

# Brentwood Borough Local Plan **Strategic Growth Options Consultation**

**Representations On Behalf of Countryside Properties  
In Relation to Bayleys Mead, Hutton**

Our Ref: C13031

**February 2015**





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## Contents

	Page
Introduction and Background to Representations	4
1 Introduction	6
2 Managing Growth	7
3 Sustainable Communities	10
Conclusions & Changes to the Plan	15

## Appendices

Appendix 1	SHLAA and Draft Site Assessment Extracts
Appendix 2	Bayleys Mead plans and details

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## Introduction and Background to Representations

*Countryside Properties feels there to be a number of issues surrounding the overarching approach to growth which need to be addressed. Countryside wishes to continue to engage with the Council as the plan develops.*

*Land to the east of Bayleys Mead, Hutton has been promoted for development by Countryside and has been recognised within the Council's Strategic Housing Land Availability Assessment as being suitable, available and achievable for development. Furthermore, the Council's evidence recognises that the site would "...to be a natural extension to the existing residential area of Hutton and it is considered that development would have a minimal impact on the countryside". Furthermore, the site is "within close proximity to a public transport route and services and facilities" and "the cost of connection to infrastructure and services and any developer contribution is likely to be in line with what would normally be expected for a site of this size". (Strategic Housing Land Availability Assessment October 2011, sites G032 and 55).*

*Countryside has undertaken considerable evaluation work on the site and can demonstrate that the site continues to be a suitable location for development with no constraints to bringing forward the development. Countryside can also be show that the site performs poorly against the five purposes of the Green Belt as set out in the National Planning Policy Framework. Countryside therefore consider that land at Bayleys Mead provide for a small scale development that can be delivered in the early part of the plan period.*

*Notwithstanding the above, Countryside does have some concerns in respect of the consultation. A key concern is that it is not supported by a robust, up to date evidence base as required by the National Planning Policy Framework. The consultation document refers to a number of technical studies that are predominantly described as 'forthcoming'. These include evidence on the following key matters: economic, housing, environmental, transport, leisure and facilities, and renewable energy. The concern is that the preparation of the plan is advancing ahead of the available evidence base.*

*Countryside notes the publication of the Council's OAN paper was delayed until 3 working days before the closure of the current consultation. There has been insufficient time to comment on this and as such Countryside reserves the right to respond to this in due course particularly given the shortcomings of the paper.*

### **Overall level of growth proposed**

*The National Planning Policy Framework and supporting Planning Practice Guidance requires local planning authorities to boost significantly the supply of housing and in doing so use their evidence to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area including identifying key sites which are critical to the delivery of the housing strategy over the plan period. We consider that the evidence base remains incomplete and out of date in certain respects which raises questions over whether the level of growth proposed is compliant with the NPPF. Key omissions include the absence of an up to date SHMA and the*

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*reliance on population projections contained in now superseded version of the Greater Essex Demographic Forecasts Study (Phase 6) published in September 2014. Another key issue is the lack of reference to the implications of Crossrail on housing need in Brentwood.*

***Affordable housing provision***

*The Council also has a poor record on the delivery of affordable housing, and is projected by its own figures to continue to fall short of delivering sufficient numbers of affordable housing needs to meet likely needs with the strategy chosen*

***Five year housing supply***

*The Council is unable to demonstrate a 5 year supply of deliverable sites. This will need to be addressed as soon as practicable and Countryside believes that Bayleys Mead would complement any of the spatial growth options being considered as it would provide an excellent opportunity for early delivery assisting larger developments proposed elsewhere.*

*Countryside's site at Bayleys Mead as set out above has no insuperable constraints, and can deliver private and affordable housing quickly. It will therefore complement whatever strategy the Council chooses.*

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# 1 Introduction

## Life of the Plan

Paragraph 1.15 states that the Local Plan period proposed in the 2013 Preferred Options was from 2015-2030, in line with the NPPF recommendation that Plans should ideally have a life of 15 years. It goes on to state that as part of the plan-making process the Council will need to consider whether a 15 year Plan period is appropriate, and acknowledges that in order to take account of previous years' shortfalls, particularly since 2013 and the abolition of the East of England Plan, it may be more helpful to begin the Plan period from 2013, recognising that the longer the Plan period, the more need that will be required to be met.

In our view, the Plan needs to take account of shortfalls since the publication of the NPPF, and to have a life of 15 years at least from adoption. The current Plan is proposed to run until 2030, and yet is not projected to be adopted in 2017, giving only a life of 13 years. Given that the Council is required both to review Green Belt boundaries and to define boundaries that endure, a longer period should be proposed to provide some certainty particularly given that some larger sites may deliver beyond 2030. We would suggest 2035 as an end date.

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## 2 Managing Growth

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

***Q2: Do you agree with the issues raised for each of these three areas?***

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

We noted that the 2013 Preferred Options consultation document proposed a spatial strategy that derived from an option to focus growth in Brentwood, Shenfield and West Horndon along with suitable developed sites in the Green Belt and brownfield development in other villages, but which was a variation on spatial option 2 (Transport corridor-led growth) as it proposed proportionately more growth at West Horndon because of the comparative capacity for growth in that location, and less growth in Ingatestone because of capacity and land constraints. However, we also noted that growth in and around Brentwood was limited based on a claimed lack of capacity in the Brentwood urban area and north of the Borough in terms of infrastructure such as roads (due to congestion), primary schools, GP facilities and a higher landscape value.

This was challenged by ourselves in our response to that consultation, on the basis that none of the evidence base documents produced at the time of the consultation gave a clear indication of the impact that this would have. These studies were:

- Objectively Assessed Needs Assessment;
- Landscape Sensitivity Testing and Green Belt Assessment;
- Transport Modelling;
- Utilities Assessment; and
- SHMA update.

The Council is inviting further comments on three alternative strategies for accommodating growth but, as with previous consultation, there is a substantial gap in the Council's evidence to assess the impacts that each may have.

National Policy and Guidance as set out in the NPPF and Planning Practice Guidance requires a Local Plan to be informed by robust and up to date evidence, and it is disappointing to note that these studies are either absent or out of date (as is the case with the SHMA). Countryside notes the publication of the Council's paper on Objectively Assessed Needs 3 days before the consultation closes. Countryside has been unable to assess the detailed implications of the report given the available time but does reserve the right to provide further representations on this matter in due course given the number of shortcomings of the approach. This illustrates the overarching concern that the plan is progressing ahead of key evidence studies. In order to properly assess needs, constraints, and capacities and to properly establish a strategy based on these requires an up to date evidence base.

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Notwithstanding this, our comments on the 3 defined growth areas are as follows:

#### **(A) North of the Borough**

The consultation identifies that this area is made up of a collection of villages set amidst attractive natural landscape; identifies that brownfield land is not readily available; and that transport connections and local facilities are not as good in this part of the Borough and so it would not be sustainable to locate significant growth in the area. On the latter it goes on to state that 'local roads provide access to connecting A-roads such as the A414, which provides access to the M11 and Chelmsford without driving on the highway network', which is not understood.

Countryside considers that this option could be dismissed as it is unable to provide for the level of growth set out in the consultation document. There does not appear to be sufficient sites in this area to be a credible option for the plan. Notwithstanding this, it may be appropriate for much smaller opportunities in the larger villages to meet more local need. These settlements should be specifically identified within the Plan, but it should be made clear that the overall Plan strategy should not rely on these as a source of housing provision.

#### **(B) A12 Corridor**

The consultation notes that the A12 Corridor contains a wide range of land uses; contains the Brentwood urban area, made up of Brentwood and Shenfield but also including Brook Street, Hutton, Pilgrims Hatch and Warley; and that there are development opportunities surrounding the urban areas, within the Green Belt. The A12 corridor contains the Borough's principal settlements and acts as the main location for shops and services, particularly employment opportunities. In addition, the A12 corridor features key transport infrastructure and will shortly see the arrival of Crossrail to Brentwood and Shenfield. As such the A12 is an appropriate location for future development and change.

The A12 corridor provides a sustainable location for further development to meet the needs outlined in the consultation document, particularly in areas which no longer have a significant contribution to the Green Belt functions. Countryside believes that land at Bayleys Mead is such a site.

Countryside considers that the most appropriate strategy for Brentwood is to focus strategic development at land to the east of West Horndon which is complemented by smaller scale development along the A12 corridor at Bayleys Mead and land off Doddinghurst Road/Viking Way.

#### **(C) A127 Corridor**

The consultation notes that the A127 Corridor contains the single settlement of West Horndon; has a different landscape character to the rest of the Borough; and that although the A127 suffers from congestion problems it has more scope for improvements than the A12.

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Countryside considers that the most appropriate strategy for Brentwood is to focus strategic development at land to the east of West Horndon which is complemented by smaller scale development along the A12 corridor at Bayleys Mead and land off Doddinghurst Road/Viking Way.

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## 3 Sustainable Communities

### Housing Issues: Objectively Assessed Needs

The NPPF sets out that Local Planning Authorities should identify and then meet their objectively assessed needs for market and affordable housing. As set out above the publication of the Council's paper on Objectively Assessed Needs was issued very late and highlights a number of shortcomings of the approach and a concern that the plan is progressing ahead of key evidence studies. Of particular note is the absence of an up to date SHMA and that the population projections are not based on the most recent projections set out in the Greater Essex Demographic Study. Furthermore, it is not clear if the Council has adjusted the housing requirement based on other market considerations, such as affordability. The latter point was identified during the recent Uttlesford examination, which led in part to the plan being found unsound.

The consultation states that the Council has commissioned a study to identify objective housing need for the Borough, which concludes a requirement to provide for around 360 new homes per year and that over 15 years that comes to around 5,500 homes. The proposed housing target is based purely on demographic evidence and fails to take into account other factors of housing need.

The Planning Practice Guidance makes it clear that population projections are a starting point only and sets out the housing figures need to take into account other measures of need. The Council needs to adjust the housing figures to address the need for affordable housing, other market factors and the need to reflect economic projections and the implications of Crossrail. Finally, the Council needs to take into account any unmet needs from adjoining authorities.

### Housing Issues: Affordable Housing Provision

The consultation states that it is also important to consider the need for more affordable housing, which it states is becoming more of a local issue as house prices increase. This is supported by the NPPF which states that local planning authorities meet the full need for market and affordable housing.

The Council's 2013 Affordable Housing Assessment identifies a shortfall of 234 units per annum. However, the anticipated affordable housing target of 35% cannot meet the Council's projected annual shortfall based on a housing target of 360 per annum, particularly if current unmet need and projected future need are combined.

The Planning Practice Guidance recognises that housing figures may require an adjustment to reflect other market factors, particularly affordable housing. The guidance states that the more severe the affordability problems locally the greater the requirement to make an adjustment to the population based figures. Countryside considers that it necessary for the Council to upwardly adjust the housing figure set out to help address the need for more affordable homes across the borough.

The Inspector considering the Uttlesford Plan called for an uplift of at least 10% to deal with the need for affordable housing.

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## Housing Issues: Five Year Housing Land Supply

An important consideration for the plan will be demonstrating a five year supply of deliverable sites. By its own estimates the Council is not able to demonstrate a 5 year land supply against a target of 362 dwellings per annum plus a 5% buffer. This is set out in the Council's "DRAFT Brentwood interim five year housing land supply 2013 to 2018" document, which confirms that the Council can only demonstrate a 4.29 year housing supply. This is clearly outdated and requires revision to inform the current consultation.

Paragraph 47 also requires Local Planning Authorities to "identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements" and to include "an additional buffer of 5%" or "increase the buffer to 20%" where there has been a persistent under delivery of housing. The Council acknowledges that it has failed to "identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing".

We have undertaken a robust assessment of the Council's evidence and considers that the housing supply is somewhere between a 1.67 year to 4.29 year supply. Brentwood is therefore moving in to a period of chronic housing shortage, and this was acknowledged within a recent appeal decision in the Borough (ref APP/A/14/2225964).

Even if one was not to object to the "principle" of including sites within a draft Local Plan document which are some years away from adoption, and submission of a planning application, we have undertaken a robust assessment of 12 key sites relied upon within the supply and can provide considered evidence that a minimum of 933 dwellings are not based on robust evidence and fail the duty imposed on the Council by NPPF paragraph 47 and footnote 11 to demonstrate that they are deliverable within the 5 year period. This follows our comments on all sites included within the previous consultation in our 2013.

We conclude on this issue that the Council can only robustly demonstrate at this time a 1.67 year supply of housing land, and that even if the Council was to include a windfall allowance within its supply, which is 48.6 dwellings based on last 5 years annual supply, this would only add a further 243 dwellings within the supply (48.6 x 5 years) a total of 944 dwelling which equates to a 2.25 years supply of housing land.

Countryside considers that Bayleys Mead offers an excellent opportunity to deliver housing early in the plan period thereby helping to address the existing five year land supply situation. We go on to demonstrate that Bayleys Mead is a deliverable site that is available now, offers a suitable location for development now and is achievable within the next five years. We therefore turn to questions 3 and 5 relating to our client's land at Bayleys Mead with particular reference to the deliverability of the site.

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

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

With regard to our client's site, land at Bayleys Mead, the Council's Strategic Housing Land Availability Assessment (SHLAA, extracts attached as **Appendix 1**) produced in 2011 recognised that this site is suitable, available and achievable and could deliver 105 dwellings (on a slightly larger site) during years 5 to 10. More detailed assessment, provided in the Draft Site Assessment document (July 2013) identifies that there are no insurmountable constraints to development but the document concluded that this site (and other sites that were also accepted in the SHLAA) does not accord with the spatial strategy and therefore should not be allocated. This position has now changed with the revised approach of the current consultation. This is also attached with **Appendix 1**, updated with our comments.

Details on the Bayleys Mead site are attached as **Appendix 2**. Countryside has undertaken detailed assessments of the site to demonstrate its suitability and appropriateness for development; the results of which are summarised below:

### **Green Belt**

The site has been assessed against the Green Belt functions contained in the NPPF and it is concluded that the site performs poorly against these. In summary, the release of this land would not result in unacceptable sprawl as the development would be confined to a small parcel of land which is well contained. The release would not lead to the merging of neighbouring towns given the size of the release and the distance to Billericay. Although the development would involve development in the countryside the scale of the release is such that the encroachment is minimal. Finally, the site does not form part of the setting of a historic town and is part of an overall strategy that includes urban regeneration, by encouraging the recycling of derelict and other urban land.

Development of this site in isolation would only result in a small Green Belt release which would not compromise the identified purposes of Green Belt as a whole. The Borough has around 13,500 hectares of Green Belt and this site of 1.57 hectares represents less than 0.02% of the Green Belt.

It is acknowledged within the consultation that the Council will need to release Green Belt land to accommodate its existing and emerging housing needs, and the land at Bayleys Mead can therefore be released with little impact on the purposes of the green belt or on the wider countryside, as set out in the next section.

### **Landscape and visual impact**

The site is identified within the Council's SHLAA as appearing "to be a natural extension to the existing residential area of Hutton and it is considered that development would have a minimal impact on the countryside." Furthermore, as stated above the site is well contained from the west

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with very few views in to and out of the site which demonstrates that the impact of the proposed development would be minimal.

Trees within the site have been evaluated and this concluded that the tree resource consists of a mix of mature woodland trees predominately oaks and hornbeams to the eastern side of the site, with a row of mature hornbeams to the northern side of the northern most ditch, together with an overgrown hedgerow to the southern side of the southern-most ditch. These provide excellent screening and containment of the site from views from the surrounding countryside.

Development of this site would therefore have a negligible impact on the rural character of the Borough.

### **Accessibility and Infrastructure**

This site is recognised in the Council's SHLAA as being "within close proximity to a public transport route and services and facilities". The SHLAA also identifies that "the cost of connection to infrastructure and services and any developer contribution is likely to be in line with what would normally be expected for a site of this size". This has also been explored and in terms of site access; surface water drainage; foul drainage provision; and potential for contaminated land, no insuperable constraints have been found.

### **Transport and Access**

The site would be accessed via Bayleys Mead which is adopted as publically maintainable highway. The current width of Bayleys Mead is 5.5m and is sufficient to support the existing development and the proposed development without any adverse impact on the local road network.

### **Arboricultural Implications**

The trees have not been subject to any recent management and consequently their general condition is variable, with colonisation by self-seeding trees. It noted that there are no 'A' category trees with the remainder falling between B, C and U categories. As such, although the proposed layout proposes to retain all higher quality trees in any case as shown on the site layout with **Appendix 2**, the site can be developed without adverse impact on trees.

### **Ecology**

An ecological appraisal has been prepared by Green Environmental Consultants which concludes that the site is abandoned farmland that has been colonised by scrub and trees. The study concludes that the potential of the site to contain ecology is poor. Further surveys will be undertaken as a matter of course but the presence of anything likely to withhold development is considered unlikely.

Copies of the above reports can be provided on request, and the work undertaken to date demonstrates that the site is deliverable and can make a positive and early contribution towards meeting housing needs, providing both private and affordable housing.

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***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?***

Countryside considers that the most appropriate strategy for Brentwood is to focus strategic development through an urban extension to the east of West Horndon. Countryside has submitted separate representations on this which are endorsed.

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## Conclusions & Changes to the Plan

In light of the above, it is considered that the Plan is contrary to the NPPF and in particular paragraph 14 which provides clear guidance on plan-making, paragraph 47 which relates to the requirement to meet the full objectively assessed needs for market and affordable housing and the following Core Planning Principle:

“Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.”

Although the move to recognise that Brentwood need to meet its OANs, the current consultation Plan is not backed by a robust evidence base and as such these cannot be properly evaluated, and growth options properly considered as a consequence.

The following points are also made:

- The life of the Plan should take account of the last 3 years and ensure that it covers at least 15 years from adoption, particularly in the light of the need to review Green Belt boundaries in the longer term;
  - Brentwood, including Shenfield, Hutton etc is where most jobs and services are located within the Borough, and therefore should be locations where growth is located. However, Countryside does consider that strategic scale development should be focused at land to the east of West Horndon where capacity exists for such development;
  - National Policy and Guidance as set out in the NPPF and Planning Practice Guidance that requires a Local Plan to be informed by robust and up to date evidence, and it is disappointing to note that with the exception of the SHMA update the rest remain unavailable, the consultation document stating that they are ‘forthcoming’. In order to properly assess needs, constraints, and capacities and to properly establish a strategy based on these requires an up to date evidence base, and the consultation should be delayed or extended until this evidence is fully available particularly as it relates to OANs;
  - The Council have a significant deficiency in its five year housing land supply at present, and it is important to balance strategic allocations with smaller sites with few constraints that can be delivered quickly, such as the Bayleys Mead site;
  - The current strategy of the Plan will not meet projected affordable housing needs in the Borough.
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Notwithstanding the above comments on lack of evidence base, should the Plan progress to Preferred Options stage, we would request that it include the allocation of land at Bayleys Mead in accordance with our comments above, as shown on the plan attached with **appendix 2**.

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## Appendix 1

SHLAA and Draft Site Assessment Extracts

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Appendix D: Potential Greenfield Sites

Location	Site Ref No	Site Name & Address	Site Area (ha)	Density Typology	Dwelling Capacity (Net)	Ownership Information (If Known)	Current Use	Suitable	Available	Achievable	Development Timescale			
											1-5	5-10	10-15	15 Years
BWD	G052	Three Oaks Meadow, Hanging Hill Lane, Hutton,	0.4	Medium	10	Patricia Lamputt	Grazing Land	Yes. The site has a horse shelter which is approx. 7 years old. The remainder of the site is grazing land. Development of the site is compatible with the existing surrounding residential land uses with good connections to public transport and community facilities. Development of this site is considered to be suitable. Development of this site is not considered to have a significant impact upon the open countryside and would represent an acceptable extension of the existing urban area.	Yes. The site is available for residential development.	Yes. The site is located adjacent to an established residential area. It is likely that the cost of connecting the site to infrastructure and services is relatively low due to its location and surrounding uses. Due to the size of the site it is likely that this site would be brought forward by a small developer.	*			
BWD	G072	Home Meadow, Land Adjacent to 12 Tybums, Hutton,	1.8	Medium	90	Nicola Villalard	Grazing Land	Yes. The site is on an annual tenancy agreement and is used for grazing. There are no statutory environmental designations or constraints, however there are issues of drainage, potential contamination, and existing vegetation to be addressed. The site has good connections with existing transport and community links and is therefore considered suitable for development. In addition, the development of this site would not have a significant effect on the countryside.	Yes. the site is available for residential development.	Yes. Development on the site is considered to be achievable due to its location adjacent to an attractive residential area. Its achievability could be constrained by issues of contamination and existing vegetation on the site, both of which could effect the viability of the site to come forward. The site would be subject to developer contribution payments. Due to the size of the site it is likely to come forward via a medium size developer.		*		
BWD	G032	End of Hove Close, adjacent end of Bayley's Mead, off Hanging Hill Lane, Brentwood,	0.61	Medium	27	Maryland's Green Estates	Scrub Land	Yes. The site is currently scrub land. Along with site G065 this site appears to be a natural extension on the edge of the built up area. This site would be suitable for residential development. The site is in close proximity to a range of facilities and services and development would have a minimal impact upon the open countryside.	Yes. The site is available for residential development.	Yes. the site is within an attractive residential area. However, the site may only be developable with access from site G065. Contamination issues at the site are unknown. The cost of connection to infrastructure and services is likely to be relatively low due to the sites proximity to existing residential development. Due to the size of the site it is likely to come forward via a medium size developer.		*		
BWD	G065	Land at Bayleys Mead, Bayleys Mead, Hutton	2.35	Medium	105	Mr D Fisher	Scrub land with areas of woodland	Yes. This site appears to be a natural extension to the existing residential area of Hutton and it is considered that development would have a minimal impact on the countryside. The site is within close proximity to a public transport route and services and facilities.	Yes. The site is available for residential development.	Yes. The site is within an attractive residential area. Contamination issues at the site are unknown. The cost of connection to infrastructure and services and any developer contributions is likely to be in line with what would normally be expected for a site of this size. Due to the size of the site it is likely to come forward via a national house builder.		*		

## Land at Bayleys Mead - Summary Table

	Draft Site Assessment (BBC)	Further Supporting Details/Updated Position
<b>Site Details</b>		
Site Size	2.35	1.57
Ownership	Mr D Fisher (agent: The John Daldry Partnership)	Mr Fisher and Mr Chaplin
Indicative Number of Dwellings	117	47
Site Density	50dph	30dph
<b>Land Use and Policy Designation</b>		
Existing Land Uses	Scrubland with areas of woodland	
Neighbouring Land Uses	Surrounded by open fields, residential to the west	
Minerals and Waste Safeguarded Area	No	
Agricultural Land Classification	Grade 3	
Special Landscape Area	No	
Landscape and Visual Impact	LCA: F14 Ingrave and Herongate Wooded Farmland	
Local Wildlife Site/Nature Conservation	No	
Protected Urban Open Space	No	
Conservation Area	No	
Listed Buildings	No	
Scheduled Ancient Monuments	No	
<b>Transport</b>		
Access to main distributor road (ECC comments)	Access from Bayleys Mead is considered satisfactory	
Highway capacity of surrounding network	-	
Access to bus and train (approx.)	1.5 miles to Shenfield Station (approx. 30 min walk). Bus route 551 nearby, links to Brentwood Town Centre and station. Bus route 81 within walking distance, links to Shenfield	Bus stops on Hanging Hill Lane are 0.3km (approximately 4 minutes walk) from the site entrance. Buses provide regular links to Brentwood Station, Brentwood High Street and Shenfield, Shenfield Station and further afield to Billericay and Basildon. Shenfield station provides

		direct access to London Liverpool Street.
Walking and Cycling	-	
<b>Access to Services</b>		
Access to Post Office	1.5 miles to Shenfield centre (approx 30 min walk). Direct bus links within walking distance	
Access to GP (approx.)	1.5 miles to nearest GP (Mount Avenue, Shenfield). Approx 30 min walk, 5 min drive	
Access to employment (approx.)	1.5 miles to nearest employment site (Hutton Industrial Estate) (approx 30 min walk)	
Access to main retail area (approx.)	1.5 miles to Shenfield centre (approx 30 min walk), bus links within walking distance	
<b>Education</b>		
Capacity for pupil product to be accommodated at nearest primary school	No (requires safe/direct walking route)	Willowbrook School is located within 1.5km of the entrance of the site. Whilst it has a small amount of spare capacity, a contribution could be made so that the additional pupils could be accommodated if required.
Capacity for pupil product to be accommodated at nearest secondary school	No (not within 2km of nearest school by safe/direct walking route)	St Martin's School is located within 0.3km of the entrance of the site. Whilst it does not have spare capacity, a contribution could be made so that the additional pupils could be accommodated.
<b>Utilities</b>		
Water Supply	-	All services available
Gas Supply	63mm LP gas adjacent to southern boundary within the verge. May require localised diversions for new accesses	All services available
Electricity Supply	None	All services available
Oil and Gas	Not affected	
Telecommunications	-	All services available
<b>Flood Risk</b>		
Flood Zone	No	
Surface Water Flooding	Yes, area of less to intermediate susceptibility	No insurmountable drainage issues

	running through site	
<b>Viability</b>		
SHLAA: Potential?	Potential	
SHLAA: Suitable?	Yes. Appears to be natural extension to the existing residential area of Hutton and it is considered that development would have a minimal impact on the countryside. The site is within close proximity to a public transport route and services and facilities	
SHLAA: Available?	Yes. The site is available for residential development	This is confirmed. Countryside Properties.
SHLAA: Achievable?	Yes. Site is within an attractive residential area. Contamination issues are unknown. The cost of connection to infrastructure and services and any developer contributions is likely to be in line with what would normally be expected for a site of this size. Due to the size of the site it is likely to come forward via a national house builder	Assessment of contamination will be undertaken in due course, however there are no historic uses of the site which would indicate that contamination would be likely to be a problem.
Site Ownership and Legal Issues	No issues known	There are no ownership or legal issues.
Willingness of landowners and/or developers	No contact with landowner/agent since 2009 call for sites	There are no known constraints which may prevent bringing this site forward, making this a deliverable site. Countryside Properties will be undertaking further background work so that a detailed design can be prepared which complements the character of the surrounding built up area, whilst having regard to the Green Belt land to the east.

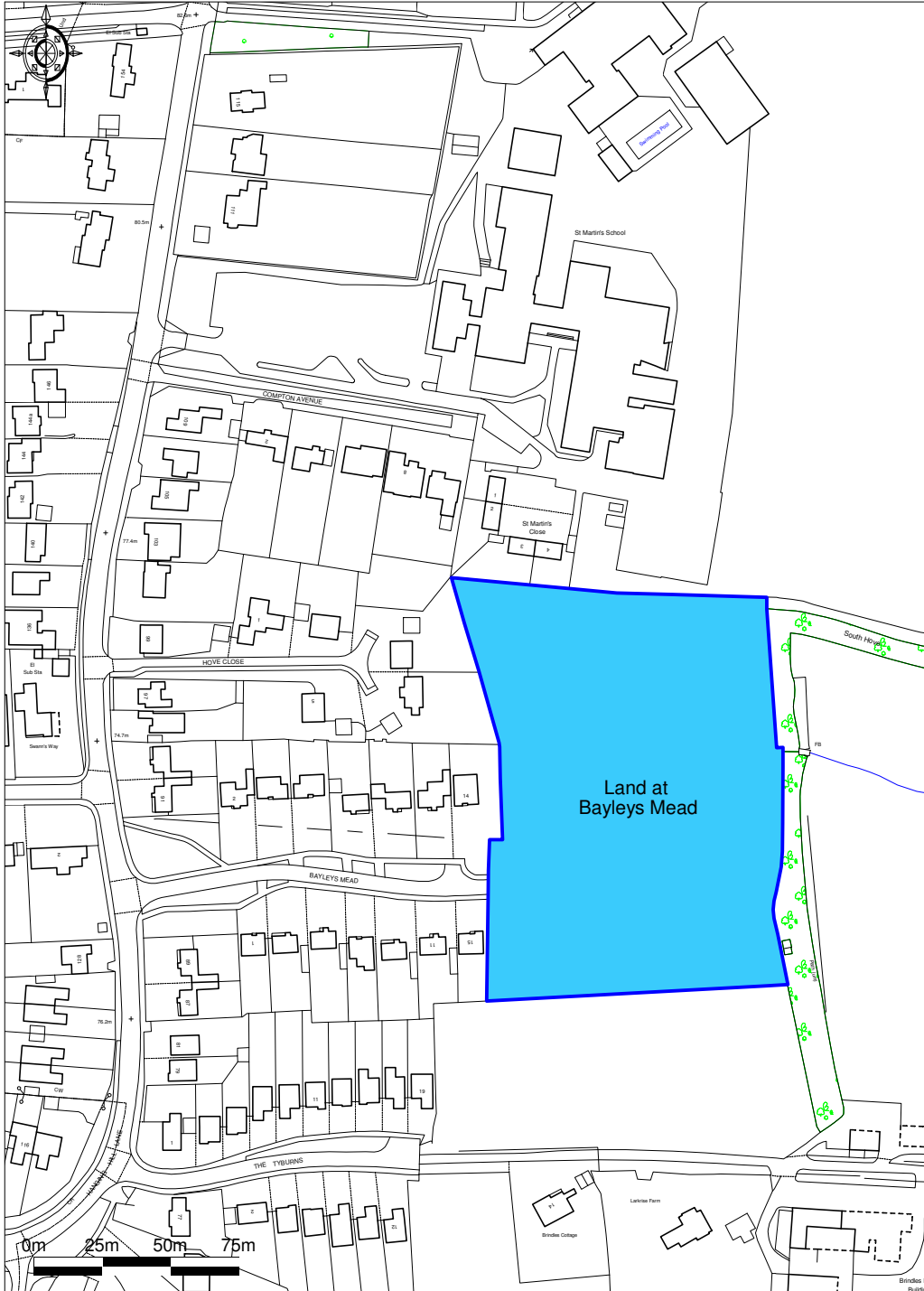
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## Appendix 2

Bayleys Mead Plans and Details

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Title Land at Bayleys Mead, Hutton  
Scale 1:2500  
October 2013



Ordnance Survey © Crown Copyright 2013. All rights reserved.  
Licence number 100022432. Plotted Scale - 1:2500





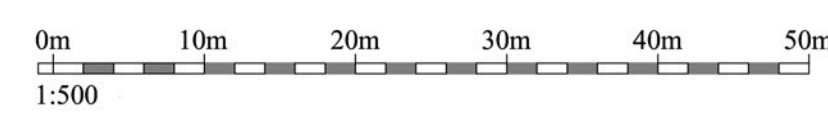
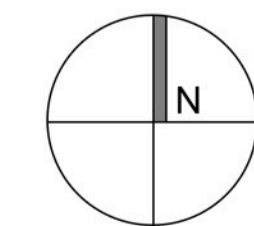
**Schedule of Accommodation**

*Private*

Plot	Beds	Floor Area (sq.ft)
1	4	2024
2	4	2024
3	5	2017
4	5	2017
5	5	2017
6	4	2024
7	4	2024
8	5	3017
9	5	2017
10	3	1150
11	3	1150
12	5	2017
13	3	1150
14	3	1150
15	3	1150
16	3	1150
17	3	1150
18	3	1150
19	3	1150
20	3	1150
<b>Total</b>		<b>32698 sq.ft</b>

*Affordable*

Plot	Beds	Floor Area (sq.ft)
21	2	750
22	2	750
23	2	750
24	2	750
25	3	900
26	3	900
27	3	900
28	3	900
29	3	900
30	3	900
<b>Total</b>		<b>8400 sq.ft</b>



<b>Revision A - 26/02/13 - Layout Amendments - JN</b>		Drawing Description Sketch Scheme Site Layout plan
62 BURGATE, CANTERBURY, KENT, CT1 2BH T: 01227 762060 F: 01227 762149 13 NORTH STREET, ASHFORD, KENT, TN24 8LF T: 01233 624354 F: 01233 610018 1 KINSBOURNE COURT, LUTON ROAD, HARPENDEN, HERTFORDSHIRE, AL5 3BL T: 01582 765102 E: 01582 462149	Client / Project <b>Countryside Properties</b>  Proposed Residential Development, Land at Bayleys Mead, Brentwood, Essex	Date February 2013
	Scale 1:500 @ A1	Drawing No. <b>21595A / 01</b>





# Phase 2

PLANNING &  
DEVELOPMENT  
LIMITED