



# 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.

<b>Section A: Personal Details</b>	
Title	c/o Mrs
First Name	Catherine
Last Name	Kenyon
Job Title (if applicable)	
Organisation (if applicable)	Priests Lane Neighbourhood Residents Association
Address	Shenfield Brentwood Essex
Post Code	CM15 8HQ
Telephone Number	
Email Address	

## 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

Priests Lane Neighbourhood Residents

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).

Chapter 9: Site Allocations, Housing Allocations, Policy R19: Land at Priests Lane.

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

This submission is an attachment to a representation already submitted. (ID: 22281)

This document has also been submitted in hard copy since the file was too large to attach online.

Please see attachments of original submission and this supporting document.

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.

The Priests Lane sites should be removed from the plan.

See supporting documentation.

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.

REASONS FOR THE PRIESTS LANE NEIGHBOURHOOD RESIDENTS ASSOCIATION TO PARTICIPATE IN THE ORAL PART OF THE EiP

The Priests Lane Neighbourhood Residents Association (PLNRA) represents residents who live in an area likely to be affected by the development of the Land at Priests Lane (Policy R19). PLNRA have several issues with the LDP and question the transparency and robustness of the process carried out by Brentwood Borough Council. We consider that the Council has failed to properly address the technical and reasoned arguments put forward by local residents and further, that the inconsistencies in treatment of sites suggests that the Council has not acted impartially. We cite the following as our request for a meeting.

- The Plan document and process to date have failed to take into account detailed, evidence-based issues raised by the PLNRA during the previous consultation processes. In October 2017 PLNRA produced a detailed evidenced-based objections document which the Council did not acknowledge or respond to the concerns raised. (Document attached)
- This site received one of the largest number of objections to the 2016 consultation as well as a 750-signature petition against development. There is no reference to the very large number of objections, nor the issues raised in those objections. We cannot consider the site assessment to be robust where detailed objections and evidence has not been properly addressed.
- The PLNRA has consistently requested official traffic reviews of the Lane and have been told these will only be required when a planning application is submitted. We have been repeatedly told that existing traffic congestion and increased traffic concerns were insufficient reason to exclude a site from the Plan. However, one site was removed based on possible future traffic congestion while the sustainability assessment supports the development of this site, and no evidence about traffic is provided. The disparity in the treatment of the sites and inconsistency and lack of transparency in the decision-making process calls into question the soundness of the process.
- The number of 75 houses is based on no factual evidence linked to the Council's planning criteria.
- The Council appears to have relied upon the unsupported opinion of the developer about the viability of the access. The technical evidence submitted by the PLNRA, showing that the access



does not meet road design standards and would be unsafe, has been dismissed by the Council despite telling the PLNRA that decisions would be based only on evidence.

- The traffic junction analysis data is seriously flawed and it appears that the data has been cherry-picked to ensure that the junction tests are met.

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.