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

18845/A3/EH/djg

02 October 2013

Dear Ms Candler

**BBC LOCAL PLAN 2015-2030 PREFERRED OPTIONS CONSULTATION**  
**OFFICERS MEADOW, SHENFIELD : PROPOSED RESIDENTIAL DEVELOPMENT**  
**CROUDACE STRATEGIC LIMITED**

We are writing on behalf of our client Croudace Strategic Limited in response to the Council's current consultation exercise titled 'Brentwood Borough Local Plan 2015-2030: Preferred Options'.

The enclosed document constitutes our representations on the Local Plan Preferred Options. I also refer to my previous letter to you dated 21 August 2013 regarding the preparation of the Local Plan and the missing evidence base, and to my recent meeting with Bill Newman and Phil Drane on 20 September 2013.

We are of the view that the Local Plan needs to be reconsidered in the light of the requirements of the NPPF's presumption in favour of sustainable development. The NPPF requires Local Plans to be positively prepared and to seek to meet objectively assessed needs. The current strategy does not achieve these objectives and BBC has failed to demonstrate that other alternative approaches are less acceptable. Currently there is an insufficient background evidence base (a key element of the 'justified' test of soundness), to support the preferred spatial strategy.

We maintain the view that the Local Plan should make provision for a major development at Officers Meadow, Shenfield (SHLAA Ref.G091). The Local Plan recognises Shenfield as a sustainable location for growth. It scores highly in the Settlement Hierarchy and offers a wide variety of facilities and services. The Officers Meadow site in particular offers an ideal opportunity to secure a deliverable allocation which would:

- Make a valuable contribution to meeting local housing need;
- Secure an effective and balanced supply of dwelling types and tenures; and
- Maintain and enhance the economic viability and vitality of the settlement which will shortly benefit from the advent of Crossrail.

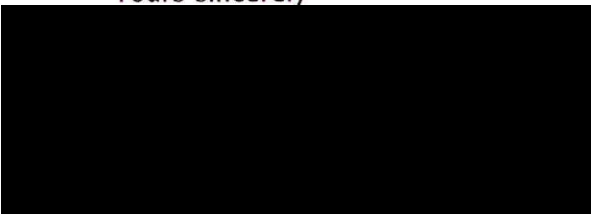
You will recall that we have prepared a Development Framework Document (DFD) for the Officers Meadow site and that we have had previous meetings with Planning Officers on 27 January 2011, 16 October 2012 and 20 September 2013 to discuss the site and the DFD. We enclosed an updated copy of the DFD with our response to the 'Your Neighbourhood' consultation in June 2011 and provided you with a further copy of our DFD during our meeting on 20 September 2013.

The Brentwood Borough Local Plan 2015-2030 Preferred Options document suggests that the Officers Meadow site is a possible location for a 'Park and Walk' facility. As highlighted in paragraph 5.30 of our representations, we are keen to engage in discussions with the Council regarding accommodating 'Park and Walk' as part of a comprehensive treatment of the Officers Meadow site. We would welcome a meeting with you in the near future to explore relevant details (ownership, number of parking spaces, joint access, etc).

We trust that you will find the enclosed representations of interest, and indeed helpful to you in your consideration of the preferred options for the Local Plan and your preparation of the submission version of the Local Plan going forward. We would be grateful if you could keep us informed of any further consultation exercises on future Local Plan documents.

If you have any questions, or require clarification on any aspect of the enclosed document, then please do not hesitate to contact me accordingly. We look forward to hearing from you with regard to potential meeting dates at the earliest opportunity.

Yours sincerely



enc: Representations on Brentwood Borough Local Plan 2015-2030: Preferred Options

cc: Martin Harrop, Croudace Strategic Limited