

Our Ref: LH/EG/15.2812

Your Ref:

16 February 2015

**Planning Policy Team**Brentwood Borough Council  
Town Hall  
Brentwood  
Essex  
CM15 8AYBy email: [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk)

Dear Sir/Madam

**Strategic Growth Options Consultation – Submission of New Site  
Wrightsbridge Farm, Weald Road, South Weald, Essex, CM14 5RD**

I enclose a submission in relation to the above consultation. The documents are set out in the attached 'Schedule of Application Documents'.

This consultation is being undertaken as one of the early stages of producing a new Local Plan for the area. One of the key aspects of this document is that the Council must meet the identified housing need within their area. As confirmed in the consultation document, the objectively assessed need in the area has been estimated at 360 dwellings per year. There is an identified capacity of 2,500 over the next 15 years on brownfield sites within urban areas, which is some 3,000 short of the total need.

In light of this it is clear that the Council need to find additional land for housing and must consider all options. Whilst this submission does not strictly relate to the questions asked within the consultation, it does provide another site that can easily accommodate much needed housing and the Council are requested to consider this site for inclusion within their emerging Local Plan.

The site is located to the north of Wrightsbridge Road in South Weald (refer to the submitted Location Map and Plan 15.2812/M001A and 15.2812/M002A). Whilst the area cannot be categorised as heavily populated, there is an existing pattern of development within the area and along Weald Road, therefore the site cannot be seen as isolated. Of particular relevance is Old MacDonalds Farm to the south west of the site, containing numerous buildings and other structures set in extensive grounds including a large parking area. This is an education and leisure park which is open every day for visitors. To the east of the site along Weald Road, numerous dwellings are located.

The site itself contains four buildings which are of permanent and substantial construction. These buildings and the associated land are used for commercial purposes in association with a scaffolding and building contractor, with the land used for the open storage of materials, machinery and vehicles.

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This use is well established and has been on-going for in excess of 10 years. As such the site is largely a brownfield site, with the National Planning Policy Framework (NPPF) at paragraph 17 advocating the use of such land for development.

Should the site be allocated for future housing development and such a permission granted, the commercial uses of the site would cease to operate. This would remove four large unattractive and unsightly buildings from the site and the associated storage. Whilst this submission does not seek to provide any detail on potential further development for the site, any future development could be of a high quality design. This would clearly better reflect and enhance the character of the area.

The site is located within the Green Belt, where inappropriate development is to be resisted. At paragraph 89 the NPPF allows the construction of new buildings where it comprises the partial or complete redevelopment of previously developed sites which would not have a greater impact on the openness of the Green Belt than the existing development.

It is clear that the existing use of the site has a detrimental impact on the character of the area and openness of the Green Belt. The careful redevelopment of the site could be designed in such a way to ensure that it does not have any greater impact on the openness of the Green Belt. Such a redevelopment would be in full accordance with the NPPF.

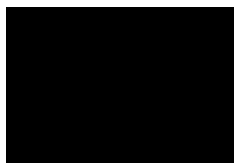
The existing use of the site has a further detrimental impact on the surrounding area in terms of the traffic and noise generated. The use is clearly not appropriate given the surrounding uses and area. A considerable number of employees and large commercial vehicles travel to and from the site on a daily basis, 7 days a week, with the resultant noise, dust and polluting impacts being to the detriment of nearby residents.

A change of use of the site to residential would result in a significant reduction in the number of vehicles travelling to and from the site, which would also be smaller vehicles that have less of an impact. The use of the site for housing would also reduce the level of noise from the site and could provide additional landscaping, to the benefit of neighbouring occupiers.

The site is well suited for housing, not being in an isolated location and benefitting from an existing and well established access. The redevelopment of the site will remove a long established use that is by definition inappropriate development in the Green Belt and not well suited to be in such close proximity to the adjacent dwelling, and could instead provide housing of a high quality design that does not have a greater impact on the openness of the Green Belt and is more appropriate to the area.

Should you have any queries relating to this proposal please do not hesitate to contact me. I will otherwise make contact with the relevant officer in due course.

Yours faithfully



**Lauren Hawksworth** BSc (Hons) MSc  
**Planning Consultant**

Enc. Submission as Schedule of Documents  
c.c. Mr R Bartlett  
SPL

<b>Date:</b>	16 February 2015
<b>Our Ref:</b>	LH/EG/SPP/15/2812
<b>Application Site:</b>	Wrightsbridge Farm, Weald Road, South Weald, Essex, CM14 5RD
<b>Proposal:</b>	Strategic Growth Options Consultation – Submission of New Site

### Schedule of Documents

1. Strategic Growth Options Consultation – Submission of New Site and this Schedule of Documents
2. Drawing Register and Plans as set out on Register

<b>Distribution List:</b>	<b>No. of Copies</b>	<b>Full Submission</b>	<b>Purpose</b>
Brentwood Borough Council	1	Yes	P
Mr R Bartlett	1	Yes	I
SPL ( <i>Internal use only</i> )	1	Yes	F