

Berkeley holds an option agreement over land north of Raleigh Road, Hutton extending to 120 acres of land. Berkeley submitted the land to Brentwood Borough Council's call for sites in early 2024. The current Local Development Scheme timetable for the local plan review is for a regulation 18 consultation (preferred options) in Q2 2026, regulation 19 consultation (submission version) in Q2 2027 with submission of the plan to the Secretary of State in Q1 2028. Given the significant local housing need and lack of previously developed land in Brentwood, Berkeley continues to promote the land for residential use and considers that the site should feature as a housing allocation in the new local plan. The land may also be considered as 'grey belt' which would mean it is suitable for residential development in any case.

Berkeley has responded to two previous rounds of National Grid consultations, and I refer specifically to our response letters dated 13.06.2022 and 26.03.2025 which are attached with these representations for reference.

In our response to the 2022 consultation, we highlighted some additional constraints and suggested that the route of the National Grid pylons was moved to the east of Bridleway 90. Subsequent design changes by the applicant adopted this approach which is welcomed.

A targeted consultation was held in February 2025 and in our response, we highlighted that the latest proposals contained secondary works to UKPN's 132kV infrastructure. These works are shown as Work No.32 under the applicant's current plans. The work includes introducing a new 132kV termination tower on the option land located between UKPN pylons PUB47 and PUB48. Berkeley has concerns that this would sterilise some of the land and will negatively impact upon the development capacity of the land.

In our response, we suggested that the location of the termination tower was reconsidered and moved further north towards Cock Wood. In the current application documents, the termination tower remains in its original location and therefore our concerns remain.

Berkeley requests that the termination tower location is reviewed to ensure that future residential and infrastructure development needs can be met without prejudice to one another.

East Anglia Green Energy Enablement (GREEN)
Sent by email

13th June 2022

Dear Sirs

EAST ANGLIA GREEN ENERGY ENABLEMENT (GREEN) - CONSULTATION FEEDBACK LAND NORTH OF RAYLEIGH ROAD, HUTTON (BRENTWOOD)

Berkeley holds an option agreement over the Land to the north of Rayleigh Road, Hutton extending to 120 acres / 48.6 hectares. This is shown on the plan at Appendix 1.

From due diligence carried out we have identified a number of planning considerations and technical constraints that we believe should be taken into account when planning the pylon route. These are:

- Area identified for potential future housing development
- Green Belt
- Ancient Woodland
- The route of the Braintree to Horndon 900mm diameter High Pressure Gas Main with associated HSE planning zones.
- An area at risk from surface water flooding.
- Public Bridleway 90.

A plan showing the locations of the key constraints in relation to the affected land can be found appended to this letter (Appendix 2).

Planning Considerations

Brentwood Borough Council adopted its Local Plan in early 2022. This plan is subject to a requirement for an immediate Local Plan review within 28 months. This was in the context of a shortfall in housing supply over the 15 year Local Plan period largely due to the Council's assumed lead in times for allocated major sites being too ambitious. The immediate review is to include:

- An update to housing need
- Updated full Green Belt review
- Allocation of further sites to meet the full housing needs as a minimum

The land north of Rayleigh Road is a logical location for new homes to be located and it forms part of an area identified for new homes as part of the evidence for the emerging South Essex 2050 plan.

Whilst the area currently forms part of the Green Belt this will be subject to review as part of the Local Plan with the potential for the land to be allocated for residential development.

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In this context the alignment of the pylon route should seek to avoid or minimise the impact on residential amenity for both existing and future residents of the area.

Irrespective of the future development potential, consideration is needed in relation to the impact of the pylons on the openness of the Green Belt, the local landscape character and the amenity of existing residents in this area.

Technical Constraints

Referring to the National Grid document “East Anglia GREEN - Corridor and Preliminary Routeing and Siting Study (CPRSS)”, we note that the following technical constraints have been considered as part of an initial GIS exercise for route options:

- Ancient Woodland – seek to avoid
- Built up areas – seek to avoid
- Flood Zone 3 – seek to minimise

Whilst these constraints are relevant, we believe that surface water flooding, high pressure gas mains and the public right of way should also be considered when determining the preferred route. The PROW is a well-used bridleway route and is considered to service the existing built up areas and should be avoided. The potential visual impact of the powerlines on this route should also be considered.

Also, whilst flood zone 3 is considered in the pylon routing, surface water flooding should also be considered from an operational and maintenance perspective.

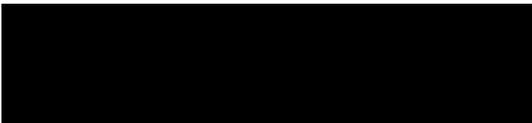
Conclusion

It is our view that, taking into account the above issues and constraints that the pylon route should be located to the east of Bridleway 90 with suitable standoff distances to protect public amenity. This could fall within the identified graduated swathe or potentially beyond it, using land further to the east.

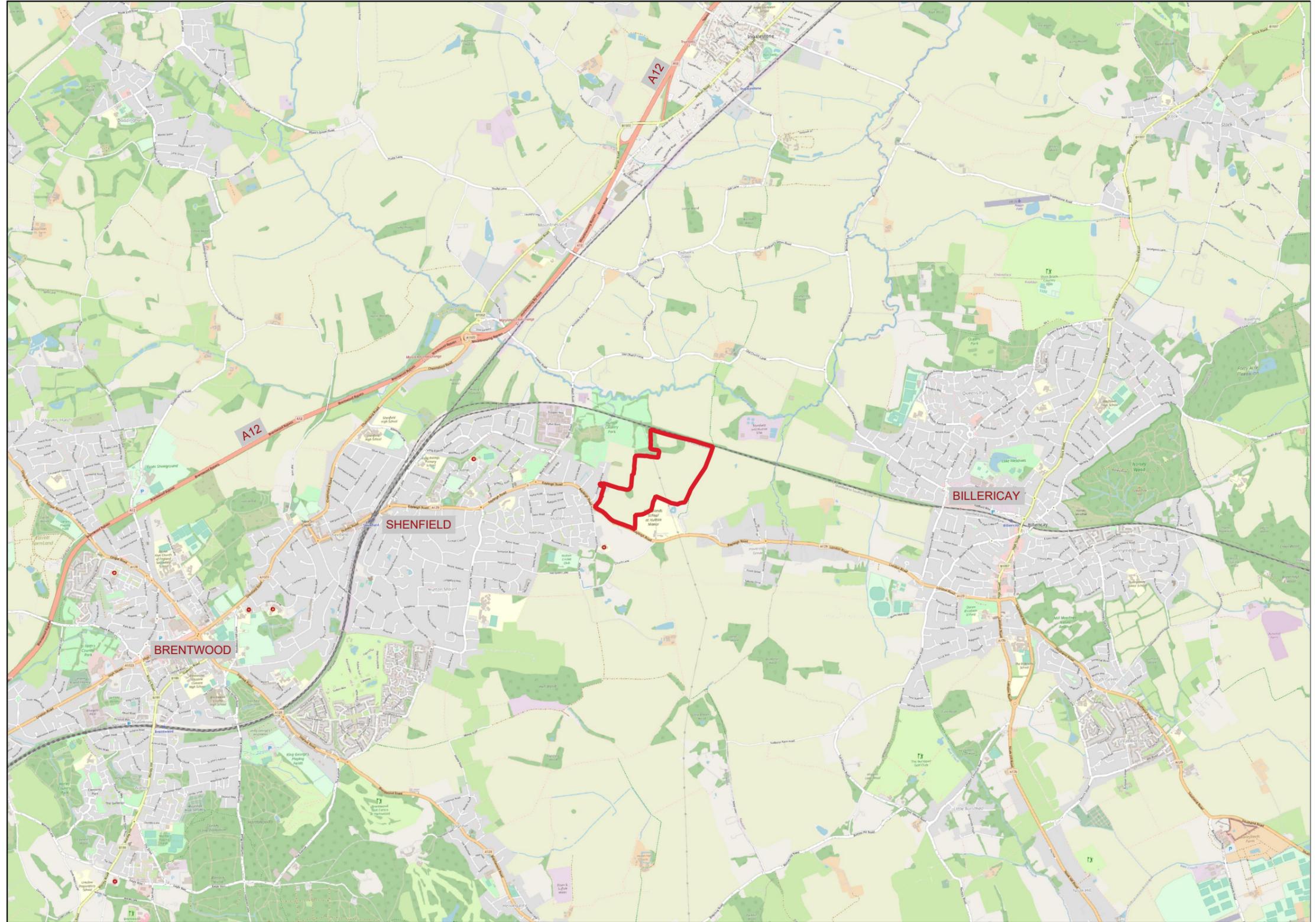
Consideration should also be given to undergrounding the power lines in Green Belt locations so as to conserve openness, not just Areas of Outstanding Natural Beauty (AONB). This approach would better respect the existing site constraints and protect public amenity for both existing and future residents.

We would be grateful if you could take this information into account in developing the proposals further.

Yours faithfully



Planning Director@berkeleygroup.co.uk



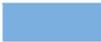
DRAWING TITLE
SITE LOCATION PLAN

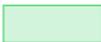
JOB TITLE
HUTTON STUD FARM

DATE	24/05/2022	DRAWN	SRJ	CHECKED	AW
DRAWING No.	BSL-T-002	REV.	-	SCALE	1:5000 @ A3



LEGEND:

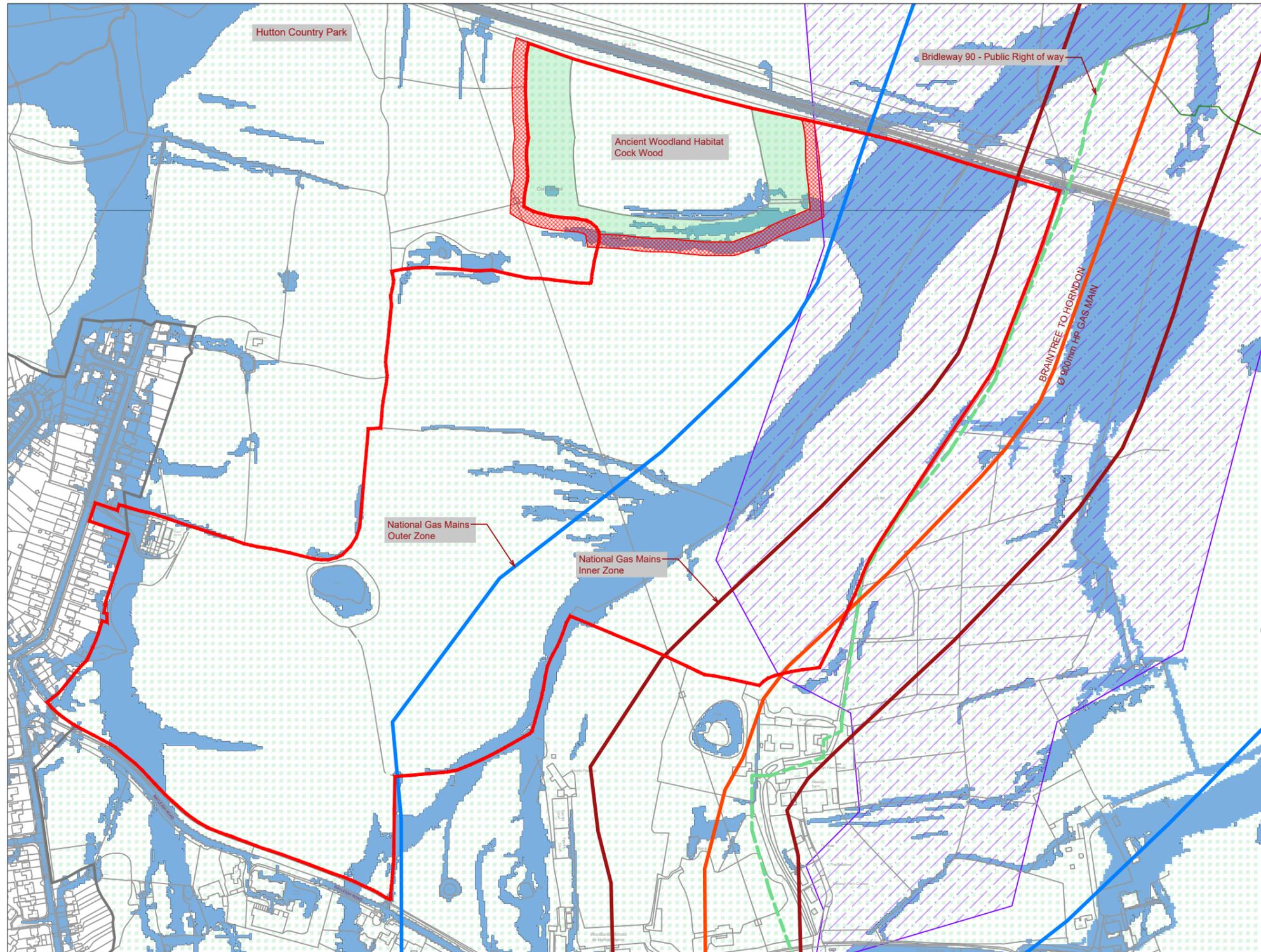
- Extent of SW Flooding

- East Anglia Green Graduated Swathe Corridor

- Ancient Woodland Habitat

- Ancient Woodland 15m Buffer

- Green Belt Boundary

- Berkeley Land Interest

- Settlement Edge

DRAWING TITLE
SITE CONSTRAINTS PLAN

JOB TITLE
HUTTON STUD FARM

DATE	24/05/2022	DRAWN	SRJ	CHECKED	AW
DRAWING No.	BSL-T-001	REV.	-	SCALE	1:5000 @ A3

Simon Pepper
Project Director
National Grid
1-3 Strand
London
WC2N 5EH

26th March 2025

CONFIDENTIAL – BY EMAIL

Dear Simon

**TARGETED CONSULTATION ON CHANGES TO NORWICH TO TILBURY PROPOSALS
LOCATION: ESSEX 10
LAND NORTH OF RAYLEIGH ROAD, HUTTON (BRENTWOOD)**

Thank you for the information provided in your letter and targeted consultation material dated 21st February 2025.

Introduction

Berkeley holds an option agreement over the Land to the north of Rayleigh Road, Hutton extending to 120 acres / 48.6 hectares (“the Berkeley Land”). This is shown on the plan at Appendix 1.

The land north of Rayleigh Road is a logical location for new homes to be located and Brentwood Council is required to plan for a significantly increased housing target of 724 homes per annum according to the most recent measure of local housing need set by the Government in December 2024 compared to 511 homes per annum previously.

Whilst the area currently forms part of the Green Belt this will be subject to review as part of the emerging Brentwood Local Plan with the potential for the land to be allocated for residential development. Under the Government’s latest planning policy approach as set out in the NPPF (Dec 2024) this could be on the basis that the land is ‘Grey Belt’, recognising that it is directly adjacent to the existing settlement edge of Hutton, bordered to the south by an existing road and to the north by the railway line.

Previous Consultation in 2022

In our previous response to the consultation in 2022, we suggested that the new pylon route should be located to the east of Bridleway 90 with suitable standoff distances to protect public amenity. This has been retained in the most recent proposals which we support.

We also mentioned that consideration should also be given to undergrounding the power lines in Green Belt locations to conserve openness, not just IN Areas of Outstanding Natural Beauty (AONB). This is the subject of our response to this targeted consultation.

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Targeted Consultation 2025 – Essex 10

The consultation plan labelled “area of proposed change February 2025” identifies a large area of land for use as “Statutory Undertaker Works”. However, the plans do not identify what rights or acquisition of land is proposed over the Berkeley Land.

We would usually expect areas of land within the order limits to be identified as either permanent acquisition of land, temporary possession of land or temporary acquisition of land and permanent acquisition of rights. We would welcome more clarity on this.

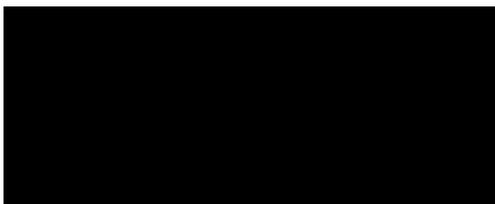
Separately to the comments around acquisition of land and rights, we have a suggestion to relocate the proposed DNO termination tower to a location that could better preserve the future development potential of the Berkeley Land.

The plan at Appendix 2 shows an alternative location for the termination tower that removes it from the heart of the development and locates it more sensitively on the edge of the development close to Cock Wood. If this is technically possible, we believe that this would provide a more suitable location for the termination tower and would preserve more of the future development land.

A termination tower on the edge of the development could be accommodated into the masterplan by introducing an area of expanded green space around Cock Wood with limited public access to improve public safety. This is shown indicatively on the plan at Appendix 2.

We would welcome the opportunity to discuss these proposals with you in more detail and are keen to explore whether there is a design solution that can achieve National Grid’s objectives whilst also safeguarding the Berkeley Land in the best possible way to support the future delivery of much needed homes in the borough of Brentwood.

Yours Sincerely,



Technical Director

@berkeleygroup.co.uk

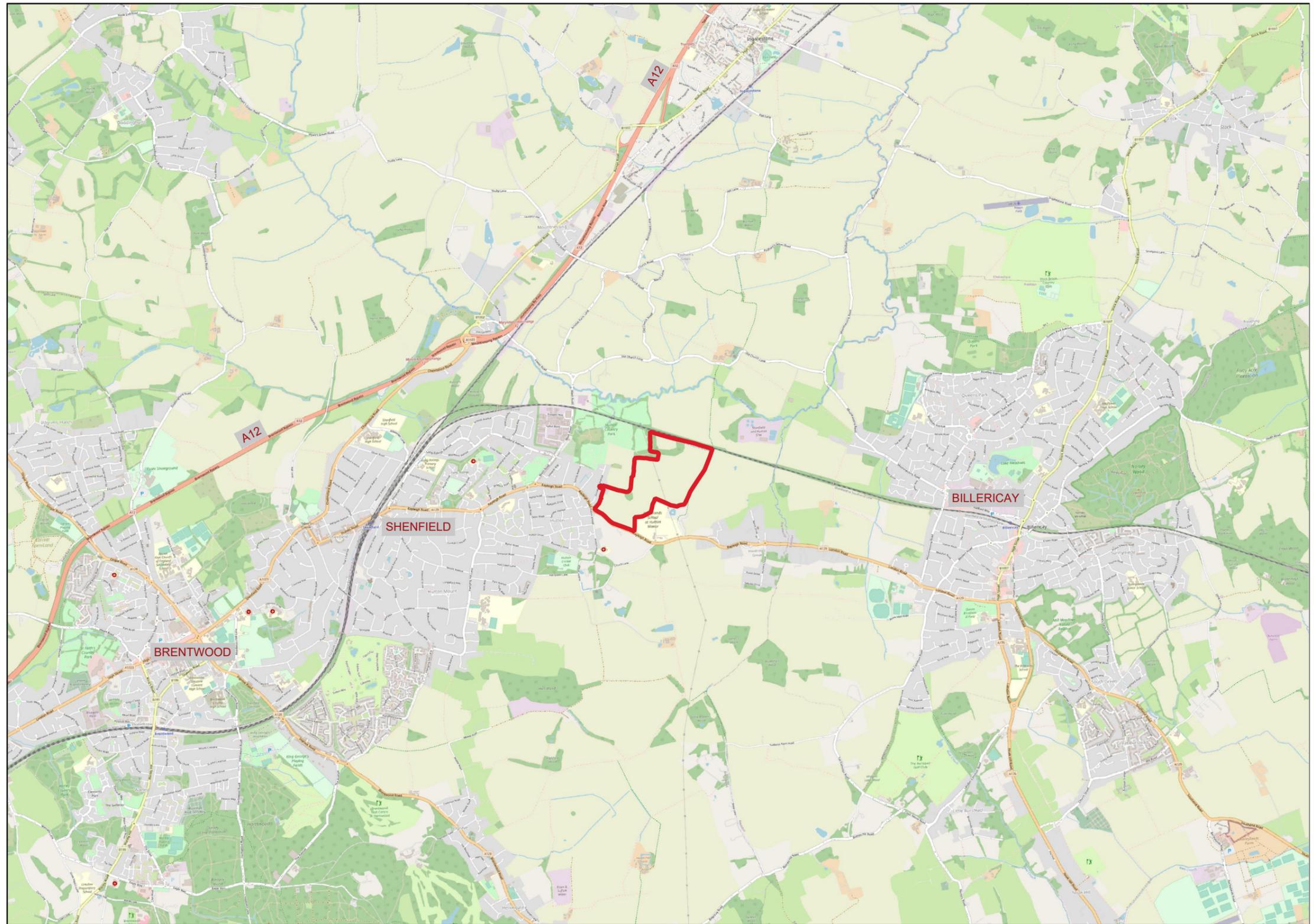
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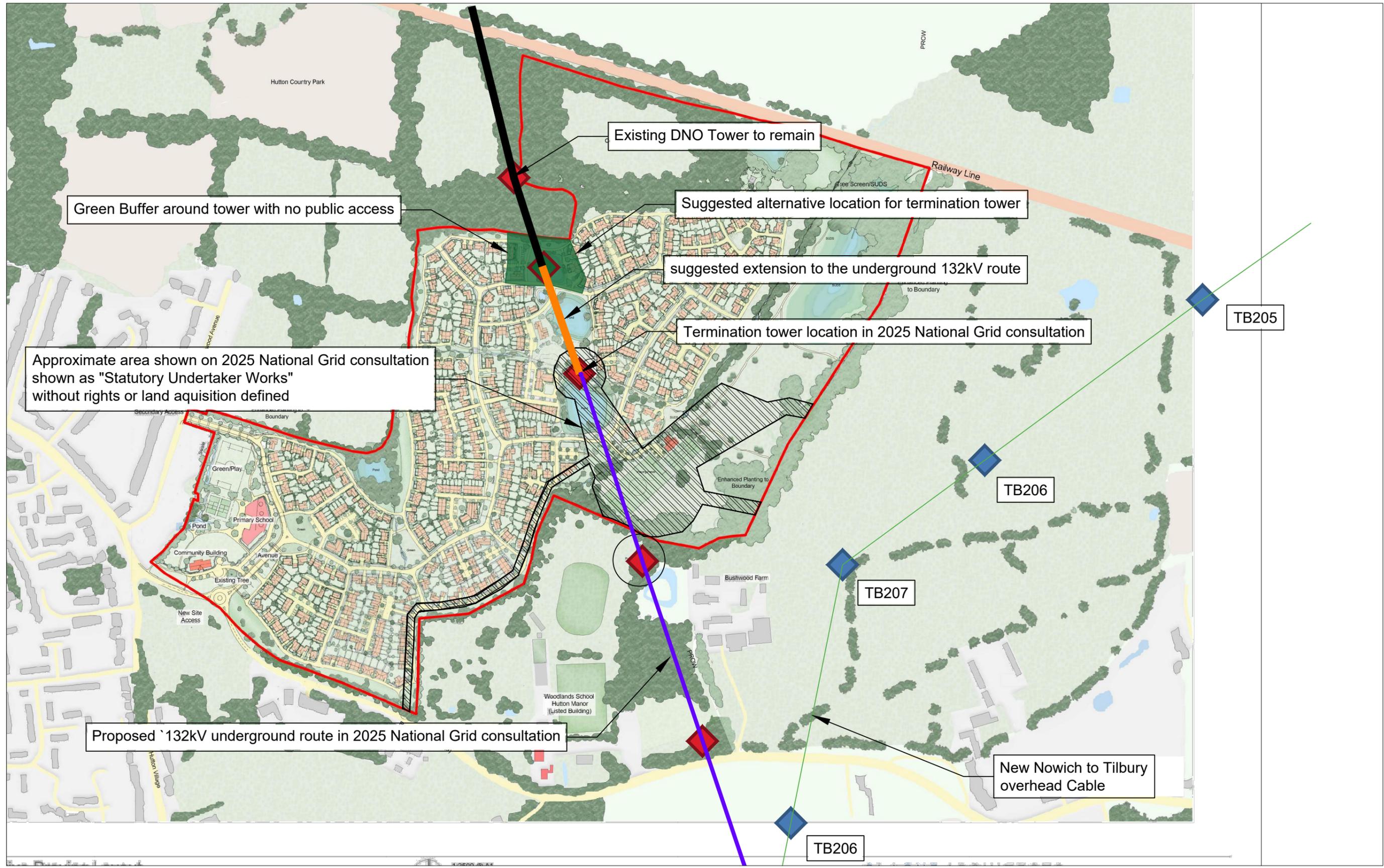
APPENDIX 1 - SITE LOCATION PLAN



DRAWING TITLE
SITE LOCATION PLAN

JOB TITLE
HUTTON STUD FARM

DATE	24/05/2022	DRAWN	SRJ	CHECKED	AW
DRAWING No.	BSL-T-002	REV.	-	SCALE	1:5000 @ A3



DRAWING TITLE
 APPENDIX 2 - SUGGESTED CHANGES TO DNO 132kV UNDERGROUND ROUTE

JOB TITLE
 HUTTON STUD FARM

DATE	MARCH 2025	DRAWN	SRJ	CHECKED	AW
DRAWING No.	SK250311-1	REV.	-	SCALE	N.T.S. @ A3