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Local Plan Consultation,
Brentwood Borough Council,
Town Hall,
Brentwood,
CM15 8AY

19th March 2019

Dear Sir / madam,

**REPRESENTATIONS IN RESPECT OF THE REGULATION 19 CONSULTATION BRENTWOOD
LOCAL PLAN – MEDOW HOUSE, ARTERIAL ROAD, WEST HORNDON, BRENTWOOD, ESSEX
CM133TD**

On behalf of our client, Iain Low, Meadow House, Arterial Road, West Horndon we wish to submit representations in respect of the Regulation 19 Brentwood Local Plan.

These representations relate specifically to Dunton Hills Garden Village (DHGV), which Mr Low's landholding forms part of. The subject land in the ownership of Mr Low, site plan enclosed at Appendix A, has an area 6.5 acres. The site comprises of Mr Low's residential property and adjoining land which lies immediately adjacent to the junction of the A128 / A127.

The Draft Local Plan details that the DHGV development will deliver a mix of uses to comprise around 2,700 homes in the plan period (as part of an overall indicative capacity of around 4,000 homes to be delivered beyond 2033) together with the necessary community, employment, utility, transport and green and blue infrastructure (GBI) to support a self-sustaining, thriving and healthy garden village.

Mr Low supports the allocation of the site and the removal of the land from the Green Belt as identified in the Draft Local Plan. Mr Low is keen to work with the Planning Authority and the promoter of the Garden Village in bringing forward the land for development. There is, however, no formal agreement between Mr Low and CEG in place in regard to future proposals on this site. It is surprising that the Local Plan is now at an advanced stage yet there remains uncertainty regarding the role of the landowners and promoters in respect of the Garden Village. This calls in question the deliverability of the landholding and Mr Low is keen that this matter is clarified in advance of the submission of the Local Plan to the Secretary of State.

Mr Low welcomes the opportunity to work with CEG. It is clearly the intention of the Council for Mr Low and CEG to work in unison on this matter, however at the present time this has not been formally achieved.

The Draft Local Plan states at para 9.6 that :

"Where sites with more than one landownership are allocated, policies set out the need for joint working. However, this does not preclude multiple planning applications being submitted, these applications should evidence consideration of other sites and working together on proposals. This is reflected in individual site allocation policies". (Our emphasis)

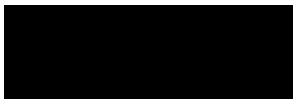
The Strategic Housing Allocation 'R01 Dunton Hills Garden Village Strategic Allocation' incorporates the subject site owned by Mr Low. However contrary to the statement at 9.6 of the Local Plan, there is no reference to joint working between landowners in the Local Plan Policy R01. This needs to be

clarified and addressed as the policy in its current form is undeliverable given there is more than one party involved in the garden village allocation. In terms of the tests of soundness this omission in the Draft Local Plan results in the policy not being justified or effective as it is currently prepared.

While Mr Low welcomes the opportunity to work collaboratively with CEG, in the absence of any formal agreement at this stage it is necessary for Mr Low to protect his own interests and thus the Local Plan should reflect the fact that there is more than one party involved in DHGV allocation. Mr Low would welcome greater formal commitment from CEG regarding the future of the site, in advance of the Examination in Public on the Local Plan.

Mr Low welcomes the opportunity to discuss these representations in further detail with the LPA and CEG. It is considered imperative that this matter is resolved in advance of the submission of the Local Plan to the Secretary of State for Examination. Mr Low requests that he is kept informed on the next stages of the Local Plan and requests the right to participate at the oral part of the Examination – in Public.

Yours faithfully,



Leona Hannify
DIRECTOR