



Brentwood
Borough Council

Brentwood Borough Local Development Framework

Gypsies and Travellers Development Plan Document

ISSUES AND OPTIONS STAGE 2
CONSULTATION

SUGGESTED SITE OPTIONS

May 2008



BRENTWOOD BOROUGH LOCAL DEVELOPMENT FRAMEWORK

GYPSIES AND TRAVELLERS DEVELOPMENT PLAN DOCUMENT

ISSUES AND OPTIONS STAGE 2 CONSULTATION

SUGGESTED SITE OPTIONS

May 2008

Dr Peter Geraghty, Chief Planning Officer

Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood CM15 8AY

Telephone: 01277 312500

Website: www.brentwood.gov.uk

Email: planning@brentwood.gov.uk

We can provide this document in other formats, such as large print, audio tape or a translation. For more information, please call 01277 312629

CONTENTS	Page
List of Abbreviations and Glossary of Terms	2
Summary	3
Background	3
The Suggested Site Options	3
How to Make Comments	4
Introduction	5
The Gypsies and Travellers Development Plan Document	5
The First Issues and Options Stage	5
Purpose of this Second Stage Issues and Options	5
The Level of Need	6
Definition of a Pitch	7
Residential and Transit Site Provision	7
Why Provide Authorised Gypsy and Traveller Sites?	7
The Suggested Site Options	9
Background	9
Specific Sites	10
Land off Stock Lane, Ingatestone	10
Land off Roman Road, Mountnessing	10
Land by Navestock Side (Hope Farm, Goatswood Lane)	11
Land at Curtis Mill Lane	12
Land off Chivers Lane and the Clapgate Estate	12
William Hunter Way Car Park, Brentwood	13
Chep Site, Warley Street	13
Former Holly Trees School Playing Field, Crescent Road, Warley	14
Old A12 works site, Ingatestone	14
General Locations	14
Land off Wenlocks Lane	14
Land at Swallows Cross	15
Land to north of the A127/West of the A128	15
Land at Thoby Priory, Mountnessing	15
Land adjacent to the existing caravan site, Bentley	15
Land by A12/M25	16
Land next to CA site on Coptie Green Road	16
Hutton Country Park	16
Land at Lower Road, Mountnessing	16
The Sustainability Appraisal	17
Background	17
The Sustainability Appraisal of the Gypsies and Travellers DP	17
Equality Impact Assessment	17

LIST OF ABBREVIATIONS AND GLOSSARY OF TERMS (Note terms in *italics* are explained elsewhere in the glossary)

BRLP	Brentwood Replacement Local Plan: The Local Development Plan for the Borough, adopted in August 2005, and will eventually be superseded by the <i>Local Development Framework</i> . The determination of development proposals must be made in accordance with the Development Plan unless material considerations indicate otherwise.
DPD	Development Plan Document: those documents that, together with the <i>Regional Spatial Strategy</i> , form the Development Plan for the area, and are subject to independent examination (including a Core Strategy, Site Specific Allocations, Action Area Plans, and Generic Development Control Policies). The programme for preparing <i>Development Plan Documents</i> is set out in an authority's <i>Local Development Scheme</i> and can be reviewed in whole or in part, independently from one another.
EERA	East of England Regional Assembly: exists to promote the economic, social and environmental well-being of the region. It consists of a partnership of elected representatives from the 54 local authorities in the East of England and appointed representatives from social, economic and environmental interests (Community Stakeholders). It forms the regional planning body responsible for preparing the <i>Regional Spatial Strategy</i> .
LDF	Local Development Framework: the name for the set of Local Development Documents, consisting of <i>Development Plan Documents</i> , Supplementary Planning Documents, a Statement of Community Involvement, the <i>Local Development Scheme</i> and Annual Monitoring Reports, which together will provide the framework for delivering the spatial strategy for the Borough.
LDS	Local Development Scheme: the programme for preparing Local Development Documents. All authorities were required to submit a Scheme to the Secretary of State for approval within six months of commencement of the Planning and Compulsory Purchase Act 2004.
PPG	Planning Policy Guidance: set out the Government's national guidance on different aspects of planning. They are gradually being replaced by Planning Policy Statements.
RSS	Regional Spatial Strategy: part of the Development Plan setting out the region's policies in relation to development and use of land.
SA	Sustainability Appraisal: a tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required to be undertaken for all Local Development Documents and the Statement of Community Involvement.

SUMMARY

Background

As part of the new Local Development Framework (LDF), which will eventually replace the Brentwood Replacement Local Plan (BRLP), the Council is required by the government to prepare a Development Plan Document (DPD) dealing with Gypsy and Traveller accommodation needs in the Borough.

As a first stage in this process, the Council published an Issues and Options document in July 2007 for a six-week public consultation. That document set out the background and context for consideration of what the Council believed to be the issues and options, provided links to other more detailed sources of information, and asked a number of specific questions in order to encourage comments to be made. This first stage document can still be viewed on the Council's website (<http://www.brentwood.gov.uk>) and is still a source of background information relevant to this Second Stage Issues and Options, although the period for comments on that previous document has now passed.

As a result of the earlier consultation a number of sites have been suggested to the Council as potential permanent residential Gypsy and Traveller sites, particularly by the Brentwood Gypsy Support Group. The Council made clear in the previous consultation document that it would advertise any suggested sites and publish them for further public comment, before progressing to the next stage of the DPD production, the 'Preferred Options' stage.

The Suggested Site Options

In total 18 sites or general locations have been suggested to the Council as possible permanent Gypsy and Traveller residential sites. Of these, 10 suggestions were made by the Brentwood Gypsy Support Group and the rest from a number of other individual comments. The suggestions made by the Brentwood Gypsy Support Group can be split into 5 specific sites (all either existing authorised sites, but with a temporary planning permission, or unauthorised sites) that the Group believe are required to meet the existing demand for sites (total 20 pitches) and 5 more general locations to meet the future on-going need for pitches.

Apart from the existing temporary authorised/unauthorised sites suggested by the Brentwood Gypsy Support Group, as far as the Council is aware, none of these sites have been put forward by the owners of the land or are being promoted by them.

The inclusion in this consultation document of the suggested sites does not reflect in any way the Council's support for or preference in regard to any of the sites or the Council's view as to their appropriateness as a Gypsy and Traveller site. The intention of this document is to advertise the suggestions made by others to the Council in order to allow the public at large to comment. The views received will inform the Council's further considerations in taking the DPD forward to the 'Preferred Options' stage.

How to Make Comments

The Council uses a variety of consultation methods to enable and encourage involvement in the preparation of the DPD, and more information on this can be found on the Council's website.

Comments on the various sites set out in this document can be made by:

- Filling in and returning the enclosed 'Comment Form', or other written comments, to the Chief Planning Officer, Planning Services, Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood, Essex CM15 8AY; or
- Printing a copy of the 'Comment Form' from the Council's website (www.brentwood.gov.uk) and returning it by post or by email to planning@brentwood.gov.uk ; or
- Completing the online 'Comment Form' at www.brentwood.gov.uk; or
- Faxing a 'Comment Form' or other written comments to 01277 312635

If you have any queries regarding the consultation, please contact the Planning Policy Section on 01277 312609/312610.

The period for comments will run for six weeks from Friday 30 May 2008. All comments need to be received, therefore, by 5pm on 11 July 2008. Comments can not be treated as confidential. *Any comments considered to be discriminatory or defamatory will not be accepted and will be returned, and may be passed to the Racial Equality Council where deemed racist.*

INTRODUCTION

The Gypsies and Travellers Development Plan Document

The Gypsies and Travellers DPD is required to provide for the needs of Gypsies and Travellers within Brentwood Borough in terms of sites and numbers of pitches. That need is expressed as both an existing need and an on-going need for future pitch requirements as resident Gypsy and Traveller family circumstances change.

Currently a similar document on Gypsy and Traveller needs is being prepared by the East of England Regional Assembly (EERA) for the whole of the East of England. That plan will determine the need across the region and allocate a requirement for pitches to be provided by each district/borough authority, including Brentwood. However, the Council is required to produce this DPD in advance of the outcome of the regional plan, and therefore the DPD will have to determine a level of need to be provided prior to the regional requirement figures being finalised.

The programme for preparation of the DPD is set out in both the first stage 'Issues and Options' document and the Brentwood Second Local Development Scheme (LDS), which sets out a three year programme for all the LDF documents being produced by the Council (view on the Council's website at: http://www.brentwood.gov.uk/pdf/pdf_1374.pdf). The adopted programme envisaged the 'Preferred Options' consultation taking place during January/February 2008. Due to this second stage 'Issues and Options' being added to the programme and other work, the 'Preferred Options' consultation date has slipped and will be undertaken at the earliest time following the Council's consideration of the responses to this document.

The First Issues and Options Stage

The Council consulted on the first stage 'Issues and Options' in July 2007. At that stage the Council did not seek views on specific sites, but raised questions regarding the level of need, and, if sites were required, the choices for site locations and the criteria by which the appropriateness of any sites should be assessed.

The Council had deliberately not set out any specific sites itself at that stage in order not to be seen to prejudge the issue of need and site locations before a wider debate on the issues and options had been undertaken. This was considered by the Council as being in line with the purpose of the new LDF process to engage with the public and other stakeholders at an early stage and before putting forward draft proposals. However, the responses received, together with comments on this document, will inform the preparation of the 'Preferred Options' consultation document.

Purpose of this Second Stage Issues and Options

As part of the responses to the earlier consultation a number of suggested possible sites for permanent residential Gypsy and Traveller sites were put forward. The Council had made

clear in the first Issues and Options document that any suggestions put forward as possible sites for Gypsies and Travellers would be advertised and an opportunity given for wider public consultation and comment on them.

This second stage consultation provides the opportunity for comments to be made on each of the sites/locations suggested to the Council.

The Level of Need

There is as yet no agreed figure for the level of need for additional permanent Gypsy and Traveller pitches at either regional, county or district level. The first stage 'Issues and Options' document set out the available information on which to base an assessment of the level of need.

As referred to above, a single issue review of the currently emerging Regional Spatial Strategy (RSS) is also currently being prepared. A draft policy for 'Gypsy and Traveller Accommodation in the East of England' was submitted to the Secretary of State for approval and was published for a 12 week public consultation from 25 February to 16 May 2008. This draft policy provides for at least 1,187 net additional residential pitches for Gypsy and Traveller caravans in the East of England over the period 2006 to 2011. It also provides a recommended pitch provision figure for each district/unitary authority within the region. The policy recommends that Brentwood provides 15 additional pitches for immediate needs up to 2011, with on-going need assessed on the basis of an average 3% increase per year.

The Essex authorities have undertaken their own calculation of need and consider that the RSS review figures for the county are an over-estimation of need. Further work on the assessment of need is to be undertaken by the Essex authorities in order to provide the most robust evidence for the future examination into the regional plan.

Over the last few years the number of caravans on unauthorised sites in the Borough has increased from 18 caravans in January 2005 to 36 caravans in January 2008. Over the same period the number of caravans on authorised sites with planning permission has risen from 13 caravans to 29 caravans. The Council has not yet finalised its view on need, but remains convinced that the number of caravans on unauthorised Gypsy and Traveller sites within an authority's area is not an accurate reflection of need for sites within that authority.

Government Circular 1/2006 'Planning for Gypsy and Traveller Caravan Sites' reiterates the guidance in Planning Policy Guidance Note 2: 'Green Belts' (PPG) that Gypsy and Traveller sites are inappropriate development in the Green Belt and that alternative outside the Green Belt should be explored before considering sites within the Green Belt. However, it goes on to advise that "alterations to the Green Belt boundary can be used in exceptional circumstances..." and that such an exceptional limited alteration could be used to meet a specific, identified need for a Gypsy and Traveller site. The Circular also refers to the use of rural exception sites for Gypsy and Traveller caravan sites in the same way as such sites operate for affordable housing.

All but two of the suggested sites put forward are within the Green Belt.

The Council believes that sites for Gypsies and Travellers in the Borough's Green Belt should only be provided for those Gypsy and Traveller families that can show they need to be located within the Borough's Green Belt. That level of need is yet to be finally determined.

If a level of need is accepted or the Council is required to provide for a certain number of additional pitches through the RSS review (EERA believes that each authority within the region should provide a minimum of 15 pitches up to 2011), then your views are requested on the suggested sites in this document. Clearly the level of need would not require all the suggested sites to be provided.

Definition of a Pitch

A pitch is a basic unit of accommodation for a Gypsy/Traveller household, providing an area of land for a building, parking space and one or more caravans (in Essex a pitch accommodates an average of 2 caravans, although the RSS review document uses an average of 1.7 caravans per pitch).

For the purposes of this document an average pitch size of 0.1 hectares has been taken to assess site size requirements.

Residential and Transit Site Provision

The sites that have been suggested to the Council are for permanent residential Gypsy and Traveller accommodation. The first 'Issues and Options' consultation document also raised the issue of temporary stopping sites for Gypsies and Travellers and advised that due to the lack of information on need for such sites, the DPD would not include transit site provision unless the RSS review provides more further guidance. To date the RSS does not provide such information.

However, views would be welcome as part of this consultation on whether any of the suggested sites would be considered appropriate as future transit sites, as opposed to permanent sites, should such sites need to be provided in the Borough.

Why Provide Authorised Gypsy and Traveller Sites?

Whilst it is difficult to establish accurately the number of Gypsies and Travellers in Britain, it is estimated that they make up less than 1% of the population of Britain. More detailed figures on numbers of caravans and their distribution are set out in the first 'Issues and Options' document. It is clear from the national and regional figures that there is a need for additional authorised caravan sites (some 3,500 Gypsy and Traveller caravans are located on unauthorised developments or encampments across England) and many families encamp illegally on land for temporary periods as they travel for business or pleasure, or are moved on by authorities due to the lack of authorised sites.

If provision is not made for sufficient authorised sites (both permanent and transit sites), unauthorised camping will inevitably continue. The problems associated with unauthorised

sites, such as the cost of taking enforcement action, the clearing up of temporary encampments, the tensions between the settled community and Gypsies and Travellers, and the social exclusion experienced by Gypsies and travellers will continue.

The provision of authorised sites should reduce the occurrence of unauthorised sites over time. The debate at a Regional, County and local level is where and how should authorised sites be provided.

THE SUGGESTED SITE OPTIONS

Background

It should be noted that the sites suggested at this stage are not formally being allocated by the Council, and indeed are not at this time being supported or promoted by the Council. They are being published to allow comments to be made by the wider community and to help further consideration by the Council.

Following consideration of the comments, the Council will publish a 'Preferred Options' document for public consultation, which will set out the Council's considered view on the level of need for additional sites within the Borough, and how that need should be accommodated through the provision of additional sites.

It should be emphasised once again that the level of need suggested by the Brentwood Gypsy Support Group (immediate need for 20 pitches) or the RSS mini-review (15 additional pitches by 2011, with an average 3% increase per year thereafter) would not require all of the suggested sites being allocated and only a small proportion of the area of the general locations. Whilst a preferred site size is yet to be established, the general view presented in the first 'Issues and Options' consultation was that any site should be for no more than 5 or 6 pitches.

In assessing the appropriateness of a site location, government guidance set out in Circular 1/2006 indicates the following factors will be important:

- Site availability;
- Site suitability;
- Impact on the character and appearance of the locality;
- Impact of areas or features designated for their national landscape and/or conservation;
- Impact on amenity;
- Suitability of the location; and
- Impact on the nearest settlement.

Taking account of this advice and also the comments received on the first 'Issues and Options' consultation document, the Council will include a criteria-based policy in the DPD, which will be used to consider the appropriateness and suitability of any site for the accommodation of Gypsies and Travellers.

At this stage, such a policy is likely to include the following criteria:

- The site has satisfactory access on to the main road network;
- The site is well located in relation to existing schools, shops, health facilities and other services;
- The site provides an acceptable living environment for its residents;
- The site would not over-dominate the existing residential community;
- The site would not materially harm the character of the landscape or the biodiversity value of the site and its surroundings;

- The site is not located within an area at risk of flooding;

Specific Sites

Plans of each site or general location are included at the back of the document.

Site 1: Land off Stock Lane, Ingatestone

Site Area: Approximately 1.2 hectares.

Site Description: The site is an existing authorized Gypsy and Traveller site (with temporary planning permission) on the northern side of Stock Lane and is separated from the village of Ingatestone to the west by the railway line. The site has been divided into 6 pitches, 5 of which are occupied.

The site is surrounded by dispersed farm and residential properties and to the west, adjacent to the railway line, a vehicle repair garage business.

Local Plan Allocation: The site is within the Metropolitan Green Belt and Special landscape Area.

Site History: The site was first occupied by the existing Gypsy and Traveller families in 2003, at which time the Council took enforcement action. A public inquiry was held in July 2004 in respect of appeals against the enforcement notice and a related retrospective planning application. The Secretary of State subsequently dismissed both appeals, but in upholding the enforcement notice extended the period for compliance to 18 months. Shortly before that period expired in January 2007 another application was made for the retention of the Gypsy caravan site. An appeal against the refusal of planning permission was held in February 2008 and in April 2008 the Appeal Inspector allowed the appeal and granted a temporary planning permission for 3 years.

Site 2: Land off Roman Road, Mountnessing

Site Area: Approximately 0.3 hectares.

Site Description: The site is currently an unauthorised Gypsy and Traveller site on the south side of the Roman Road immediately abutting the eastern edge of Mountnessing village. The site has been divided into 5 pitches.

The land is bounded on its south-western side by residential properties. The south-eastern boundary of the site abuts the A12 carriageway, and is screened by an earth bund. To the north of the site is open agricultural land apart from four detached cottages fronting onto Roman Road.

Local Plan Allocation: The site is within the Metropolitan Green Belt and Special landscape Area.

Site History: Prior to April 2003 the land was unused. Between 1979 and 1989 the Council determined three separate outline planning applications proposing the residential development of the land, all of which were refused planning permission on the grounds of the inappropriateness of the proposal and the site's unacceptable proximity to the A12 Trunk Road. In two of these cases appeals were lodged and subsequently dismissed

The site was first occupied in 2003, and in April 2003 a Stop Notice and Enforcement Notice was served on the Occupiers. A planning application was subsequently made for, among other things, the change of use of the land from agriculture to residential use and the stationing of 5 mobile homes and 2 touring caravans. The application was refused and enforcement action taken. A subsequent appeal against each notice was part allowed, part dismissed, in that the time for compliance was extended from 28 days to 1 year (compliance was required by 30 September 2005).

A further application was submitted in November 2005 seeking the continued use of land for residential purposes together with the stationing and occupation of 5 replacement mobile homes and 5 touring caravans. Following an inquiry, in May 2007, the Inspector allowed the appeal and granted a temporary permission for 5 years. The Council subsequently successfully appealed the Inspector's decision.

Site 3: Land by Navestock Side (Hope Farm, Goatswood Lane)

Site Area: Approximately 0.4 hectares.

Site Description: The site is currently an unauthorised Gypsy and Traveller site and is located on land on the southern side of Goatswood Lane, near its junction with Horseman Side.

The area is predominantly open countryside with some dispersed farm and residential properties. Another unauthorised residential Gypsy site is located to the south east of the site.

Local Plan Allocation: The site is within the Metropolitan Green Belt and within an Article 4 Area (removing permitted development rights for walls, gates, fences and other means of enclosure; temporary buildings, structures, works, plant or machinery; and the temporary use of land).

Site History: The field was formerly in agricultural use. The site was first occupied in August 2002. In October 2002 the Council refused planning permission for a change of use of land to allow the siting and residential occupation of three mobile homes and took enforcement action. The Applicants appealed both enforcement notices and at an inquiry held in July/October 2003, the notices were quashed and a temporary planning permission granted for 3 years for no more than one twin mobile home, two single unit mobile homes (or two large touring caravans) and one touring caravan.

In March 2007 an application for renewal of the temporary planning permission was refused, and enforcement action authorised, but with a two year period for compliance.

Site 4: Land at Curtis Mill Lane

Site Area: Three plots, one plot measuring 0.11 hectares and 2 plots both measuring 0.15 hectares.

Site Description: The site is currently an unauthorised Gypsy and Traveller site and is located on land on the eastern side of Curtis Mill Lane.

The area is predominantly open countryside with some dispersed farm and residential properties, particularly along Murthering Lane to the south. To the east of the site is an area of woodland designated as a Site of Special Scientific Interest.

Local Plan Allocation: The site is within the Metropolitan Green Belt.

Site History: The lawful use of the site is for agriculture. The site was first occupied in 2003. In November 2003 the Council refused planning permission for retention of mobile homes on the 3 plots and took enforcement action. The subsequent appeals were dismissed in November 2004.

In November 2005 a further planning application was submitted for the retention of use of the land to residential and the stationing of 3 mobile homes for occupation by a Gypsy family.

Site 5: Land off Chivers Lane and the Clapgate Estate

Site Area: Approximately 0.08 hectares.

Site Description: The site is currently an unauthorised Gypsy and Traveller site and is located on the Clapgate estate to the west of Chivers Road.

The Clapgate area is predominantly characterised by widely dispersed detached residential properties within a wider open area of countryside.

Local Plan Allocation: The site is within the Metropolitan Green Belt.

Site History: The site was first occupied in October 2002 and an application for continued use of the land as a long stay caravan site for residential occupation by a Gypsy family was submitted in November 2002 and refused by the Council in January 2003 and enforcement action taken. An appeal against the refusal of planning permission was dismissed in January 2004.

An application was submitted in August 2007 for the retention of two adjoining mobile homes to form a single residential unit, which was refused in October 2007.

A further application was submitted in December 2007 for change of use of the land to paddock, stables and two linked mobile homes for occupation by a Gypsy family, which remains to be determined.

Site 6: William Hunter Way Car Park, Brentwood

Site Area: Approximately 1.45 hectares.

Site Description: The site is located on the northern side of William Hunter Way. To the south of William Hunter Way is the High Street shopping area. The prime retail frontage on the High Street is located to the south east of the site. The eastern, northern and western sides of the site are generally bounded by residential development, consisting predominantly of two-storey terraced properties fronting on to Western Road and North Road Avenue.

To the east of the site, and largely separated by intervening terraced housing on North Road Avenue is the Sainsbury food store and associated surface shoppers' car parking.

Local Plan Allocation: The site is allocated for parking on the Local Plan Town Centre inset Map, although a specific policy for the site does not preclude consideration of future proposals for a mixed use development.

Site History: The site is currently used as a surface car park, but has previously been identified as a site for a food store. In October 2005, the Council adopted a Planning Brief for the site, which set out a broad framework for the consideration of future proposals for the site, based on a mixed use development comprising retail, leisure and car parking, with the possible inclusion of residential uses.

In October 2007 an application was submitted for a cinema, retail stores, multi-storey car park and 14 one-bedroom flats, but was subsequently withdrawn. Further proposals are awaited.

Site 7: Chep Site, Warley Street

Site Area: Approximately 6.43 hectares.

Site Description: The site is located at the intersection of the A127 and Warley Street, and comprises an area of predominantly hard-standing with an industrial/office building of some 4,210 sq. m.

Junction 29 of the M25 lies half a mile to the west. The village of Greta Warley is a mile to the north.

Local Plan Allocation: The site is within the Metropolitan Green Belt and Special landscape Area.

Site History: The majority of the site is currently used as a depot for the storage and repair of wooden pallets.

In 2002 an outline planning application was submitted for the demolition of the existing industrial building on the site and its redevelopment as a business park for B1(a) offices. The application proposed the erection of five two-storey office buildings with a total floor space of 13,936sq.m.

Following an Inquiry in September 2002 the Inspector allowed the appeal and granted outline planning permission. In March 2005 a planning application was submitted for renewal of the outline permission, which was granted in May 2005.

Site 8: Former Holly Trees School Playing Field, Crescent Road, Warley

Site Area: Approximately 0.16 hectares.

Site Description: The site is open space associated with the former Holly Trees County Infant School on Crescent Road, which is now vacant and redundant following development of the new Holly Trees Primary School at Clements Park.

The site is within and surrounded by residential development and is 300 metres to the south west of Brentwood Station.

Local Plan Allocation: The site is allocated as Protected Urban Open Space.

Site History: There is no planning history on the site.

Site 9: Old A12 works site, Ingatestone

Site Area: Approximately 1.3 hectares.

Site Description: The site is an area of hard standing on the south-eastern side of the Roman Road slip road on to the A12, and to the west of the Ingatestone Garden Centre. It is located between the A12 (to the north) and the London to Chelmsford main line railway (to the south), and the villages of Mountnessing (to the west) and Ingatestone (to the east).

Local Plan Allocation: The site is within the Metropolitan Green Belt and Special Landscape Area.

Site History: There is no planning history on the site. The site is currently vacant but the land has been used as a work site for works on the A12.

General Locations

These suggestions have not been interpreted as referring to specific identifiable sites, but as more general areas of 'search'. Sites 10 to 14 were suggested by the Brentwood Gypsy Support Group, which provided a 6 figure grid co-ordinate and this has been used to identify the 'centre' of the area of search.

Site 10: Land off Wenlocks Lane (TL600 005)

This area is too the north-east of Hook End and Wyatts Green, and south of Blackmore. It is within the Green Belt and comprises largely open countryside with very little existing built

development apart from very dispersed farm buildings and the occasional residential property.

Wenlocks Lane is a Protected Lane.

Site 11: Land at Swallows Cross (TQ 615 975)

This area of Green Belt is also a Special Landscape Area, and is located to the west of Mountnessing. Part of the area is also Grade 2 agricultural land.

Apart from the small cluster of farm and other residential properties around Swallows Cross itself, the area is predominantly open countryside. The River Wid flows through the middle of the area and there is a narrow indicative flood zone which follows the alignment of the water course.

Site 12: Land to north of the A127/west of the A128 (TQ635 895)

This area to the north-west of the junction of the A127 and A128 is located to the south of the Thorndon Country Park South, and is largely open countryside, apart from some development adjacent to the A127, including the Halfway House PH and the Travel Lodge Hotel. There is also a cluster of commercial uses on the opposite side of the A127. The area is within the Green Belt and partly a Special Landscape Area. Thorndon Park South is a conservation area and Historic Park and Garden and parts are designated as a Site of Special Scientific Interest.

Site 13: Land at Thoby Priory, Mountnessing (TQ625 985)

The Thoby Priory area is located to the north of Mountnessing village. It is in the Green Belt and a Special Landscape Area and is largely an area of Grade 2 agricultural land. Thoby Priory is a Scheduled Ancient Monument.

The area around Thoby Priory itself is a commercial use site, comprising 4.1 hectares of land off Thoby Lane. The site is relatively well screened and does not contain any significant building mass and is subdivided in tenure. There has been previous pressure for development but the Council has consistently resisted any new buildings on the site.

The surrounding area is characterised by very dispersed farm and residential properties.

Site 14: Land adjacent the existing caravan site, Bentley (TQ575 975)

The Caravan and Camping Cub operates a touring caravan and camping site off of Warren Lane to the east of the A128 between Bentley and Kelvedon Hatch, comprising 90 pitches and a shower block.

The area is in the Green Belt and is characterised by scattered residential, farm and commercial uses (including the Bentley Golf and Country Club) along the frontages of Frog Street, Warren Lane and Solid Lane.

Site 15: Land by A12/M25

The land adjacent to the M25/A12 junction is within a narrow gap of Green Belt separating Brentwood from the London Borough of Havering. Between the A12 and Brook Street there are a number of existing commercial uses (hotel, garden centre, restaurant) and some residential cottages.

North of the A12 the area is also a Special Landscape Area and predominantly dispersed farm and residential properties south of South Weald village. South of Brook Street is agricultural land, and part of the Thames Chase Community Forest.

The A12 at this point is located within a narrow indicative flood zone.

Site 16: Land next to CA site on Coxtie Green Road

The Civic Amenity (CA) site on the south side of Coxtie Green Road is located some 500 metres to the west of the Ongar Road as it runs through Pilgrim's Hatch. To the west of the CA site is a large area of commercial glass houses; to the south, wood and scrubland merge with Weald Park; and to the east there is a playing field and cricket pitches. On the opposite (northern) side of Coxtie Green Road is a ribbon frontage of residential properties and the Peniel Academy site.

The area is within the Green Belt and partly a Special Landscape Area and County Wildlife Site.

Site 17: Hutton Country Park

Hutton Country Park is on the eastern side of Wash Road, abutting the Brentwood urban area, and straddles the railway line to Southend. To the west is the Hutton Industrial Estate, to the south residential development and to the east and north agricultural land.

The Country Park is owned by Brentwood Borough Council and is a Local Nature Reserve. The land is within the Green Belt and the northern part is within an indicative flood zone.

Site 18: Land at Lower Road, Mountnessing

The land is on the north-east side of the A12 Mountnessing roundabout and was formerly used as a scrap yard. It has now been dissected by a new road linking Roman Road with Lower Road and part of the land has a planning permission for hotel and other commercial development. Existing residential properties abut the eastern side of the land, fronting Lower Road.

The A12 runs to the south of the land and to the north and west of Roman Road is agricultural land and dispersed farm properties. The land is within the Green Belt and partly within an indicative flood zone.

The Sustainability Appraisal

Background

As part of the process of producing DPDs, the Act requires a Sustainability Appraisal (SA) to be undertaken in parallel with preparation of the DPD. The SA process also incorporates the requirements for an environmental assessment of plans and programmes under Article 13.3 of the Strategic Environmental Assessment Directive (Regulation 6.2).

The SA is an iterative process that seeks to identify and report on the likely significant effects of the plan policies and proposals, and identify the extent to which it will deliver sustainable development objectives.

The Sustainability Appraisal of the Gypsies and Travellers DPD

The SA of this Gypsy and Traveller DPD is being undertaken by Scott Wilson on behalf of the Council.

The first stage in producing the SA was to establish the baseline information. A baseline evidence report has been prepared by Essex County Council, and can be viewed on the Council website at http://www.brentwood.gov.uk/pdf/pdf_1270.pdf.

As part of the first stage of the SA, a scoping report was also prepared and sets out the appraisal objectives, reviews relevant plans and programmes, and refers to the baseline information.

At each successive stage of document production in the preparation of the DPD an associated Sustainability Appraisal report is also prepared and published for comments. The SA report on this Stage 2 Issues and Options consultation and earlier SA documents are available to view on the Council's website.

Equality Impact Assessment

The Race Relations (Amendment) Act 2000 requires public authorities to promote good race relations and specifically to undertake a Race Equality Impact Assessment of various policy documents. Further to this, and the statutory requirements of the Single Equality Act 2005, the Disability Discrimination Act 2005 and the Local Government Equality Standard, the Council intends to undertake an Equality Impact Assessment of its Services, policies, procedures and practices, including policy documents.

In preparing this DPD, therefore, the Council intends to fully consider the relevant equality issues and take them into account.

Gypsies and Travellers are a long established ethnic group and Circular 1/2006 states that they are believed to experience the worst health and education status of any disadvantaged group in England. At this stage of the process it is difficult to be clear about the potential outcomes that the document will have on equality issues. However, the adoption of the DPD is likely to have very positive impacts, both in terms of the accommodation needs of Gypsies

and Travellers and also in helping to resolve the problems of unauthorised encampments and developments and the improvement of relations between the settled and travelling communities.

As work on progressing the DPD is taken forward, the Council will continue to review and re-assess the equality impacts.



Planning Services Department

Title SITE 1 - Land off Stock Lane

Scale 1:2500

Date May 2008





Planning Services Department

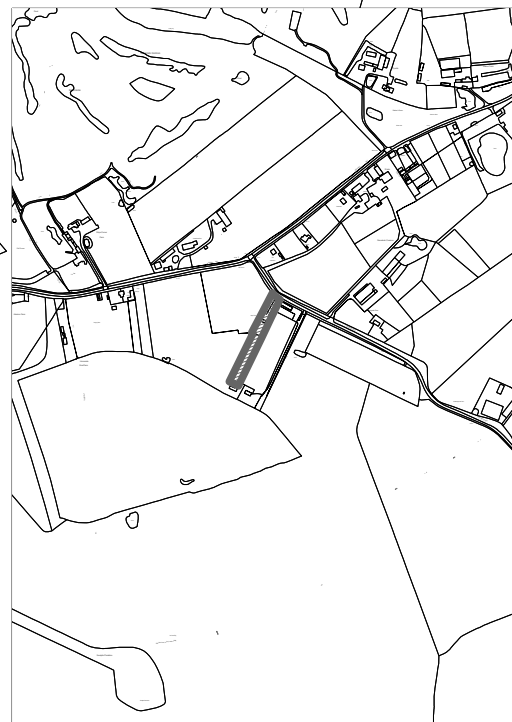
Title SITE 2 - Land off Roman Road

Scale 1:2500

Date May 2008



© Crown Copyright. All rights reserved (100018309) (2008)



Planning Services Department

Title SITE 3 - Land at Navestock Side

Scale 1:2500

Date May 2008



© Crown Copyright. All rights reserved (100018309) (2008)



Planning Services Department

Title SITE 4 - Land at Curtis Mill Lane
 Scale 1:2500
 Date May 2008





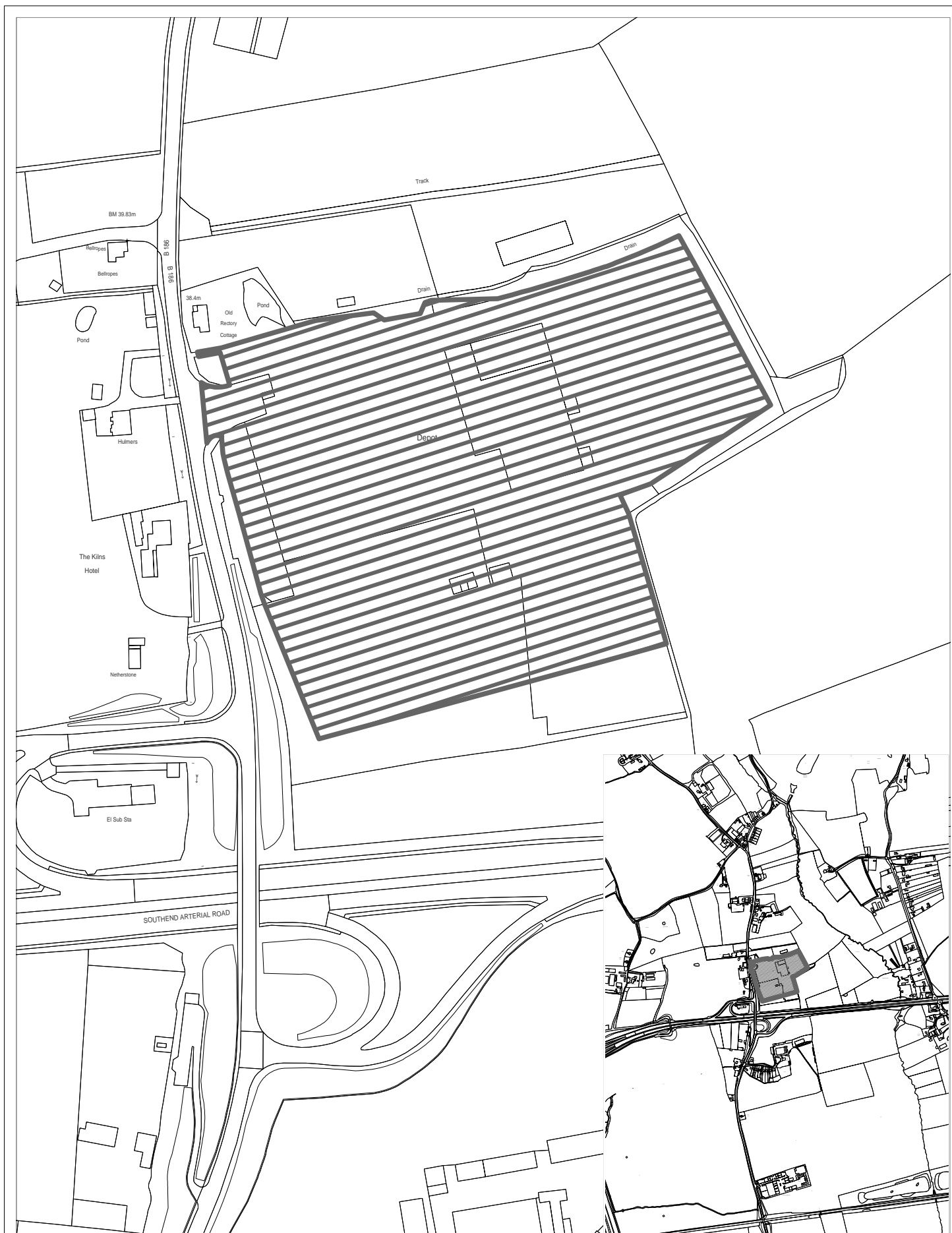
Planning Services Department

Title SITE 6 - William Hunter Way Car Park

Scale 1:2500

Date May 2008





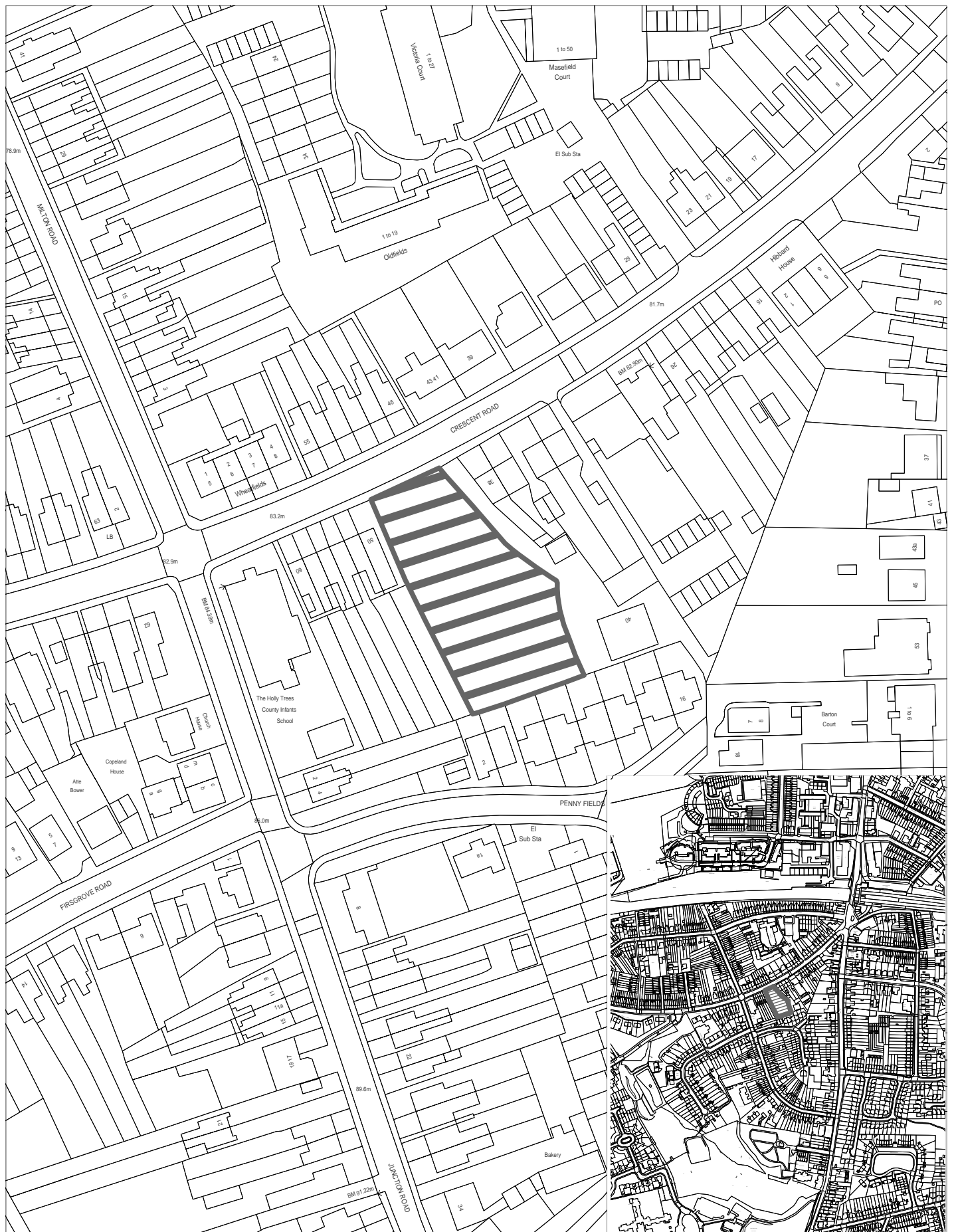
Planning Services Department

Title SITE 7 - Chep Site A127

Scale 1:2500

Date May 2008





Planning Services Department

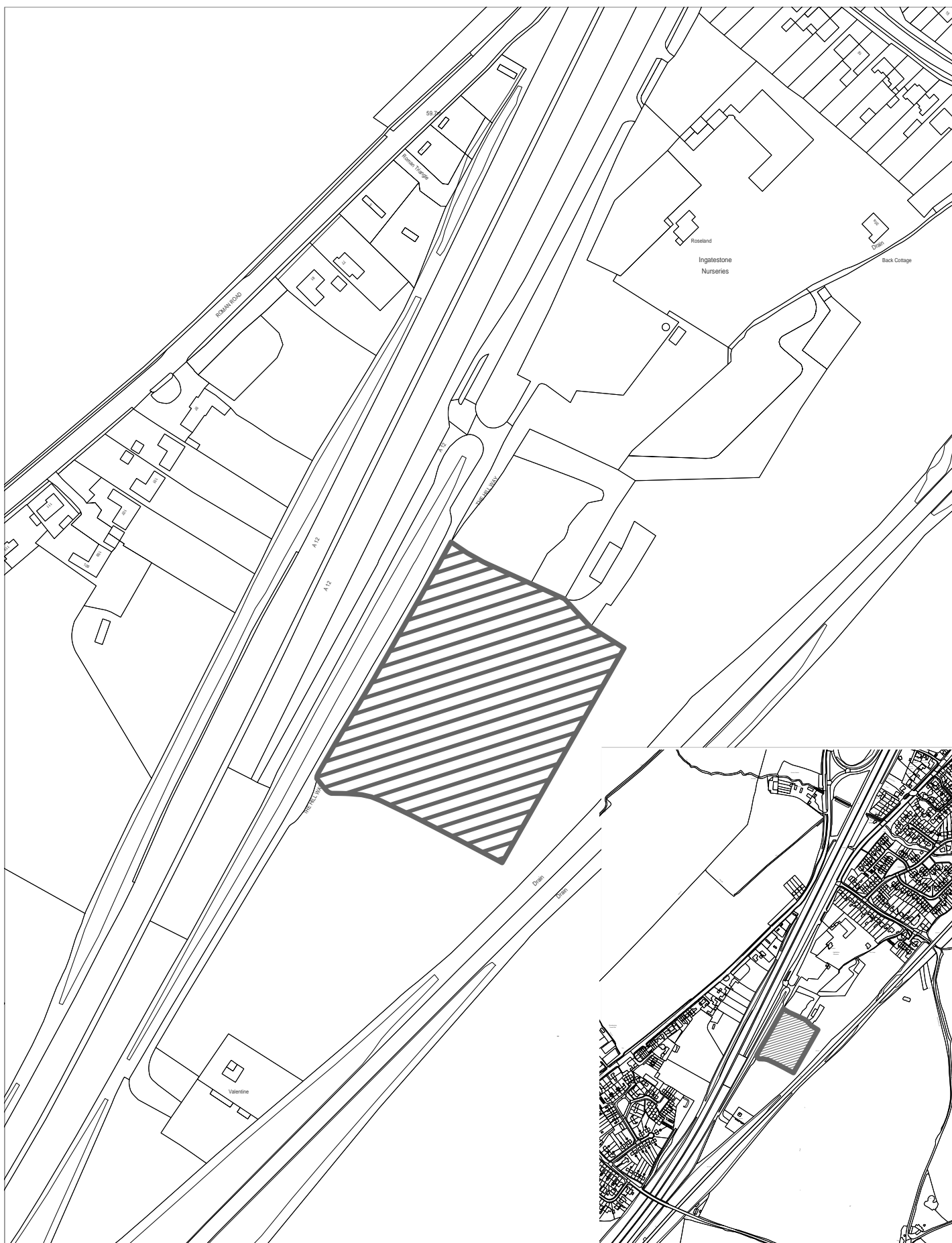
Title SITE 8 - Former Holly Trees School Playing Field

Scale 1:1250

Date May 2008



© Crown Copyright. All rights reserved (100018309) (2008)



Planning Services Department

Title SITE 9 - Former A12 Work Site

Scale 1:2500

Date May 2008





Title SITE 10 - Land off Wenlocks Lane
Scale 1:6500
Date May 2008

© Crown Copyright. All rights reserved (100018309) (2008) W

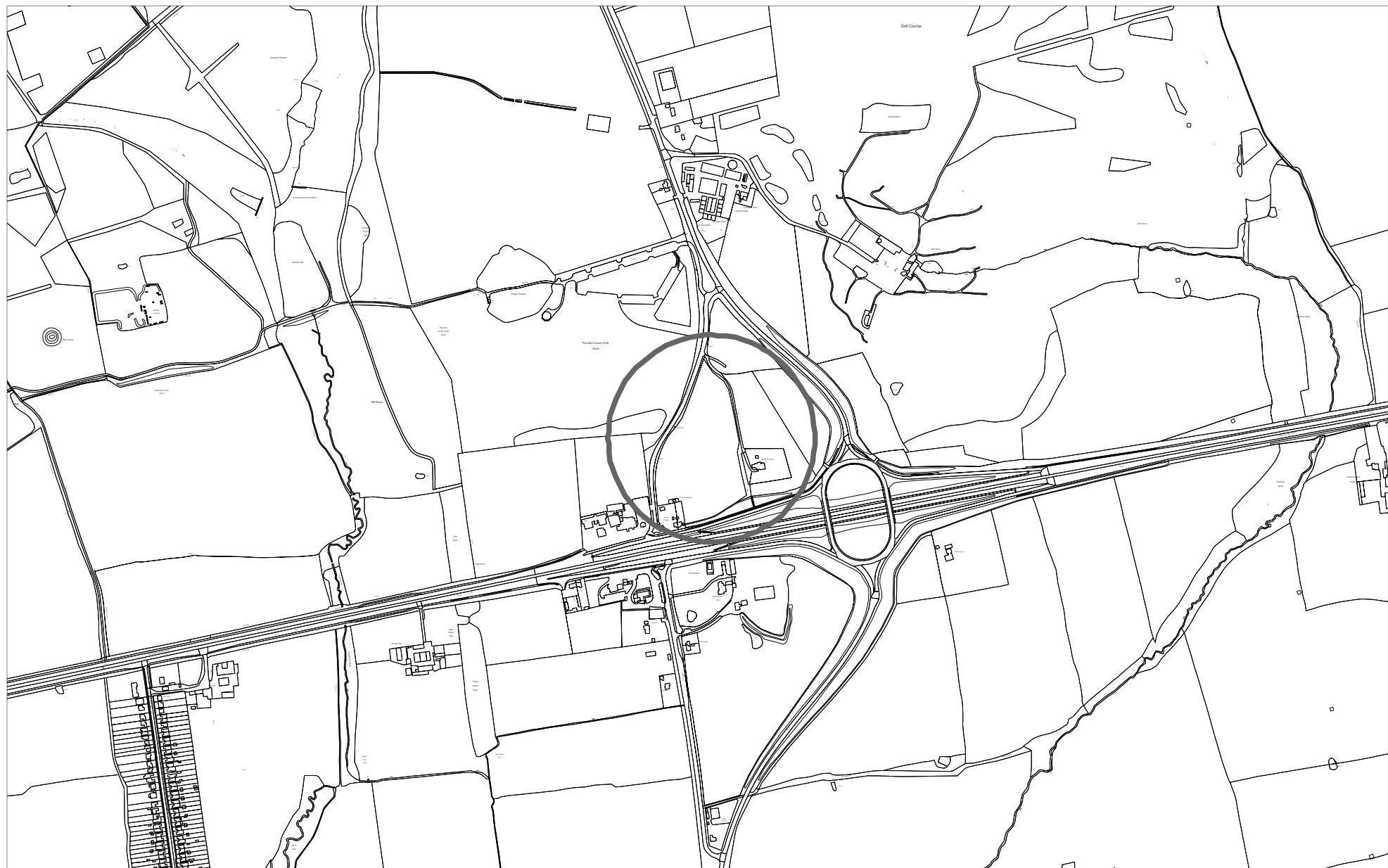




Title SITE 11 - Land at Swallows Cross
Scale 1:10,000
Date May 2008

© Crown Copyright. All rights reserved (100018309) (2008)





Title SITE 12 - Land to the North of the A127

Scale 1:10,000

Date May 2008

© Crown Copyright. All rights reserved (100018309) (2008)





Planning Services Department

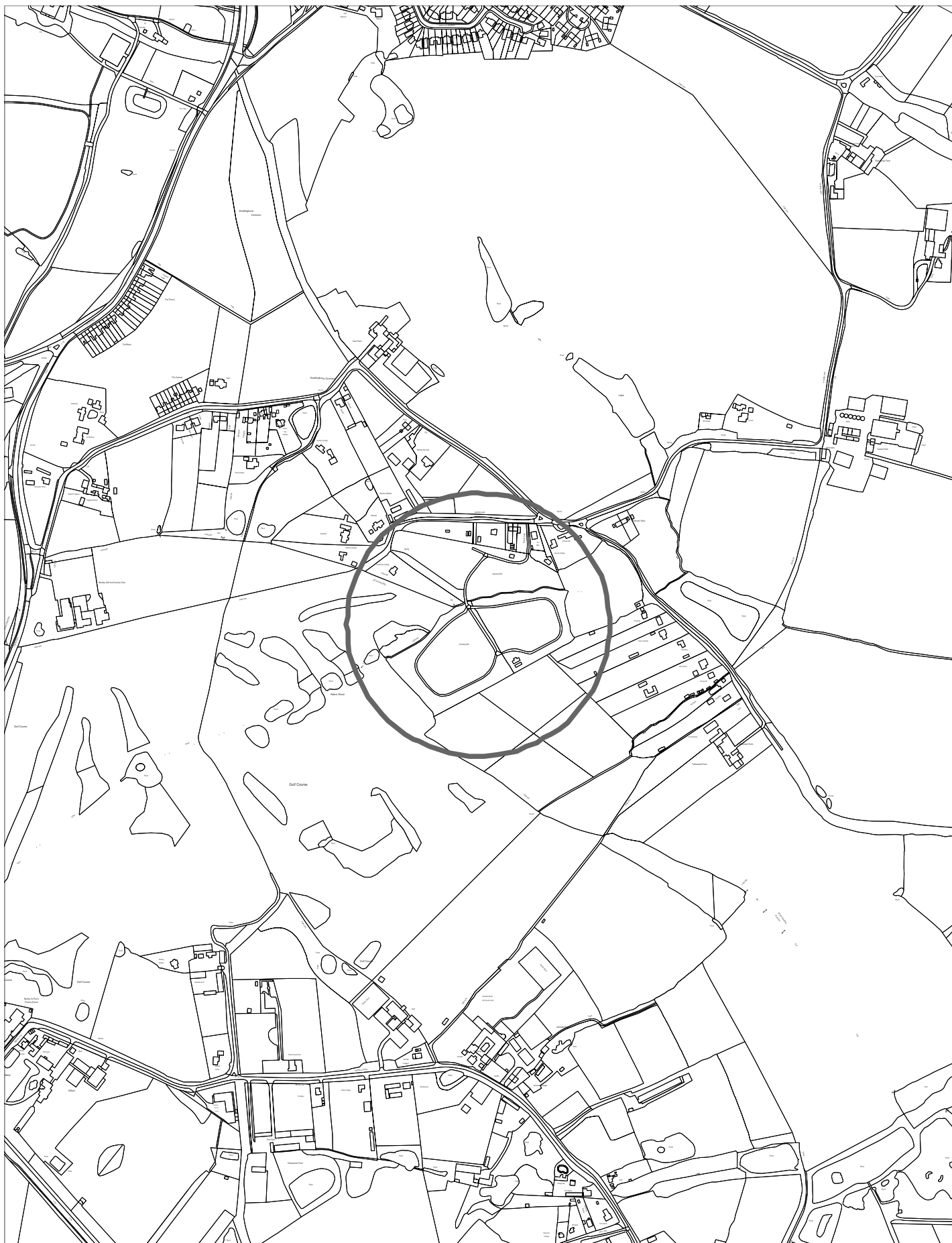
Title SITE 13 - Land at Thoby Priory

Scale 1:7500

Date May 2008



© Crown Copyright. All rights reserved (100018309) (2008)



Planning Services Department

Title SITE 14 - Land adjacent to Existing Tourist Caravan Site

Scale 1:7500

Date May 2008



© Crown Copyright. All rights reserved (100018309) (2008)



Planning Services Department

Title SITE 15 - Land at A12/M25 Junction

Scale 1:5000

Date May 2008



© Crown Copyright. All rights reserved (100018309) (2008)



Planning Services Department

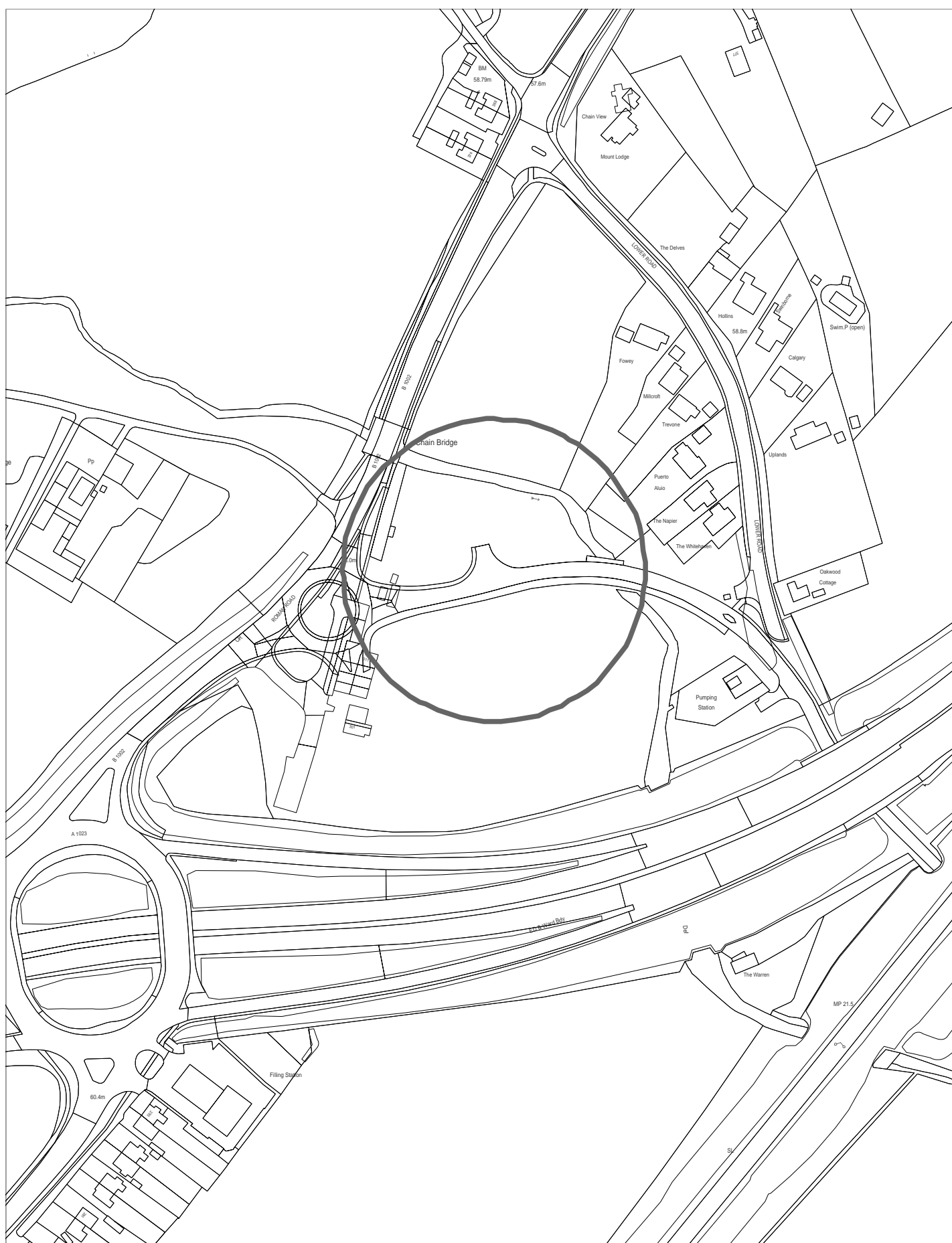
Title SITE 16 - CA Site Coxtie Green Road

Scale 1:5000

Date May 2008



© Crown Copyright. All rights reserved (100018309) (2008)



Planning Services Department

Title SITE 18 - Land at Lower Road Mountnessing

Scale 1:2500

Date May 2008



© Crown Copyright. All rights reserved (100018309) (2008)

