



Minerals and Waste Planning (RWLP)
Planning and Environment
Essex County Council
Freepost CL3636
E3 County Hall
Chelmsford CM1 1XZ

Date: 7 July 2015

Dear Sir/Madam

RE: Replacement Waste Local Plan (RWLP) Revised Preferred Approach consultation

Thank you for your email dated 18 June 2015 concerning the above consultation. The response of Brentwood Borough Council is set out below.

Question 5: *Safeguarding & Waste Consultation Zones – Do you agree with Preferred Approach 2 ‘Safeguarding & Waste Consultation Zones’?*

Yes – Following a review of Table 3 (Proposed Strategic Waste Facilities) and Appendix G (Existing Waste Management Sites) it is understood that there are three existing aggregate recycling facilities proposed to be safeguarded within the Brentwood Borough. These comprise CLC Construction - Childerditch Industrial Estate, Codham Hall Farm - Great Warley and Hallsford Bridge – Stondon Massey.

It should be noted that each of these sites have been suggested for potential development as set out within the recent Brentwood Local Plan – Strategic Growth Options consultation January 2015. No decisions have yet been made on where development will be taking place within the Borough. The Draft Local Plan which is due to be published for consultation later this year will be the next stage at which future development sites are shown as being preferred (previous Preferred Options consultation in 2013 proposed certain sites). The details of the sites are set out below:

Childerditch Industrial Estate (Brentwood Site Refs: 112 A, B, C & D) – Sites 112 A, B & C comprise the existing industrial estate and involves proposals to retain the existing employment use of the site. The existing aggregate recycling facility operated by CLC Construction is contained within site 112A. Site 112D is a suggested 2.34ha extension to the industrial estate for new employment use.

Land at Codham Hall (including M25 works site at A127/M25 junction 29) (Site Refs: 101 A & B) – Site 101B comprises existing unallocated employment uses in agricultural buildings

which provides the opportunity to regularise uses by allocating as a new employment site. Site 101A comprises the former M25 works site and includes the aggregate recycling operation set out within the RWLP. This area is being proposed as a new employment site of up to 23.41ha in size comprising an Enterprise Park.

Hallsford Bridge Industrial Estate (Site Refs: 113 A & B) – This site comprises an existing employment site and it is being proposed to retain this use.

It is not considered that the identification of the sites at Childerditch and Hallsford Bridge Industrial Estates within the RWLP as safeguarded aggregate recycling facilities would conflict with the aspirations being proposed for each of these sites in the emerging Brentwood Local Plan. In relation to Codham Hall Farm there is a possibility that the current aggregate recycling operation would not be appropriate in the context of an Enterprise Park.

The Brentwood Draft Local Plan will be required to identify new employment land to accommodate future growth and any lost through proposed redevelopment. These sites, subject to appropriate assessment, may be suitable as alternative locations for future waste facilities.

As the Brentwood Local Plan develops we will work closely with Essex County Council as Waste Planning Authority to ensure that the needs and aspirations of both Plans are met.

The Brentwood Local Plan Strategic Growth Options consultation document and a map showing all of the proposed development sites can be viewed on our website: www.brentwood.gov.uk/localplan.

A minor point to raise in relation to the information contained within Appendix G is that the use of the term 'Non-Strategic Aggregate Recycling Site' under specific facility type creates confusion with the definition of 'Strategic Sites' given to all Waste Recycling/Aggregate Recycling Facilities in Table 3 of the RWLP. This should be corrected/clarified to avoid future issues as to which sites are defined as Strategic and therefore Safeguarded.

RWLP Areas of Search Assessment and Methodology

Childerditch Industrial Estate, Brentwood - Do you support the identification of this site as an Area of Search?

Yes – It should be noted that this site has been suggested for potential development as set out within the recent Brentwood Local Plan – Strategic Growth Options consultation January 2015.

Childerditch Industrial Estate (Brentwood Site Refs: 112 A, B, C & D) – Sites 112 A, B & C comprise the existing industrial estate and involves proposals to retain the existing employment use of the site. The existing aggregate recycling facility operated by CLC Construction is contained within site 112A. Site 112D is a suggested 2.34ha extension to the industrial estate for new employment use.

It is not considered that the identification of this site within the RWLP as an Area of Search would conflict with the aspirations being proposed for this site. An existing aggregate recycling operation is on the site and it is being proposed for retaining the existing employment use of the whole site which a waste use could be located within.

Please note that no decisions have yet been made on where development will be taking place within the Borough. The Draft Local Plan which is due to be published for consultation later this year will be the next stage at which future development sites are shown as being preferred.

The Brentwood Local Plan Strategic Growth Options consultation document and a map showing all of the proposed development sites can be viewed on our website: www.brentwood.gov.uk/localplan.

West Horndon, Brentwood - Do you support the identification of this site as an Area of Search?

Yes – It should be noted that this site has been suggested for potential development as set out within the recent Brentwood Local Plan – Strategic Growth Options consultation January 2015.

West Horndon Industrial Estate, Childerditch Lane and Horndon Industrial Estate, Station Road (Site Refs: 020 & 021) – These are both existing industrial estates comprising employment sites. The proposals involve redeveloping the sites for housing led mixed use.

Please note that no decisions have yet been made on where development will be taking place within the Borough. The Draft Local Plan which is due to be published for consultation later this year will be the next stage at which future development sites are shown as being preferred.

If the West Horndon Industrial Estates are identified within the Brentwood Draft Local Plan for redevelopment as housing led mixed use this would mean that their purpose as Areas of Search in the RWLP would no longer be suitable. However, the Brentwood Draft Local Plan will be required to identify new employment land to accommodate future growth and any lost through proposed redevelopment. These sites, subject to appropriate assessment, may be suitable for the locations of future waste facilities.

As the Brentwood Local Plan develops we will work closely with Essex County Council as Waste Planning Authority to ensure that the needs and aspirations of both Plans are met.

The Brentwood Local Plan Strategic Growth Options consultation document and a map showing all of the proposed development sites can be viewed on our website: www.brentwood.gov.uk/localplan.

I trust that the response is of assistance but should you have any queries please contact the Planning Policy Team using the details below.

Yours sincerely



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