



**BRENTWOOD  
BOROUGH COUNCIL**

## **Brentwood Pre-Submission Local Plan (Regulation 19)**

January 2019

### **COMMENT FORM**

From Tuesday 05 February to Tuesday 19 March 2019 we are consulting on the next stage of the Brentwood Local Plan: Pre-Submission Local Plan (Regulation 19). You can view and comment on the consultation document online at:  
**[www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)**

Alternatively, please use this form to share your views on the contents of the document.

All responses should be received by 5PM Tuesday 19 March 2019.

Please return forms either by attaching completed forms by email to **[planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk)** or alternatively by post to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY.

#### **How to complete the representation form:**

This form consists of two sections – Section A: Personal Information, and Section B: Your Representation. Please note that your representation cannot be accepted without completing information identified in Section A.

The Local Plan Pre-Submission (Regulation 19) consultation consists of more formal and technical questions focused on the four Tests of Soundness and whether the Local Plan is compliant with relevant legislation. Comments are to be focused on three core areas – is the Plan positively prepared (referred to as ‘soundness’), does the Council adhere to the Duty to Cooperate, and is the Plan legally compliant (addressed by question 3 of this comment form). These terms are defined below:

- a) **Soundness:** Local Planning Authorities must prepare a Local Plan based on relevant and appropriate evidence base. They are required to publish these documents on their website. The evidence used to develop the Brentwood Local Plan can be found on the Council’s website under Evidence Base.
- b) **Duty to Cooperate:** Throughout the plan-making process discussions have taken place with various statutory consultees and neighbouring authorities. A summary of these meetings can be found within the Duty to Cooperate Statement, published as part of the Regulation 19 consultation. This is a live

document and will be updated prior to being submitted to the Secretary of State.

- c) **Legally Compliant:** Local Planning Authorities must prepare a Local Plan which adheres to the requirements as set out in the National Planning Policy Framework (NPPF), planning practice guidance, and other relevant planning regulations & legislation.

Question 4 of this comment form asks for further information on your opinion of the Plans 'soundness'. According to the National Planning Policy Framework (NPPF) para 35, Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements and whether they are sound. Plans are 'sound' if they are:

- a) **Positively prepared** – providing a strategy which as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and consistent with achieving sustainable development
- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

Please keep in mind the information provided above to assist with correctly completing your comment form. For additional information on what the difference is between a Regulation 18 and Regulation 19 Local Plan consultation, please view the FAQ's published on-line [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

#### **Data Protection**

All personal information that you provide will be used solely for the purpose of the Local Plan consultation. Please note whilst all addresses will be treated as confidential, comments will not be confidential. Each comment and the name of the person who made the comment will be featured on the Council's website.

By submitting this form, you are agreeing to the above conditions.

**Section A: Personal Details**

	<b>Respondent</b>	<b>Agent</b>
Title		Mr
First Name		Gary
Last Name		Stephens
Job Title (if applicable)		Planning Director
Organisation (if applicable)	Hallam Land Management	Marrons Planning
Address	c/o Agent	Bridgeway Bridgeway House Stratford-Upon-Avon
Post Code		CV37 6YX
Telephone Number		01789 339 963
Email Address		gary.stephens@marrons-planning.co.uk

## Section B: Your Representation

Please complete a separate sheet for each representation that you wish to make. You must complete 'Part A – Personal Details' for your representation to be accepted.

Representations cannot be treated as confidential and will be published on our Consultation Portal. Any representations that are considered libelous, racist, abusive or offensive will not be accepted. All representations made will only be attributed to your name. We will not publish any contact details, signatures or other sensitive information.

Full Name	Hallam Land Management Ltd
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Question 1: Please indicate which consultation document this representation relates to?

The Local Plan

Sustainability Appraisal

Habitat Regulations Assessment

Question 2: Please indicate which section of the indicated document identified above that you are commenting on (where applicable please clearly state the section / heading or paragraph number).

Policy NE13: Site Allocations in the Green Belt

Question 3: Do you consider the Local Plan is:

Sound?

YES

NO

Legally Compliant?

YES

NO

Compliant with the Duty to Cooperate?

YES

NO

Question 4: If you consider the Local Plan unsound, please indicate your reasons below (please tick all that apply):

The Local Plan has not been positively prepared

The Local Plan is not justified

The Local Plan is not effective

The Local Plan is not consistent with national planning policy

Question 5: Please provide details of either:

- Why you consider the Plan to be sound, legally compliant, or adheres to the Duty to Cooperate; or
- Why you consider that the Local Plan is unsound, is not legally compliant, or fails to comply with the Duty to Cooperate

Hallam Land Management have made representations elsewhere as to the failure of the Plan to show a sufficient supply and mix of sites to meet the minimum number of homes required, or to address the issue of unmet needs.

In this context, the Draft Plan should be providing more land for housing and thereby releasing more land from its Green Belt in order to promote sustainable patterns of development as required by Paragraph 138 of the Framework.

It is noted from paragraph 8.84 of the Draft Plan that the Council propose to only release 1% of land from the Green Belt within the Borough. This release will not result in any discernible difference to the character and appearance of the Borough, and is indicative of the fact that the Draft Plan has not thoroughly examined the contribution it should be making towards housing needs within the wider region through the release of Green Belt land. Moreover, the Draft Plan has not therefore considered the implications of its approach for sustainable development and settlements within and beyond the Green Belt in accordance with Paragraph 138 of the Framework.

Whilst the Council has reviewed its Green Belt as part of the process of preparing its Local Plan, the Assessment appears to have been overly influenced by the draft housing requirement set within the Draft Plan, and therefore over-estimated certain sites' contributions to the five purposes of the Green Belt in order to arrive at the proposed allocations and the draft housing requirement.

It is Hallam Land Management's strong view that there is a site that warrants release from the Green Belt as its development would contribute towards sustainable development and meeting housing needs where they arise, without undermining the integrity of the Green Belt within the Borough. This site is referred to as Calcott Hall Farm, Brentwood and representations are made elsewhere which support its proposed allocation.

### **Safeguarded Land**

Notwithstanding the need to consider whether further land should be released from the Green Belt, national planning policy requires Local Plans to be able to demonstrate that Green Belt boundaries beyond the plan period will not need to be altered (NPPF para. 139).

In the context of a Local Plan area covered predominantly by Green Belt designation, with limited windfall opportunities and the Council's recognition that additional growth is inevitable beyond 2033, the Local Plan should ensure that additional land is removed from the Green Belt and safeguarded to meet longer term development needs.

This will ensure that the Local Plan provides for new defensible boundaries for future generations in accordance with Policy NE13, criterion B.

Other recently adopted Local Plans with similar levels of Green Belt coverage and future growth pressures have amended Green Belt boundaries to identify safeguarded land, for instance see South Staffordshire Site Allocations Document or Warwick District Local Plan.

Question 6: Please set out what modification(s) you consider necessary to make the Local Plan sound or legally compliant, having regard to the matters that you identified above.

You will need to say why this modification will make the Local Plan sound or legally compliant. Please be as accurate as possible.

The Plan needs to consider safeguarding land in order to meet longer term development needs.



Question 7: If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination in Public (EiP)?

NO, I do not wish to participate in the oral part of the EiP

YES, I wish to participate in the oral part of the EiP

Question 8: If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary.

To elaborate and examine the matters raised which are critical to the soundness of the Plan.

Please note that the Inspector (not the Council) will determine the most appropriate procedure to hear those who have indicated that they wish to participate in the oral part of the Examination.