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Reinventing tomorrow.

12 July 2023

Planning Department
Brentwood Borough Council
Town Hall
Ingrave Road
Brentwood
Essex
CM15 8AY

Project name: Hole Farm Community Woodland, Hole Farm Lane, Great Warley, Brentwood, Essex, CM13 3JD

Dear Sir / Madam,

The creation of a community woodland facility comprising: vehicular access into a 94-space car and coach park, with EV charging points and overflow area; substation; an open sided visitor shelter; a modular café with covered outdoor seating area, bin store, cycle parking and WC facilities; demolition of a grain store and development of a community building including staff welfare and office facilities and outdoor terrace; staff and disabled car parking; demolition of an agricultural machinery store and construction of a Forestry England Barn; service yard and vehicle turning circle; surfaced and unsurfaced woodland paths; creation of six new ponds; countryside heritage and interpretation boards and informal natural play areas at Hole Farm Lane, Great Warley, Brentwood, Essex CM13 3JD.

On behalf of Forestry England, please find enclosed a hybrid application for Planning and Listed Building Consent in relation to the above description of development.

The planning application submission includes the following documents:

- Completed planning and listed building application form.
- Ownership Certificates and Agricultural Land Declaration (once the application is registered a notice will be placed in the Brentwood Gazette advertising the planning application. This is in respect of unregistered land within the planning application site boundary, the ownership of which could not be determined).
- The appropriate fee of £5,544.00 (see below for fee calculation).
- Application documents (see **Table 1**). Please note that a confidential Badger Survey Report is included in the application documents.

Table 1 - Application documents

Title of Document	Document Date	Author
Planning Statement	July 2023	Jacobs
Design and Access Statement	May 2023	Fereday Pollard
Transport Statement	May 2023	Jacobs
Road Safety Audit	April 2023	Jacobs
Designers Response to Stage 1 Road Safety Audit	May 2023	Jacobs
Sustainability Statement	April 2023	Arcadis
Equality Impact Assessment	April 2023	Forestry England

Title of Document	Document Date	Author
Health Impact Assessment	May 2023	Jacobs
Consultation Report	November 2022	LUC (Land Use Consultants)
Arboricultural Impact Assessment and Method Statement	March 2023	TR33 Limited
Archaeological Desk-based Assessment	April 2023	Place Services
Heritage Statement and Impact Assessment	April 2023	Oxford Archaeology
Interpretation Strategy	April 2023	Forestry England
Flood Risk Assessment	April 2023	Jacobs
Drainage Strategy Report	April 2023	Cowi
Bat Survey Report	November 2022	Atkins
Badger Survey Report (CONFIDENTIAL)	November 2022	Atkins
Ecological Impact Assessment	April 2023	Jacobs
Preliminary Ecological Appraisal Survey	June 2021	Sonar Ecology
Great Crested Newt Survey	July 2022	SureScreen Scientifics
Waterbody Concept Plan	January 2023	Forestry England
Security Plan	March 2023	Forestry England
Structural Survey Report	December 2022	Imperium Engineering
Asbestos Survey Report	November 2022	Imperium Engineering

- Application Drawings (see **Table 2**).

Table 2 - Drawings

Drawing Title	Drawing number	Revision	Scale
Planning Application Boundary	HE540039-CJV-VGN-GEN-DRA-LAP-08385	P04	1:6000 @A3
Location Plan	375-FP-00-ZZ-DRG-A-000001	P05	1:5000@A1/1:10000@A3
General Arrangement: Fee Calculation Plan	375-FP-00-ZZ-DRG-A-000054	P04	1:2500@A1 / 1:5000@A3
Existing Site Plan	375-FP-00-ZZ-DRG-A-000002	P06	1:2500@A1 / 1:5000@A3
Existing Buildings Cluster Site Plan	375-FP-00-ZZ-DRG-A-000010	P07	1:250@A1 / 1:500@A3
Existing Buildings 1 & 2 Ground Floor Plan	375-FP-00-ZZ-DRG-A-000012	P06	1:100@A1 / 1:200@A3
Existing Buildings 1 & 2 Roof Plan	375-FP-00-ZZ-DRG-A-000013	P04	1:100@A1 / 1:200@A3
Existing Buildings 1 & 2 East & South Elevations	375-FP-00-ZZ-DRG-A-000020	P06	1:100@A1 / 1:200@A3
Existing Buildings 1 & 2 West & North Elevations	375-FP-00-ZZ-DRG-A-000021	P05	1:100@A1 / 1:200@A3
Existing Building Cluster Demolition Plan	375-FP-00-ZZ-DRG-A-000040	P05	1:250@A1 / 1:500@A3

Drawing Title	Drawing number	Revision	Scale
Proposed Overall Site Plan	375-FP-00-ZZ-DRG-A-000050	P07	1:2500@A1 / 1:5000@A3
Proposed Buildings Cluster Site Plan	375-FP-00-ZZ-DRG-A-000051	P07	1:250@A1 / 1:500@A3
Proposed Buildings Cluster Development Areas	375-FP-00-ZZ-DRG-A-000052	P06	1:250@A1 / 1:500@A3
Proposed Site Plan	375-FP-00-ZZ-DRG-A-000053	P07	1:2500@A1 / 1:5000@A3
Proposed Community Building, FE Barn & tree nursery setting - Ground Floor Plan	375-FP-00-ZZ-DRG-A-000060	P08	1:100@A1 / 1:200@A3
Proposed Community Building, FE Barn & tree nursery layout - Ground Floor Plan	375-FP-00-ZZ-DRG-A-000061	P06	1:50@A1 / 1:100@A3
Proposed Community Building Mezzanine Floor Plan	375-FP-00-ZZ-DRG-A-000062	P04	1:50@A1 / 1:100@A3
Proposed Community Building, FE Barn & tree nursery setting - Roof Plan	375-FP-00-ZZ-DRG-A-000063	P04	1:100@A1 / 1:200@A3
Proposed Community Building, FE Barn & Tree nursery - East & West Elevations	375-FP-00-ZZ-DRG-A-000070	P07	1:100@A1 / 1:200@A3
Proposed Community Building - North & South Elevations	375-FP-00-ZZ-DRG-A-000071	P07	1:100@A1 / 1:200@A3
Proposed FE Barn - North & South Elevations	375-FP-00-ZZ-DRG-A-000072	P04	1:100@A1 / 1:200@A3
Proposed Community Building, FE Barn & Tree nursery - Sections	375-FP-00-ZZ-DRG-A-000080	P06	1:100@A1 / 1:200@A3
Proposed Community Building - Cross Sections	375-FP-00-ZZ-DRG-A-000081	P06	1:50@A1 / 1:100@A3
Proposed Community Building - Long Section F-F	375-FP-00-ZZ-DRG-A-000082	P06	1:50@A1 / 1:100@A3
Proposed Forestry England Barn - Sections	375-FP-00-ZZ-DRG-A-000083	P05	1:50@A1 / 1:100@A3
Proposed Community Building - Long Section J-J	375-FP-00-ZZ-DRG-A-000084	P05	1:50@A1 / 1:100@A3
Proposed Car Park Location Plan	375-FP-00-ZZ-DRG-A-000100	P07	1:500@A1 / 1:1000@A3
Proposed Modular Cafe and Open-sided Visitor Shelter Location Plan [OUTLINE PLANNING]	375-FP-00-ZZ-DRG-A-000110	P07	1:250@A1 / 1:500@A3
Proposed Modular Café Plan [OUTLINE PLANNING]	375-FP-00-ZZ-DRG-A-000111	P08	1:100@A1 / 1:200@A3
Proposed Modular Café Elevations [OUTLINE PLANNING]	375-FP-00-ZZ-DRG-A-000112	P05	1:50@A1 / 1:100@A3

Drawing Title	Drawing number	Revision	Scale
Proposed Modular Café Sections [OUTLINE PLANNING]	375-FP-00-ZZ-DRG-A- 000114	P03	1:50@A1 / 1:100@A3
Proposed Substation Elevations [OUTLINE PLANNING]	375-FP-00-ZZ-DRG-A- 000115	P04	1:100@A1 / 1:200@A3
Pathways Design Plan	EFD-HLF PATHWAYS DESIGN PLAN 03-02-2023		1:7500 @A3
Hole Farm Catchment Plan	HE540039-CJV-HDG-SZP_DC000000_Z-DR-CD-00	R01	1:2500@A1/ 1:5000@A3
Hole Farm Proposed Drainage Plan	HE540039-CJV-HDG-ZZZ_DN000000_Z-DR-CD-000	R01	1:2500@A1/ 1:5000@A3
Hole Farm - Car Park layout	6314_101	C	1:750 @A3
Proposed T-bay south	Hole-Farm_Highways.001	R02	1:250 @A1
Proposed highway works at building cluster	Hole-Farm_Highways.002.3	R02	1:250 @A1
Proposed Car park bell mouth	Hole-Farm_Highways.003.2	R02	1:500 @A1
Proposed Highways Masterplan	Hole-Farm_Highways.004	R01	1:1250 @A1
Proposed Forest Management Access Route	Hole-Farm_Highways.005.1	R01	1:1000 @A1

Planning Fee Calculation

This is a hybrid planning application, the method of fee calculation for which has been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (the Fee Regulations) and has been agreed with Brentwood BC planning officers. Please refer to the accompanying drawing General Arrangement – Fee Calculation Plan 375-FP-00-ZZ-DRG-A-000054 Rev. P04 which illustrates the relevant areas below.

For the **detailed elements** of the proposals, the fee has been separately calculated for each element of the proposals, as required by Part 13 of the Fee Regulations. The largest of those fees has then been applied. In this case the largest of the fees relates to the proposed new floorspace as follows:

	GEA (sq.m.)
Community building, plus internal mezzanine	380
FE Barn	420
Total	800

Fees for non-residential buildings = £462 per 75sq.m., or part thereof.

On the basis of a total of 800sq.m. new gross floorspace, the detailed (full) planning application part of the fee is calculated to be £5,082.00

The fee for the **outline elements** of the application is calculated on the basis of their total site area.

	Site area (ha)
Substation	0.013
Café & WC	0.0335
Open sided visitor shelter	0.0113
Total	0.0578

For proposals of not more than 2.5 hectares the fee = £462 for each 0.1 hectare (or part thereof)

On the basis of a total site area for outline elements of 0.0578ha, the fee is calculated to be £462

The total fee payable is the sum of the above two fees which is £5,544.00.

As the Planning Portal online system does not support hybrid planning applications, payment of the full and outline elements of the application will be made separately. Payment for the full elements of the application will be made through the Planning Portal, and payment for the outline elements will be made directly to Brentwood Borough Council as agreed.

Please note that there are elements of the Hole Farm Community Woodland Project that do not require planning permission, such as areas of planting and rides and glades species rich grassland, as well as those that do and are the subject of this planning application. The application site red line boundary includes all elements of the proposed Community Woodland to demonstrate how the project as a whole would appear and operate once complete. In this regard the Woodland Creation Design Plan within the Design and Access Statement is included for illustrative purposes only. The proposed planting areas that do not require planning permission, are subject to a separate Environmental Impact Assessment for afforestation which was submitted for screening on 12 June 2023 and the Forestry Commission have confirmed that the proposed planting will not require consent (reference EIA-2023-0285).

I trust that this submission provides you with all the information you require to validate and determine this planning application. However, should you have any queries, or require any further information, please do not hesitate to contact me.

Yours faithfully



Claire J Southam
Associate Director of Town Planning

