

[REDACTED]

From: Ben Thomas [REDACTED]
Sent: 17 February 2015 15:28
To: Planning Policy
Cc: 'Mark Bedding'
Subject: Draft Brentwood Local Plan Strategic Growth Options Representations
Attachments: Cover letter 17.02.15.pdf; Strategic Growth Options Consultation Form Savills.pdf; Brentwood Local Plan Representations Mountnessing 17 02FV.PDF; ATT443966.txt

Dear Sir/Madam

Please find representations attached in relation to the Draft Brentwood Local Plan Strategic Growth Options on behalf of Crest Nicholson.

The representations are made generally in connection with the site 073 (SHLAA site G093), Land Adjacent to Mountnessing Primary School, which is being promoted by Crest Nicholson.

Kind regards

Ben Thomas BA (Hons) MSC MRTPI
Associate Director
Planning

Savills, [REDACTED]

	Tel	: [REDACTED]
	Mobile	: [REDACTED]
	Email	: [REDACTED]
	Website	: [REDACTED]

 Before printing, think about the environment



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17th February 2015



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

Kieran Wheeler
E: [REDACTED]
DL: [REDACTED]
[REDACTED]
T: [REDACTED]
[REDACTED]

Dear Sirs,

**DRAFT BRENTWOOD LOCAL PLAN STRATEGIC GROWTH OPTIONS CONSULTATION
PLANNING RESPONSE SUBMITTED ON BEHALF OF CREST NICHOLSON EASTERN**

Please find enclosed a planning response on behalf of Crest Nicholson Eastern, in response to the Draft Brentwood Local Plan Strategic Growth Options.

Representations are made generally in connection with the site 073 (SHLAA site G093), Land Adjacent to Mountnessing Primary School, which is being promoted by Crest Nicholson.

These representations have been submitted via email to planning.policy@brentwood.gov.uk.

Savills request that we are notified of any future publication's of these documents.

In the meantime, should you require any additional information or have any further queries, please do not hesitate to me or my colleague Ben Thomas on [REDACTED].

Yours sincerely,

[REDACTED]

Kieran Wheeler
Director
Savills Planning and Regeneration

cc Mark Bedding Crest Nicholson Eastern



Internal use only	
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**

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: Ben	Last Name: Thomas
Organisation (if applicable): Savills Planning		
Job title (if applicable): Associate Director		
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**.

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

Please refer to supporting statement.



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

Yes

No

Please refer to supporting statement.



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

Please refer to supporting statement.



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?

Please refer to supporting statement.



Q5: Should the A12 corridor accommodate growth by releasing sites on

Yes

No

the edge of urban areas?

Please refer to supporting statement.

? 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)?

Please refer to supporting statement.

? 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

N/A

? 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

N/A



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

Yes No

N/A



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
N/A					



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
N/A				



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

Please refer to supporting statement.



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

Please refer to supporting statement.

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)

February 2015

Brentwood Local Plan Strategic Growth Options Consultation

Planning Representations

**Prepared by Savills UK on behalf of Crest Nicholson Eastern in respect of Land
Adjacent to Mountnessing Primary School**

Savills UK



Representations

Introduction

- 1.1 These planning representations have been prepared by Savills UK on behalf of Crest Nicholson Eastern in response to Brentwood Borough Council's Strategic Growth Options Consultation. The representations specifically relate to site 073 (SHLAA site G093), Land Adjacent to Mountnessing Primary School, which is being promoted by Crest Nicholson.
- 1.2 A Design Development Framework has been prepared which identifies the benefits and opportunities for the site which is enclosed as Appendix 1.
- 1.3 We set out below responses to the relevant questions as out in the Strategic Growth Options Consultation document.

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

- 2.1 No.
- 2.2 Brentwood Borough Council (BBC) recognise that in order to address the Borough's significant housing shortfall against Objectively Assessed Need (OAN), Green Belt land release is required to accommodate an additional 3,000 homes during the next 15 years.
- 2.3 We support 'Growth Option B' which promotes growth along the A12 corridor. It is a logical approach to locate development along key arterial routes which already benefit from good transport links. Sites within this corridor need to be well contained by defensive, permanent boundaries and represent an appropriate scale in relation to the settlement they adjoin (supported by localised ONS data on household growth).
- 2.4 Mountnessing is illustrated on figure 6b of the Strategic Growth Options Consultation document which identifies the key settlements along the corridor.
- 2.5 Historically, there has been little new development within Mountnessing which has had a negative impact upon local services, led to a shortfall of housing and Mountnessing Primary School in need of additional pupils on its roll (currently circa 15-30 pupils under capacity).
- 2.6 As the consultation document acknowledges "*it is important to consider allowing villages to grow in order to provide for local need*". This approach not only seeks to meet local, settlement specific housing needs to address localised affordability issues but it is also necessary to retain the working age population in villages to ensure the viability and vitality of local shops and services.
- 2.7 We acknowledge that these villages (such as Mountnessing) have a rural setting so it is also imperative that suitable sites can be delivered in the short term by a housebuilder with a proven track record of delivering high quality, low density, well-landscaped schemes. Crest Nicholson is the current National Housebuilder of the Year and is locally-based in Brentwood.

- 2.8 We object to the quantum of 4-6,000 homes that has been proposed at the Dunton Garden Suburb (Growth Option C) on the periphery of the Borough, which would not assist in meeting the existing settlement specific housing and socio-economic needs within Brentwood and especially the villages throughout the Borough.
- 2.9 The principle of an urban extension to the settlement of Basildon is not objected to but the quantum of cross-boundary development suggested is not logical, nor justified by any meaningful evidence. The area within the administrative boundary of Brentwood has a number of environmental constraints and the quantum proposed will require a significant upgrade to strategic infrastructure. The time frames for the delivery of such an extensive development will not address the acute local housing shortage within Brentwood that exists now. It is considered that reliance on a single site within a Local Plan is not a sustainable approach to meet housing need, and is one that has been heavily criticised by a number of Inspectors at recent Local Plan Examinations.
- 2.10 It is further considered that the only viable, appropriate and logical area for housing within the Dunton Garden Suburb area is immediately adjacent to the settlement boundary of Basildon Town.

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

- 3.1 We agree with the Council's consideration of Green Belt release because there is insufficient brownfield land to meet its objectively assessed need (OAN) (as indicated at paragraph 1.4 of the consultation document). We would reassure the Council that *Hundal v South Buckinghamshire* (DC 2012) demonstrates that housing need is capable of justifying a change in the Green Belt boundaries. Taking this point into practice, St Albans City and District Council (another Metropolitan Green Belt authority) is preparing its Local Plan to meet full OAN with Green Belt release on the basis that 'exceptional circumstances' do exist because there is insufficient brownfield capacity and no alternative locations beyond the Green Belt. This situation is materially the same as can be observed in Brentwood Borough and we subsequently support the consideration of Green Belt release. Therefore, where there are suitable, sustainably located Green Belt sites adjoining villages such as Mountnessing, they should be released for residential development.
- 3.2 Whilst the document refers to meeting local housing need through the release of land within the Green Belt at each village, clarification is required on how this is defined. It is essential that the most appropriate site is allocated at each village with the capacity to meet settlement specific needs in the short to medium term (for example site 073). As mentioned previously, this is crucial to maintain the viability/vitality of village shops and services.

Q3: Do you have any comments on the appropriateness of particular sites?

- 4.1 This document specifically supports the site at Land adjacent to Mountnessing Primary School (site 073 / SHLAA site G093) which we consider should be released from the Green Belt, in order to meet the existing and future housing and socio-economic requirements of Mountnessing.
- 4.2 A Local Housing Requirements Study prepared by Barton Wilmore concludes that the projected household growth for Mountnessing will generate a need for circa 6 dwellings per year.

- 4.3 The Land adjacent to Mountnessing Primary school is the most sustainable housing option at Mountnessing to meet this local housing need in the short to medium term.
- 4.4 The appended Design Development Framework demonstrates how the Site could be sensitively developed to provide a sustainable, high quality, low density scheme. A designed approach has resulted in a latest indicative proposal of 15-18 units (reduced further from the initial 25 unit scheme shown in previous representations).
- 4.5 The site has a number of planning benefits:
- It is well screened, with defensible boundaries and development on four sides, ensuring minimal visual impact from the proposals.
 - It would not result in any coalescence with Ingatestone and represents a logical extension to the existing settlement boundary.
 - It does not serve any of the purposes of the Green Belt in accordance with the NPPF.
 - No environmental or ecological constraints have been identified that would prevent its development for residential use.
 - Highways have confirmed that access off Crosby Close is acceptable in principle (shared surface upgrades are currently being examined).
 - The proposals would lead to the short term delivery of much needed, high quality, generously landscaped, private and affordable homes delivered by the National Housebuilder of the Year.
 - The proposals would result in a number of significant socio-economic and community benefits (see page 15 of the Design Development Framework).
- 4.6 The Local Plan evidence base identifies sites that are included within the SHLAA (2011) and “Draft Site Assessment” (2013) as being suitable, available and achievable within the Plan period.
- 4.7 Within the SHLAA and Site Assessment “Land Adjacent to Mountnessing Primary School, Mountnessing” is identified as the only suitable residential site at Mountnessing. BBC states that the site is capable of delivering circa 35 dwellings within the first five years of the Plan period. BBC further states in the Assessment that the site is:
- “Suitable: Comprises ploughed agricultural land with no buildings on site. Site is bound by residential properties and Primary School and therefore impact on the open countryside would be minimal. The site would be suitable for development as it is on the edge of the village with associated amenities;*
- Available: The site is available for residential development; and*
- Achievable: Development at this site would be within an attractive area. Due to the location it is recommended that only low density housing would be appropriate. Contamination issues are unknown at present. Connection to infrastructure and services would be relatively low cost as the site is adjacent to existing residential development. Development would be brought forward by a medium size developer.”*
- 4.8 Land adjacent to Mountnessing Primary School is considered to be the only suitable site at Mountnessing to accommodate settlement specific housing needs in the short term. SHLAA Sites 094,105 and 136 only have the capacity to accommodate 1-3 dwellings whilst sites

095, 106 and 128 are entirely inappropriate in terms of scale and coalescence with Ingatestone.

4.9 Subsequently, Land adjacent to Mountnessing Primary School should be allocated for residential use in the next iteration of the Local Plan.

4.10 Crest Nicholson have been meeting with both Mountnessing Parish Council and Mountnessing Primary School (Headteacher and Governors) regarding the potential to develop the site for housing. There is a general recognition that the proposals would bring substantial positive benefits to the village including maintaining the future of the existing primary school, assisting to meet local housing (including affordable) needs and ensuring the short and longer term viability of local shops and services. The positive quotes below have been provided by the Primary School and Parish Council.

“With the assurance that the proposed site is well screened and secured the school has no objections in principle to the proposed development. The potential increase in pupil numbers arising from the proposed housing development is welcomed. The prospect of extending the provision of the unique education provided by Mountnessing Primary school to more children is both challenging and exciting. However, an increasing number of pupils within the present school is utilizing the school buildings and infrastructure to the full and additional facilities would be essential to accommodate an increase in roll. We would welcome a study to be undertaken by the Local Education Authority to consider our future requirements and the details of the study to be included for consideration in the Section 106 notice.”

Governors of Mountnessing Primary School

Date: 12th February 2015

4.11 Following discussions with the Parish Council and a more detailed design-led assessment of the site, there has been a reduction in the number of residential properties proposed. The Parish Council do not object to the principle of residential development on the site.

'Following ongoing consultation with Crest Nicholson, we can confirm that Mountnessing Parish Council do not object to the principle of residential development on the land adjacent to Mountnessing Primary School. Whilst we have concerns over the Crossby Close access we acknowledge that the reduction in the proposed number of dwellings and sensitive treatment of the access road scheme will be helpful.'

Mountnessing Parish Council

Date: 13th February 2015

4.12 Crest Nicholson will continue to develop the plans in consultation with the Parish Council, Mountnessing Primary School and the local community.

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?

5.1 As above in question Q3, none are appropriate in this area on the periphery of the Borough.

Q5: Should the A12 corridor accommodate growth by releasing sites on the edge of urban areas?

6.1 Yes, as referred to the response to Questions 1-3.

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)?

7.1 It is considered that the release of Greenfield sites on the edge of villages is the preferred approach. The development of Greenfield sites avoids village cramming in areas where urban capacity is already non-existent (for example in Mountnessing). This would not be a sustainable solution to the delivery new homes as it is anticipated that only a small number of homes would be built and therefore would not meet objectively assessed needs. Furthermore, small scale urban development (under 10 units) would not deliver much needed affordable housing provision.

7.2 The delivery of Greenfield sites allows for higher quality, lower density, well landscaped housing development. The delivery of larger scale development will also provide planning benefits including financial contributions to local services.

Q12: Have we considered the main infrastructure issues? Are there other important issues to consider?

8.1 Greater reference is required to maintaining village services and local social infrastructure.

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

9.1 We consider that education should be a priority especially in relation to extending the provision of education provided by Mountnessing Primary school.

Appendices

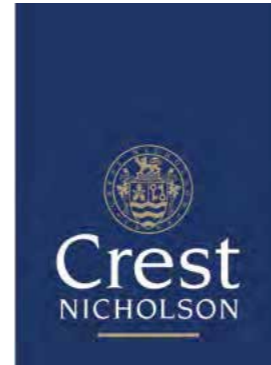
Appendix 1: Design Development Framework - Land adjacent to Mountnessing Primary School



February 2015

Design Development Framework MOUNTAINESSING

Crest Nicholson LTD



Architect

Clague LLP

CLAGUE ARCHITECTS

Planning Consultant

Savills



Civil Engineering

Ardent Engineering



Tree Survey

DF Clark Bionomique Ltd



Ecology

Aspect Ecology



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06. Conclusion

This document has been prepared by Clague LLP on behalf of Crest Nicholson Ltd, in support of the proposed residential development of Land adjacent to Mountnessing Primary School, Mountnessing. This document seeks to demonstrate that the site represents a suitable, sustainable and deliverable site for residential allocation in the emerging Local Plan.

Crest Nicholson is one of the UK's premier house builders. They have assembled a team of leading advisors to assist with developing proposals to make the very best of the unique opportunity to deliver a high quality and sustainable new residential development within Mountnessing. The proposed development would contribute towards meeting settlement-specific and borough wide housing needs.

Introduction

Crest Nicholson

Our approach is focused around four core values:

- Quality design and build
- Sustainability
- Partnership and collaboration
- Diversity

For the last three years Crest has been ranked in the top two developers under the independent sustainability audits sponsored by the Homes and Communities Agency & others.

Crest Nicholson Eastern

The Eastern business was founded over a decade ago to spearhead growth along the M11 corridor and Thames Gateway. From an embryonic start the business has been consistently delivering over 600 houses per annum through a variety of developments.

Our track record ranges from schemes in excess 1250 homes (incorporating new schools, leisure centres and a village centre), to low density, high quality village proposals of 20 family homes.

Our local experience includes BASE (403 apartments at the former Wharf Road Gas Works) and Clements Park (400 homes and sustainable open space at the former Warley Hospital)

We are heavily involved in supporting local events and groups.

Crest is a leading housebuilder across the South of England and is the current National Housebuilder of the Year.

We are a robust operation driven by differentiated planning and design with a 50 year heritage of high quality, community focused development.



Clements Park



Site Context

Mountnessing

02

The site is located in Mountnessing to the north-east of Brentwood, within Brentwood Borough Council (BBC) and wider Essex County Council.

The village of Mountnessing lies along the former A12 and retains excellent connectivity via the Ingatestone By-pass to the wider county of Essex. Positioned between Shenfield and Ingatestone, each with a railway station connecting Mountnessing and the locality to London and Chelmsford, Mountnessing is well served by a wide variety of facilities and amenities. The local settlements of Harlow, Chelmsford, Romford and Basildon are all within a 20 minute drive.



Site in Essex county



Site in Brentwood borough



Site in Mountnessing



02

Mountnessing is very well served by an extensive footpath network and bus services, with links to Brentwood town centre and Chelmsford available from the nearby bus-stop on Roman Road.

Mountnessing School neighbours the site offering primary education, with a choice of high quality secondary schools available in larger nearby settlements.

Local Shops and community facilities can be found in very close proximity along Roman Road as shown on the following page.

The site's location amidst a comprehensive and wide-reaching network of road, pedestrian and public transport links gives it excellent accessibility.



Site Context

Mountnessing



Aerial photograph (taken from Bing Maps imagery)

Site Context

Mountnessing

02



The site exists currently as a vacant field/scrubland adjacent to the settlement of Mountnessing and is accessed via Crosby Close to the east.

The site is bordered by housing on three sides and a school to the south. The site slopes from a high point at the eastern end of the site at +77m AOD down to +71.5m AOD to the west nearest to Roman Road.

The existing dwellings at Crosby Close and Roman Close are located adjacent to the site, and although they have a defined boundary (typically fenced), there is an opportunity for reinforcement through additional planting.

The southern and western edges of the site feature mature trees offering a well established landscape buffer as part of any proposals.

The Site is well contained with very limited visibility from the surrounding area resulting from the existing built grain and vegetation to the south.

The Council's SHLAA assessment of the site concludes that "the site is bound by residential properties and a primary school and therefore impact on the open countryside would be minimal."

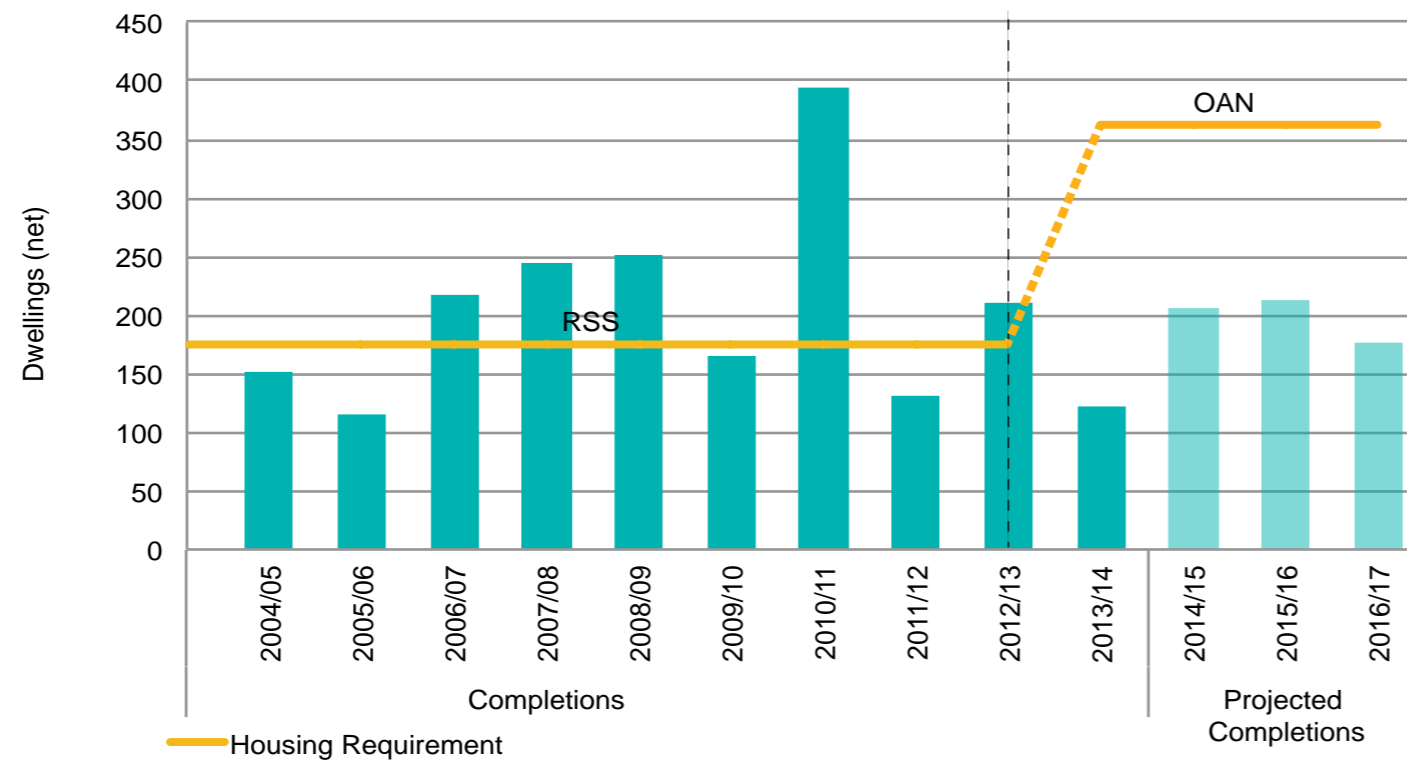
The above characteristics confirm that the site does not contribute to any of the purposes of the Green Belt as set out in the NPPF.



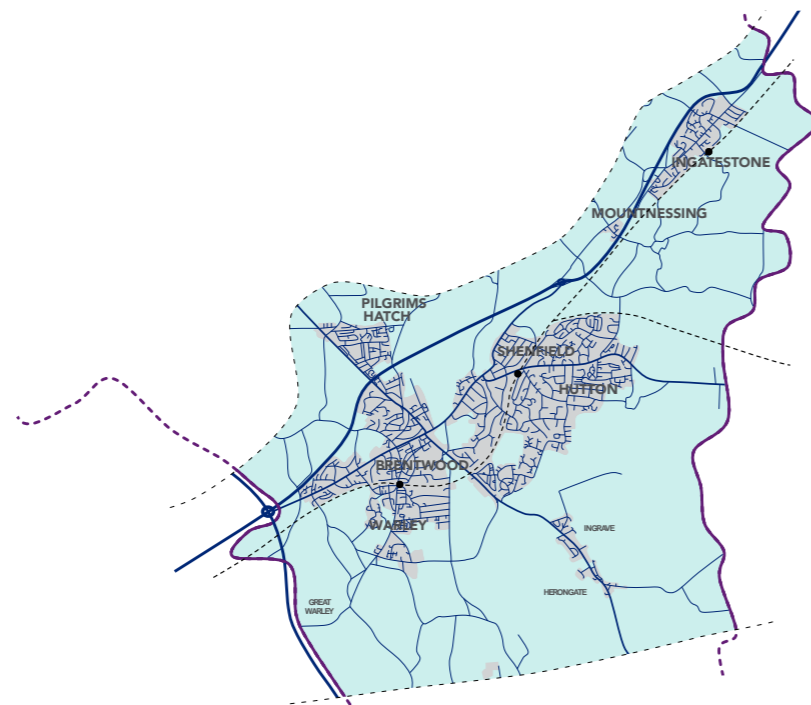
View of south-west boundary - the site is well screened and does not impact on the wider countryside.



Aerial Photograph - the site benefits from permanent boundaries and development on all sides.



BBC's Housing trajectory showing a significant projected housing shortfall against OAN



A 12 Corridor showing settlements, including Mountnessing, considered suitable to accommodate new housing to meet local needs

Planning Context

Brentwood Borough Council (BBC) recognise that in order to address the Borough's significant housing shortfall against Objectively Assessed Need (OAN) (as illustrated opposite), Green Belt land release is required to accommodate an additional 3,000 homes during the next 15 years.

As BBC acknowledges in their current consultation document, "it is important to consider allowing villages to grow in order to provide for local need". This approach not only seeks to meet local, settlement specific housing needs to address localised affordability issues but it is also necessary to retain the working age population in the village to ensure the viability and vitality of local shops and services. Therefore, the development of the most sustainable Green Belt site on the edge of villages such as Mountnessing should be released for residential use. It is also imperative that sites can be delivered in the short term by a housebuilder with a proven track record of delivering high quality, low density, well-landscaped schemes.

Planning Context

Mountnessing Local Housing Need

Land adjacent to Mountnessing Primary School (BBC reference 073 as illustrated opposite) is considered the only suitable site at Mountnessing to accommodate the village’s housing need. Sites 094,105 and 136 only have the capacity to accommodate 1-3 dwellings whilst sites 095, 106 and 128 are entirely inappropriate in terms of scale and coalescence with Ingatestone.

Within the SHLAA and Site Assessment “Land Adjacent to Mountnessing Primary School, Mountnessing” is identified as the only suitable residential site at Mountnessing. BBC states that the site is capable of delivering circa 35 dwellings within the first five years of the Plan period. It should be noted that a design-led approach has resulted in a lower density scheme of 15-18 units (reduced further from the initial 25 unit scheme shown in previous representations). The site has a number of planning benefits:

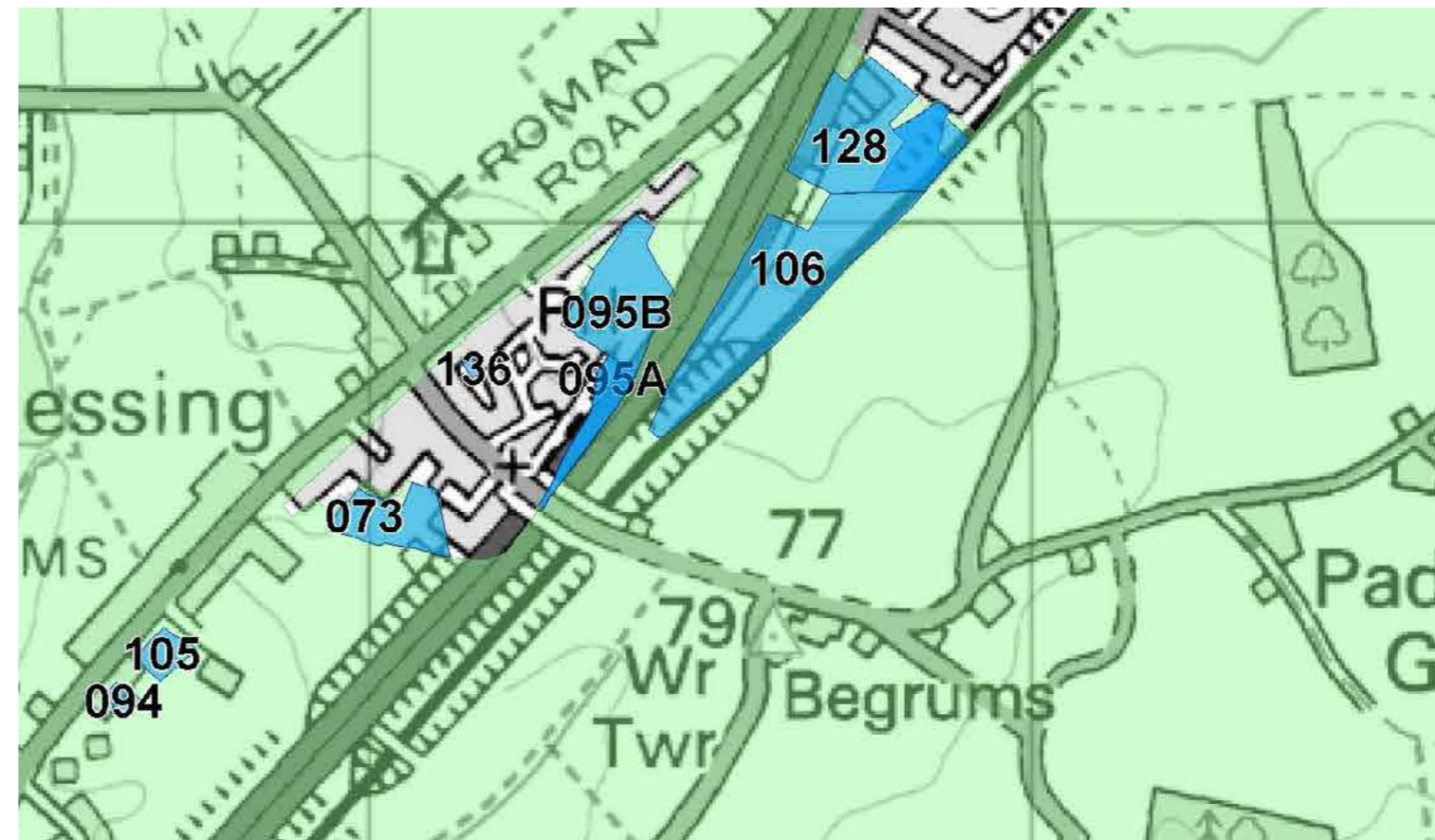
- It is well screened, with defensible boundaries and development on four sides, ensuring that visual impact from the proposals will be minimal
- It would not result in any coalescence with Ingatestone and represents a logical extension to the existing settlement boundary
- No environmental or ecological constraints have been identified that would prevent its development for residential use
- Highways have confirmed that access off Crossby Close is acceptable in principle (shared surface upgrades are currently being examined)
- The short term delivery of much needed, high quality, generously landscaped, private and affordable homes delivered by the locally-based National Housebuilder of the Year.
- The proposals would result in a number of significant socio-economic and community benefits (see page 14 of this document).

Local Housing Requirements: Barton Wilmore Study

A Local Housing Requirements Study for Mountnessing, prepared by Barton Wilmore concludes that the projected household growth at Mountnessing will generate a need for circa 6 households / dwellings per year (see table below).

Site Reference	2011	2016	2021	2026	2031	2011 - 2031	Per annum
Total Population	1617	1647	1704	1773	1858	+241	+12
Households	694	724	758	783	815	+121	+6

Local Housing Requirements



Alternative sites represent inappropriate scale of development and coalescence with Ingatestone



Proposed Indicative Site Layout

The proposed illustrative layout seeks to situate new dwellings around a linear green space that links to the site entrance. This arrangement allows for a natural balance between private rear gardens, front gardens and verges in front of each house.

Though adequate car parking will be provided for each dwelling, there has been an emphasis on prioritising pedestrian movement in the site. As such, all access roads are to be shared surface, with all parking and garages set back from the carriageway to not only increase safety, but also improve the visual character of the proposals.

The preservation and enhancement of key existing landscape features, particularly ecologically and visually significant mature trees, has remained an important consideration throughout the design process.

The site currently has mature trees along the southern boundary with the school, which will be retained along with existing hedgerows to form a landscape buffer. These will screen the development from the surrounding area and soften the edges of the proposed residential development. It also gives privacy to both the existing properties nearby and to the new proposed dwellings.

04

Design Concept

All garden sizes will exceed the minimum size standards and will be arranged in such a way as to further avoid any potential privacy issues.

The use of front gardens, hedgerows and the planting of new trees along the new highways create a greener, more pedestrian friendly zone in front of garages and driveways. The ratio of garden space to the number of dwellings in the proposed development means that the overall layout is of a low density, which is in keeping with the surrounding dwellings.

All new dwellings, regardless of type, tenure or size, will be designed to suit the local vernacular following a local character area study.

Every new home will be designed to carefully reflect the fine and unique architectural details of the local area, with internal layouts inspired by a combination of traditional and modern living patterns and standards.



Artist's Impression



Artist's Impression



House on Roman Road



House on Roman Road



House on Roman Road



Houses on Church Road

To ensure that the proposals are suitable within their architectural context and rural setting, a study of local architectural character will be undertaken. This takes the form of an extensive tour of the local area, with particular attention paid to defining architectural styles and detailing, and distinctive materials and elevational composition.

A brief photographic summary appears here, illustrating the initial findings of this character study:

- Some examples of distinct local brick and stone buildings with exposed brick chimneys, with simple detailing.
- Smooth-faced render, with some instances of quite elaborate detailing, in a range of pastel colours.
- Feather-edged timber weatherboarding with corner boards, painted white or black.
- Roofs are mainly plain clay tiles comprising reasonably steeply pitched gables, half-hips and cat-slides, with a mix of bedded verges and timber barge-boards.

The choice of materials will reflect the local vernacular to ensure that the development responds positively to the area.

Design Concept

Local Architecture and Materials

Local community benefits

As referred to previously, new private and affordable housing is needed to meet settlement-specific housing needs in order to address localised affordability issues and retain the working age population in the village to ensure the short-medium term viability and vitality of local shops and services.

Commissioning School Places in Essex (ECC) (2014) confirms that Mountnessing Primary school is under capacity (also confirmed to us by the School). The provision of family housing adjacent to the School would be beneficial in terms of ensuring sufficient numbers on roll to meet this capacity which would have a positive impact on the community with more children given access to extend learning opportunities. It will also ensure that the village has a wider age diversity which will enable the retention of a working age population and secure the long term viability of local shops and services.

Crest continue to meet with both the Parish Council and the School (Chair of Governors and Headteacher), both of which recognise the benefits of the site's allocation through the Local Plan process.



Mountnessing Primary School

"With the assurance that the proposed site is well screened and secured the school has no objections in principle to the proposed development. The potential increase in pupil numbers arising from the proposed housing development is welcomed. The prospect of extending the provision of the unique education provided by Mountnessing Primary school to more children is both challenging and exciting. However, an increasing number of pupils within the present school is utilizing the school buildings and infrastructure to the full and additional facilities would be essential to accommodate an increase in roll. We would welcome a study to be undertaken by the Local Education Authority to consider our future requirements and the details of the study to be included for consideration in the Section 106 notice"

-Mountnessing Primary School Headteacher and Chair of Governors



Mountnessing School Playground

"Following ongoing consultation with Crest Nicholson, we can confirm that Mountnessing Parish Council do not object to the principle of residential development on the land adjacent to Mountnessing Primary School. Whilst we have concerns over the Crosby Close access we acknowledge that the reduction in the proposed number of dwellings and sensitive treatment of the access road scheme will be helpful"

- Mountnessing Parish Council

Key benefits include:

- High quality private and affordable residential development to help meet the housing needs of Brentwood BC and Mountnessing.
- Well contained and directly adjacent to existing settlement boundary preventing coalescence with Ingatestone.
- Sustainable mix of dwelling sizes to boost family accommodation.
- High quality scheme informed by specialist consultants that will respect the character of Mountnessing and the immediate environment.
- Access from Crosby Close has been confirmed as acceptable and would ensure protection of the Roman Road street scene.
- Socio-economic improvements ensuring vitality and viability of local shops, services and social infrastructure.
- Short term delivery by the locally-based National Housebuilder of the Year



Artist's Impression

CLAGUE ARCHITECTS

Document prepared by Clague LLP.



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Please refer to drawings accompanying this document for full details.