



**BRENTWOOD
BOROUGH COUNCIL**

**Local Plan 2015-2030
Preferred Options
July 2013
COMMENT FORM**

(For official use only)

Comment
No.

Ack. date

YOUR COMMENTS

Please indicate which section(s) of the Local Plan you are commenting on (please clearly state the Policy reference or paragraph number):

Land at rear of 10-20 Orchard Lane, Pilgrims Hatch – Site 11, policies DM23 and appendix 2

Please specify if you Support or Object (tick as appropriate):

Support

☐

Object

☒

Comments (please use additional sheet if required):

I strongly object to the draft local development plan in Orchard Lane, Pilgrims Hatch (site 11 – policies DM23 & Appendix 2):

1. The site is definitely not a "brownfield" site as Hulletts Farm makes a significant contribution to the character and history of Pilgrims Hatch, along with neighbouring Gents Farm, further down Hulletts Lane.
2. Hulletts Farm is a formally classified Grade 11 Listed property. Nowhere in Brentwood Borough Council's SHLAA does it acknowledge or state this. The surrounding land & buildings in its "curtilage" are also deemed to be Listed. These surrounding gardens, paddocks and attractive louvered brick & slate roofed farm buildings provide an important contribution to the setting and status of this 16th Century building. Any 21st century development demolishing these buildings and paddock, which stands just a few feet away from this medieval farmhouse, would directly go against National Planning Policy Framework guidelines.
3. The impact of any development to this site would seriously diminish the amenity of many local properties in this picturesque setting of Hulletts Lane.
4. The farm land & buildings were used for livestock farming until 2001, so their lawful use remains agricultural and is specifically excluded from the definition of "previously developed land" in NPPF page 55, along with private residential gardens.
5. The original sale of land by the previous owner to build houses in Orchard Lane (prior to the Lee family moving in the late 1950's), obviously adhered to and abided by the criteria set down by Brentwood Council & English Heritage with regards to proximity of buildings. Any modern development being made within feet of the Farmhouse would irrevocably ruin its presence and historical value.
6. Access to/from the site would be extremely difficult from A128 Ongar Road, as visibility is very poor from the Ongar direction.
7. I have seen Bats in the vicinity of the farm buildings which need to be protected.
With all this in mind, please reject this preferred option immediately.

Please return to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed form and email planning.policy@brentwood.gov.uk
Please note that all responses will be published online. More information can be found at www.brentwood.gov.uk/localplan

All responses should be received by Wednesday 2nd October 2013