

Childerdtich Properties Reps

S3 - We generally support the Councils aspirations to increase employment land for the borough. However the employment land figure is based on unsound and out of date employment prediction figures.

1. The Heart of Essex Economics Futures Study identifies 23.3ha of employment land requirement as part of the dwelling constrained scenario to provide an economic forecast based on the annual housing figure provided. The report identifies a housing allocation of 170 dwellings pa to indicate the level of employment provision required to support the population of the area. In contrast, the draft LP provides an annual housing target of 233 pa, an increase of 63 dwellings per annum, on the figure used to inform a dwelling constrained employment land allocation. On this basis it is argued that an employment land allocation of 31ha is insufficient and further new employment land should be allocated to provide a minimum level of employment provision to support the housing allocation target of 233 dwellings per annum.
2. Further analysis of the employment allocation indicates 3 further areas of concern in regard to the accuracy of figures provided. First in order to meet the requirement for 5,400 additional jobs (285pa), it would be necessary to provide an annual average rate of 360. Second, figure 2.3 calculates the employment land requirement. However this raises issues of deliverability as the existing employment land from the previous plan period remains undeveloped. Thirdly, figure 2.3 proposes that Brentwood will lose 18.9ha of existing employment land across the plan period of 15 years, in reality, the only new site being proposed is the Brentwood Enterprise Park, the other sites being already in existence or for other uses, not for general employment. It is our view that if this is to happen Brentwood must ensure a good supply of immediate deliverable employment land available in the right location and capable of accommodating a range of different uses in the short term to cater for requirements.

CP4- The West Horndon opportunity area is promoted as a strategic growth area and is intended to provide 5ha of new employment land allocation. In reality the opportunity site is to replace an existing employment area, which from an Employment perspective, is considered that the site is unlikely to be able to provide a range of employment opportunities, whether to assist with the relocation of businesses or to meet known demand for the area (as per our clients ELR). The delivery of the site is questionable and as a longer objective will not meet current employment needs.

CP10- The purpose of these representations is to seek the allocation of the Range North for General Employment. Given that the site is designated GB, it will be necessary to demonstrate that the release of that site would not prejudice the purposes of GB and it would be in accordance with NPPF. We consider there is insufficient land being allocated to accommodate the level and nature of development required and that exceptional circumstances exist in Brentwood for additional employment land which cannot be located entirely within the proposed Brentwood Enterprise Park as allocated.

CP11- This policy is generally supported. The Childerdtich Industrial Park and the allocation of the Range North would meet the BBC's aims in promoting and maintaining a strong and competitive economy.