



GL Hearn

Representations to Brentwood Borough

Tesco Stores Limited

Land at Sawyers Hall Lane - Site Ref
024A, 024B
Brentwood
Essex

17 February 2015

Prepared by

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Representations to Strategic Growth Options and Dunton Garden Suburb Consultations

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Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business or Associate Director.

DATE
17 February 2015

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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

- 1.1 These Representations are submitted to Brentwood Borough Council in response to the Strategic Growth Options Consultation and Dunton Garden Suburb Consultation documents. This document has been prepared by GL Hearn, acting as Planning Consultants, on behalf of Tesco Stores Limited, who have a land interest at Sawyers Hall Lane, Brentwood. The Consultation Questionnaire for the Strategic Growth Options Consultation is set out in **Section 3**.
- 1.2 Land at Sawyers Hall Lane (“the site”) is identified in the Strategic Growth Options Consultation as “Sawyers Hall Farm, Sawyers Hall Lane / Doddinghurst Road, Brentwood” (Site Refs 024A and 024B) and highlighted as a potential housing site in the A12 Corridor. In 2011, the Brentwood Strategic Housing Land Availability Assessment “SHLAA” stated that, in relation to residential development, part of the site (Site Refs 024A) was suitable and achievable, and the whole site was available.
- 1.3 These Representations promote the whole site (merging Site Refs 024A and 024B) for housing and recommend that the site is allocated for housing and released from the Green Belt. A description of the site and surroundings including location plan is set out in **Section 2** overleaf.
- 1.4 Tesco Stores Limited has recently commissioned a specialist consultant team to review the consultation documents and undertake initial site assessments and masterplan studies. The team includes the following consultants who have helped prepare these Representations:
- GL Hearn (Planning)
 - Waterman (Transport)
 - Bradley Murphy Design Ltd (Landscape)
 - Saunders Architects (Development Capacity and Masterplanning).
- 1.5 This document is structured in two parts as follows. The first part (**Section 3**) specifically responds to the Strategic Growth Options Consultation and Dunton Garden Suburb Consultation documents. The second part promotes the development opportunity on Land at Sawyers Hall Lane. **Section 4** provides a summary of supporting site assessments to justify the development opportunity and **Section 5** provides an assessment of development capacity and two masterplan options.
- 1.6 Conclusions and next steps are set out in **Section 6**, and technical inputs in relation to landscape and highways to support these Representations are set out in Appendices as follows:
- **Appendix A:** Landscape and Visual Appraisal Report (Bradley Murphy Design Ltd, February 2015)
 - **Appendix B:** Highways Technical Note (Waterman, February 2015).

2 SITE AND SURROUNDINGS

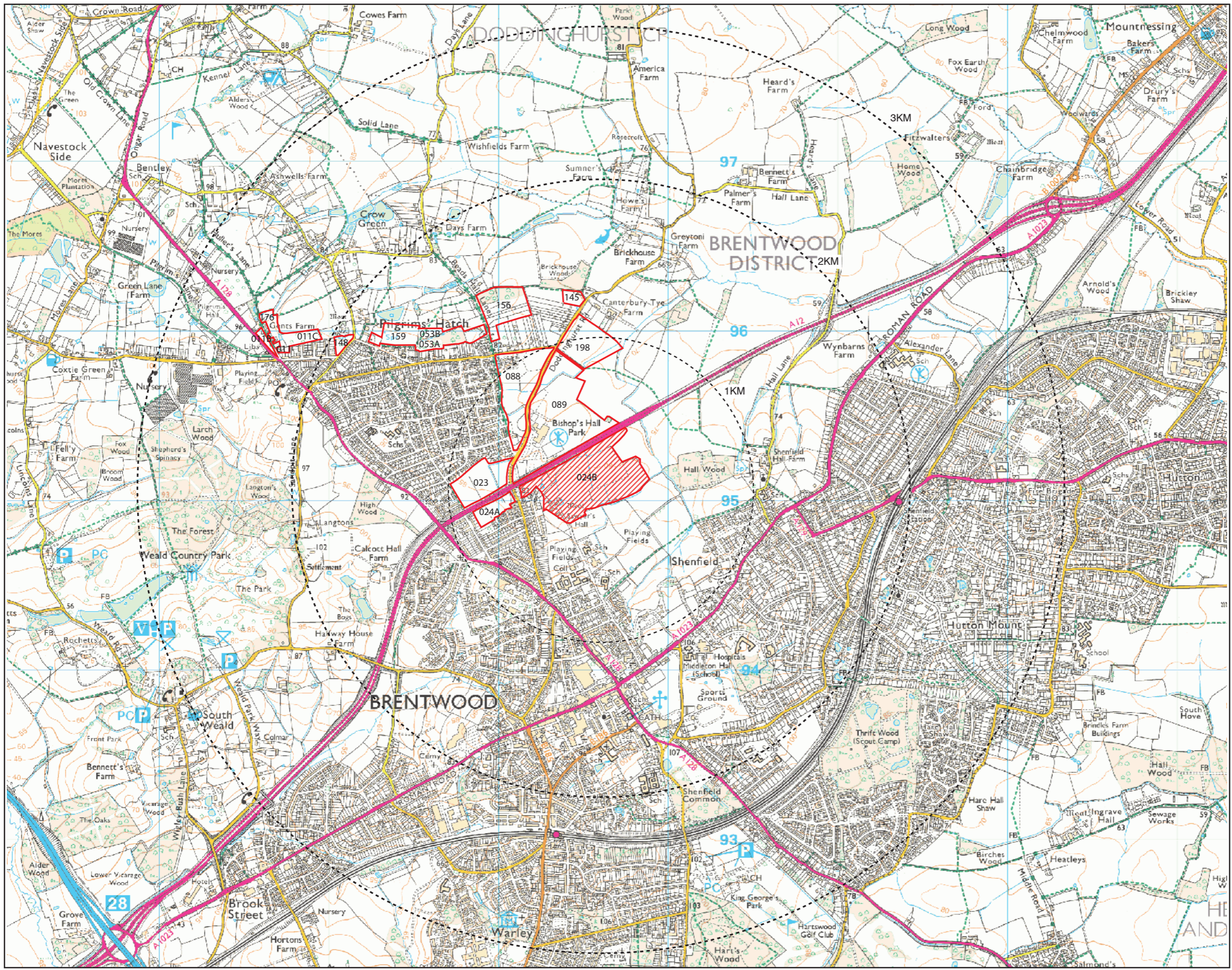
- 2.1 Land at Sawyers Hall Lane ("Sawyers Hall Farm, Sawyers Hall Lane / Doddinghurst Road, Brentwood" – Site Refs 024A and 024B) is described below.

The Site

- 2.2 The site is located to the east of Brentwood, at the northern end of Sawyers Hall Lane and to the south of the A12. It lies within the A12 corridor and on the edge of the gap between Brentwood and Shenfield (a residential suburb of the town of Brentwood).
- 2.3 The site is 19.58 ha in size and forms an irregular rectangular shape. The majority of the site lies to the east of Sawyers Hall Lane (Site Ref 024B) and a small area of land extends to Doddinghurst Road to the west (Site Ref 024A).
- 2.4 The site is used by Hopefield Animal Sanctuary and comprises a number of small to medium scale pasture fields and paddocks, defined by hedgerow tree and hedge cover, as well as stables and farm buildings. It is classified as Grade 3 (good to moderate) agricultural land but is not used for farming. There are no public footpaths crossing the site.
- 2.5 The site is bound by trees and hedgerows, which are most prominent and mature to the south and east. The north of the site is bound by the A12 and the western edge of the site adjoins the built-up edge of Brentwood.
- 2.6 Topography across the site rises gently from north east to south west. Beyond the site, land rises gently to the south west and more generally to the south and the urban area of Shenfield and Brentwood.

Surroundings

- 2.7 The site adjoins Brentwood which is the only town and largest settlement in the Borough. It has a population of almost 50,000 residents and is located 30km from central London. It is the main focus for public transport, employment, retail and service provision. The primary land uses to the west of the site are residential and to the south there is a mix of residential, recreation, education and community uses.
- 2.8 To the north of the site, beyond the A12, lies The Brentwood Centre including leisure complex and associated grounds and playing fields. To the east of the site lies agricultural land used for arable farming and to the south east lies Merrymeade Country Park.
- 2.9 Pilgrims Hatch and Shenfield, both residential suburbs of Brentwood, are located to the north west and east of the site.



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NOTES: Based on

Legend

- 024B Sawyers Hall Farm
- Selection of neighbouring sites identified within the Strategic Growth Options Consultation document prepared by Brentwood Borough Council:

- 011A- Land Rear of Orchard Lane
- 011B- Land Rear of Orchard Lane
- 011C- Land Rear of Orchard Lane
- 023- Land off Doddinghurst Road
- 024A- Sawyers Hall Farm
- 053A- Land Rear of 146-148 Hatch Road
- 053B- Land Rear of 146-148 Hatch Road
- 088- Bishops Hall Community Centre
- 089- Brentwood Centre and Land
- 145- Land at Doddinghurst Road Adjacent Brickhouse Wood
- 148- Land at Moat Farm
- 156- Greenacres Riding Stables & Land Opposite
- 159- Land Off Crow Green Lane
- 176- Land at Former Bentley Zoo

Rev	Description	Date	
Purpose of Issue			
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3 RESPONSE TO BRENTWOOD BOROUGH CONSULTATION DOCUMENTS

3.1 This section provides our comments in response to the Council's consultation documents including:

- Strategic Growth Options Consultation, including responses to the questions set out in the Consultation Questionnaire ; and
- Dunton Garden Suburb Consultation.

3.2 In accordance with policy set out in the NPPF (2012), positive planning and sustainable development should be at the heart of the plan-making process. In relation to the preparation of the new Brentwood Local Plan we would expect the following requirements will be met:

- On-going Sustainability Appraisal process to assess and inform the various stages of plan-making; and
- Comprehensive and robust evidence base including Green Belt Review for the Borough, and clear and transparent sustainability assessment of future housing sites to determine site allocations.

Strategic Growth Locations Consultation

3.3 The Strategic Growth Options Consultation identified a number of potential sites for housing, including Land at Sawyers Hall Lane ("Sawyers Hall Farm, Sawyers Hall Lane / Doddinghurst Road, Brentwood" – Site Refs 024A and 024B).

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

3.4 We support the division of Brentwood Borough into three broad areas. Each exhibits different characteristics in relation to landscape, settlement distribution, function and size, and accessibility which impact upon their ability to accommodate future housing growth.

3.5 We recommend that a balanced spatial strategy is adopted by the Council, which helps meet the development needs from all settlements across the Borough. This means that the level of housing growth proposed at each settlement should: (i) meet local needs, and (ii) be commensurate to the sustainability credentials of the settlement.

3.6 This approach is in accordance with the NPPF (paragraph 14) which states that the presumption in favour of sustainable development is the golden thread running through plan-making and decision-taking.

3.7 We therefore support the identification of the majority of new housing growth to the A12 Corridor, at Brentwood as this is the most sustainable location in the Borough. Other settlements, including larger and smaller villages, across the Borough, should be allocated land for smaller scale housing growth to respond to local needs only. This is in accordance with the NPPF (paragraph 55) which

promotes housing in rural areas where it will “*enhance or maintain the vitality of rural communities*” whilst avoiding “*new isolated homes in the countryside*”. We do not support the development of a new settlement such as Dunton Garden Suburb (see further details in Q4 below).

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

3.8 In general we agree with the issues raised in each area. Most importantly there is no reference to Crossrail proposals at Brentwood, and that this major investment will significantly enhance the sustainability credentials of the settlement as a location for housing growth.

3.9 **(A) North of the Borough** – Given the Council’s description, the area does not represent a suitable location for growth beyond that of local needs only. We do not support significant growth in the area. The area’s attractive countryside character including scattered pattern of villages should be protected. The area does not provide suitable transport connections or local services and facilities to accommodate development beyond local needs. For example the area does not contain a railway station or any rail connections.

3.10 **(B) A12 Corridor** – The area represents the most sustainable location for housing growth in the Borough. We consider the Council’s description under-estimates the characteristics and features of the area which would support future growth. There is no reference to the existing excellent rail infrastructure and future planned Crossrail development which will significantly enhance the area’s sustainability credentials to accommodate housing growth. There is also no acknowledgement of the range of supporting infrastructure, services and facilities which exist within the only town and largest settlement in the Borough.

3.11 **(C) A127 Corridor** – In comparison with Area B, we consider the opportunity presented in the description over-estimates Area C’s ability to accommodate new growth. Significantly the area only contains one settlement and therefore access to existing infrastructure, services and facilities to support growth is more limited. We do not support significant growth in the area.

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

3.12 We support housing development on **Land at Sawyers Hall Lane (“Sawyers Hall Farm, Sawyers Hall Lane / Doddinghurst Road, Brentwood” – Site Refs 024A and 024B)**. The two Site Refs set out in the Strategic Growth Options Consultation should be considered as a single site. The site should be allocated for housing and be released from the Green Belt.

3.13 The site is located in the A12 Corridor which represents the most sustainable location in the Borough to accommodate new growth. This is because the Settlement Hierarchy (Brentwood Borough Local Plan 2015-2030: Preferred Options, July 2013) identifies Brentwood as the only

town and largest settlement in the Borough. It is classified as a “main town” and is the only settlement in Category 1 (out of 4). It is the focus of employment, retail, services and facilities and is the most accessible location in the Borough. Crossrail, to open in 2019, will significantly enhance Brentwood’s sustainability credentials for housing growth. Therefore it is vital that the new Brentwood Local Plan ensures that opportunities arising from this major investment are maximised by allocating sites for housing within walking distance of the town centre, existing services and facilities and close to the railway station, such as Land at Sawyers Hall Lane.

3.14 A number of potential housing sites are identified to the north of Brentwood Town Centre (to the east of Brentwood, and to the east and north of Pilgrims Hatch). Land at Sawyers Hall Lane represents the most sustainable site for new growth for the following reasons:

- The site makes a Limited or No contribution to the Green Belt in terms of NPPF purposes and local objectives (see **Section 4**, Green Belt Assessment)
- The site displays low landscape sensitivity and moderate capacity to accommodate change in terms of residential development (see **Appendix A** Landscape and Visual Appraisal Report, and **Section 4**, Landscape)
- The site offers a number of possible access solutions from Doddinghurst Road and the A12 (see **Appendix B** Highways Technical Note, and **Section 4**, Access)
- The site is located in a highly accessible location and is within walking distance of Brentwood town centre, railway station and existing services and facilities (see **Section 4**, Sustainable Patterns of Development)
- The site provides an opportunity to bring forward a critical mass of new homes (between 400 and 900 units) including supporting community infrastructure, to deliver a range of positive impacts to Brentwood.

3.15 The other potential sites to the north of the A12 have a stronger relationship to the wider countryside and Green Belt towards the north of the Borough. These locations are also considered to be less capable of integration with Brentwood, especially in terms of accessibility, for example to the town centre and railway station, and would not yield a comparable development opportunity in terms of size in comparison to Land at Sawyers Hall Lane.

3.16 The sustainability Appraisal (January 2015) sets out the objectives of the Local Plan. Focusing new growth in Brentwood on Land at Sawyers Hall Lane would achieve and help support the objectives as follows:

Local Plan Objective	Impact of Growth at Sawyers Hall Lane
Direct development growth to the existing urban areas in locations well served by existing and proposed local services and facilities	The site adjoins the main town of Brentwood and is well served by community services and facilities.
Manage growth to that capable of being accommodated by existing or proposed infrastructure, services and facilities	The site is capable of being delivered both with and without infrastructure investment (e.g. New Junction on A12).
Expand and enhance Brentwood Town Centre’s	The site would provide a substantial new

retail offer	population representing a critical mass to deliver positive impacts on the town centre e.g. increased spending, levels of activity etc.
Promote and encourage the continued regeneration of Brentwood Town and Local Centres	See above. The site is within walking distance of the town centre and therefore is capable of delivering a range of benefits.
Optimise the social and economic benefits that arise from Crossrail for the benefit of residents and visitors to the borough	The site provides the largest development opportunities within 2 km from Crossrail at Brentwood.
Plan for housing that meets the needs of the borough and contributes to creating inclusive, balanced, sustainable communities	The site is capable of delivering 450 to 900 units and is able to bring forward affordable housing and market housing to meet local identified needs.
Protect and nurture existing leisure, cultural and recreational assets	The site is able to support existing assets as it is located adjacent to existing leisure, cultural and recreational assets along Sawyers Hall Lane (as well as assets in the town centre).
Improve public transport, cycling and walking facilities and encourage sustainable transport choices	The site is well served by public transport and walking / cycling routes. It is close to the town centre and would encourage sustainable transport choices.
Secure the delivery of essential infrastructure, including transportation schemes and community facilities in order to support new development growth throughout its delivery	The site, due to its scale is capable to providing community infrastructure (if required). As part of a potential larger scheme to the east of Brentwood, a new junction along the A12 might be provided.
Safeguard the Green Belt and protect and enhance valuable landscapes and the natural and historic environment	Overall the site makes a Limited or No contribution towards the NPPF Purposes and local objectives (see Green Belt Assessment in Section 4 of these Representations). The site displays low landscape sensitivity and moderate capacity to accommodate change in terms of residential development.

3.17 Land at Sawyers Hall Lane has the capacity to accommodate 400 to 900 new homes. Residential-led masterplan options are set out in Figures 2 and 3 of these Representations. Housing would be designed to meet local needs and the site would be able to accommodate required community infrastructure. The masterplan options demonstrate that the site is capable of being developed on its own, or as part of a larger scheme to the east of Brentwood if a new junction on the A12 is bought forward. Section 5 provides further details on development capacity and masterplan studies.

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?

3.18 We do not support significant growth in the A127 corridor, including development at Dunton Garden Suburb. The area only contains one settlement, West Horndon, which is classified as a large

village (Category 3, of 4) in the Brentwood Settlement Hierarchy (Brentwood Borough Local Plan 2015-2030: Preferred Options, July 2013) and existing services and facilities are limited.

- 3.19 As explained in Q1, we support a balanced spatial strategy for the Borough which provides new growth across all settlements but is focused in the most sustainable locations such as Brentwood. Focusing housing in a single location in the Borough, such as at Dunton Garden Suburb, would mean that development would be less evenly distributed and less capable of responding to local needs across the Borough.

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

- 3.20 As explained in Q1 and Q3, we support new growth in the A12 Corridor, especially at Brentwood. Land at Sawyers Hall Lane ("Sawyers Hall Farm, Sawyers Hall Lane / Doddinghurst Road, Brentwood" – Site Refs 024A and 024B) should be allocated for future housing and be released from the Green Belt.

- 3.21 Given the limited availability of brownfield sites in Brentwood, the Council acknowledges that Green Belt sites will need to come forward to accommodate future housing growth. The challenge, within the A12 Corridor and across the Borough, is to identify the most suitable sites. The site selection process should be clear and transparent and consider a range of factors including contribution towards the Green Belt purposes, landscape sensitivity and capacity, transport infrastructure capacity, accessibility and connectivity, sustainable patterns of development, natural and historic environment designation and constraints such as flood risk.

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?

- 3.22 We support the retail development in existing town centres, especially at locations such as Brentwood due to its high levels to public transport accessibility and planned Crossrail development. In parallel with this strategy, Brentwood should be the overall focus for development for a range of uses including retail and housing.

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

- 3.23 The new Brentwood Local Plan must seek to maximise benefits and locational advantages resulting from Crossrail. Therefore we support future housing development close to Brentwood Railway Station, such as on Land at Sawyers Hall Lane ("Sawyers Hall Farm, Sawyers Hall Lane / Doddinghurst Road, Brentwood" – Site Refs 024A and 024B).

3.24 As explained in Q13, the highways capacity issues in Brentwood Centre and along the A12 should be considered. A potential new junction on the A12, to serve potential development to the east of Brentwood, would help alleviate congestion from the centre of Brentwood.

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

3.25 The priority for infrastructure spending should be to focus investment in and around existing settlements, in particular Brentwood. This approach would deliver positive impacts from infrastructure spending to both existing residents as new communities, assuming that sites adjoining existing settlements are allocated for future housing, such as on Land at Sawyers Hall Lane ("Sawyers Hall Farm, Sawyers Hall Lane / Doddinghurst Road, Brentwood" – Site Refs 024A and 024B).

3.26 In relation to the potential new junction on the A12 (as proposed in Section 5 of these Representations), this could deliver a major benefit if incorporated into a well-planned masterplan for the east of Brentwood including Land at Sawyers Hall Lane ("Sawyers Hall Farm, Sawyers Hall Lane / Doddinghurst Road, Brentwood" – Site Refs 024A and 024B) and land to the north of the A12 (Site Ref 089 – Brentwood Centre).

3.27 The A12 currently provides two points of access to Brentwood. One is the Brook Street roundabout (A12 junction with M25) to the west, the other is off to the east at Mountnessing. With these points of access at the extremities of the town of Brentwood, much of the traffic flow is focussed on the A1023 through the Town. If a new junction were to be installed at the above location (on the A12), this would be almost centrally located between the existing junctions and would assist in alleviating congestion from the centre of Brentwood. Traffic to and from Pilgrims Hatch and the northern part of Brentwood would have much more direct access to the A12 and would not need to travel through the centre of Brentwood to access the Strategic Highway Network.

Dunton Garden Suburb Consultation

3.28 In response to the Dunton Garden Suburb Consultation, we do not support significant growth in the A127 corridor, including development at Dunton Garden Suburb. The area only contains one settlement, West Horndon, which is classified as a large village (Category 3, of 4) in the Brentwood Settlement Hierarchy (Brentwood Borough Local Plan 2015-2030: Preferred Options, July 2013) and existing services and facilities are limited.

3.29 As explained in Q1, we support a balanced spatial strategy for the Borough which provides new growth across all settlements but is focused in the most sustainable locations such as Brentwood. Focusing housing in a single location in the Borough, such as at Dunton Garden Suburb, would

mean that development would be less evenly distributed and capable of responding to local needs across the Borough.

- 3.30 Given the scale, location and characteristics of the Dunton Garden Suburb site, this future housing opportunity can only be considered to be a long-term strategic housing option.

4 SITE ASSESSMENT

- 4.1 This section provides more detailed information in relation to the development opportunity on Land at Sawyers Hall Lane ("Sawyers Hall Farm, Sawyers Hall Lane / Doddinghurst Road, Brentwood" – Site Refs 024A and 024B). It assesses a range of factors which are considered to be critical to determine the suitability of sites to be allocated for housing and be released from the Green Belt.
- 4.2 The site assessment demonstrates that the site should come forward for residential-led development. It therefore builds upon and addresses issues previously raised by the Council in the Brentwood Strategic Housing Land Availability Assessment "SHLAA" (2011) which stated that, in relation to housing development, part of the site was suitable and achievable, and the whole site was available. This clearly demonstrates that the Council acknowledges that a development opportunity exists on site.
- 4.3 The site assessment considers the following factors:
- Planning Policy – in relation to housing provision, the Green Belt and other designations;
 - Landscape – in relation to landscape sensitivity and capacity;
 - Access – in relation to potential access solutions for the site;
 - Sustainable Patterns of Development – in relation to accessibility to and provision of services and facilities; and
 - Deliverability and Developability – in relation to the availability, achievability and suitability of the site.

Planning Policy

- 4.4 Brentwood is currently in the process of preparing a new Local Plan, to replace the Adopted Replacement Local Plan (2005). The development plan for the Borough therefore comprises the Adopted Plan which contains land use policies and proposals and considerations set out below.
- 4.5 Given that the new Local Plan is in preparation, and the Adopted Plan was adopted prior to 2012, key material considerations include the National Planning Policy Framework "NPPF" (2012) and National Planning Practice Guidance "NPPG" (2014). Other material considerations which carry less 'weight' in planning terms include Supplementary Planning Guidance (SPGs) / Supplementary Planning Documents (SPDs), and evidence base documents which support adopted and emerging policies.
- 4.6 As set out in the Strategic Growth Options Consultation, the Council is required to identify land to deliver approximately 3,000 new homes in the Borough over a 15 year period to meet objectively assessed needs in accordance with the NPPF. Given limited availability of brownfield land, the Council has accepted that potential sites in the Green Belt must be considered to accommodate future development.

4.7 The Green Belt is the main policy constraint, as the whole of the Borough, except excluded settlements such as Brentwood, lies within the Metropolitan Green Belt. Land at Sawyers Hall Lane is designated as Green Belt. In terms of other constraints to development, the site does not contain any natural environment, historic environment or landscape designations. A County Wildlife Area lies to the south east of the site at a distance of approximately 250m at its closest point.

The Green Belt

4.8 A Green Belt Assessment of on Land at Sawyers Hall Lane in relation to NPPF purposes and local objectives is set out below. It is based on best practice and considers the role and function of the Green Belt to set out its level of contribution to the purposes and objectives. Land is therefore considered to make a Significant (high), Partial (medium) or Limited or No (low or no) contribution.

4.9 Each NPPF purpose is considered below.

- **NPPF Purpose 2: To check the unrestricted sprawl of large built-up areas** – In terms of national policy origins this purpose has been written in respect of restricting untidy and irregular development (sprawl) from London (large-built-up area). Given the distance from London and the aspiration to achieve well-planned and carefully considered development the site makes a **Limited or No contribution**.
- **NPPF Purpose 2: To prevent neighbouring towns from merging into one another** – The site is not located within a gap between separate settlements. The site lies between residential suburbs within the main town of Brentwood (as defined in the Brentwood Settlement Hierarchy) and therefore makes a **Limited or No contribution**.
- **NPPF Purpose 3: To assist in safeguarding the countryside from encroachment** – The site exhibits a mixture of urban and countryside characteristics. It is currently used as an animal sanctuary however prominent urban influences include the A12, and built development and mix of uses to the west and south. The A12 also acts as a permanent physical boundary which means the site is not connected to the wider countryside / Green Belt to the north. As a result the site is urban fringe in character and therefore makes a **Partial / Limited or No contribution**.
- **NPPF Purpose 3: To preserve the setting and special character of historic towns** – The site does not contain or is located next to any historic features, and Brentwood is not identified as a historic town. As a result the site makes a **Limited or No contribution**.
- **NPPF Purpose 5: To assist in urban regeneration** – The Council acknowledge that there is limited available brownfield land in existing settlements and is considering development on Green Belt land. Therefore the site makes a **Limited or No contribution**.

4.10 Local objectives set out in the Adopted Brentwood Local Plan (2005) are assessed below.

- **Local Objective 1: To conserve and enhance the character, appearance and ecological value of the countryside** – The site exhibits urban fringe characteristics due to prominent urban influences including the A12, and built development and mix of uses to the west and south, and is disconnected from the wider countryside to the north. The Landscape Report (**Appendix A**) shows that existing landscape features, including hedgerows and trees conceal and enclose the site so that views to and from the site are limited, which limits the appearance of the site. No natural environment designations are present on site and at this stage ecological value is not considered to be significant. Therefore the site makes a **Limited or No contribution**.

- **To resist inappropriate development or that giving rise to unacceptable increases in activity** – The Council confirm that new housing development is required in Brentwood to meet objectively assessed needs, in accordance with the NPPF. The assessment of access and services (Section 4) demonstrates that increases in activity on site are expected to be acceptable and can be managed. Therefore the site makes a **Limited or No contribution**.
- **To maximise public access to and enjoyment of the countryside for passive and active recreation, compatible with the conservation of its character, appearance and ecological value** – There are no public rights of way on site and public access is limited to the existing Animal Sanctuary. Therefore the site makes a **Limited or No contribution**.
- **To avoid the loss of the best and most versatile agricultural land** – The site is classified as Grade 3 (good to moderate) agricultural land however it is not used for farming. Therefore the site makes a **Limited or No contribution**.
- **To promote opportunities for the development and enhancement of sustainable rural communities and a sustainable rural economy** – The site is not located in a rural location and therefore makes a **Limited or No contribution**.

4.11 Both the NPPF and Adopted Local Plan also identify the openness of the Green Belt as a characteristic to maintain. Openness is considered in two ways including (i) visual openness (relating to views), and (ii) physical openness (relating to development). Therefore the site is considered to have a **mixed level of openness**, based on:

- Mixed / Low level of visual openness – due to limited views as the site is relatively flat on lower ground and mainly enclosed by landscape (hedgerows and trees) and physical features (A12); and
- Mixed level of physical openness – due to the presence of limited buildings on site combined by prominent urban influences including the A12.

4.12 Furthermore, the site has **strong and permanent boundaries** including the A12, built-up edge and mature hedgerows and trees, and is therefore capable of providing a long-term boundary to the Green Belt.

4.13 Overall the assessment clearly demonstrates that the site makes a Limited or No contribution towards the Green Belt national purposes and local objectives. Therefore the site should be released from the Green Belt.

Landscape

- 4.14 A **Landscape and Visual Appraisal Report** (Bradley Murphy Design Ltd, February 2015) is set out at **Appendix A**. Key findings are set out below. In summary, the site displays low landscape sensitivity and moderate capacity to accommodate change in terms of residential development.
- 4.15 In terms of landscape appraisal, the site lies in the Doddinghurst Wooded Farmland Landscape Character Area (LCA) identified in the Mid Essex Landscape Character Assessment (DATE). It presents some landscape qualities typically found in the LCA including mature treed field boundaries and tree covered narrow lanes. Also, to the south and east, Hall Wood and Merrymeade County Park both feature deciduous and mixed woodland and offer opportunities for recreation. However the site's relationship with the urban edge of Brentwood to the south and west and the A12 to the north results in a loss of tranquillity and rurality within the site itself and brings with it a degree of visible urbanising elements such as lighting columns within playing fields, boundaries with neighbouring rear gardens and the proximity of larger scale built form on neighbouring land. This change in character accords with the overall character description of the LCA which notes that within pockets the *"sense of tranquillity is disturbed in proximity to the A128 and A12 road corridors"* and *"the character of the area becomes less rural and more greatly influenced by human interaction at the southern edge of the area, in close proximity to the northern urban edge of Brentwood"*. Therefore, taking in to account the landscape value of the site and the susceptibility to accommodate change, the landscape sensitivity of the site is considered to be low.
- 4.16 In terms of visual appraisal, the site is visually well contained. Mature tree and hedge boundaries to the east combine with intervening vegetation and open fields to screen longer distance views in to the site from PROW in the east, allowing a visual separation with the site to be maintained. Available views to the site from the north and east of the A12 are screened by taller coniferous and deciduous tree cover associated with the dual carriageway, although glimpsed views of gently rising landform are glimpsed beyond the road corridor during winter. Where views are available when travelling on the A12 and from within the layby, both intermittent boundary vegetation and internal boundary vegetation is visible, filtering longer views in to the main body of the site. To the west, dwellings on Rushdene Road have direct views into the site from upper storey windows; at present the existing buildings/ stables and hardstanding are visible features within views. To the south the presence of school buildings and then playing fields screen views from the south west, walkers within Merrymeade park experience glimpsed views of the site beyond intervening vegetation defining the playing field boundaries.
- 4.17 Receptors considered to be of medium to high sensitivity will include walkers on the PROW to the east of the site, residents on Rushdene Road and walkers enjoying Merrymeade Country Park. Children using playing fields to the south and passengers of cars driving south on the A12 will also

have a sensitivity to change, although due to the nature of the receptor, these are considered to be of low sensitivity.

4.18 Overall, the site is considered to have a moderate capacity to accommodate change for residential development. Key factors to be considered in relation to future development are set out below:

- Consider guidelines set out within the Mid Essex Landscape Character Assessment for Doddinghurst Wooded Farmlands to ensure consistency with the wider landscape character;
- Utilise the existing vegetation and landform within the site to visually enclose any new development, reducing the potential impact on visual and landscape amenity;
- Conserve and manage the existing hedgerow pattern, and strengthen where appropriate through planting;
- Seek ways to ensure that any potential new development at the fringes of Brentwood or the other smaller settlements is not visually intrusive within the surrounding landscape setting, presenting positive frontages to available views and avoiding development of more than two storeys in the more visually sensitive eastern and western parts of the site;
- Where residential development and/ or redevelopment is deemed acceptable, it should be designed sensitively in order to strengthen the local landscape character and improve settlement edges;
- The height, scale and mass of new residential development should relate to existing development and be appropriate to the location and character of the landscape;
- Residential development should use local and vernacular materials appropriate to the location; and
- Take opportunities to strengthen and conserve the rural recreational quality of Merrymeade Country Park and Hall Wood and the separation they provide between Shenfield and Brentwood through the provision of additional green links and additional woodland planting on site.

4.19 An Opportunities and Constraints Plan is shown in Figure 05 of the **Landscape and Visual Appraisal Report** (Bradley Murphy Design Ltd, February 2015).

Access

- 4.20 A **Highways Technical Note** (Waterman, February 2015) is set out at **Appendix B**. Key findings are set out below. In summary, it demonstrates that three access arrangements are possible to serve the site.

Doddinghurst Road Access

- 4.21 Doddinghurst Road provides an ideal location to provide a good quality access due to space available adjacent to the carriageway falling within the boundary of the proposed development, as such, the upper end of achievable dwellings would be a maximum of 400 served by a Type 3 'Feeder Road'. This would entail the installation of a 6m carriageway with 2m footways each side. A plan illustrating a Type 3 'Feeder Road' serving the site via Doddinghurst Road is included within **Appendix A** of the Highways Technical Note.
- 4.22 The number of achievable dwellings served from this location is dependent on whether the potential Doddinghurst Road access is to operate as a link or loop or cul-de-sac.
- 4.23 Should the potential Doddinghurst Road access operate in conjunction with any potential Sawyers Hall Lane access road, it can be argued that this would allow for up to 450 dwellings.

Sawyers Hall Lane Access

- 4.24 The carriageway on Sawyers Hall Lane directly south of the existing access to the development site varies between 4.4m and 5.4m in width and has a wide footway in excess of 2.5m in width present along the eastern side of the carriageway separated by pedestrian guard railing. The existing road layout at this point would be suitable to accommodate a Type 5 'Minor Access Way' which can provide access to a maximum of 50 dwellings via a link or loop, or a maximum of 25 dwellings via a cul-de-sac.

A12 Junction

- 4.25 A potential new access via a junction directly off of the A12 would require a larger masterplan with additional land to the north of the A12 with a link to the local highway network via a link road accessible via a potential roundabout at the junction between Doddinghurst Road and Hatch Road. A sketch of the junction and link road proposals off of the A12 to the site and local highway network is included at **Appendix B** of the Highways Technical Note.
- 4.26 An A12 access would accommodate a much larger number of dwellings than any potential Doddinghurst Road or Sawyers Hall Lane access proposals however would require adequate links to the local highway as not to deliver a standalone residential zone cut off from the local area.

Sustainable Patterns of Development

- 4.27 Sustainable patterns of development relate to how well the site is integrated with existing urban areas, including local services and facilities such as town centres, public transport, schools and public open space.
- 4.28 Land at Sawyers Hall Lane adjoins Brentwood, which is the only town in the Borough. It has a population of almost 50,000 residents and is located 30km from central London. It is the main focus for public transport, employment, retail and service provision. The primary land uses to the west of the site are residential and to the south there is a mix of residential, recreation, education and community uses. The site is located close to the Brentwood town centre as the High Street is within 1 km walking distance. This area contains the main shopping area in the Borough.
- 4.29 The site is well served by public transport. It is located approximately 2 km of Brentwood Railway Station, which is located beyond the High Street. The site is also approximately 2 km from Shenfield Railway to the east. Both stations regular service to London Liverpool Street, as well as Romford and Stratford. Significantly, both stations form part of the Crossrail network, to open in 2019. This major investment will provide greater capacity and an enhanced direct service into and across London.
- 4.30 The nearest bus stops are within 400m walking distance of the site and are served by routes 269 and 565. Additional bus stops are located within approximately 1km walking distance on Ongar Road and Brentwood High Street. Routes provide regular service to destinations including Chelmsford, Basildon, Southend, Romford and Lakeside Thurrock.
- 4.31 Sawyers Hall Lane contains a mix of community uses. Services and facilities located within walking distance from the site include:
- Heath – The New Surgery, Tile House Surgery, Brentwood Community Hospital, Nuffield Health, Brentwood Hospital;
 - Education – St Thomas Of Canterbury C Of E Infant School and Junior School, St Helen's Catholic Infant School and Junior School, and Becket Keys Church of England Secondary School;
 - Sport, Leisure and Open Space – Great Danes Youth Football Club, Brentwood Cricket Club Ground, Brentwood Sports Ground, Merrymeade Country Park, The Brentwood Centre and Bishop's Hall Park;
 - Other – Doddinghurst Road Community Church, Faces Kids Club and Phoenix Day Nursery.
- 4.32 In terms of service capacity, the main issue lies within primary schools.
- 4.33 Overall, the site offers great potential to be well-integrated with Brentwood and is capable of providing community infrastructure to respond to local needs. Development on Land at Sawyers Hall Lane would represent a sustainable pattern of development.

Deliverability and Developability

4.34 This sub-section considers the deliverability and developability of the site in respect of the NPPF which aims to deliver a wide choice of high quality homes (Section 6). It advises that LPAs should “*identify and update annually a specific supply of specific deliverable Sites*” for housing for years 1-5, and “*identify a supply of developable sites*” for years 6-10 and, where possible, for years 11-15 (paragraph 47). Therefore housing sites must be both “deliverable” and “developable”. The NPPF defines each term as follows:

- “*To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans*”. (Footnote 11)
- “*To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged*”. (Footnote 12)

4.35 Therefore the key considerations which demonstrate that a site is “deliverable” and “developable” in the short and medium-long term relate to the availability of the site, suitability of the location, achievability of development and viability of the scheme. These considerations are discussed as set out below in respect of the development opportunity on Land at Sawyers Hall Lane.

- Availability – in relation to site ownership and timescales of development;
- Achievability – in relation to any constraints to development in relation to access, drainage and utilities and viability of the scheme; and
- Suitability – in relation to site location and planning policy related designations.

4.36 As previously stated, in 2011, the Brentwood Strategic Housing Land Availability Assessment “SHLAA” stated that, in relation to housing development, part of the site was suitable and achievable, and the whole site was available.

Availability

4.37 Tesco Stores Limited own Land at Sawyers Hall Lane. The Title Number for this part of the Site is EX392779.

4.38 The site is currently occupied by Hopefield Animal Sanctuary. The landowner has a positive relationship with the current occupier, and discussions have been undertaken between both parties in relation to the future of the site and animal sanctuary. The most recent meeting was undertaken on 4 February 2015. Tesco Stores Limited is committed to continuing a positive dialogue. The site is available for development in the short to medium-term.

Achievability

Land at Sawyers Hall Lane represents a greenfield site. No significant constraints to development have been identified on site in relation to access and the site is not at risk from flooding. Given the adjoining the existing urban area, utilities provision is expected to be possible however detailed investigation or correspondence with providers has been undertaken to date. As identified by the Council, in the Council's Strategic Growth Options consultation document, the site offers the potential to provide housing development. A residential-led scheme would help meeting Boroughwide and local housing needs by providing market and affordable housing.

No key issues have been identified in terms of viability and therefore the site is considered to represent a viable development option. Tesco Stores Limited (via its subsidiary Spenhill) has a strong track record of bringing forward and developing residential-led schemes in the South of England, such as in Faversham, Orpington and St Albans. Examples of key projects can be provided on request.

Suitability

- 4.39 Land at Sawyers Hall Lane is suitable for housing development. This is the overall conclusion of the site assessment (**Section 4**). The site is located in a suitable location as it adjoins Brentwood, which is the main town in the Borough (Brentwood Settlement Hierarchy) and represents the main centre of activity in the Borough. The site is close to the town centre, well served by public transport including rail and bus services and offers excellent accessibility to a wide range of community services and facilities including education, health, open space and recreation provision.
- 4.40 Most significantly, Brentwood is planned to be served by Crossrail, which is set to open in 2019. The benefits of this major investment in public transport infrastructure must be maximised by allocating land, such as Land at Sawyers Hall Lane, which is close to the town centre, for future housing. The site contains no designations in relation to the natural environment, historic environment or landscape. In terms of landscape, the site displays low landscape sensitivity and moderate capacity to accommodate change in terms of residential development.
- 4.41 The site offers great potential to be well-integrated with the town of Brentwood, and the site is of the scale to be able to provide a critical mass of new homes and supporting infrastructure could come forward to deliver a range of positive impacts. The only planning-related restraint to development is the Green Belt. The Green Belt assessment undertaken in these Representations (**Section 4**) demonstrates that Land at Sawyers Hall Lane makes a Limited or No contribution towards national Green Belt purposes and local Green Belt objectives. As a result the site should be allocated for housing and be released from the Green Belt.

5 DEVELOPMENT OPPORTUNITIES

- 5.1 This section sets out the potential development capacity on Land at Sawyers Hall Lane and provides two masterplan options to demonstrate how future development might come forward.
- 5.2 The assessment of development capacity and masterplan studies is based on the site assessment exercises undertaken to date, especially in relation to landscape and access. The development options adopt a sensitive approach to provide housing and associated infrastructure.
- 5.3 In terms of development capacity, Land at Sawyers Hall Lane has the potential to accommodate between 400 to 900 new homes. Any residential-led scheme would also have the potential to provide community infrastructure, to help meet the requirements of new residents as well as existing local needs in the area.
- 5.4 The levels of development capacity are illustrated in two masterplan options, which are primarily influenced by the proposed access solution. The two options are summarised as follows:
- Option 1, proposes access from Doddinghurst Road and Sawyers Hall Lane, to provide development capacity of between 400 to 450 units. This option would provide the opportunity for development at Land at Sawyers Hall Lane only.
 - Option 2, proposes access from a new junction on the A12, and provides development capacity of up to 900 units. This option would provide the opportunity for development at Land at Sawyers Hall Lane and on land to the north of the A12 (Site Ref 089 – Brentwood Centre).
- 5.5 In general the Masterplan Studies indicate the following:
- Dwelling numbers – 450 to 900 dependant on access and landscape constraints
 - Housing mix – 65% 1 and 2 bed / 35% 3 and 4 bed is the local requirement however the higher density options indicate a variation
 - Affordable housing set at 35%
 - Additional considerations such landscape and the presence of water courses (drains / SUDS) on site
 - Land for community infrastructure (if required)
 - A block layout based on the principles of the Essex Design Guide with integration of a hierarchy of routes, housing areas (high street, village green, mews), open space areas (LEAPS, LAPS) and types of landscape (structural, buffer, park).
- 5.6 The masterplans show residential-led development. In terms of additional / alternative potential land uses, the site is also capable of providing other activities such as hotel use. The exact nature of proposals will be refined as the design process continues.
- 5.7 Each Option is explained in more detail below.

Option 1: Land at Sawyers Hall Lane Development Opportunity only

5.8 Option 1 proposes between 400 to 450 units and this option provides the opportunity for development at Land at Sawyers Hall Lane only. Key characteristics include:

- 450 dwellings
- 158 affordable dwellings (35% provision)
- Utilising main access from Doddinghurst Road to serve main housing parcel
- Additional access from Sawyers Hall Lane to serve small low density cluster of 50 dwellings
- Development generally set away from sensitive boundaries in order to maintain existing landscape features, and provide acoustic and visual buffers to A12 road and school land
- Integration of small landscaped areas within development to accommodate open space/ amenity requirements.

Option 2: West of Brentwood Strategic Development Opportunity

5.9 Option 2 proposes up to 900 units. This option would provide the opportunity for development at Land at Sawyers Hall Lane and on land to the north of the A12 (Site Ref 089 – Brentwood Centre).

5.10 Option 2 indicates a higher mix of 1 and 2 beds to reflect a high density development of up to 80dph, resulting in the delivery of up to 900 dwellings. The density of 80dph indicates a high percentage of flat blocks where 1 and 2 beds could be appropriately located in a suitably scaled environment reflecting principles of the Essex Design Guide.

5.11 Key characteristics include:

- An lower and upper range of dwellings is indicated: 750- 900 dwellings
- 750 dwelling scheme considered with a density range of 40 – 60 dph
- 900 dwelling scheme considered with a density range of 40 – 80 dph
- 260 – 315 affordable dwellings (35% provision)
- Utilising one single access point from the new proposed A12 junction
- Sawyers Hall Lane pedestrian / cycle link providing access towards the town centre, bus links and other amenity / community facilities.



POTENTIAL NEIGHBOURHOOD CENTRE

OPTION 1

TOTAL DWELLINGS

450 DWELLINGS
(Upper target based on highways capacity)

APPROX. DENSITY
(Based on medium density of 40– 80 dph)

200 dwellings @ 60 dph
200 dwellings @ 40dph
50 dwellings @ 30 dph

POTENTIAL MIX

1 & 2B Units— 65%
3 & 4B Units— 35%

AFFORDABLE

158 units @35%

2 options demonstrating a range of development set within existing constraints



OPTION 2A

TOTAL DWELLINGS

750 DWELLINGS

APPROX. DENSITY

(Based on medium density of 40– 80 dph)

450 @ 60 dph

300 @ 40 dph

POTENTIAL MIX

1 & 2B Units—75%

3 & 4B Units— 25%

AFFORDABLE

263 units @35%

OPTION 2B

TOTAL DWELLINGS

900 DWELLINGS

APPROX. DENSITY

(Based on medium density of 40– 80 dph)

400 @ 80dph

300 @ 60 dph

200 @ 40 dph

POTENTIAL MIX

1 & 2B Units—85%

3 & 4B Units— 15%

AFFORDABLE

315 units @35%

POTENTIAL NEIGHBOURHOOD CENTRE

6 CONCLUSIONS AND NEXT STEPS

- 6.1 These Representations are submitted to Brentwood Borough Council in response to the Strategic Growth Options Consultation and Dunton Garden Suburb Consultation documents, and promote Land at Sawyers Hall Lane as location for future housing.
- 6.2 In terms of plan-making, positive planning and sustainable development, as promoted throughout the NPPF, should be at the heart of the new Brentwood Local Plan preparation process. The plan should include on-going Sustainability Appraisal, a comprehensive and robust evidence base including Green Belt Review, and clear and transparent sustainability assessment of future development sites to determine site allocations.
- 6.3 We recommend that a balanced spatial strategy is adopted by the Council, which helps meet the development needs from all settlements across the Borough. This means that the level of housing growth proposed at each settlement should: (i) meet local needs, and (ii) be commensurate to the sustainability credentials of the settlement.
- 6.4 We support the identification of the majority of new housing growth to the A12 Corridor, in and around the town of Brentwood. The Settlement Hierarchy (Brentwood Borough Local Plan 2015-2030: Preferred Options, July 2013) identifies Brentwood as the only town and largest settlement in the Borough. It is classified as a “main town” and is the only settlement in Category 1 and is the focus of employment, retail, services and facilities and is the most accessible location in the Borough. Crossrail will significantly enhance the town’s sustainability credentials for housing growth. It is therefore the most sustainable location in the Borough for future housing growth. It is vital that the new Brentwood Local Plan ensures that opportunities arising from planned developments, such as Crossrail, are maximised by allocating sites for housing which are accessible to the town centre and railway station such as Land at Sawyers Hall Lane.
- 6.5 Land at Sawyers Hall Lane lies in the A12 Corridor and adjoins Brentwood. The site should be allocated for housing and be released from the Green Belt for the following reasons:
- The site makes a Limited or No contribution to the Green Belt in terms of NPPF purposes and local objectives
 - The site displays low landscape sensitivity and moderate capacity to accommodate change in terms of residential development
 - The site offers a number of possible access solutions from Doddinghurst Road and the A12
 - The site is located in a highly accessible location and is within walking distance of Brentwood town centre, existing services and facilities and close to the railway station.
 - The site provides an opportunity to bring forward a critical mass of new homes (between 400 and 900 units) including supporting community infrastructure, to deliver a range of positive impacts to Brentwood.

6.6 Land at Sawyers Hall Lane has the capacity to accommodate 400 to 900 new homes. A robust assessment of highways and landscape has informed masterplan options for the site. It would be designed to meet local needs and the site would be able to accommodate required community infrastructure. The masterplan options demonstrate that the site is capable of being developed on its own, or as part of a larger scheme to the east of Brentwood if a new junction on the A12 is brought forward. In conclusion, the site should be allocated for housing and be released from the Green Belt.

Next Steps

6.7 In terms of next steps, Tesco Stores Limited is keen to engage in discussions with Brentwood Borough in relation to the development opportunity on Land at Sawyers Hall Lane. Tesco Stores Limited is committed to continuing a positive dialogue and discussions will also be programmed to continue with the existing occupier in respect of the future use of the site.

Appendices

APPENDIX A: Landscape and Visual Appraisal Report (Bradley Murphy Design Ltd, February 2015)

See

SAWYERS HALL FARM, BRENTWOOD
LANDSCAPE AND VISUAL APPRAISAL

FOR TESCO LTD.

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1. INTRODUCTION

1.1 PURPOSE OF THE STUDY

1.1.1 Bradley Murphy Design has been instructed by Tesco Ltd to undertake a landscape and visual appraisal of a site who Tesco Ltd have an interest in at Sawyers Hall Farm, Brentwood, Essex. BMD was also commissioned to undertake a high level desk top study of a number of other sites identified within the Brentwood Borough Council Strategic Growth Options Consultation document, which details all sites that have been put forward by landowners and others for consideration for housing at various stages of the Local Development Plan process. A preferred selection of sites will eventually form part of the Local Plan. The Sawyers Hall Farm sites (024A and 024B) hereafter referred to as 'the site' and the neighbouring sites are shown in *Figure 1: Site and Study Area*.

1.1.2 The purpose of the study is twofold: firstly the study will assess the sensitivity and landscape capacity of the Sawyers Hall Farm sites to accommodate change for future residential use; the study will evaluate the existing landscape and visual context of the site and its immediate surroundings study in order to inform a development capacity exercise being undertaken by Saunders Architects. Secondly a desktop study will assess more broadly the landscape and visual sensitivity of a number of neighbouring sites and their capacity to accommodate change relative to the Sawyers Lane sites. This will then inform a view as to whether some or all of the sites assessed could contribute to an overall residential masterplan, creating a more wholesale urban extension of Brentwood and Pilgrims Hatch.

1.2 METHODOLOGY

1.2.1 This Landscape and Visual Appraisal has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management & Assessment. The assessment of Sawyers Hall Farm was undertaken through the combination of desk studies and site survey work carried out within a defined study area of 2km radius of the site. The broader site assessment of neighbouring sites was partially informed by a site visit and a desktop study. The desktop study used to appraise neighbouring sites is strategic and all findings are subject to further site visits to verify the appraisals made relating to intervisibility and landscape character.

1.2.2 A series of representative and specific viewpoint photographs were captured during the site surveys using a digital SLR camera with an equivalent fixed 50mm focal length lens. The method used to capture and present the photographs was consistent with Landscape Institute Advice Note 01/2011 Photography and Photomontage in Landscape and Visual Assessment. Where photographs have been collated into panoramas, these were stitched together using Adobe Photoshop Photomerge (CC). Photographs were taken in February 2014 to provide a worst case visual scenario when trees and vegetation are not in leaf.

2. SAWYERS HALL SITES (024A AND 024B)

2.1 LANDSCAPE POLICY AND GUIDANCE

2.1.1 This section considers planning policy and guidance relevant to landscape and visual issues within the site and surroundings. A review of the main relevant landscape policy and guidance at local level has been considered as part of this appraisal and summarised below.

2.2 Local Policy

2.2.1 The site lies within the administrative boundary of Brentwood Borough Council. Brentwood Borough Council is currently preparing their Local Plan to replace the Adopted Replacement Local Plan. The Replacement Local Plan (adopted 25 August 2005) supersedes the first Adopted Brentwood Local Plan (adopted March 1995, with a First Alteration adopted in July 1997). This development plan provides a comprehensive statement of land use policies and proposals for the Borough.

Saved Policies

2.2.2 Saved planning policies of the Brentwood Borough Replacement Local Plan (2005) relevant to landscape and visual issues include:

Green Belt Policies

2.2.3 The whole of the Borough lies within the Metropolitan Green Belt (MGB). Whilst the Green Belt is not currently formally under review, the selection of sites for strategic growth and the publication of a list of preferred sites within the adopted Local Plan will result in the re-drawing of the Green Belt boundary.

2.2.4 At present, the structure of the urban area of Brentwood is characterised by a number of significant wedges of open land, included within the Green Belt, which dissect the built up area, and in the case of Shenfield Common and the Merrymeade areas, extend right into the heart of the town. These green wedges form a strategic function, allowing access from large areas of the town to both formal and informal recreation areas and the wider network of public right of way.

2.2.5 The council's overall aim of the Green Belt and Countryside policies is to '*maintain the extent, character and openness of the Borough's countryside*' with supporting objectives being:

- *To conserve and enhance the character, appearance and ecological value of the countryside;*
- *To resist inappropriate development or that giving rise to unacceptable increases in activity;*

- *To maximise public access to and enjoyment of the countryside for passive and active recreation, compatible with the conservation of its character, appearance and ecological value;*
- *To avoid the loss of the best and most versatile agricultural land;*
- *To promote opportunities for the development and enhancement of sustainable rural communities and a sustainable rural economy.*

Policy C9 – County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value

- 2.2.6 The site lies approximately 250m to the north west of Merrymeade Country Park, a designated County Wildlife Site. The policy C9 states that the council will *'WILL ENCOURAGE THE ENHANCEMENT AND MANAGEMENT OF SUCH SITES AND NATURAL FEATURES, AND, WHERE DESIRABLE, THEIR USE FOR INFORMAL RECREATION. DEVELOPMENT THAT WOULD AFFECT A HABITAT OR SPECIES IDENTIFIED IN THE ESSEX BIODIVERSITY ACTION PLAN AND/OR BRENTWOOD BIODIVERSITY ACTION PLAN WILL ONLY BE PERMITTED WHERE THE COUNCIL IS SATISFIED THAT IT WOULD HAVE NO UNACCEPTABLE IMPACT ON THAT HABITAT OR SPECIES'*

Policy GB28 Landscape Enhancement

- 2.2.7 Policy GB28 seeks to ensure that where development does take place within the Green Belt, enhancement of the landscape is integral to the proposals. *'WHERE APPROPRIATE, TREE PLANTING AND HEDGE SCREENING WILL BE EXPECTED IN PROPOSALS FOR DEVELOPMENT IN THE GREEN BELT. IN ADDITION, BRENTWOOD COUNTRYSIDE MANAGEMENT SERVICE WILL CARRY OUT NEW PLANTING ON PUBLICLY OWNED LAND AND, IN CO-OPERATION WITH THE OWNER, ON PRIVATE LAND. WITHIN SPECIAL LANDSCAPE AREAS AND OTHER AREAS WHERE THE LANDSCAPE NEEDS IMPROVEMENT EMPHASIS WILL BE GIVEN TO RESTORE AND ENHANCE DAMAGED LANDSCAPE AND WILL BE A REQUIREMENT WHERE APPROPRIATE. WHEREVER POSSIBLE, NEW PLANTING SHOULD BE CARRIED OUT USING SPECIES NATIVE TO THE AREA. PROPOSALS SHOULD SAFEGUARD THE EXISTING ECOLOGICAL VALUE OF THE SITE AND INCLUDE MEASURES FOR HABITAT CREATION.'*

2.3 LANDSCAPE BASELINE

Landscape Character Baseline

- 2.3.1 Published landscape character assessments relevant to the site and study area include:
- National Character Areas 111: Northern Thames Basin
 - Essex Landscape Character Assessment (Chris Blandford Associates 2002)
 - Mid Essex Landscape Character Assessment (Chris Blandford Associates 2006)

- 2.3.2 The published assessments provide a hierarchical appraisal of the character of the site, its surroundings and the wider region through a recognised process of landscape characterisation.

Landscape Character at the National Level

- 2.3.3 The site is located within National Landscape Character (NCA) 111: Northern Thames Basin.

Landscape Character at County Level

- 2.3.4 The Essex Landscape Character Assessment assesses the landscape character at county wide level. The site and surrounding landscape lie within the Landscape Type D: Wooded Hill and Ridge Landscape under Landscape Character Area D2: Brentwood Hills.

- 2.3.5 Key characteristics include:

- Gently to strongly undulating hills/ridges.
- Semi enclosed character due to presence of numerous small woods, large interlocking blocks of woodland and frequent hedgerow trees.
- Patchwork of small irregular pasture and arable fields, opening out to medium to large regular arable fields in the centre of the area.
- Dense linear settlement pattern along major south west to north east road/rail routes.

Landscape Character at a Local Level

- 2.3.6 The Mid Essex Landscape Character Assessment forms part of the evidence base informing the Local Development Plan process and assesses the landscape character at a Borough wide level. The site and surrounding area is covered by the Wooded Farmland Landscape Type and falls within Landscape Character Area F8 Doddinghurst Wooded Farmland. The key characteristics relevant to the site and surrounding landscape are:

- Mature wooded farmland.
- Patches of mature deciduous and mixed woodland.
- Undulating, predominantly arable farmland.
- Mature, treed-field boundaries.
- Tree-covered narrow lanes.
- Small nucleated and linear villages.
- Sense of tranquillity away from major A128 and A12 road corridors.

Landscape Character of the Site and Surrounding Area

- 2.3.7 The Sawyers Hall site lies on the northern edge of Brentwood, Essex (*as shown in Appendix A, Figure 1: Site and Study Area*). The land extends across 19.58ha and comprises a number of small scale open pasture fields defined by sporadic hedgerow tree and hedge cover. The site is bounded by hedgerow and tree boundaries. To the south west of the site an existing farmhouse lays derelict amongst a collection of stables and low farm buildings, which are currently occupied by the Hopefield Animal Sanctuary. Temporary pony paddocks form a boundary with rear gardens of dwellings on Rushdene Road. The site is currently accessed via Sawyers Hall lane which terminates at the south of the site.
- 2.3.8 Topography across the site rises gently from north east to south west, +75m AOD to +83m AOD. Out with the site boundary, land rises gently to the south west and more generally to the south and the urban area of Shenfield and Brentwood.
- 2.3.9 The site is bounded to the north by the busy A12, which is dual carriageway in both directions. The A12 is bordered by native hedgerow and tree cover to the north and south of the road. The site's eastern boundary follows the existing field pattern, defined by tree and hedgerow cover. Vegetation is more sporadic to the south eastern boundary of the site. The southern boundary follows an existing ditch line which defines the existing field boundary and is characterised by existing vegetation and tree cover to the banks of the watercourse. The western boundary of the site crosses Sawyers Hall Lane before running north west to meet rear gardens of bungalows and one a half storey development on Rushdene Road.
- 2.3.10 Beyond the A12 to the north lies Bishops Hall Park and Brentwood leisure centre which stretches north to meet Doddinghurst Road. Beyond Doddinghurst Road lies an area of pasture and publicly accessible open space, before the urban edge of Pilgrims Hatch is reached. Small to medium scale arable farmland stretches to the north east; country lanes and field boundaries are defined by mature native tree and hedgerow cover, which, along with small stands of woodland at intervals and gently undulating topography create a compartmentalised character. Beyond the eastern boundary of the site, arable farmland stretches across rising landform to localised wooded ridges and the urban edge of Shenfield, punctuated by stands of woodland and mature field boundaries; Hall Wood lies to the south and east of the site and meets the northern edge of Merrymeade Country Park. The park comprises tree cover, scrubland and more open areas of grassland and is accessed by a network of footpaths and boardwalks, it stretches south to meet the western edge of Shenfield, separating the urban edges of Brentwood and Shenfield. Beyond the southern boundary of the site, beyond the ditched boundary lie playing fields and built form associated with St Helen's infant and junior school. Beyond the western boundary and the rear gardens of Rushdene Road lies the northern urban edge of Brentwood.
- 2.3.11 Residential development to the west, the noise and visual intrusion of the A12 and floodlights associated with playing fields to the south of the site all reduce the perceived tranquillity of the site and immediate surrounding area. However, walks through the wooded areas of

Merrymeade Country Park and Hall Wood are rural in nature, with reduced visual interaction with wider urbanising elements.

- 2.3.12 There are no public footpaths crossing the site. A footpath runs approximately 260m to the east of the site from which glimpsed views in to the site are available beyond boundary vegetation; views are most appreciable when walking north towards the A12. A second PROW within Merrymeade Country Park lies to the south of the site, beyond playing fields at a distance of circa 400m from which views of the site are unavailable.
- 2.3.13 Footpaths within the Country Park and the wider footpath network are well used by dogwalkers, joggers and walkers; the Country Park and associated woodland form an important source of informal recreation for local residents.
- 2.3.14 A number of listed buildings exist within 1km, to the east and south, but intervening vegetation and the distance at which they lie from the site mean that the settings of these are unlikely to be affected.
- 2.3.15 There are no landscape designations on the site; but the site lies within Green Belt. A County Wildlife Area (Merrymeade Park) lies to the south east of the site at a distance of approximately 250m at its closest point, separated from the site by playing fields.

Landscape Summary

- 2.3.16 The landscape character of the site presents some landscape qualities typically found within the Doddinghurst Wooded Farmland Landscape Character Area (LCA) as identified within the Mid Essex Landscape Character Assessment. These include mature treed- field boundaries and tree covered narrow lanes; in the surrounding area to the south and east, Hall Wood and Merrymeade Country Park both feature deciduous and mixed woodland and offer good opportunities for walking and rural recreation. However the site's relationship with the urban edge of Brentwood to the south and west and the A12 to the north results in a loss of tranquillity and rurality within the site itself and brings with it a degree of visible urbanising elements such as lighting columns within playing fields, boundaries with neighbouring rear gardens and the proximity of larger scale built form on neighbouring land. This change in character at this point accords with the overall character description of the LCA. *'Within pockets of the character area, an intricate landscape pattern creates a sense of tranquillity (for example around Navestock Side). This sense of tranquillity is, however disturbed in proximity to the A128 and A12 road corridors which cross the area. The character of the area becomes less rural and more greatly influenced by human interaction at the southern edge of the area, in close proximity to the northern urban edge of Brentwood.'* Taking in to account the landscape value of the site and the susceptibility to accommodate change, the sensitivity of the site is considered to be low. (Refer Landscape Character Photos Appendix C)

2.4 VISUAL BASELINE

- 2.4.1 The site is visually well enclosed. Mature hedge and tree boundaries to the site, combining with stands of trees and woodland within the wider landscape setting will reduce both short and longer distance views in to the site. The most sensitive receptors are considered to be people walking PROW to the east of the site; residents on Rusdene Road backing on to the site's western boundary; and those walking within Merrymeade Country Park to the south of the site. In all cases, wider views are characterised by both urbanising elements (such as the A12, schools and playing fields) and are filtered by intervening vegetation and woodland. A number of views have been identified as representative of the most sensitive receptors and are referred to below (*see Viewpoint Photographs Appendix B*)
- 2.4.2 From within the site itself, longer views are filtered by intervening vegetation associated with the small scale field pattern across the site, tree cover and hedgerow cover is more prominent within the south west of the site. (*viewpoints 6 and 7*)
- 2.4.3 Whilst the site rises gently from its boundary with the A12, vegetation associated with the A12 to the north and south combine with the tree lined Doddinghurst Road resulting in views towards the site from beyond the A12 within Bishops Hall Park and on Doddinghurst Road being screened. Receptors here will include those visiting the leisure centre and travelling south down Doddinghurst Road. Views from PROW to the north east, beyond the Brentwood Centre allow filtered views towards the site, the gently rising landscape is just discernible beyond intervening and boundary vegetation associated with the A12. (*viewpoints 5 and 10*)
- 2.4.4 From the A12 itself, intermittent views into the site are available when travelling south, as vegetation is more sporadic, allowing views in to the site along approximately 50% of the site's northern boundary. Receptors here will be passengers in cars travelling south on the A12 and those using the layby. Views are transient and are seen within the wider context of the A12 corridor. Receptors are considered to be of low sensitivity. (*viewpoint 14*)
- 2.4.5 From PROW to the east of the site walking west towards the A12, glimpsed views into the site are available beyond intervening vegetation and boundary tree and hedge cover. The tops of floodlights associated with playing fields to the south of the site are also a feature of the view, as is traffic moving on the A12, but this is an open view of arable fields with no visible urban edge present within the view. Receptors at this point are considered to be of medium/high sensitivity. (*viewpoint 8*)
- 2.4.6 Playing fields to the south of the site have views across in to the site beyond boundary vegetation and a ditched boundary. Receptors here will include school children engaged in a sport. Whilst the proximity of the site means a direct visual relationship with the site, the focus of the receptor is not anticipated to be on the wider surroundings, as such receptors are considered to be of low sensitivity. (*viewpoint 2 and 3*)
- 2.4.7 Wider glimpsed views towards the site from Merrymeade Country Park will be available from certain vantage points. Receptors here will include walkers and those seeking out the rural

informality of the park. The rural nature of the park and the scarcity of available longer distance views mean that where views across to the site are available, the vegetated boundaries of the site are seen as a green backdrop to the viewpoint. There are a degree of urbanising elements within these views including elements of taller built form and lighting. Receptors within the Country Park are considered to be of medium sensitivity. (*viewpoint 1*)

2.4.8 Rear garden boundaries of dwellings on Rushdene Road vary in size and structure with some boundaries open to the site at present. Views into the site from upper storey windows currently include pony paddocks, farm buildings, the derelict Sawyers Hall and potential for some more open views across to pasture beyond the hardstanding. Receptors on Rushdene road are considered to be of high sensitivity (*viewpoint 4*)

2.4.9 From Sawyers Hall Lane, views in to the site are available at the northern end as the Animal sanctuary is reached, but views are currently of stables and outbuildings rather than the open fieldscape. (*viewpoint 11*)

Visual Summary

2.4.10 The site is visually well contained. Mature tree and hedge boundaries to the east combine with intervening vegetation and open fields to screen longer distance views in to the site from PROW in the east, allowing a visual separation with the site to be maintained. Available views to the site from the north and east of the A12 are screened by taller coniferous and deciduous tree cover associated with the dual carriageway, although glimpsed views of gently rising landform are glimpsed beyond the road corridor during winter. Where views are available when travelling on the A12 and from within the layby, both intermittent boundary vegetation and internal boundary vegetation is visible, filtering longer views in to the main body of the site. To the west, dwellings on Rushdene Road have direct views into the site from upper storey windows; at present the existing buildings/ stables and hardstanding are visible features within views. To the south the presence of school buildings and then playing fields screen views from the south west. Walkers within Merrymeade park experience glimpsed views of the site beyond intervening vegetation, which defines the playing field boundaries.

2.4.11 Receptors considered to be of medium to high sensitivity will include walkers on the PROW to the east of the site, residents on Rushdene Road and walkers enjoying Merrymeade Country Park. Children using playing fields to the south and passengers of cars driving south on the A12 will also have a sensitivity to change, although due to the nature of the receptor, these are considered to be of low sensitivity.

2.5 DEVELOPMENT CAPACITY

2.5.1 The location of the site relative to the northern edge of Brentwood and the A12 has a degree of impact on the overall tranquillity of the site and its rurality. The site has some landscape qualities, namely mature vegetated boundaries which define the small scale field pattern across the site, although vegetation within the site itself is more sporadic leaving more open

areas of pasture. The land use is agricultural with some derelict built form and low level farm building occupying the south west of the site, the remainder of the site is given over to pasture. The location means that at present the site functions to provide visual and physical separation and distance between the A12 and Merrymeade Country Park and the A12 and the urban edge of Brentwood. The overall landscape sensitivity of the site is considered to be low.

- 2.5.2 The surrounding area has a variety of uses; Merrymeade Country Park to the south and east of the site forms an important source of informal recreation in the immediate vicinity and combines with Hall Wood to offer a high quality landscape resource that present key features identified within the Doddinghurst Wooded Farmland LCA. Playing fields to the southwest of the site, the A12 on the northern boundary and the wider Brentwood Centre to the north of the A12 all contribute urbanising elements to the wider area, reducing tranquillity between the A12 and Merrymeade Park. A more open rural character is available walking PROW to the east of the site, but the backdrop of the A12 to the north and the urban edge of Shenfield to the south east both reduce the quality of longer distance views.
- 2.5.3 The site is visually well contained with no visual prominence within the wider landscape. Intervisibility between the site and surrounding PROW and neighbouring land is low due to mature, tree lined field edges and intervening vegetation. Where views are available from the A12, receptors here are considered to be less sensitive. More visually sensitive edges have been identified as those to the east and south.
- 2.5.4 The site is considered to have a moderate capacity to accommodate change for residential development.

2.6 GUIDELINES AND RECOMMENDATIONS

- 2.6.1 Consider guidelines set out within the Mid Essex Landscape Character Assessment for Doddinghurst Wooded Farmlands to ensure consistency with the wider landscape character;
- 2.6.2 Utilise the existing vegetation and landform within the site to visually enclose any new development, reducing the potential impact on visual and landscape amenity;
- 2.6.3 Conserve and manage the existing hedgerow pattern, and strengthen where appropriate through planting;
- 2.6.4 Seek ways to ensure that any potential new development at the fringes of Brentwood or the other smaller settlements is not visually intrusive within the surrounding landscape setting, presenting positive frontages to available views and avoiding development of more than two storeys in the more visually sensitive eastern and western parts of the site;
- 2.6.5 Where residential development and/ or redevelopment is deemed acceptable, it should be designed sensitively in order to strengthen the local landscape character and improve settlement edges.

- 2.6.6 The height, scale and mass of new residential development should relate to existing development and be appropriate to the location and character of the landscape.
- 2.6.7 Residential development should use local and vernacular materials appropriate to the location
- 2.6.8 Take opportunities to strengthen and conserve the rural recreational quality of Merrymeade Country Park and Hall Wood and the separation they provide between Shenfield and Brentwood through the provision of additional green links and additional woodland planting on site.

3. BRENTWOOD LEISURE CENTRE (089) AND LAND TO SOUTH EAST OF DODDINGHURST ROAD, PILGRIMS HATCH (198)

- 3.1.1 The Brentwood Leisure Centre (089) and Land to the South East of Doddinghurst Road (198) have also been assessed from a landscape and visual perspective as part of a high level desk top study to appraise the sites' landscape character and intervisibility with the wider area.

3.2 LANDSCAPE CHARACTER

- 3.2.1 Published landscape character assessments include:
- National Character Areas 111: Northern Thames Basin
 - Essex Landscape Character Assessment (Chris Blandford Associates 2002)
 - Mid Essex Landscape Character Assessment (Chris Blandford Associates 2006)

3.3 LANDSCAPE CHARACTER OF THE SITE AND SURROUNDING AREA

- 3.3.1 Sites 089 and 198 lie to the south and east of Pilgrims Hatch, Essex (*as shown in Figure 1: Site and Study Area*). The land extends across 26ha and comprises the Brentwood Leisure Centre, hardcourts, parking and a number of managed playing fields. 089 also includes a dog training home located on Doddinghurst Road immediately north of the A12. 089 is bounded by hedgerow and tree boundaries, with a line of mature tree cover separating the northern most playing field from the remainder. The site is currently accessed via Doddinghurst Road. Site 198 lies immediately to the north of 089 and stretches north across one arable field. The site is bounded by a PROW to the south, Doddinghurst road to the west and field boundaries to the east and north separating it from an individual dwelling and land holding before the farmstead of Canterbury Tye Farm is reached.
- 3.3.2 Topography across the sites falls slightly from the south west to the north east +75m AOD to +70m AOD.
- 3.3.3 Beyond the site boundary to the north and east lies arable farmland of a small to medium scale field structure studded with farmsteads, and punctuated by small stands of woodland. The urban edge of Pilgrims Hatch lies to the west, beyond Doddinghurst Road and an area of publicly accessible open space know as Bishops Hall Park used by dogwalkers and local

residents. To the south beyond the A12, lies the Sawyers Hall Farm site and the northern edge of Brentwood. (*viewpoint 15*)

- 3.3.4 The leisure centre, hard courts, dog training school and the presence of the A12 give the south of the Brentwood Centre site a more urban character than that to the north of the site. (*viewpoint 16*) The northern most playing field and the arable farmland of 198 have a much more rural compartmentalised character, with filtered intervisibility with the wider rural landscape. The tree lined Doddinghurst Road adds to this character.
- 3.3.5 There are no public footpaths crossing the sites; a PROW runs between the two sites and then runs across arable farmland south east towards and under the A12.
- 3.3.6 The closest listed buildings lie approximately 50m to the north of 198, separated by field and garden boundaries.
- 3.3.7 There are no landscape designations on the site; but the site lies within Green Belt.
- 3.3.8 The landscape character of the two sites present some landscape qualities typically found within the Doddinghurst Wooded Farmland Landscape Character Area (LCA) these include mature treed- field boundaries and tree covered narrow lanes.
- 3.3.9 The existing uses give the 089 site a more urban quality to the south, to the north of 089 and across 198 a more rural character is present, albeit separated from the wider landscape by hedged boundaries. Urbanising elements such as floodlights, road lighting, car parks and built form all combine to impact on the tranquillity and landscape value of 089. At present the south of the Brentwood Centre site has a physical and visual association with the urban edge of Brentwood and Doddinghurst Road. The northern part of 089 and 198 retain some rurality due to the retention of internal field boundaries creating visual separation. Taking in to account the landscape value of the sites and their susceptibility to accommodate change, the sensitivity of the sites to residential development is considered to be low to the south and medium to high in the north.

3.4 VISUAL BASELINE

- 3.4.1 Views in to the site are available from PROW bordering the sites to the north and longer distance from PROW to the south east (*viewpoint x*) and receptors walking these footpaths are considered to be of medium sensitivity. (*see Viewpoint Photographs Appendix x*)
- 3.4.2 From within the site itself, views are generally open within the southern part of 089, and more enclosed within the northern most playing field of 089 and within 198.
- 3.4.3 From the A12, views in to 089 are unavailable due to vegetation bordering the road corridor. Vegetation comprises both coniferous and deciduous species along this boundary. Some elements of the Brentwood Centre site can be glimpsed from PROW to the south of the A12 beyond boundary vegetation.

3.4.4 From the west on Doddinghurst Road the main body of the Brentwood Centre site is screened by boundary vegetation, parking and the existing built form, which screens longer distance views across to the boundary. Further to the north on Doddinghurst Road, views across to the east become more open, some filtered views into 089 and 198 and beyond to the wider landscape are available beyond the tree lined boundaries.

3.4.5 Receptors considered to be of medium to high sensitivity will include walkers on the PROW to the north and east of the site. Receptors will also include those using the Brentwood Centre; these are likely to be engaged in leisure activity and focused on the facilities and not the wider landscape character. As such leisure centre receptors are considered to be of low sensitivity.

3.5 DEVELOPMENT CAPACITY

3.5.1 The location of 089, north of the A12 gives the southern half of the site an urban character, the range of uses, associated noise, and urbanising elements mean that rural tranquillity is lost within this part of the site. Within the northern part of 089 and within 198, the relationship with the wider countryside becomes more prominent. The presence of listed built form, PROW and filtered views towards the site results in a low capacity for change. The main body of 089 site is considered to have a moderate capacity for change.

4. SITES WEST OF DODDINGHURST ROAD: BISHOPS HALL COMMUNITY CENTRE (088) AND LAND OFF DODDINGHURST ROAD EITHER SIDE OF THE A12, BRENTWOOD (023)

4.1 Two sites to the west of Doddinghurst Road have also been assessed from a landscape and visual perspective as part of a high level desktop study to appraise the sites' landscape character and intervisibility with the wider area. These sites include Bishops Hall Community Centre and Land (088) and Land off Doddinghurst Road either side of the A12 (023).

4.2 LANDSCAPE CHARACTER BASELINE

4.2.1 Published landscape character assessments relevant to all sites to the two sites are as follows:

- National Character Areas 111: Northern Thames Basin
- Essex Landscape Character Assessment (Chris Blandford Associates 2002)
- Mid Essex Landscape Character Assessment (Chris Blandford Associates 2006)

4.3 LANDSCAPE CHARACTER OF THE SITES AND SURROUNDING AREA

4.3.1 The Bishops Hall Community Centre and Land (088) comprises 3 parcels of land lying to the west of Doddinghurst Road. The most southerly parcel is the Bishops Hall Community Centre itself with playground, hardcourt and parking accessed from Elizabeth Road and bounded by a managed hedgerow and tree cover to three boundaries: Doddinghurst Road in the east, the junction with Elizabeth Road in the south and the adjacent parcel of land to the north. Informal

green space crossed by a footpath separates the southernmost parcel from the northern parcel, these parcels collectively form Bishops Hall Park and features informal green open space with small copses of woodland and scrub vegetation set amongst grassland. The Marconi Gardens residential development lies in the northwest corner of the broader Bishops Hall Park and the site is separated from wider residential development in the west by a mature line of trees, hedgerow to the north, east and south.

- 4.3.2 Land off Doddinghurst Road either side of the A12 (023) comprises two parcels of land: to the north of the A12, three small fields separated by sporadic hedgerow and tree cover are used for pasture; land is bounded by rear gardens to the north and west, Doddinghurst Road to the east and the A12 to the south. Beyond the A12 to the south, a small parcel of land lies between the A12 and rear garden boundaries of houses accessed from St Kilda's Road in Brentwood. Woodland and scrub characterise the space, there is no public access.
- 4.3.3 Topography across both groups of sites is relatively flat with a slight fall from south west to north east from +85 AOD to +75AOD
- 4.3.4 The visual and physical relationship of the sites with the adjacent wider residential development give each of the spaces a more urban character. The Bishops Hall Community Hall Land (088) is well used by dog walkers, local residents and children, and forms an important source of informal recreation for the local community. Land off Doddinghurst Road (023) is not accessible and is bounded by rear gardens which have a less positive relationship to the green space. These parcels function as a buffer with the A12 and provide a green backdrop to Doddinghurst Road at its southerly point.
- 4.3.5 There are no PROW crossing the sites, but PROW border 088 to the west and the north west of 023
- 4.3.6 There are no listed buildings within the immediate vicinity of either of the sites.
- 4.3.7 There are no landscape designations on the sites. Green Belt?
- 4.3.8 Whilst both sites lie within the Doddinghurst Wooded Farmland Landscape Character Area (LCA), the enclosed nature of the sites and the relationship with the adjacent residential suburbs of Pilgrims Hatch and Brentwood result in more of an urban fringe character. 088 functions as a transitional green space between the urban edge and the wider landscape beyond Doddinghurst Road to the east with some tranquil parts created through the presence of copses, scrub and open grassland; the site is well used as an informal country park and is an important resource for the community, giving a higher value to the site. 023 has more of a backland character, while the presence of woodland and vegetated boundaries are visible features of the site, the visual backdrop of the A12 to the north and south reduces the overall value of the green space here.
- 4.3.9 Taking in to account the landscape value of the sites and the susceptibility to accommodate change, the sensitivity of the Bishops Hall Community Centre (088) to residential development

is considered to be medium; the Land off Doddinghurst Road (023) is considered to be of low sensitivity to residential development.

4.4 VISUAL BASELINE

- 4.4.1 Site 088 is visually well contained, with mature tree cover and managed hedgerow boundaries filtering views from the north, east and west. From the south, the compartmentalisation formed from hedgerow boundaries within the site results in longer views being unavailable.
- 4.4.2 Receptors of medium sensitivity are considered to be dogwalkers, children and those using the recreational space, those using PROW to the west of the site and a proportion of residential receptors with views across the site.
- 4.4.3 Site 023 is more visually contained along its northern, southern and western edges, with rear gardens screening any longer distance views in to the site. There is a degree of intervisibility with Doddinghurst Road, with glimpsed views into the site beyond hedgerow into pasture to the north of the A12.
- 4.4.4 Receptors of medium sensitivity are considered to be dwellings backing on to the site with views across the site and those using the length of PROW to the west of the northern parcel.

4.5 DEVELOPMENT CAPACITY

- 4.5.1 Neither site contributes fully to the characterisation of the wider rural landscape; urbanising influences of the A12, lighting and adjacent residential development reduce the potential for tranquillity on both sites and collectively the sites associate more strongly with the urban edges of Pilgrims Hatch and Brentwood than the wider rural landscape. However the visual enclosure to the northern half of the Bishops Hall Park and the grassland, copse and scrubland here, all combine to create a more peaceful and rural character.
- 4.5.2 088 has a positive relationship with the surrounding land uses, with footpath networks and residential development facing on to the site and overlooking PROW in part. Given the role this site plays within the local community for informal recreation, it is considered to have a low capacity for change, subject to further assessment.
- 4.5.3 023 has a less positive relationship with neighbouring built form, and functions as a buffer space between the A12 and existing residential development. Given the site's more backland character, it is considered to have a medium capacity for change, subject to further assessment.

5. SITES NORTH OF PILGRIMS HATCH

5.1 A number of sites on the northern fringes of Pilgrims Hatch have also been assessed from a landscape and visual perspective as part of a high level desktop study to appraise the sites' landscape character and intervisibility with the wider area. There are two clusters of sites available for development: those sites lying between Ongar road and Crow Green Road comprising 176, 011, 11B, 11C and 148 and; sites lying to the east of Crow Green Road comprising 159, 053A and 053B.

5.2 LANDSCAPE CHARACTER BASELINE

5.2.1 Published landscape character assessments relevant to all sites to the north of Pilgrims Hatch are as follows:

- National Character Areas 111: Northern Thames Basin
- Essex Landscape Character Assessment (Chris Blandford Associates 2002)
- Mid Essex Landscape Character Assessment (Chris Blandford Associates 2006)

5.3 LANDSCAPE CHARACTER OF THE SITES AND SURROUNDING AREA

5.3.1 Both clusters of sites lie to the northern fringes of Pilgrims Hatch, Essex (as shown in Figure 1: Site and Study Area). To the west of Crow Green Road, sites are generally small scale pasture or arable farmland and are bordered by rear gardens of dwellings with vegetated boundaries separating them from the wider field network and more open countryside. To the east of Crow road, the sites are small to medium scale arable and pasture with some leisure uses, such as playing fields and informal areas of recreation.

5.3.2 Topography across the sites falls from +96m AOD in the west to +70m AOD in the east.

5.3.3 Beyond the site boundaries to the north lies the village of Crow Green, a linear settlement set amongst small to medium scale arable farmland and small stands of woodland. The character of this northern edge of Pilgrims Hatch is rural in nature, with hedgerow and tree lined lanes linking Pilgrims Hatch with the wider countryside and smaller villages.

5.3.4 The tree and hedge lined boundaries to the sites mean that individually they are visually well contained, the cluster to the east of Crow Green Road is likely to be more visually prominent within the wider landscape due to the larger scale nature of the field pattern.

5.3.5 There are a number of PROW and bridleways forming a good footpath network to the north of Pilgrims Hatch; whilst it appears from the desktop study undertaken that PROW do not cross any of the sites, PROW border a number of the sites in both the east and west cluster.

5.3.6 There are two listed buildings immediately to the east of Ongar Road in close proximity to the western cluster of sites, views to and from these are likely to be available from some or all of the western cluster of sites.

- 5.3.7 There are no landscape designations on the sites, but the sites lie within Green Belt.
- 5.3.8 The landscape character of both clusters of sites presents some landscape qualities typically found within the Doddinghurst Wooded Farmland Landscape Character Area (LCA) These include mature treed-field boundaries and tree covered narrow lanes. The small scale nature of the field pattern to the western cluster gives a more rural character to these sites, whilst the slightly more open nature of the sites within the eastern cluster provides wider views and a reduction in compartmentalisation. Both clusters have a strong physical and visual association with the wider rural landscape, connected via a series of PROW.
- 5.3.9 Taking in to account the landscape value of the sites and the susceptibility to accommodate change, the sensitivity of the sites to residential development is considered to be medium to high.

5.4 VISUAL BASELINE

- 5.4.1 Views in to the sites are not generally available from Orchard Lane, Crow Green Lane, Hatch Road, due to the presence of residential development. Glimpsed views in to the site are likely to be available from Crow Green Road beyond field boundaries, PROW bordering the sites to the north of Orchard Lane, PROW running to the rear of gardens on Hatch Road and on PROW looking south towards the sites.
- 5.4.2 Receptors considered to be of medium to high sensitivity will include walkers on PROW and residents of dwellings adjoining the sites.

5.5 DEVELOPMENT CAPACITY

- 5.5.1 The sites to the north of Pilgrims Hatch are likely to have a degree of intervisibility with the wider landscape setting to the north and east from PROW bordering the sites. At this point the wider landscape is characterised by small villages set within rolling arable farmland punctuated by stands of woodland and a network of narrow tree lined roads and lanes. Whilst the presence of the urban edge of Pilgrims Hatch is a visible feature of the landscape, the wider landscape has a moderate degree of tranquillity and rurality. Collectively the sites are considered to have a low capacity for change, subject to further assessment.

6. SUMMARY AND CONCLUSIONS

- 6.1.1 A landscape and visual appraisal was undertaken of the Sawyers Hall Farm site in Brentwood, Essex. The purpose of the study was twofold; firstly the study assessed the sensitivity and landscape capacity of the Sawyers Hall Farm site to accommodate change for future residential use; secondly the study assessed more broadly the landscape and visual sensitivity of a number of neighbouring sites and their capacity to accommodate change relative to the Sawyers Lane sites.

- 6.1.2 The appraisal found that the Sawyers Hall Farm site has a low sensitivity overall, with receptors of medium sensitivity identified as those walking PROW to the east of the site, walkers within Merrymeade Country Park and residential receptors on Rushdene Road. The study considers the site has a moderate capacity for change to residential development.
- 6.1.3 Sites to the north of Sawyers Hall Farm have also been considered; The Brentwood Leisure Centre sites (089 and 198) are considered to be of low sensitivity closer to the A12 and of medium to high sensitivity to the north. Visual receptors of medium sensitivity are considered to be those walking PROW between the sites to the north and on PROW to the east within the wider landscape. The southern half of the Brentwood site is considered to have a moderate capacity for change, the northern half is considered to have a low capacity for change.
- 6.1.4 The Bishops Hall Community Centre 088 is considered to be of medium sensitivity with visual receptors of medium sensitivity considered to be those walking PROW to the west, and using the informal recreational space. The Land off Doddinghurst Road site 023 is considered to be of low sensitivity, visual receptors of medium sensitivity will be dwellings overlooking the site. 088 is considered to have a low capacity for change, 023 is considered to have a moderate capacity for change.
- 6.1.5 Collectively, sites to the north of Pilgrims Hatch are considered to be of medium to high sensitivity, with visual receptors of medium sensitivity considered to be those walking PROW bordering the site within the wider footpath network and residents of dwellings adjoining the sites. Collectively the sites are considered to have a low capacity for change.

Conclusions

- 6.1.6 The Sawyers Hall Farm site is considered to have a moderate capacity to accommodate a degree of residential development. A low degrees of intervisibility between the site and wider rural landscape combined with urbanising elements visible within the site and a lack of PROW across the site result in a low sensitivity overall.
- 6.1.7 A series of recommendations have been included to guide any future development and these are illustrated on the Opportunities and Constraints Plan in Appendix x and are set out below:
- Consider guidelines set out within the Mid Essex Landscape Character Assessment for Doddinghurst Wooded Farmlands to ensure consistency with the wider landscape character;
 - Utilise the existing vegetation and landform within the site to visually enclose any new development, reducing the potential impact on visual and landscape amenity;
 - Conserve and manage the existing hedgerow pattern, and strengthen where appropriate through planting;

- Seek ways to ensure that any potential new development at the fringes of Brentwood or the other smaller settlements is not visually intrusive within the surrounding landscape setting, presenting positive frontages to available views and avoiding development of more than two storeys in the more visually sensitive eastern and western parts of the site;
- Where residential development and/ or redevelopment is deemed acceptable, it should be designed sensitively in order to strengthen the local landscape character and improve settlement edges.
- The height, scale and mass of new residential development should relate to existing development and be appropriate to the location and character of the landscape.
- Residential development should use local and vernacular materials appropriate to the location.
- Take opportunities to strengthen and conserve the rural recreational quality of Merrymeade Country Park and Hall Wood and the separation they provide between Shenfield and Brentwood through the provision of additional green links and additional woodland planting on site.

6.1.8 In comparing the site to the other groups of sites to the north, it is considered there is potential to develop the Sawyers Hall Farm site alongside a proportion of additional sites as part of an overall masterplan to form an extension to the urban edge of Brentwood and Pilgrims Hatch.

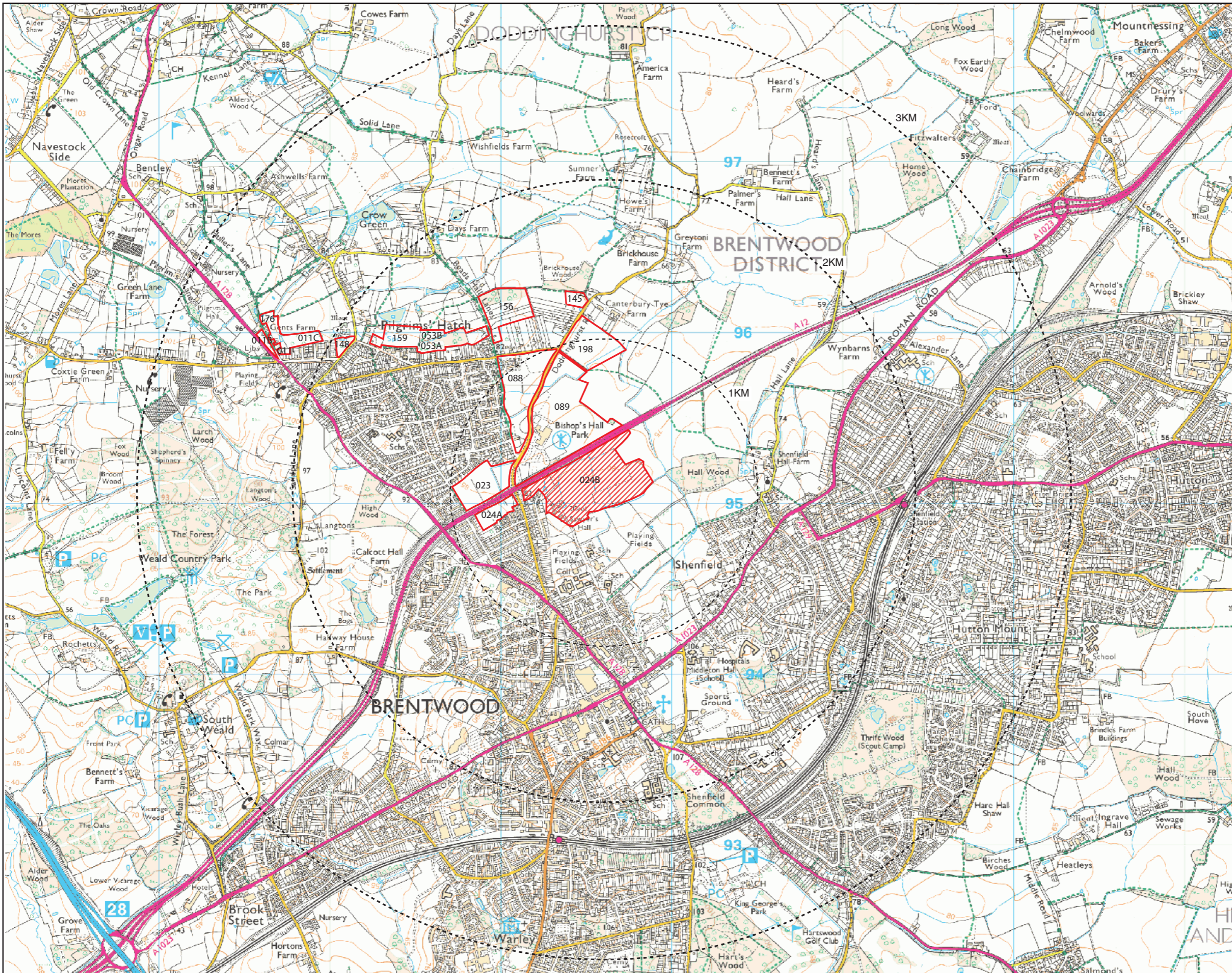
6.1.9 Sites to the northern edge of Pilgrims Hatch are not considered to be able to contribute to an overall masterplan, given the distance at which they sit from the Sawyers Lane site and the rural relationship they have with the wider landscape.

6.1.10 It is considered that the Brentwood Leisure Centre sites and Bishops Hall Community Centre and Land off Doddinghurst Lane have the capacity to contribute to an overall masterplan designed holistically with the wider landscape and Green Belt sensitivity in mind. The north of Brentwood Leisure Centre Sites and the north of Bishops Hall Park offer good opportunities for key transitional public open space to be retained as green infrastructure with potential for footpath links to the wider footpath network and down to Merrymeade Country Park. The southern half of the Brentwood Leisure Centre site and Land off Doddinghurst Road offer potential to develop less sensitive sites for residential development in conjunction with the Sawyers Hall Farm site.

7. APPENDICES

A. BASELINE FIGURES

- Figure 01: Site and Study Area
- Figure 02: Landscape Character Area
- Figure 03: Designations and Heritage Listings
- Figure 04: Viewpoint Location and Visual Envelope
- Figure 05: Opportunities and Constraints



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NOTES: Based on

Legend

- 024B Sawyers Hall Farm
- Selection of neighbouring sites identified within the Strategic Growth Options Consultation document prepared by Brentwood Borough Council:
- 011A- Land Rear of Orchard Lane
- 011B- Land Rear of Orchard Lane
- 011C- Land Rear of Orchard Lane
- 023- Land off Doddinghurst Road
- 024A- Sawyers Hall Farm
- 053A- Land Rear of 146-148 Hatch Road
- 053B- Land Rear of 146-148 Hatch Road
- 088- Bishops Hall Community Centre
- 089- Brentwood Centre and Land
- 145- Land at Doddinghurst Road Adjacent Brickhouse Wood
- 148- Land at Moat Farm
- 156- Greenacres Riding Stables & Land Opposite
- 159- Land Off Crow Green Lane
- 176- Land at Former Bentley Zoo

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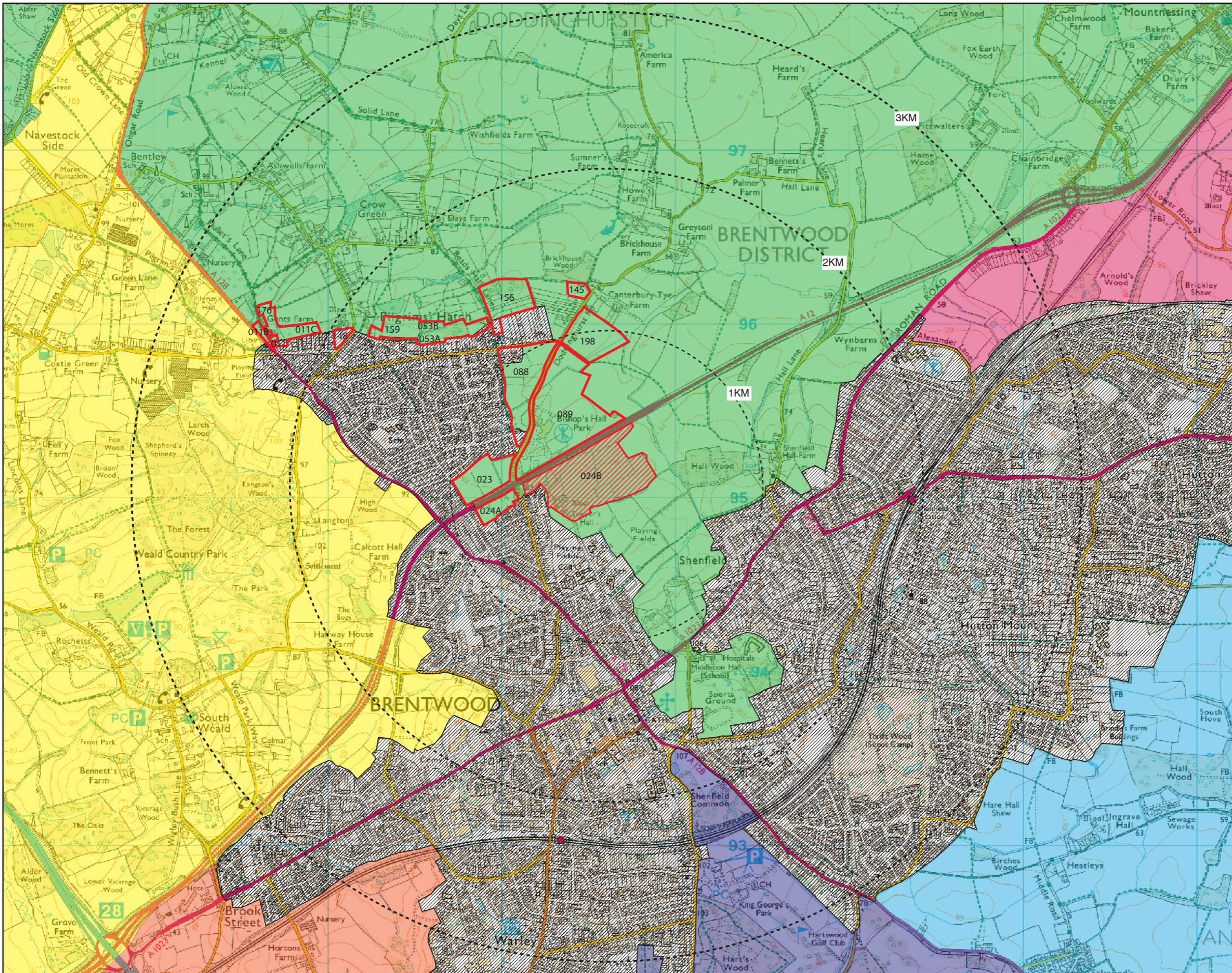


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Project
SAWYERS FARM LANE, BRENTWOOD

Drawing Title
SITE AND STUDY AREA



Drawn	Checked	Approved	Date
SS	LB	LB	12.02.2015
Job No.	Scale	Sheet Size	Revision
BMD.15.006	NTS	A3	-
Drawing Number BMD_15_006_DR001			



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NOTES: Based on

Legend

-  024B Sawyers Hall Farm
-  Selection of neighbouring sites identified within the Strategic Growth Options Consultation document prepared by Brentwood Borough Council.

Regional Landscape Character Area: D2 Brentwood Hills

Local Landscape Character of Brentwood Borough:

-  F8 Doddinghurst Wooded Farmland
-  F9 Little Warley Wooded Farmland
-  F10 Heybridge Wooded Farmland
-  F13 Little Warley Wooded Farmland
-  F14 Ingrave and Herongate Wooded Farmland

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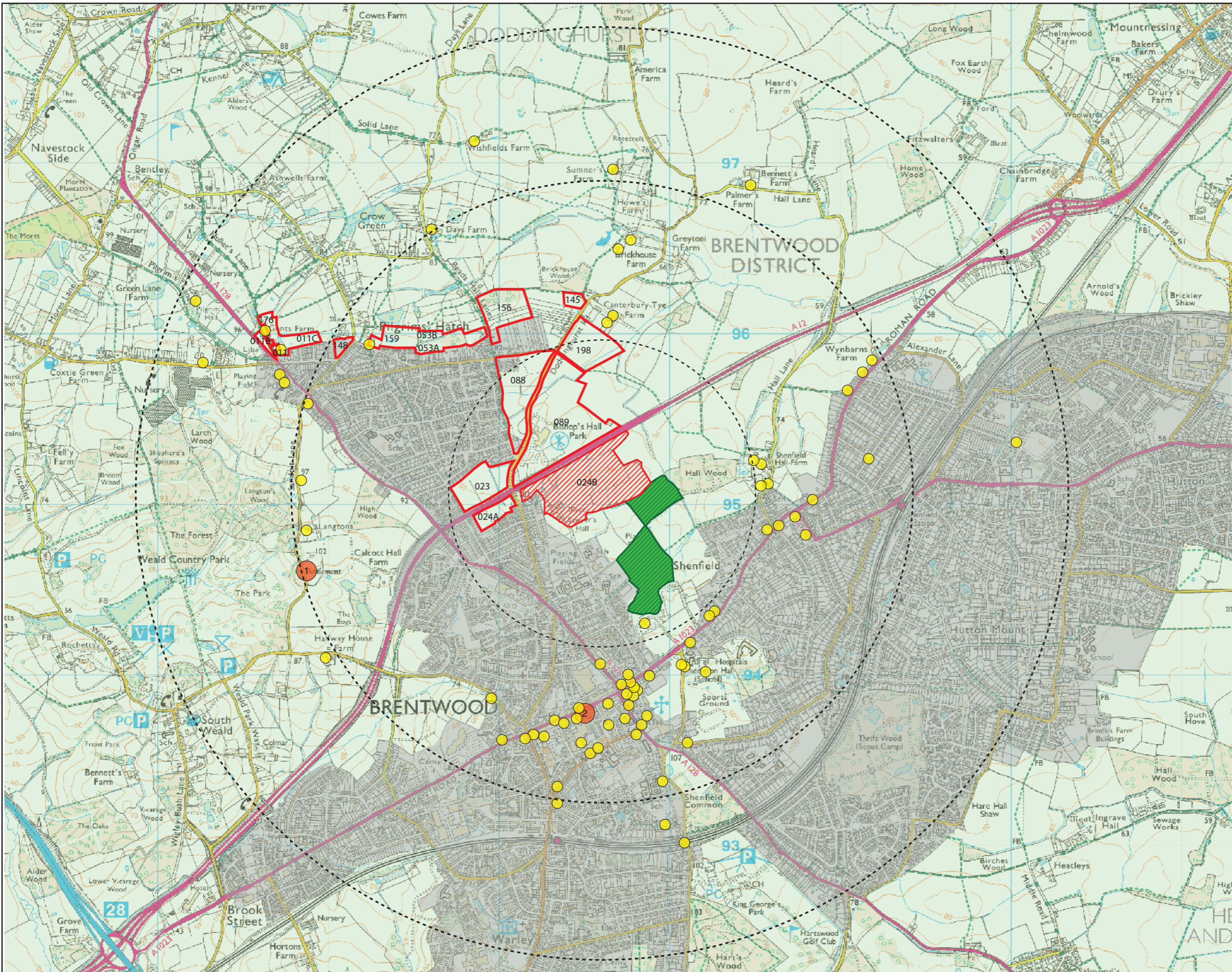


TESCO LTD.

Project
SAWYERS FARM LANE, BRENTWOOD

Drawing Title
LANDSCAPE CHARACTER AREAS

Drawn	Checked	Approved	Date
SS	LB	LB	12.02.2015
Job No.	Scale	Sheet Size	Revision
BMD.15.006	NTS	A3	-
Drawing Number BMD_15_006_DR002			



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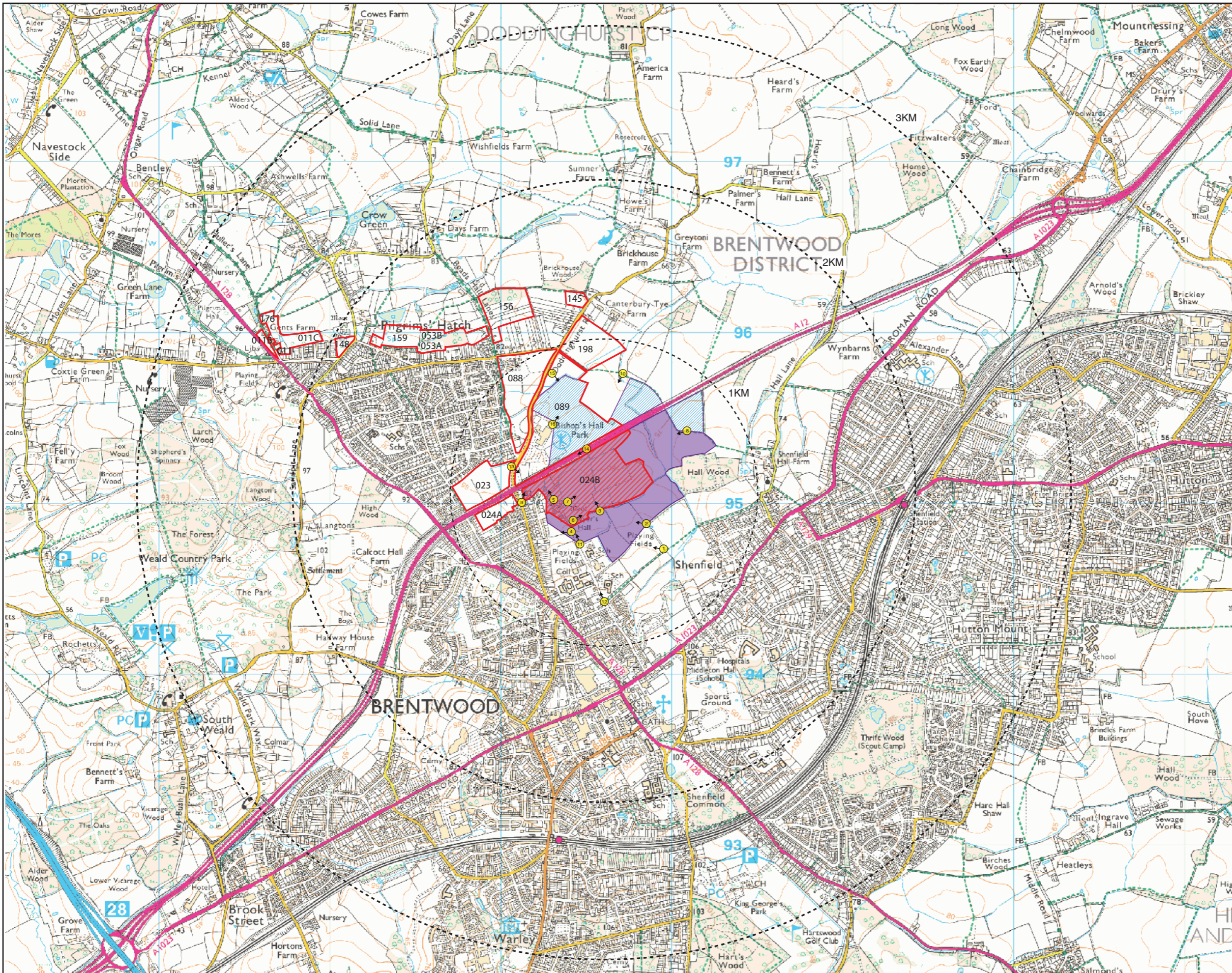
NOTES: Based on

Legend

- 024B Sawyers Hall Farm
- Selection of neighbouring sites identified within the Strategic Growth Options Consultation document prepared by Brentwood
- Country Park and County Wildlife Site - Merrymeade Park
- Listed Buildings
- Scheduled Monuments:
1. Slight univallate hillfort 300m west of Calcott Hall Farm
2. The Chapel of St Thomas a Becket
- Green Belt
- Urban Areas

Rev	Description	Date
Purpose of Issue		
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Drawing Title		
DESIGNATIONS AND HERITAGE LISTINGS		
Drawn	Checked	Approved
SS	LB	LB
Job No.	Scale	Sheet Size
BMD.15.006	NTS	A3
Drawing Number		Date
BMD_15_006_DR003		12.02.2015
Revision		
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NOTES: Based on

Legend

-  024B Sawyers Hall Farm
-  Filtered Views
-  Open Views
-  Viewpoint Location

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Drawing Title
VIEWPOINT LOCATION VISUAL ENVELOPE PLAN

Drawn	Checked	Approved	Date
SS	LB	LB	12.02.2015
Job No.	Scale	Sheet Size	Revision
BMD.15.006	NTS	A3	-
Drawing Number BMD_15_006_DR004			

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NOTES: Based on

Legend

- Development Site Boundary
- Filtered views into the site
- Clear Views
- Green space
- Development Parcels
- Proposed development fronting onto landscape
- Existing water course
- Existing Scrub
- Existing Tree
- Proposed Scrub
- Proposed Trees
- Public Right of Way

Views available into site from the A12, consider retaining open area to watercourse as a visual and ecological buffer.

Built form should be set back from watercourse.

Built form should face boundary, suitable offset from treeline to be maintained.

Green buffer to edge of development should be maintained and enhanced.

Built form should face out on to watercourse and treeline.

Built form should back on to rear gardens, proposed height should respect the single storey built form on Rushden Road.

Rev	Description	Date

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Drawing Title
OPPORTUNITIES AND CONSTRAINTS

Drawn	Checked	Approved	Date
SS	LB	LB	16.02.2015
Job No.	Scale	Sheet Size	Revision
BMD.15.006	NTS	A3	-
Drawing Number BMD_15_006_DR005			

B. VIEWPOINT PHOTOGRAPHS

Built form associated with school

Site lies beyond playing fields lying beyond tree line



Viewpoint 1: View taken from Public Right of Way South of the site.
Date:09/02/2015



LOCATION PLAN (N.T.S.)

DATE:	FEB 2015
DRAWN BY:	SS
CHECKED:	LB

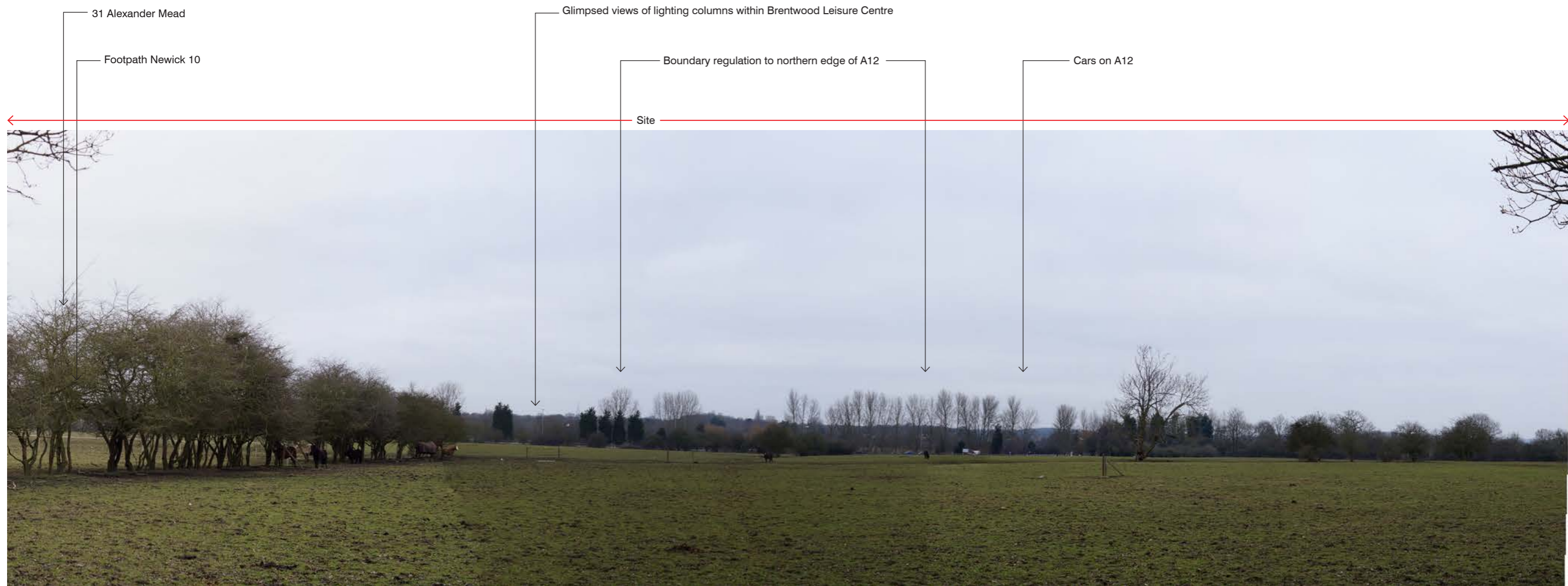


Viewpoint 2: Taken from playing fields to the South of the site.
Date:09/02/2015



LOCATION PLAN (N.T.S.)

DATE:	FEB 2015
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Viewpoint 3: Taken from Southern boundary looking North.
Date:09/02/2015



LOCATION PLAN (N.T.S.)

DATE:	FEB 2015
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CHECKED:	LB



Existing houses on Rushden Road some rear gardens have direct views into the site.

Site



LOCATION PLAN (N.T.S.)

Viewpoint 4: Taken looking West towards rear gardens on Rushdene Road.
Date:09/02/2015

DATE:	FEB 2015
DRAWN BY:	SS
CHECKED:	LB



Viewpoint 5: Taken from within the Site looking North to the A12.
Date:09/02/2015



LOCATION PLAN (N.T.S.)

DATE:	FEB 2015
DRAWN BY:	SS
CHECKED:	LB





Viewpoint 6: Taken from within the Site looking East.
Date:09/02/2015



LOCATION PLAN (N.T.S.)

DATE:	FEB 2015
DRAWN BY:	SS
CHECKED:	LB





Viewpoint 7: Taken from within the Site looking North. East across the Site.
Date:09/02/2015



LOCATION PLAN (N.T.S.)

DATE:	FEB 2015
DRAWN BY:	SS
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Viewpoint 8: Taken from PROW to the East of the Site looking West.
Date:09/02/2015



LOCATION PLAN (N.T.S.)

DATE:	FEB 2015
DRAWN BY:	SS
CHECKED:	LB



LOCATION PLAN (N.T.S.)

Viewpoint 9: Taken looking North at the A12 and North Western boundary of the Site.
Date:09/02/2015

DATE:	FEB 2015
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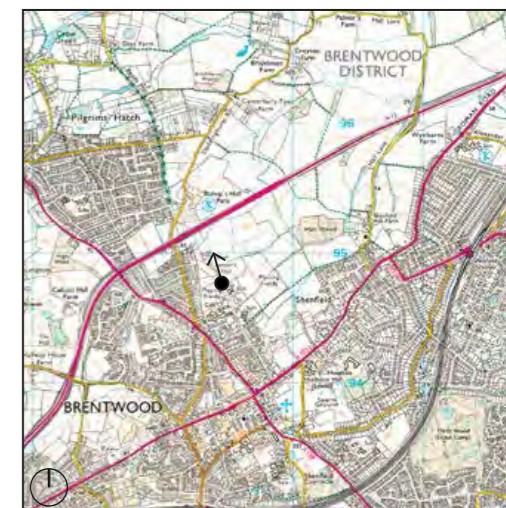
← Site →



LOCATION PLAN (N.T.S.)

Viewpoint 10: Taken from PROW looking South West towards the A12.
Date:09/02/2015

DATE:	FEB 2015
DRAWN BY:	SS
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LOCATION PLAN (N.T.S.)

Viewpoint 11: Entrance to Hopefield Animal Sanctuary on Sawyers Hall Lane.
Date:09/02/2015

DATE:	FEB 2015
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SAWYERS HALL FARM, BRENTWOOD | TESCO LTD. | VIEWPOINT PHOTO-



LOCATION PLAN (N.T.S.)

Viewpoint 12: Sawyers Lane at the junction with PROW leading to Merrymeade Park.
Date:09/02/2015

DATE:	FEB 2015
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LOCATION PLAN (N.T.S.)

Viewpoint 13: Looking South on Doddinghurst Road to A12.
Date:09/02/2015

DATE:	FEB 2015
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LOCATION PLAN (N.T.S.)

Viewpoint 14: Google Streetview image illustrating transient views from A12.
Date:09/02/2015

DATE:	FEB 2015
DRAWN BY:	SS
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LOCATION PLAN (N.T.S.)

Viewpoint 15: Taken from Brentwood Leisure Centre site looking South.
Date:09/02/2015

DATE:	FEB 2015
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LOCATION PLAN (N.T.S.)

Viewpoint 16: Taken from Brentwood Leisure Centre site looking North East.
Date:09/02/2015

DATE:	FEB 2015
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SAWYERS HALL FARM, BRENTWOOD | TESCO LTD. | VIEWPOINT PHOTO-

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C. LANDSCAPE CHARACTER PHOTOS

Landscape and Visual Appraisal - Landscape Character and Resource



Public Right of Way south of the site running through Merrymeade Park.



Primary School buildings lying to the south of the site.



Existing derelict farmhouse on the site.



Existing residential development on Sawyers Hall Lane next to Secondary School.



Existing stables and hard standing within the South West of the site.



Residential development on Rushdene Road backing onto the site.



Merrymeade Park from footpath from Sawyers Lane.



Existing residential development on Rushdene Road - typical of this northern edge of Brentwood.



A12 Dual Carriageway

DATE:	FEB 2015
DRAWN BY:	SS
CHECKED:	LB

APPENDIX B: Appendix B: Highways Technical Note (Waterman, February 2015).



Highways Technical Note

Sawyers Hall Farm, Brentwood

11 February 2015

Waterman Infrastructure & Environment Limited

Regent House, Hubert Road, Brentwood, Essex CM14 4JE
www.watermangroup.com



Client Name: SpenHill
Document Reference: 1st Draft
Project Number: DM/ CIV 16973

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
1st Draft	11/02/2015	Dave Martin		

Comments



Disclaimer

Waterman has prepared this report in accordance with the instructions of the Client. It is prepared solely for their specific use. It is non-assignable and Waterman accepts no liability for its use by a third party.

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Tables

No table of figures entries found.

Appendices

- A. Doddinghurst Road Access Proposal
- B. Potential A12 Junction and Link Road Proposals

1. Introduction

- 1.1. Waterman Infrastructure and Environment Ltd. have been instructed by SpenHill to provide highways access advice in connection with the proposals for the construction of a residential development on land currently occupied by Sawyers Hall Farm, Brentwood CM15 9BZ which is to be demolished as part of the proposals.

2. Existing Situation

- 2.1. The existing site is currently occupied by the Hopefield Donkey Sanctuary which is accessed by a small access road off of Sawyers Hall Lane, Brentwood. The site is bound to the north by the A12, bound to the south by playing fields and sports facilities, to the east by open/farming fields and west by properties on Rushdene Road and the carriageway of Doddinghurst Road.
- 2.2. The site is well connected to public transport with bus stops within 400m and Brentwood railway station within 2.2km.
- 2.3. The nearest bus stops are within 400m walking distance of the site on Sawyers Hall Lane and are served by routes 269 and 565. Additional bus stops are located within approximately 1.1km walking distance on Ongar Road and Brentwood High Street and are served by routes 71, 72, 73, 81, 251, 261, 351, 481, 498, 608, 808 and X81. These routes provide regular service to destinations including Chelmsford, Basildon, Southend, Romford and Lakeside Thurrock.
- 2.4. Brentwood Station, also located within 2.2km walking distance of the site, provides a regular service to London Liverpool Street and Shenfield as well as destinations in between including Romford and Stratford on the Greater Anglia rail network with services every 10-20 minutes throughout the day in both directions 7 days a week.
- 2.5. The site is within acceptable walking distance of less than 1.5km to local facilities including food stores and other amenities located within the main shopping area and High Street of Brentwood.

3. Planning Policy

National Planning Policy Framework (2012)

3.1. In the Ministerial foreword it states:

"The purpose of planning is to help achieve sustainable development.

Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations.

Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate.

Sustainable development is about change for the better, and not only in our built environment".

"Development that is sustainable should go ahead, without delay - a presumption in favour of sustainable development that is the basis for every plan, and every decision. This framework sets out clearly what could make a proposed plan or development unsustainable".

3.2. With regard to transportation the Core Planning principles are to

"actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant developments in locations which can be made sustainable and take account of and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs".

Promoting Sustainable Transport

- 3.3. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
- 3.4. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
- 3.5. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:
- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
 - Safe and suitable access to the site can be achieved for all people; and

- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 3.6. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However, this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.
- 3.7. Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:
- Accommodate the efficient delivery of goods and supplies;
 - Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
 - Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;
 - Incorporate facilities for charging plug-in and other ultra-low emission vehicles; and
 - Consider the need of people with disabilities by all modes of transport.
- 3.8. A key tool to facilitate this will be a Travel Plan. All developments which generate significant amounts of movement should be required to provide a Travel Plan.

Residential

- 3.9. For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities, including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.

Brentwood Replacement Local Plan

- 3.10. In order to consider local policy, Brentwood Borough Council's Replacement Local Plan has been examined. The relevant policies from the Plan are set out below:

CP1 General Development Criteria

- 3.11. Any development will need to satisfy all of the following:
- The proposal would not have an unacceptable detrimental impact on visual amenity, or the character and appearance of the surrounding area.
 - The proposal would not have an unacceptable detrimental impact on the general amenities of nearby occupiers or the occupiers of the proposed development by way of overlooking, lack of privacy, overbearing effect or general disturbance.
 - The proposal should be of a high standard of design and layout and should be compatible with its location and any surrounding development (and, in the case of alterations and extensions, with the existing building), in terms of size, siting, scale, style, design and materials.

- Means of access to the site for vehicles and pedestrians and parking and servicing arrangements are satisfactory.
- The transport network can satisfactorily accommodate the travel demand generated and traffic generation would not give rise to adverse highway conditions or highway safety concerns or unacceptable loss of amenity by reason of number or size of vehicles.
- The proposal should not give rise to the net loss of a residential unit (except as provided for in policy TC19).
- The proposal would not have an unacceptable detrimental impact on health, the environment or amenity due to the release of pollutants to land, water or air (including noise, fumes, vibration, smells, smoke, ash, dust and grit).
- The proposal will be expected to take full account of the need to conserve or enhance the character, appearance, biodiversity and historical and archaeological heritage of the site and the surrounding area. Where it is considered that the harm to or loss of the environmental asset is outweighed by the need for the development, the council will require appropriate compensatory measures, either on-site or off-site.

CP2 New Development and Sustainable Transport Choices

- 3.12. All proposals for development including the use of land will be considered in the context of:
- Its impact on reducing the need to travel, particularly by car
 - Its accessibility to a choice of transport modes, and
 - The capacity of the existing transport network to accommodate the additional travel demand generated.
 - To this end, major generators of travel demand should be located in Brentwood Town Centre and district centres and near to public transport interchanges or in areas well served by public transport routes.

CP3 Transport Assessments

- 3.13. All development proposals must include sufficient information to identify their impact on the transport system in order for an assessment to be made of the need for measures to mitigate any detrimental transport impacts, such as improvements to access by public transport, walking and cycling, and to reduce the need for parking. Planning applications which are likely to give rise (either in themselves or cumulatively) to significant transport implications will need to be accompanied by a comprehensive transport assessment which, inter alia, will:
- Provide details of the likely modal split of journeys to and from the site.
 - Provide a comparison of transport generation to and from the site both before and after implementation.
 - Set out how the surrounding transport network will accommodate all movements likely to be generated by the development whilst maintaining or improving safety and not giving rise to any significant detrimental impact on the amenities of the surrounding area.

- Set out details of proposed measures to improve access by public transport, walking and cycling and reduce the numbers and impacts of journeys by private car and lorry.
- Applicants will be expected to enter into a legal agreement setting out how any measures referred to in this policy are to be achieved.

3.14. The majority of the above matters have been considered within this report and it should be acknowledged that, given the proposed scheme intends to create an extension of an existing residential settlement and utilises the existing transport infrastructure, in principal the scheme should be acceptable.

4. Proposed Access Arrangements

Doddinghurst Road Access

- 4.1. Doddinghurst Road provides an ideal location to provide a good quality access due to space available adjacent to the carriageway falling within the boundary of the proposed development, as such, the upper end of achievable dwellings would be a maximum of 400 served by a Type 3 'Feeder Road'. This would entail the installation of a 6m carriageway with 2m footways each side. A plan illustrating a Type 3 'Feeder Road' serving the site via Doddinghurst Road is included within **Appendix A** of this document.
- 4.2. The number of achievable dwellings served from this location is dependent on whether the potential Doddinghurst Road access is to operate as a link or loop or cul-de-sac.
- 4.3. Should the potential Doddinghurst Road access operate in conjunction with any potential Sawyers Hall Lane access road, it can be argued that this would allow for up to 400 dwellings according to the Essex Design Guide. Manual for Streets will allow an argument for a slightly enhanced number above the 400, so 450 should be achievable. If the potential access were to operate in isolation, the maximum number of dwellings it would be achievable to serve would be 200.
- 4.4. The design speed of any proposed type 3 'Link Road' access is 30kph (20mph), and this would be ensured by speed restraint measures to be installed within the link.
- 4.5. Doddinghurst Road has a 30mph speed limit, this would make any proposed access point at this location subject to visibility splays of 2.4m x 43m in accordance with Manual for Streets. Although the road is subject to a 30mph speed limit it has been observed that vehicles are travelling past the potential access location at speeds in excess of 30mph, the actual speeds would need to be established via speed survey and it is likely that longer visibility splay requirements would be required.
- 4.6. To ensure visibility is achievable to the south of any potential access point, parking along the eastern side of the carriageway will need suspending with the installation of double yellow line road markings for a section between the proposed access and Rushdene Road. Depending on the location of any proposed access point, it may be necessary to suspend parking for this full section or just a short distance to ensure visibility is achievable.
- 4.7. Based on the requirements for a type 3 'Link Road', the proposed Doddinghurst Road access can be considered suitable for residential developments up to a potential 450 dwellings in size dependent on accompanying factors.

Sawyers Hall Lane Access

- 4.8. The carriageway on Sawyers Hall Lane directly south of the existing access to the development site varies between 4.4m and 5.4m in width and has a wide footway in excess of 2.5m in width present along the eastern side of the carriageway separated by pedestrian guard railing.
- 4.9. The existing road layout at this point would be suitable to accommodate a Type 5 'Minor Access Way' which can provide access to a maximum of 50 dwellings via a link or loop, or a maximum of 25 dwellings via a cul-de-sac.

- 4.10. It is highly unlikely that any access provision from this route alone would be suitable to provide access for a significant number of dwellings and as such would be used in conjunction with other points of access with fewer constraints.

A12 Junction

- 4.11. A potential new access via a junction directly off of the A12 would require a larger masterplan with additional land to the north of the A12 with a link to the local highway network via a link road accessible via a potential roundabout at the junction between Doddinghurst Road and Hatch Road. A sketch of the junction and link road proposals off of the A12 to the site and local highway network is included at **Appendix B**.
- 4.12. An A12 access would accommodate a much larger number of dwellings than any potential Doddinghurst Road or Sawyers Hall Lane access proposals however would require adequate links to the local highway as not to deliver a standalone residential zone cut off from the local area.

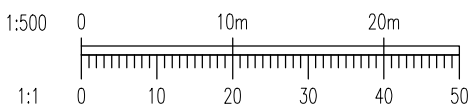
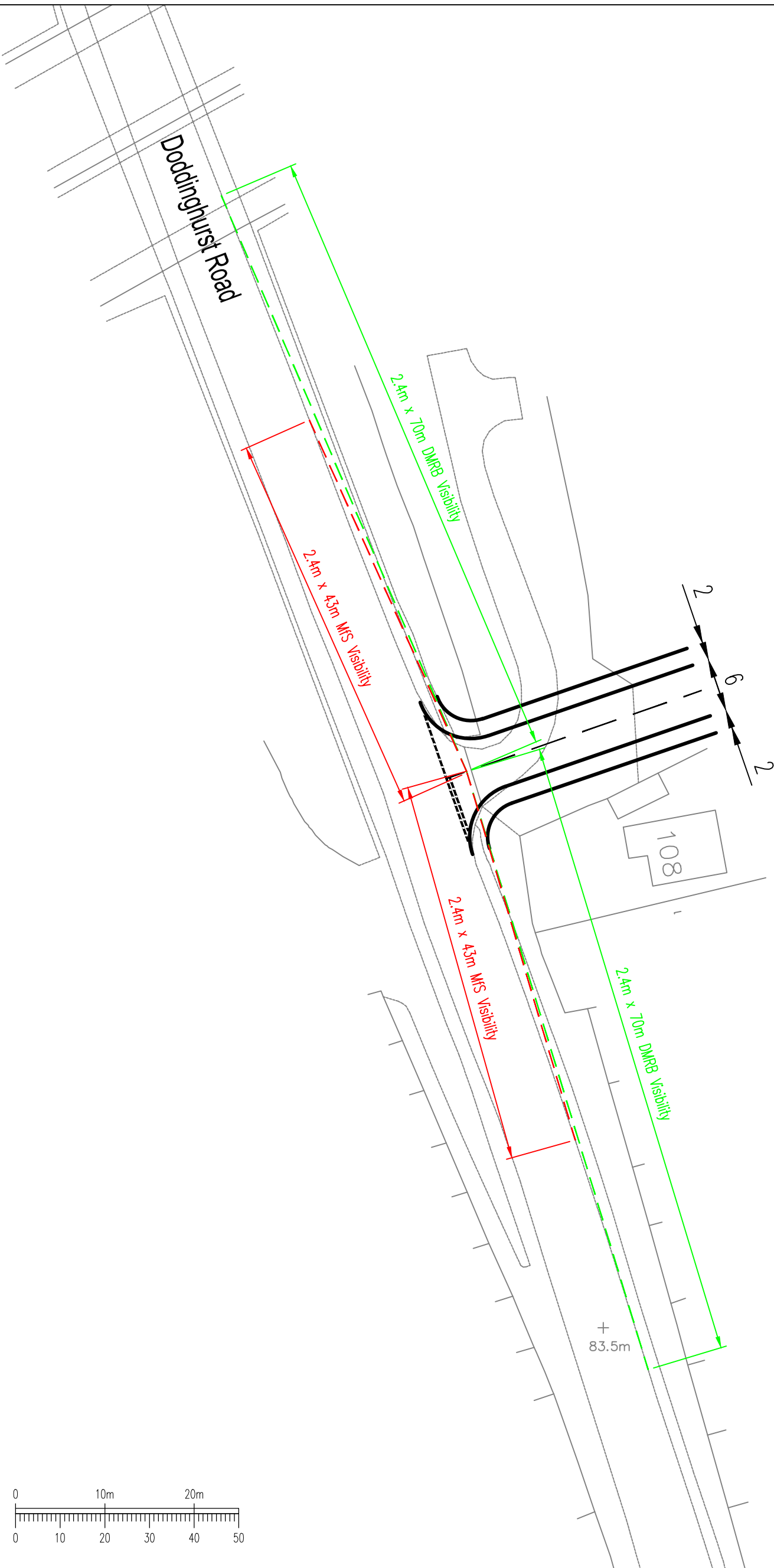
5. Conclusion

- 5.1. This Highways Technical Note has been prepared on behalf of SpenHill to provide the Highway Authority details of the proposed residential development site at Sawyers Hall Farm in relation to its accessibility to local facilities, sustainable transport and the local highway network.
- 5.2. The location of the proposed residential site would facilitate a sustainable development with excellent links to local facilities, public transport and other facilities required for day to day living.
- 5.3. The site is ideally located to take advantage of good vehicular links to the local highway network in order to provide linkage to the immediate area and beyond.
- 5.4. The development site is subject to adequate access proposals that can serve a significant number of dwellings.
- 5.5. It is concluded that the development site should be recommended for allocation within the Brentwood Local Plan.



APPENDICES

A. Doddinghurst Road Access Proposal



REV	00.00.00	ISSUED	XXX
Rev	Date	Description	By

Amendments

Drawing Status
PRELIMINARY

Designed by	DM	Checked by	Project No
Drawn by	DM	Date	February 2015
Scales @ A3 work to figured dimensions only			Computer File No
1:500			CIV-16973-SA-95-0001.dwg

Publisher	Zone	Category	Number	Revision
CIV	SA	95	0001	A01



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Project **Sawyers Hall Farm**
Title **Potential Doddinghurst Road Access Road Proposal**
Client **Tesco**

B. Potential A12 Junction and Link Road Proposal Sketch



REV	00.00.00	ISSUED	XXX
Rev	Date	Description	By

Amendments

Project **Sawyers Hall Farm, Brentwood**

Title **Potential A12 Junction Access**

Client **Tesco**



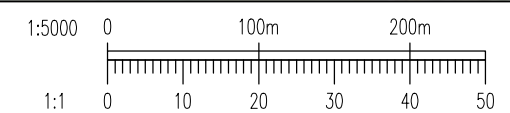
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