



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	Christopher
Last Name	Parkinson
Job Title (if applicable)	Retired
Organisation (if applicable)	
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Post Code	CM4 0QW
Telephone Number	01277 822432
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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	Christopher William Parkinson
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Question 1: Please indicate which consultation document this representation relates to?

The Local Plan

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Sustainability Appraisal

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Habitat Regulations Assessment

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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).

LDP Section 04: (Managing growth)

- Policy SP01 – D(a) and D(f)
- Para 4.9
- Para 4.20
- Policy SP02

LDP Section 08: (Natural Environment)

- Policy NE06, 8.51 – 8.64
- Para 8.85 (iv)
- Para 8.90
- Para 8.101
- Policy NE13

LDP Section 09: (Site Allocation)

- Policy R25, 9.197 - 9.200
- Policy R26, 9.201 - 9.204

Question 3: Do you consider the Local Plan is:

Sound?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Legally Compliant?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Compliant with the Duty to Cooperate?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

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	<input checked="" type="checkbox"/>
The Local Plan is not justified	<input checked="" type="checkbox"/>
The Local Plan is not effective	<input checked="" type="checkbox"/>
The Local Plan is not consistent with national planning policy	<input checked="" type="checkbox"/>

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

I believe the plan is unsound for the following reasons: -

1. There appear to be a lack of consultation with other, neighbouring authorities. For example, Epping Forest District Council which is planning to build about 30 new houses just 1 mile north of Blackmore - at the top of Fingrith Hall lane. These will have a major impact on the local facilities, the utilities and the traffic in Blackmore, especially when added to the over 70 new properties being proposed for Blackmore.
2. Red Rose Lane would be a main access to these 70 new properties. This is a single-track road, and is already dangerous for walkers and horse riders. Adding the extra volume of traffic on this narrow lane is completely unsuitable.
3. Blackmore has suffered from serious flooding in recent years. As well as flooding in the area of The Green, many surrounding roads, including Red Rose Lane were impassable. The addition of 70 properties will exacerbate the possibility of flooding due to their associated run-off.
4. The proposed addition of 70 properties – an increase of 30% to the present size of the village without counting the 30 extra properties in Fingrith Hall Lane – would put an inordinate load on the present utilities such as sewage, water and electricity.
5. It would appear that Blackmore has been chosen with virtually no other options being considered. Whilst there are many options that could be considered for building houses there has been no clear housing strategy for the North of the Borough.
6. No 'Housing Needs' survey has been carried out which would demonstrate why Blackmore has been included in the LDP, and why other areas have not.
7. The required additional houses for the Borough could be delivered by increasing the housing density on the other allocated sites in the plan. However, the Borough Council have not shown that this additional housing could be delivered in these areas.
8. There is no evidence that the Borough Council has considered the use of brownfield sites in the area in preference to using Green Belt, greenfield sites.
9. This substantial 30% increase in housing in the north of Blackmore, in Green Belt land off Red Rose Lane, would severely affect this historic village and is fundamentally flawed. The

available facilities and utilities would not be able to cope with this increase. At present the retail, medical, school, road and transport facilities barely meet the village's requirements. They would, simply, be unable to cope with such a large increase of population.

10. Blackmore is a rural village. Many of the surrounding roads and lanes are narrow and don't have associated footpaths. An increase of at least 250 more vehicles in the area would create a real danger to pedestrians, especially the young and old. This increase in traffic would also severely aggravate the already stretched parking problems in the village.
11. A far better proposal than the development in Blackmore, which is not a sustainable development proposal, would be locations that have more suitable transport infrastructure and links. These include areas around Doddinghurst, urban extensions to Brentwood and the increase in the size of the Dunton Hills proposal.
12. Also, wildlife has not been considered in these development proposals. The area considered is an important natural habitat to many wild creatures including some rare species.
13. A plan to regularize an unauthorized traveler site on the Chelmsford Road is also included in the proposed Local Development Plan. This will add to further overcrowding in the village and an even greater pressure on all of its services

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 modification I consider necessary would be that sites R25 and R26 should be removed from the Local Development Plan and that Planners should refer to the BVHA 'neighbourhood plan'. This clearly sets out our local housing needs, and would avoid further development in the Blackmore area which is an already sustainable community.

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

X

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.

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.

