



**BRENTWOOD
BOROUGH COUNCIL**

Local Plan 2015-2030

Preferred Options

July 2013

COMMENT FORM

(For official use only)

Comment
No.

Ack. date

You can comment on the Local Plan 2015-2030 Preferred Options online at www.brentwood.gov.uk/localplan. Alternatively, please use this form to share your views on the contents of the Local Plan.

PERSONAL DETAILS

YOUR COMMENTS

Please indicate which section(s) of the Local Plan you are commenting on (please clearly state the Policy reference or paragraph number):

Policy DM23

Please specify if you Support or Object (tick as appropriate):

Support

Object

Comments (please use additional sheet if required):

Martin Grant Homes consider that the Preferred Options makes inadequate provision for the accommodation of objectively assessed housing needs arising in the period to 2030. As a consequence, further sites will need to be identified by the Council to enable a flexible and responsive supply of land to be available for housing in the Plan period. Further locations will need to be added to the list of sites presently contained within Policy DM23.

Land located between Heron Court and Billericay Road, Herongate, is enclosed on three sides by existing development and its eastern boundary is defined by a substantial area of tree planting. Its utilisation for the accommodation of new housing in the Plan period would assist in ensuring that the objectively assessed housing requirement described at paragraph 2.30 of the Preferred Options can readily be achieved. The land concerned is readily available for development and is capable of accommodating approximately 30-40 dwellings.

Martin Grant Homes object to the inclusion of land located between Heron Court and Billericay Road, Herongate, within the green belt as shown on the Key Diagram at page 10 of the Preferred Options for Consultation. The land concerned does not exhibit the characteristics established at paragraph 80 of the NPPF to warrant its inclusion within the green belt. On that basis, Martin Grant Homes request that the area of land identified to the north east of Heron Court should be removed from the green belt and included in Policy DM23 as a housing land allocation (area outlined in red on the attached plan).

Paragraph 80 of the NPPF establishes the five purposes of including land within the green belt. Given the particular circumstances affecting Brentwood/Herongate, Martin Grant Homes do not

consider that the objection site fulfils the purpose of preserving the setting/special character of historic towns or preventing neighbouring towns from merging into one another. There is a substantial distance between Herongate and both Billericay and Basildon and, in those circumstances, development arising on the objection site would not, in our view, give rise to issues of coalescence. Accordingly, we consider below the contribution that the particular tract of land makes to the remaining three purposes of including land within the green belt, namely the checking of unrestricted sprawl, safeguarding the countryside and assisting in urban regeneration.

Unrestricted sprawl of large built-up areas

Paragraph 80 of the NPPF seeks to ensure that land is included within the green belt in order to check the unrestricted sprawl of larger built-up areas. The provision of new housing on land to the north east of Heron Court, Herongate, will not give rise to the unrestricted sprawl of the settlement as there is significant/substantial planting to the east of the suggested housing allocation to provide an acceptable/appropriate physical delineation/limitation to the growth of Herongate.

Housing is already located at the eastern extent of the settlement, along Billericay Road, and the area proposed to be allocated for housing by Martin Grant Homes will not bring about a further extension, in physical terms, of Herongate's perceived built-up area. Unrestricted sprawl will not arise as the site concerned is well contained by development to the north, west and south whilst a significant area of planting is situated to the east. In these very particular circumstances, the land concerned does not need to be included within the green belt in order to check the perception of the unrestricted sprawl of Herongate.

Safeguarding the countryside

One of the purposes of including land within the extent of the green belt is to assist in safeguarding the countryside from encroachment. Whilst the objection site is obviously undeveloped, the presence of the substantial tree planting to the east of the site indicates that development to the north east of Heron Court will not give rise to encroachment upon the open countryside that constitutes the contextual landscape setting for Herongate. In our view, the nature/location of the suggested allocation site leads to the conclusion that it is visually part of the built-up framework of Herongate and that its release from the green belt to accommodate new housing will not give rise to encroachment upon open countryside. The area of land is contained in visual terms and the placing of new dwellings upon it will not give rise to encroachment upon the open countryside setting of Herongate.

Urban regeneration

The policy emphasis described in the Preferred Options is upon urban regeneration in order to encourage the recycling of previously developed land. The allocation of the small parcel of land at Herongate will not undermine that policy position. In order to ensure that the objectively assessed housing needs arising in the period to 2013 can be met, it is clear that all future development requirements cannot be accommodated on previously developed land. In such circumstances, it is necessary to identify the release of discrete parcels of land from the green belt, particularly where that land does not need to be kept permanently open to maintain green belt purposes.

Please return to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed form and email planning.policy@brentwood.gov.uk

Please note that all responses will be published online. More information can be found at www.brentwood.gov.uk/localplan

All responses should be received by Wednesday 2nd October 2013



