



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

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 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

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

Title	Mr
First Name	Mike
Last Name	Taylor
Job Title (if applicable)	Director
Organisation (if applicable)	On behalf of LaSalle Land Limited Partnership
Address	c/o Chilmark Consulting Ltd. Cambridge House Henry Street Bath
Post Code	BA1 1BT
Telephone Number	██████████
Email Address	planning@chilmarkconsulting.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	LaSalle Land Limited Partnership
-----------	----------------------------------

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).

Section 3, Local Plan Vision and Spatial Strategy Driving Factors

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

Please see the attached.

Please continue on a separate sheet if necessary

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.

Please see the attached.

Please continue on a separate sheet if necessary

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.

The matters and issues raised by this representation are fundamental to the Local Plan Inspector's consideration of the Brentwood Borough Local Plan and our client, LaSalle Land Limited Partnership, wishes to ensure that their views and position are fully heard and taken into proper consideration.

Please continue on a separate sheet if necessary.

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.

Brentwood Borough Local Plan

Pre-Submission Local Plan (Regulation 19)

Representations for and on LaSalle Land Limited Partnership

Vision and Spatial Strategy Driving Factors

March 2019

Introduction

1. Chilmark Consulting Ltd. (CCL) are instructed by and write for and on behalf of LaSalle Land Limited Partnership (LLLLP) with respect to the Brentwood Borough Local Plan: Pre-Submission Plan (BBLP) published for consultation by Brentwood Borough Council (BBC) in January 2019.
2. This representation is concerned with the Plan's Vision and Spatial Strategy Driving Factors set out in Section 3.
3. This representation must be read in conjunction with the other representations submitted by LLLP dealing with related matters.

Nature of Representation

Vision Statement

4. The Plan's Vision statement set out at page 35 is not clear. It refers to a:

"landscape-led development, where new development responds to a 'design and build with nature' approach..."
5. LLLP does not consider that the Vision represents an effective statement. It is not clear what is meant by "*landscape-led*" and "*design and build with nature*" or how this is then translated into the proposed allocation of significant housing land in the Dunton Hills Garden Village, which would involve a very significant intrusion into the existing countryside landscape and impacts on biodiversity and ecological systems.

6. It is also unclear from the Vision Statement and supporting text how a landscape-led approach accords with the definition of sustainable development established in the NPPF at paragraph 8 which identifies three overarching and inter-dependent objectives: (a) economic; (b) social; (c) and environmental.
7. It is considered that a “*landscape-led*” and “*design with nature*” approach may help meet (c) the environmental objective of the NPPF but over-emphasises this to the detriment of meeting objectives (a) and (b) of paragraph 8 which are equally important.
8. The Vision statement fails to set out the need to meet housing growth requirements which are described at paragraph 3.1 (c) (within the section Spatial Strategy Driving Factors), to include meeting the Borough’s housing needs.

Conclusions

9. LLLP object to the plan’s Vision Statement. The Vision is not sound as it is not:
 - *Consistent with National Policy* – for the reasons identified in this representation, LLLP does not consider that the Vision statement is consistent with the NPPF definition of sustainable development which underpins the approach to plan-making.

Modifications Sought

10. LLLP conclude that amendment of the Vision Statement is required to ensure it properly reflects the three overarching national planning policy objectives for sustainable development and in particular makes an explicit reference to meeting in full the Borough’s housing needs.

Chilmark Consulting Ltd.

E: planning@chilmarkconsulting.co.uk
www.chilmarkconsulting.co.uk