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**From:** Nigel Tedder [REDACTED]  
**Sent:** 17 February 2015 13:25  
**To:** Planning Policy  
**Subject:** Strategic Growth Options Consultatons and site representation  
**Attachments:** CCF17022015.pdf; Constraints and Opportunities Plan.pdf; Location Plan.pdf; Streetscene.pdf

Please find consultation response and further site representation as attached.

A 2nd email will follow due to file size,

If an acknowledgment can be issued for our records please

Regards,

Nigel Tedder  
Design Director  
Go Planning Ltd  
[REDACTED]

[REDACTED]  
[REDACTED]

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Internal use only	
Comment No.	
Ack. date	



**BRENTWOOD  
BOROUGH COUNCIL**

## 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: <i>MR</i>	First Name: <i>NICK</i>	Last Name: <i>TEDDER</i>
Organisation (if applicable): <i>GO PLANNING LTD.</i>		
Job title (if applicable): <i>DESIGN DIRECTOR</i>		
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 broad approaches to growth follow the main transport nodes and allow for some dispersed growth in the northern part of the borough which appears to represent a sustainable pattern of development.

? Q2: Do you agree with the issues raised within each of these areas? Yes  No

**Comments**

It appears highly likely that some land would need to be released from the Green Belt where appropriate.

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

**Comments**

Site references 106 would be suitable for additional housing either alongside or in lieu of the redevelopment of site 128 Ingatestone Garden Centre for housing

? 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**

Given both the A127 congestion issues and past remoteness of West Thurston the A12 corridor is considered to be the best location for growth.

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

**Comments**

Yes land adjacent to urban areas in sustainable locations, such as key service centres should be subject to landscape & intrusion issues be considered for release.

? 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**

Sites within the Green Belt should be released based on issues of sustainability. If an existing brownfield site provides employment and mixed use opportunities it could be retained. It need not be developed ahead of other Greenbelt sites.

? 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**

New sites should be close to the strategic highway network, however those locations with public transport links & rail lines should be considered first due to sustainability.

? 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**

The town centre is already highly congested. Dispersal of some retail would relieve this pressure.

? Q9: Are there opportunities for more open space provision in the area where you live? Yes  No

**Comments**

The borough is well catered for with urban open spaces and larger parks. New developments should include significant areas for open space to ensure localised opportunities.

? 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: accessibility.....	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: Diversity.....	1	2	3	4

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

**Comments**

Brentwood is heavily constrained by Green Belt and this is part of the borough's attractiveness. However much of the Green Belt is unattractive and not contributing. These areas could be considered for development.

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

**Comments**

Given the size of the borough it lacks an "entertainment centre" i.e. cinema, bowling etc. Infrastructure spending on highways and rail improvements are needed.

**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)

[REDACTED]

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**From:** Nigel Tedder [REDACTED]  
**Sent:** 17 February 2015 13:27  
**To:** Planning Policy  
**Subject:** Strategic Growth Options Consultatons and site representation Site 106  
**Attachments:** Representation.pdf; Site Context.pdf; Site Plan.pdf

Please find further site representation as attached.

A separate highways report will follow

If an acknowledgment can be issued for our records please

Regards,

Nigel Tedder  
Design Director  
Go Planning Ltd  
[REDACTED]

[REDACTED]  
[REDACTED]

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Ingatestone Local Development Framework

REPRESENTATION

LAND AT THE HILLWAY OFF, ROMAN ROAD,  
INGATESTONE, ESSEX, CM4 9AY

On behalf of Go Homes Ltd

February 2015



1.0 Introduction

2.0 Site & Context

3.0 Local Infrastructure and Facilities

4.0 Constraints

5.0 Masterplan

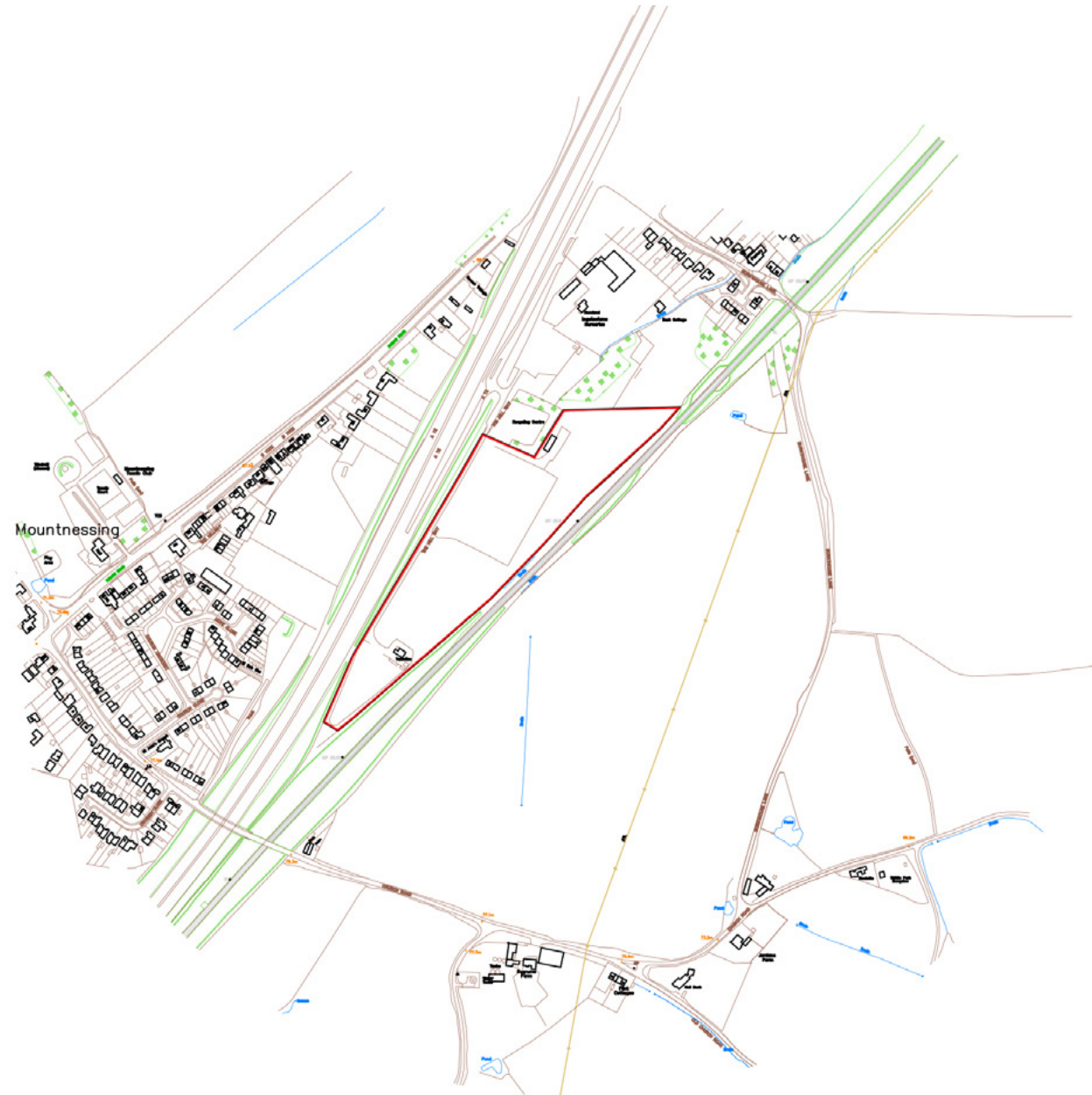
6.0 Summary



The following representation is in response to Brentwood Borough Council’s strategic growth options consultation in relation to the Core Strategy and LDF process.

This representation is submitted on behalf of Go Homes Ltd in respect of their land option. The purpose of this evidence is to demonstrate that the landowner / developer have suitable land available either alongside the adjacent garden centre proposal or independently to assist the council with their growth options for housing needs.

Section 2 describes the site and the context in which it has come forward to this stage of the LDF process. Section 3 moves on to describe the site in relation to the infrastructure and facilities within Ingatestone. Section 4 provides an overview of the sites constraints. Section 5 presents the indicative masterplan for the site and section 6 summarises the findings.





The site is located to the south of Ingatestone, which was classed within the Core Strategy Issues and Options as a Village Service Centre. There are a range of services in the village including a number of businesses. The village has good transport links including a rail station and a regular bus service to Chelmsford and Brentwood.

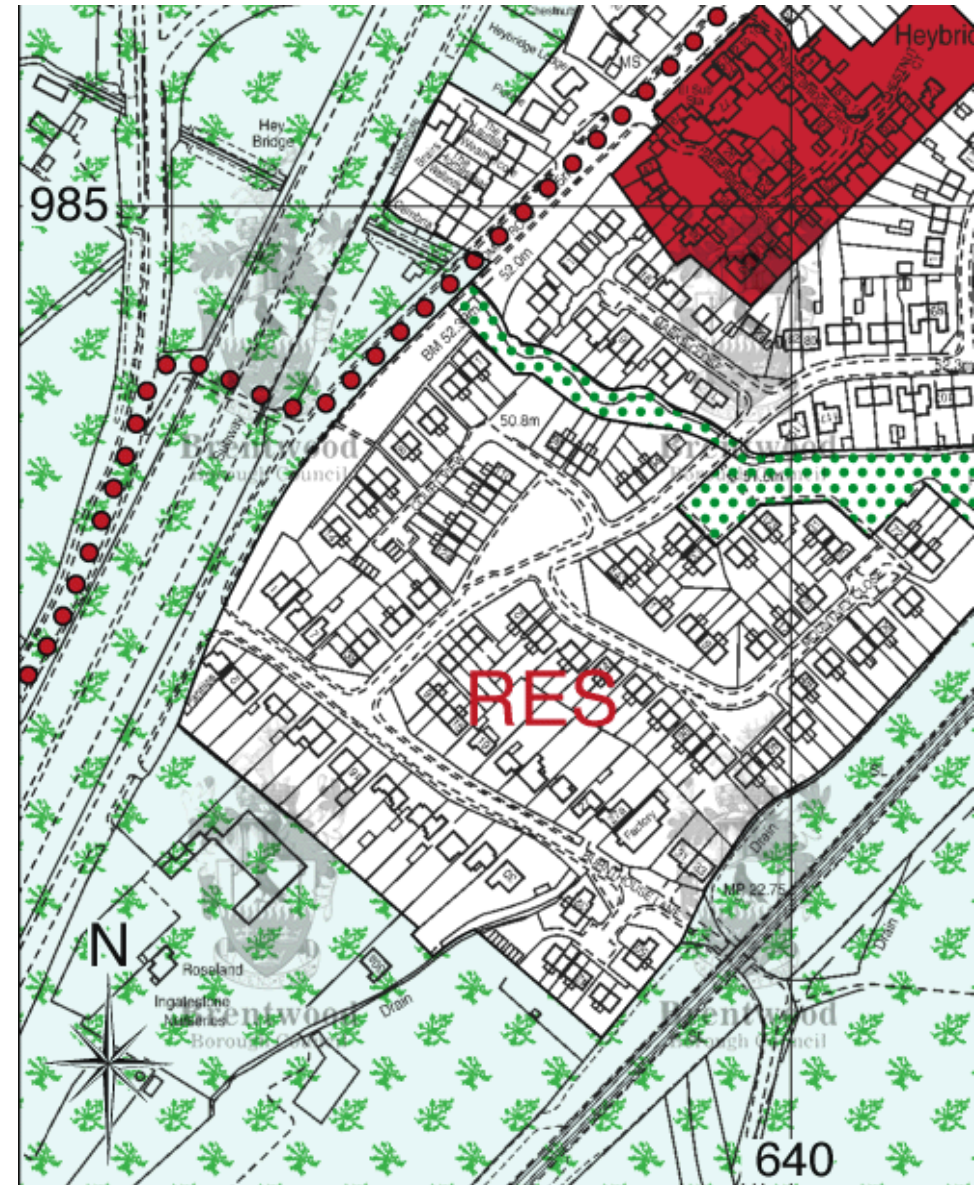
Located to the south of Roman Road on the southern edge of Ingatestone, the site extends to 3.4 hectare. It is adjacent to A12 to the west, to the northern boundary is the local recycle centre and Ingatestone Garden Centre and to the east is the London to Ipswich railway line. There is an existing access to the site from Roman Road.

The plan to the right is an extract from the Brentwood Replacement Local Plan (2005) which denotes land uses in relation to the site. Although in the Green Belt, the site is considered to be a brownfield due to existing use and Certificates. The Site is encapsulated by the A12 and railway line making no positive contribution to the green belt.

### KEY

The Proposals Map should be read in conjunction with the policies contained in the written statement (An indication of the most relevant policies are set out alongside the notation title.)

-  Administrative & Local Plan Boundary
-  Area covered by another Inset Map
-  Green Belt  
GB1, GB2, GB3, H10
-  Special Landscape Area  
GB28, C8
-  Landscape Improvement Area  
GB28, C12
-  Thames Chase  
C11
-  Grade II Agricultural Land  
IR3
-  County Wildlife Site  
C3
-  Site of Special Scientific Interest  
C1
-  Writtle Ancient Landscape  
C9
-  Protected Lane  
C10
-  Protected Urban Open Space  
LT2, LT5
-  Local Nature Reserve  
C2, C3
-  Red House Lake  
C13
-  Historic Park or Garden  
C9
-  Major Housing Site 1996-2011  
H1
-  Cycleway Proposals  
T14





1.



2.



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15.



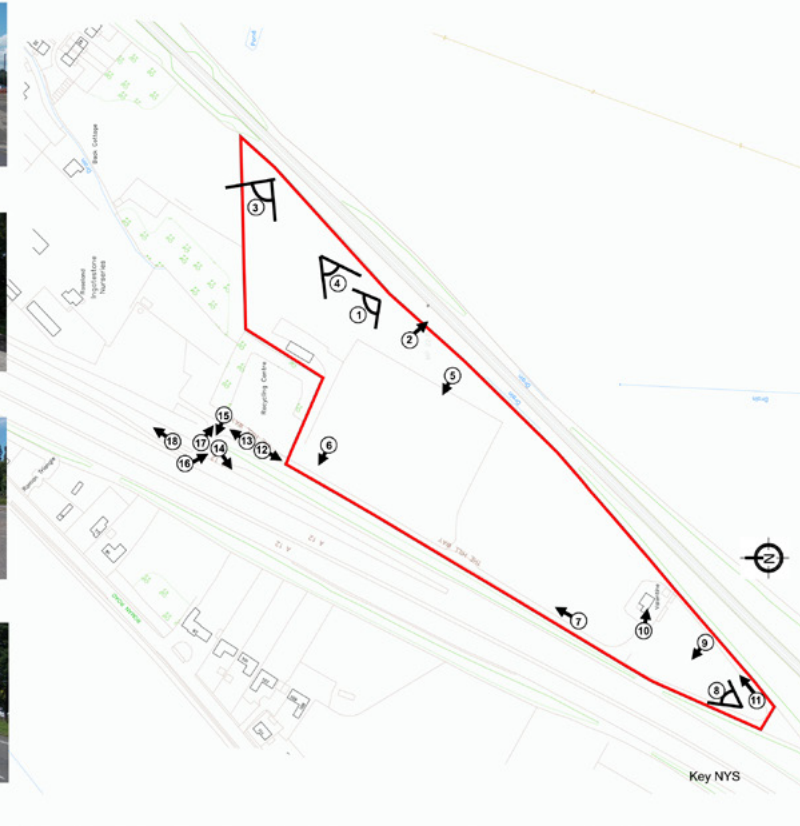
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17.



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### 3.0 Local Infrastructure and Facilities



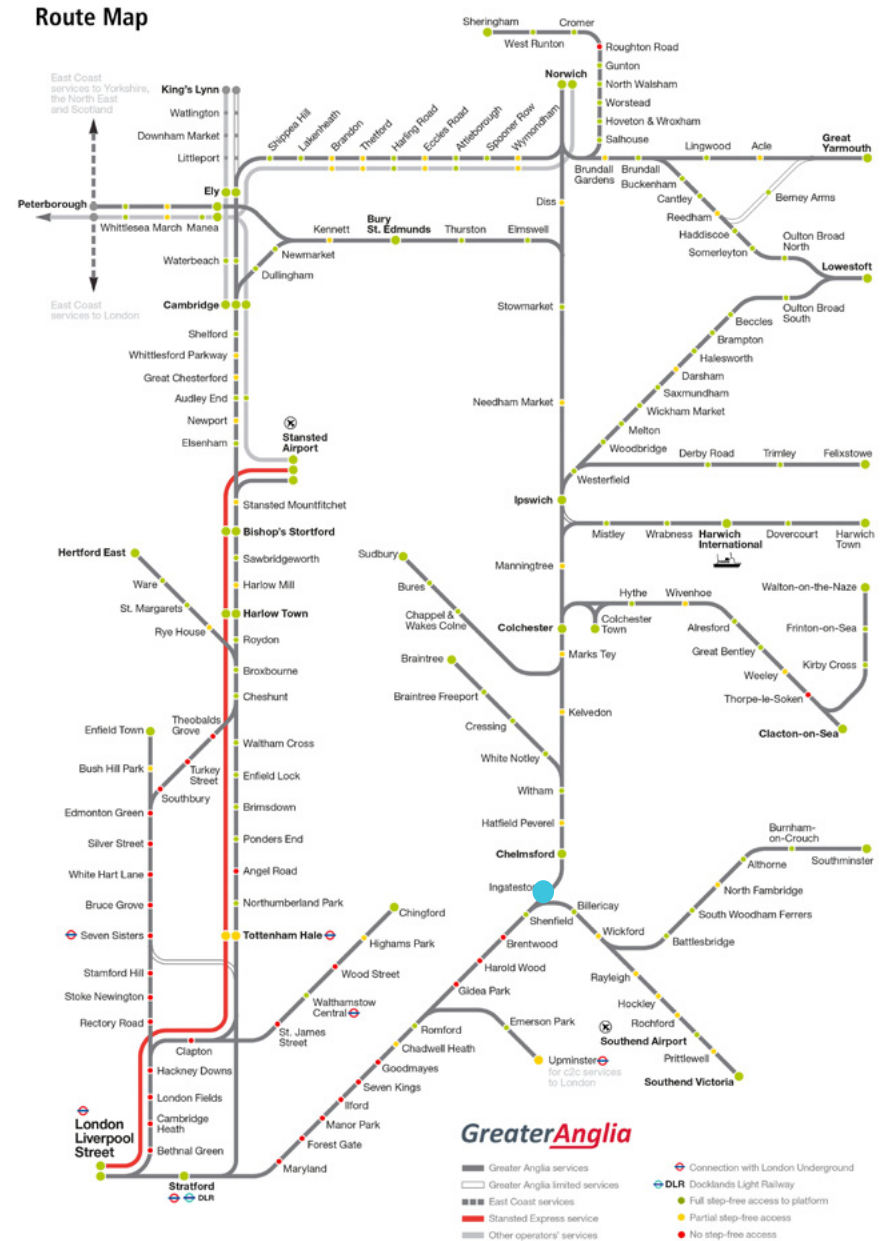
#### Transport

There are a number of public transport options open to the residents of Ingatestone, these include bus services that link the surrounding villages together and services that link these villages to the key centre of Brentwood.

The village has a train station which is a station on the London Liverpool Street and East Anglia line. Journey time from Ingatestone to Liverpool Street is 30 minutes and there are approximately two trains per hour. From Ingatestone to Chelmsford is a 5 minute journey time with approximately two trains per hour.



Ingatestone Railway Station



● Ingatestone Railway Station

### Shops and Services

Ingatestone High Street offers a wide range of shops and restaurants along its High Street. Amongst the retail outlets are two small supermarkets, a baker, a butcher, a chemist, a travel agency, several clothes shops, hairdressers, several estate agents, two banks, a post office, and several specialist shops.

### Schools

There are three schools in Ingatestone – infants, junior and the secondary school.

Ingatestone Infant School  
Ingatestone And Fryerning Church Of England Voluntary aided Junior School  
Anglo European School

### Open Space

Ingatestones Main Park is Seymour Field, which contains a fenced off park, four football pitches and a BMX track at the far end.

The main place of interest is Ingatestone Hall which is a Grade I listed 16th-century manor house. It was built by Sir William Petre, and his descendants (the Petre Baronets) live in the house to this day. The hall is open to the public through out the year.



High Street



St. Edmund and St. Mary' Church



Ingatestone Hall

# 4.0 Constraints



The Constraints Plan provides an overview of the physical and natured constraints to the site's development.

## 5.0 Masterplan

The Indicative Masterplan provided shows a capacity of up to 100 dwellings of 2, 3 and 4 bed designs incorporating areas of open space and landscaping. The site would incorporate 35% of overall numbers to provide affordable housing.

Surface water attenuation is provided in the form of an attenuation pond with earth bunds or acoustic fencing provides a response to the noise environs of the site.





This site is well located in relation to the village and the settlement boundary could easily be altered to encompass this site. There is an existing access and appropriate landscaping measures would mitigate against any impact of development.

Ingatestone is classified as a Village Service Centre in the Core Strategy and has numerous services and facilities with good public transport access into the wider network.

The site is a Brownfield opportunity to redevelop a site within the Green Belt which is encapsulated by transport corridors. The development is well screened from the wider surroundings and its impact on the purposes of inclusion with the Green Belt would allow it to be removed.

We look forward to working with the Parish Council and Borough Council in the future on the preparation of their Village Vision and Plan for Ingatestone.



Indicative Streetscene