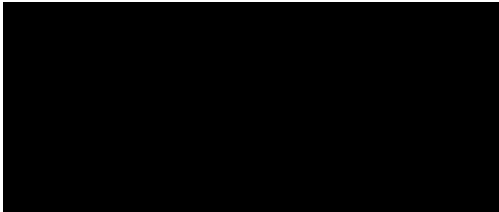


Planning Policy Team
Brentwood Borough Council
Town Hall
Brentwood
Essex
CM15 8AY



17th February 2015

Dear Sir / Madam

**Brentwood Strategic Growth Options Consultation
Land at Codham Hall – Site 101B**

I write on behalf of S & J Padfield and Partners with regards to the above consultation and site 101B at Codham Hall (north of the A127).

Our comments particularly relate to chapter 4 of the consultation document concerning Economic Prosperity and consultation question 7. Question 7 states that “*To enable future employment need to be met do you agree that the most sustainable approach is to allocate new sites close to the strategic highway network?*”

The allocation of employment sites in proximity to the strategic highway network and to the M25 and A127 is supported.

As noted in the plan the site at Codham Hall currently provides for valuable provision for employment to meet needs within the Borough. The references on page 22 of the Strategic Growth Options Consultation is therefore supported which states:

“101A Proposed as Brentwood Enterprise Park in the 2013 Preferred Options, this land presents an opportunity to provide a new business park for the Borough and meet the majority of unmet employment need. Alternative sites would not meet this need together and so an alternative piece of land would need to be identified if this site were not to come forward.”

This approach is reflected in the update to the Council’s Economic Futures Study carried out by Nathaniel Lichfield & Partners (December 2014) which provides important evidence on this topic. The NLP report notes at paragraph 4.5 that “*proposed new employment site allocations 101B (Brentwood Enterprise Park) and 108 (The Old Pump Works, Great Warley Street) have existing employment uses on site and therefore do not represent additional land supply*”. In order to deliver a net increase in employment provision as requested by the NPPF and set out in the NLP report it is therefore especially important that the current extent of employment use at Codham Hall North is formally allocated for employment purposes. This will provide certainty for existing businesses at the site and assist in reducing the overall need for additional new employment sites in the Borough.

I attach a plan indicating the extent of existing employment uses and we would request that the proposed allocation is drawn to accord with this area.

Should you have any questions, please contact me directly via the details heading this letter.

Yours sincerely,



James Firth BA(Hons) MSc MRTPI
Associate Planner