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**From:** Matt Driscoll [REDACTED]  
**Sent:** 17 February 2015 12:51  
**To:** Planning Policy  
**Subject:** Growth Options Consultation - SJ Walsh and Sons  
**Attachments:** Strategic Growth Options Comment - East Horndon Hall.pdf; Site Location Plan - East Horndon Hall.pdf; Masterplan - East Horndon.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sirs,

On behalf of our client, SJ Walsh and Sons, please find attached a completed consultation questionnaire for the Strategic Growth Options Consultation.

If you have any queries, please do not hesitate to contact me.

Kind regards

**Matt Driscoll** MRTPI  
Associate

T: [REDACTED]  
M: [REDACTED]  
E: [REDACTED]  
W: [REDACTED]

**THE JTS PARTNERSHIP LLP**

[REDACTED]  
[REDACTED]

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Comment No.	
Ack. date	



## Brentwood Borough Local Plan

# Strategic Growth Options Consultation

January 2015

### Consultation questionnaire

This consultation questionnaire relates to the Brentwood Local Plan Strategic Growth Options Consultation and is provided for you to make comments. Please take the opportunity to read the consultation document before filling in this form and returning to:

**Planning Policy Team, Brentwood Borough Council Town Hall, Brentwood, Essex, CM15 8AY**  
or by email to [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk)

Comments need to be received by 5pm on Tuesday 17 February 2015

If you need any help completing this form please contact the Planning Policy Team using the contact details given above or by telephoning 01277 312620.

### Personal Details

Title: Mr	First Name: Matthew	Last Name: Driscoll
Organisation (if applicable): The JTS Partnership LLP on behalf of SJ Walsh and Sons		
Job title (if applicable):		
Address: [REDACTED]		
Post Code: [REDACTED]	Telephone Number: [REDACTED]	
Email Address: [REDACTED]		

### Questions

The Council is seeking responses on key issues. Focused questions appear in bold boxes throughout the Strategic Growth Options document. These questions are summarised in this consultation questionnaire. More information can be found at [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan).

Please use an additional sheet if necessary. Please note that all responses will be published online.



Q1: Do you agree with the broad areas, for the purpose of considering approaches to growth?

Yes  No

#### Comments

The Borough logically splits itself into three identified areas, which are of different character. The Borough contains two main infrastructure corridors, with more rural villages to the north and each area provides different development opportunities. The growth figure of 5,500 dwellings for the next 15 years is supported, however it is considered optimistic that 2,500 dwellings will come from the brownfield sites within the urban area.



Q2: Do you agree with the issues raised within each of these areas?

Yes  No

#### Comments

These representations concern the A127 Corridor and it is considered that the issues raised in relation to this area is correct.



Q3: Do you have any comments on the appropriateness of particular sites? Yes  No

#### Comments

Concern is raised at the prospect of the West Horndon strategic allocations, particularly in regard to the development on employment sites. Whilst the development of those sites is supported, the Council must ensure that sufficient employment land is brought forward alongside the allocation of these sites to ensure that employment is not lost in the Borough. The existing, undesignated, land at East Horndon Hall is ideally suited to provide additional employment land to accommodate those lost through brownfield redevelopment.



Q4: Given the greater capacity for growth along the A127 corridor, which of the sites put forward do you think is the best location for growth?

#### Comments

Proposals for development at West Horndon are supported, in principle.

Representations will be made separately to the Dunton Garden Suburb Consultation, however it is considered that this development fails in four of the five purposes of the Green Belt (Paragraph 80 of the NPPF). Such a suburb would: -

- Encourage the sprawl of large built-up areas (Basildon/Laindon);
- Potentially merge Laindon with East Horndon and West Horndon. Laindon itself is already merged with Basildon
- Further encroaches upon the countryside, creating a continuous stretch of development on the southern side of the A127, running from Nevendon to the A128.
- Failing to encourage the recycling of derelict and other urban land.

? Q5: Should the A12 corridor accommodate growth by releasing sites on the edge of urban areas? Yes  No

**Comments**

The focus of this submission is centred on the A127 Corridor and employment sites. This firm makes representations on housing issues in separate representations.

? Q6: In order to provide for local need is it preferable for Greenfield sites on the edge of villages to be released, or to develop brownfield sites (both within the Green Belt)?

**Comments**

? Q7: To enable future employment need to be met do you agree that the most sustainable approach is to allocate new sites close to the strategic highway network? Yes  No

**Comments**

It is a logical decision to seek to allocated employment sites close to the strategic highway network and away from the higher populated areas of residential development. The site at East Horndon Hall meets those requirements, being located on the junction of the A127 and A128. The land is already currently partly used for industrial purposes.

The Company requests that their site at East Horndon Business Park is considered

as a site allocated for general employment, either as existing or as a preferred allocation. this is a previous developed land, providing an excellent opportunity for new employment land to form a business park, incorporating some leisure opportunities. An Indicative Masterplan has been prepared and, whilst it has been previously submitted to the Council, we attach to this report for ease of reference.

It is proposed that the site can form a new business park, providing a mix of B-uses together with a leisure use, such as a hotel, as a feature building on the corner of the A128 and A127 roundabout.

The range of uses suggested is predominantly B1 office and light industrial uses. The proposals provide an opportunity to regulate the existing industrial uses and, whilst the site is heavily screened from the west and north, further landscaping and planting can be provided to create a buffer between the site and the A128.

The site is in a highly sustainable location in terms of highway networks, being located adjacent to the roundabout with the A127 and A128, with direct links to the M25, Brentwood, Thurrock and east Essex.

When considered in relation existing allocated employment land this site;

- Is in a strong location for accessibility where country lanes and residential roads are avoided, but easy access to the main arterial routes including A127, M25 and A12 (via M25 or A130).
- Requires limited landscaping and screening on the eastern boundary;
- Is of a size that allows for a comprehensive development, whilst being of a scale and nature appropriate to the locality.
- It is readily constrained by the A128, A127 and Tilbury Road, and thus makes a logical release from the Green Belt.

Furthermore, with the potential proposed allocation for housing within West Horndon, replacing the existing employment land, this site is ideally located for an increase in employment numbers resulting from the additional housing.



Q8: In order to ensure that the Town Centre remains economically sustainable, do you agree that a "Town Centre First" approach should be taken to retail development?

Yes  No

#### Comments

No further comment.



Q9: Are there opportunities for more open space provision in the area where you live?

Yes  No

#### Comments

No further comment.

? Q10: Please rate the level to which you value the landscape near where you live (on a scale of 1 to 5), as compared to other areas within Brentwood Borough, for the following aspects:

Aspect:	Very Low	Low	Average	High	Very High
Scenic Beauty / Attractiveness	1	2	3	4	5
Outdoor Recreation / Leisure Use	1	2	3	4	5
Wildlife Interest	1	2	3	4	5
Historic Interest	1	2	3	4	5
Tranquility	1	2	3	4	5
Other – please specify: .....	1	2	3	4	5

? Q11: To what extent do you think the following are present in the landscape near where you live (on a scale of 1 to 4):

Aspect:	Absent	Occasional	Frequent	Predominant
Houses	1	2	3	4
Commercial / Industrial buildings	1	2	3	4
Nature Reserves / Wildlife	1	2	3	4
Farmland	1	2	3	4
Woodland	1	2	3	4
Degraded / Derelict / Waste land	1	2	3	4
Infrastructure (Road / Rail / Pylons etc.)	1	2	3	4
Leisure / Recreation Facilities	1	2	3	4
Other – please specify: .....	1	2	3	4

? Q12: Have we considered the main infrastructure issues? Are there other important issues to consider? Yes  No

**Comments**

No further comment.



Q13: What do you think the priorities for infrastructure spending should be?

**Comments**

No comment.

**Thank you for taking the time to complete this questionnaire**

Please ensure that you return comments to the Council by 5pm on Tuesday 17 February 2015  
(see page 1 for details)