



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

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

RESIDENTIAL HOUSING ALLOCATION

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

Support

☐

Object

☒

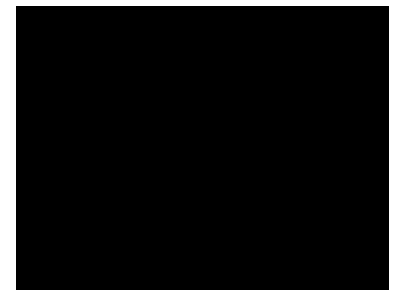
Comments (please use additional sheet if required):

The site shown on the attached plan and described in the supporting statement should be included in the land allocated for residential development within the Local Plan.

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



The Planning Policy Team
Brentwood Borough Council
Town Hall
Brentwood
Essex CM15 8AY

9th September 2013

For the attention of Mr. P Draine, Senior Policy Planner

Dear Sir,

BRENTWOOD B.C.

10 SEP 2013

**Land South of Ingatestone Adjacent to The ~~Highway~~ CM4 9AY
Local Plan 2015 - 2013 Preferred Options - Residential Housing Allocation**

I refer to the above consultation and my earlier correspondence with your Department concerning the above site.

On behalf of my Clients Bushcade Limited I am pleased therefore now enclose the completed Comment Form, Site Plan and Supporting Statement in respect of this site.

As the analysis shows this site is eminently suitable for inclusion within the land to be allocated for future residential development; with the potential for an associated commercial use on the southernmost part of the land.

I look forward to receipt of an acknowledgement of this submission and would be pleased to discuss any further matters or provide any additional details as may be required.

Land South of Ingatestone Adjacent to The Hillway CM4 9AY Local Plan 2015 – 2030 Preferred Options – Residential Housing Allocation

Proposed Allocation for Residential Development with an Area of Associated Commercial Use

The site, which is shown outlined in red on the attached plan, is proposed for inclusion within the land to be allocated for residential development within the next stage of the Brentwood Borough Council Local Plan 2015 – 2030.

Location and Access

The site, which is shown outlined in red on the attached plan (scale 1:5000) lies immediately south of the village of Ingatestone and abuts along its northern boundary land already shown as one of the preferred sites for residential development within the Draft Local Plan (Ingatestone Garden Centre site No. 128).

The site is accessed off The Hillway the northern section of which is an adopted public road off the B1002, which leads to Ingatestone High Street and the A12 truck road.

Description

The site, which is triangular in shape, is bounded all along its south eastern boundary by the BR main line rail link between Shenfield and Chelmsford.

The western boundary abuts the A12 slip road off the B1002 as well as the A12 itself at the southernmost end of the site. To the north the site abuts the Brentwood Borough Council operated Recycling Centre in part and also land belonging to Ingatestone Nurseries and now shown as a provisionally allocated for residential development.

The southernmost part of the site has already been developed as a small commercial yard and depot occupied by Bushcade Limited.

A central part of the site extending to over 1 hectare is hard surfaced having been utilised as a depot and storage area by contractors carrying out extensive repair works to the A12 on behalf of The Highways Agency some years ago.

The remainder of the site is characterised by rough uncultivated grassland, minor spoil heaps and disturbed ground.

Planning History

Attached is a schedule of previous planning consents granted on the site in respect of the depot and storage area, roadways, surfacing and other works.

As this indicates there is a long established commercial use to the southern portion of the site accessed directly off the internal roadway known as The Hillway.

Landscape and Ecology

The site is particularly well enclosed to the southeast owing to the mature nature of the tree and shrub screening along the route of the BR main line. The boundary to the A12 and A12 slip road is likewise characterised with intermittent screening of mature and semi-mature trees and shrubs. To the north the boundary with the Recycling Centre is partly screened with semi-mature mainly self-sown trees, although the immediate northern boundary abutting the Ingatestone Nursery land is relatively open. Internally within the site there are relatively few significant trees or shrubs.

An initial ecological survey has indicated that the site is of particular low value.

There are no especially valuable habitats or known presence of any scheduled species or open water. The isolated nature of the site which is well separated from any habitats on surrounding land by the A12 and BR Main Line means that there can be relatively little movement into or out of the site for terrestrial creatures.

Development Analysis

The site makes relatively little contribution to the Green Belt owing to its unique positioning between two major transport corridors. It abuts an area which is now a preferred residential development site and also has its own access thus providing options in respect of future development.

The Planning history of the site, low ecological and landscape value and proximity of other residential developments all suggest that the site should now be included within land allocated for residential development.

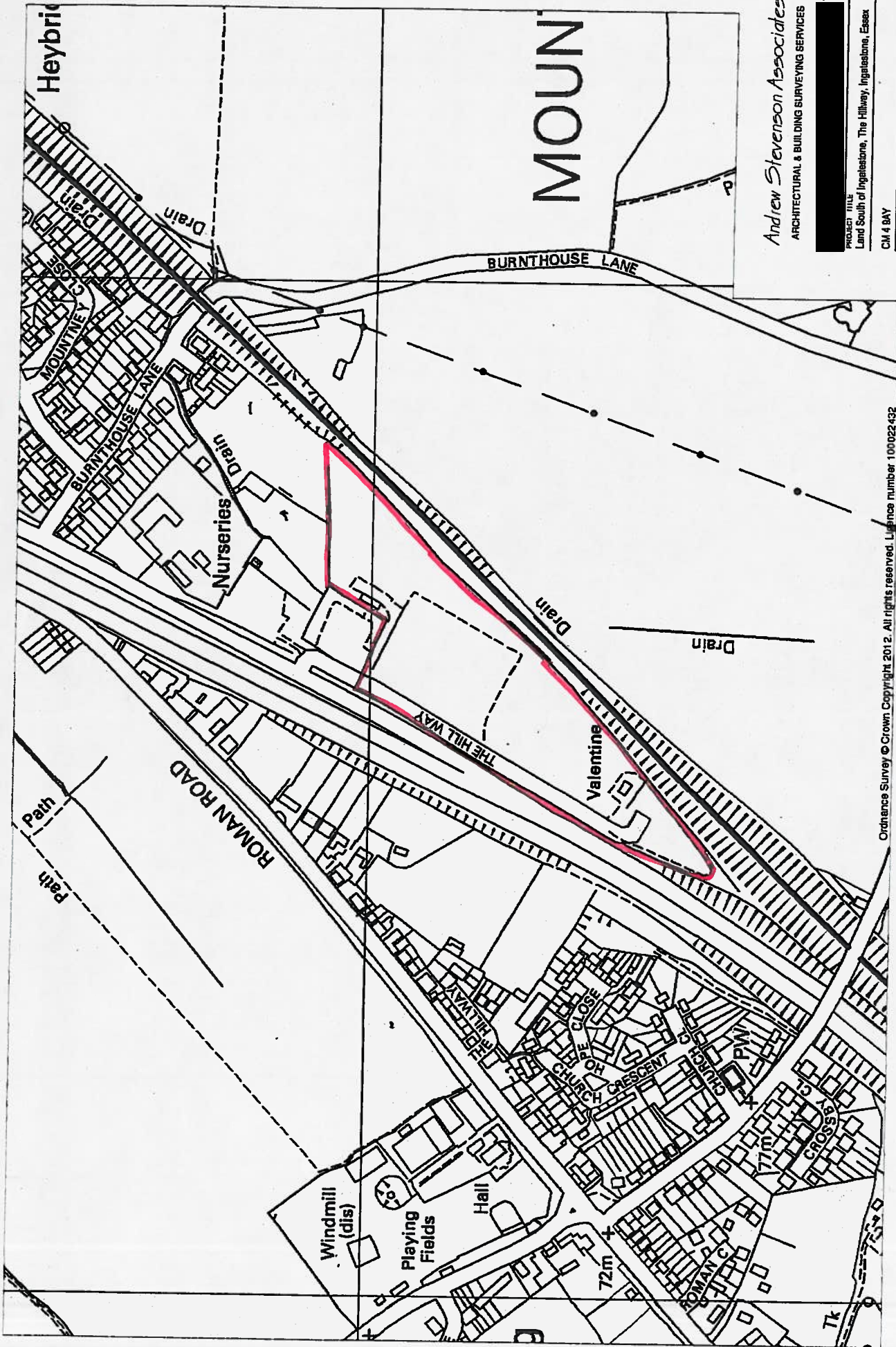
There is a recognised constraint in respect of potential noise issues, particularly with the A12, which suggests that the southernmost part of the site may need to remain in a commercial use and that suitable noise attenuation measures will be required as part of any comprehensive development scheme for the site.

Conclusions

As the above analysis demonstrates this site provides an opportunity to extend an area of land already proposed for residential development onto an adjacent site,

which is enclosed by significant physical boundaries. There are no major constraints to development and the site makes little meaningful contribution to the objectives of the Green Belt.

The site should therefore be included within land allocated for residential development within the Local Plan 2015-2030.



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Andrew Stevenson Associates
ARCHITECTURAL & BUILDING SURVEYING SERVICES

PROJECT TITLE	
Land South of Ingelstone, The Hillway, Ingelstone, Essex	
CM 4 DAY	
DRAWING TITLE	
Location Plan	
PROJECT No	DRAWING No
4710	01
SCALE	DATE
1:5000 @ A4	Aug '13
	SPH

#1A HWY STREET, GREAT DUNMOW, ESSEX, CM8 1AB. TEL: 01271 874897
FAX: 01271 874838 Email: and@asa.co.uk

LIST OF PREVIOUS PLANNING APPLICATIONS
LAND AT THE HILLWAY, INGATESTONE

97/00389/FUL	Erection of replacement bungalow - Valentine
97/00436/FUL	Erection of replacement workshop - yard at The Hillway (formally known as Brentwood Depositories)
97/00437/FUL	Retention of part of hard surfaced area to form access drive and turning area - land adjoining former Brentwood Depositories Site, The Hillway
98/00289/FUL	Revised siting of replacement bungalow approved under planning reference BRW/389/97 - site of Valentine, The Hillway.
00/00563/FUL	Retention of two earth bunds - land adjoining former Brentwood Depository yard at The Hillway.
00/00891/FUL	Formation of access dive and the erection of a detached double garage - site of Valentine.
03/00203/FUL	Retention of excavated area, alterations to embankments, construction of additional bund and erection of 2m and 1.5m high willow fencing - land adjacent to The Hillway application.
ENF/BRW/255/2006	Area of hardstanding previously used in connection with engineering works to the A12.