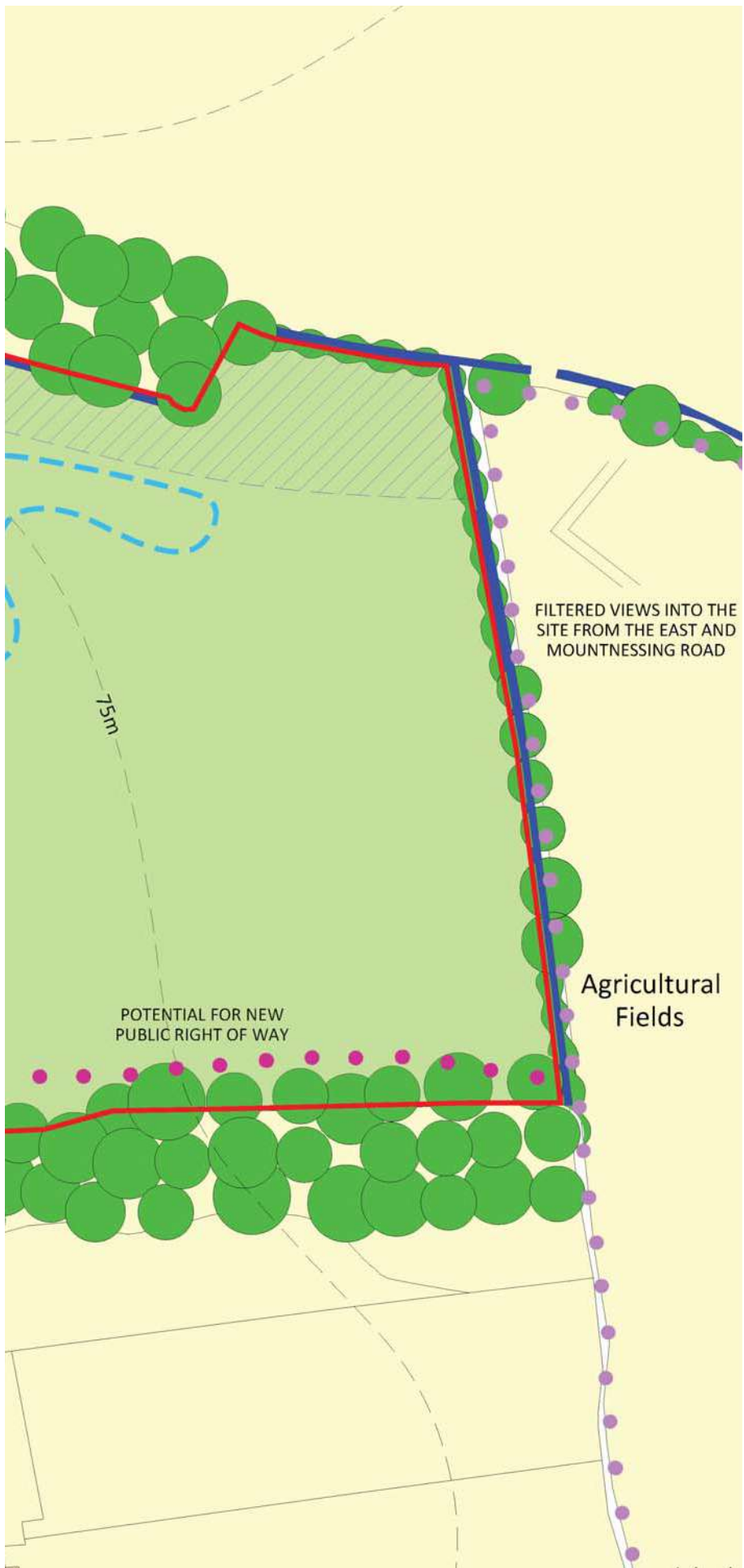
EA Flood Map



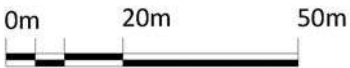
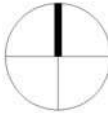
Indicative area for Sustainable Urban Drainage System

Flood Mitigation



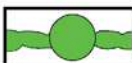
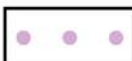
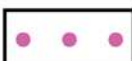

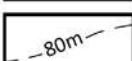












NORTH



CONSTRAINTS:-

-  SITE BOUNDARY
GROSS AREA = 4.48 ha (11.07 acres)
-  PORTION OF LAND WHERE ADVERSE POSSESSION HAS BEEN APPLIED FOR
-  EXISTING TREES AND HEDGEROWS ON /ADJACENT SITE PLOTTED FROM DESKTOP REVIEW - SUBJECT TO TOPO SURVEY
-  EXISTING PUBLIC RIGHT OF WAY (PROW)
-  EXISTING WALKED FOOTPATH (NONE PROW)
-  RESPECT AMENITY OF EXISTING PROPERTIES NEAR TO THE SITE
-  APPROXIMATE CONTOURS
-  EXISTING DITCH COURSE
-  EXISTING FOUL WATER SEWER

OPPORTUNITIES:-

-  PRINCIPLE SITE ACCESS - ALL MODES
-  INDICATED NDA = 1.85 ha (4.57 acres)
POTENTIAL SITE CAPACITY @ 30 D.P.H. = 55 DWELLINGS APPROXIMATE
-  INDICATIVE QUANTUM OF GREEN SPACE: 2.64 ha (6.52 acres)
-  POTENTIAL PRIMARY SuDS FEATURE: ATTENUATION POND - 1200m²
-  ENHANCE EXISTING FIELD BOUNDARY WITH NEW TREE/HEDGE PLANTING TO CONTAIN EASTERLY VIEWS TO/FROM DEVELOPMENT
-  DEVELOPMENT STAND-OFF FROM EXISTING DITCH COURSE

Constraints and Opportunities

5.0 Development principles

5.1 Opportunities

The previous section appraised the site's key features and identified all constraints, with the Constraints and Opportunities Plan correlating all items. In identifying the site's constraints, there are key opportunities identified through this assessment:

- The potential to create a high-quality sustainable residential development with a strong emphasis on good design and "place-making".
- The potential to integrate the development proposals within the existing village fabric.
- The potential to provide new homes with a mix of typology, scale, mass and size, contributing towards an interesting street scene avoiding repetition, echoing the character and identity of the local area while meeting the needs of local people.
- Opportunity to provide much needed affordable housing.
- Opportunities to create appropriate and accessible public open space and green networks through the site which shall complement the site's location near towards the existing recreational ground and public footpaths.
- Opportunity to provide strong links to the local pedestrian, cycle and highway infrastructure network within the surrounding village context.
- The protection and enhancement, through additional planting and creation of new public open space, of existing landscape features and biodiversity habitats, which will help contain development.
- Providing an attenuation feature on the site to control the discharge of surface water run-off from the development offering betterment to the surrounding area.

There are no significant physical, environmental or technical constraints to the site and it is available and capable of delivery to help meet the future housing needs of the borough. Furthermore, it would provide a sustainable development and form a logical infill.

5.2 Development proposal

The proposal is an illustrative representation considering the key features and associated constraints, while suitably accommodating the key opportunities previously identified.

The proposal illustrates residential development with a capacity of approximately 55 houses with an indicative net developable area of 1.85 hectares (equal to 4.57 acres). This equates to a development density of approximately 30 homes per hectare. This density is considered appropriate as it will contribute towards the borough's housing numbers and provide different accommodation types to meet local housing need. The configuration of housing blocks can be planned to reflect the local setting, so the development integrates seamlessly into the site and the village.

The proposals are underpinned by key design principles:

- An achievable, well-structured housing layout which uses the site's natural features with key character areas throughout, creating a positive 'sense of place'.
- A pedestrian movement route is proposed around the development perimeters and along the southern site boundary, eventually linking to the public footpath to the east. This provides an alternative access route towards the nearby recreation ground (Ted Marriage Playing Field).
- Tree/hedgerow retention will be maximised wherever possible and enhanced through new planting. The planned development facade will address all green infrastructure, ensuring that all retained trees and hedgerows positively contribute to the scheme design, provide positive features in that they are functional and form 'social' spaces, while helping to integrate the development within the surrounding context.
- Provide publicly accessible open space to help the health and welfare needs of future occupants of the development. A large proportion of the development will be public open space, which is located close to the neighbouring agricultural fields and public footpath.
- An easy-to-read hierarchy of primary and secondary movement corridors are proposed to maximise connectivity and aid permeability. Streets shall be faced by development resulting in a visually strong street scene.
- Provision of a sustainable drainage system to ensure that the impact of development upon the local surface water drainage network can provide a betterment to existing greenfield run-off rates.

- Affordable housing will be provided on the site. This affordable housing will be negotiated with the Council and provided at an appropriate level in line with the current and emerging policy requirement on a split tenure basis.
- Financial contributions, where justified, will be provided as part of the S106 agreement to enhance local infrastructure. Contributions could potentially be made towards:
 - Affordable Housing
 - Education facilities
 - Leisure and green infrastructure
 - Highway / public transport improvements.

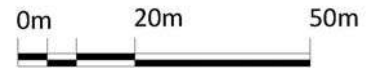
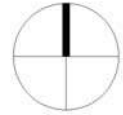
The site presents an excellent opportunity for new development which has a strong emphasis towards good design and “place-making”




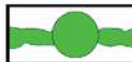







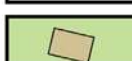
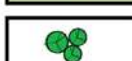






NORTH



KEY:-

-  SITE BOUNDARY
GROSS AREA = 4.48 ha (11.07 acres)
-  EXISTING TREES AND HEDGEROWS ON /ADJACENT SITE PLOTTED FROM DESKTOP REVIEW - SUBJECT TO TOPO SURVEY
-  EXISTING PUBLIC RIGHT OF WAY (PROW)
-  EXISTING DITCH COURSE
-  PRINCIPLE STREET WITH FOOTWAYS
-  HOUSING NODES HELPING TO CREATE PLACES AND SPACES
-  SHARED SURFACE STREET
-  PRIVATE DRIVE
-  ON-SITE PEDESTRIAN LINKS
-  DEVELOPMENT AREA
-  TREE PLANTING
-  PROPOSED SuDS ATTENUATION FEATURE
-  GREEN INFRASTRUCTURE INCLUDING:
- NATURAL / SEMI-NATURAL GREEN SPACE;
- CHILDRENS PLAY PROVISION;
- POTENTIAL COMMUNITY GREEN SPACE;
- PUBLIC OPEN SPACE;
- SuDS FEATURES

Indicative Development Proposal

6.0 CONCLUSIONS

Proposed development to the north of Wyatts Green Lane, presents an opportunity to deliver a well designed scheme, responding to the local context and all assessed environmental and technical constraints. This development can help boost the supply of housing to meet an identified need.



Land to the north of Wyatts Green Lane, Wyatts Green has been robustly assessed in terms of planning, environmental and physical context. It has been shown that the site is suitable to accommodate future housing development to meet the borough's identified needs.

The analysis of the site and the illustrative proposal presented within this document demonstrates how a well-designed, high-quality development can be achieved to respond to the unique context of the site. The site has capacity to accommodate circa 55 houses and this vision framework has shown that:



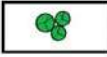
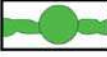









- Wyatts Green is recognised as a sustainable settlement with adjacent villages offering local amenities and services that facilitate the needs of the local residents which includes: schools, shops, churches, public houses, a pharmacy and a health centre.
- There is an identified need to provide new housing to meet the borough's needs. This site will help to address that need, offer a wide range of accommodation types satisfying local demand, and provide the required number of affordable housing units.

- The Council's SLAA (2013) assessed the site. The site was considered, suitable, available and achievable for residential development. The assessment concludes the site would be suitable for development as it would follow the existing build line and would form a logical boundary to the Wyatts Green settlement.
- The site should be regarded as suitable for future housing development without having a detrimental visual impact on the neighbouring urban environment or the wider landscape. The site is not protected by any environmental designation.
- Surface water run-off rate from the development will be controlled offering betterment over the existing run-off.
- The proposals include improved pedestrian connectivity to existing footpaths and recreational space.

The site is readily available and suitable for development and is deliverable. It would make a sustainable and appropriate opportunity for new housing to assist in meeting the borough's needs.



KEY:-

- | | | | | | |
|---|---|---|---|---|--|
|  | SITE BOUNDARY
GROSS AREA = 4.48 ha (11.07 acres) |  | HOUSING NODES HELPING TO CREATE PLACES AND SPACES |  | TREE PLANTING |
|  | EXISTING TREES AND HEDGEROWS ON /ADJACENT SITE PLOTTED FROM DESKTOP REVIEW - SUBJECT TO TOPO SURVEY |  | SHARED SURFACE STREET |  | PROPOSED SuDS ATTENUATION FEATURE |
|  | EXISTING PUBLIC RIGHT OF WAY (PROW) |  | PRIVATE DRIVE |  | GREEN INFRASTRUCTURE INCLUDING:
- NATURAL / SEMI-NATURAL GREEN SPACE;
- CHILDRENS PLAY PROVISION;
- POTENTIAL COMMUNITY GREEN SPACE;
- PUBLIC OPEN SPACE;
- SuDS FEATURES |
|  | EXISTING DITCH COURSE |  | ON-SITE PEDESTRIAN LINKS | | |
|  | PRINCIPLE STREET WITH FOOTWAYS |  | DEVELOPMENT AREA | | |

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