



**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

Title:

Mr

First Name:

James

Last Name:

Firth

YOUR COMMENTS

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

Preferred Options Site Allocations Maps and Policy CP7- Alterations to the boundary of Site 101A

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

Support

Object

Comments (please use additional sheet if required):

The allocation of site 101A for employment purposes is strongly supported. It is, however, requested that the Council consider alterations to the boundary of the site as detailed below.

Preferred Options Site Allocations Maps - Alterations to the boundary of Site 101A

It is considered that amendments should be made to the boundary of Site 101A as currently shown in the Local Plan 2015 -2030 Preferred Options consultation.

The illustrative drawings prepared in the supporting vision statement are still based on a site area of 23.5 ha. The site boundary used has, however, been amended slightly from that proposed in the current Preferred Options consultation. The proposed changes are explained in more detail on pages 8 and 18 of the supporting vision statement.

The proposed changes consist of the removal a small area of the site close to Hobbs Hole Wood from the site boundary. This area is subject to gas easement constraints and it is considered could more effectively used as part of the landscaping scheme. This would additionally help provide a buffer to Hobbs Hole wood and help to preserve its ecological value.

It is proposed that an area to the south east of the site could also be included within the site in order to retain an allocation of 23.5ha. This area has been previously developed and although a restoration scheme has been undertaken the land remains unsuitable for agricultural operations. The site forms part of the parcel considered by the Liz Lake Associates and it is considered the area could be included without additional landscape harm. The proposed site area has been used for the indicative drawings contained within the supporting vision statement.

Even with the above change to the boundary outlined above it is considered that approximately 2 ha of the site may remain constrained by easements. It is therefore considered that in order to deliver a full 23.5ha of useable employment land the site boundary the Council should consider further extending the site to the south and east as indicated on plan 4 on page 18 of the supporting vision statement. This further area of land has not presently been included on the illustrative plans, however, it is considered that this land could additionally be included in order to provide a full 23.5 ha of useable land. The site would still remain contained within the existing ridgeline to the south.

Suggested amendments

- Alter the boundary of Site 101A to exclude the area of land closest to Hobbs Hole Wood and include an additional area of land to the south east of the site in order to continue to provide a total of 23.5 ha of employment land.
- Given that approximately 2 ha of the land would still remain constrained by easements the Council should consider further altering site boundary to include additional land to the south east of the site in order to provide a total developable area of 23.5 ha.

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