



## 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:

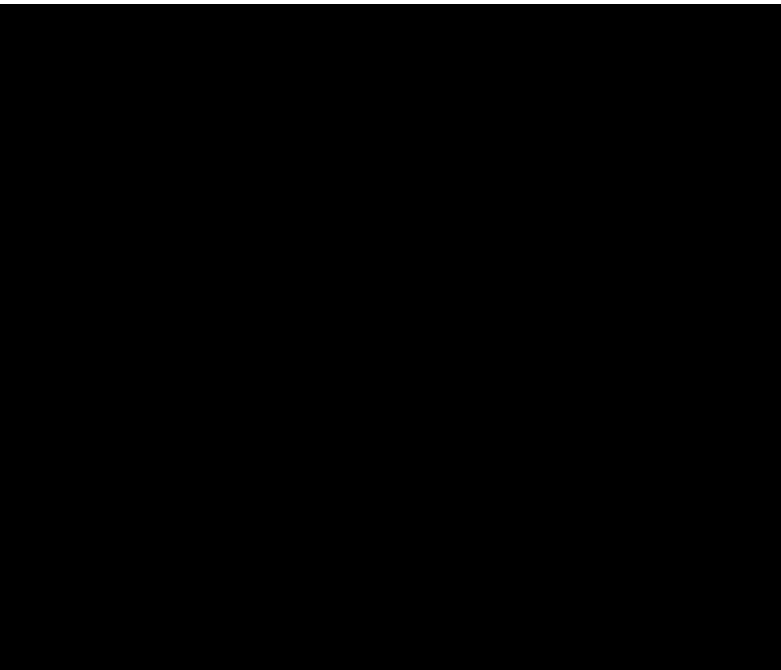
- a) **Positively prepared** – providing a strategy which as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and consistent with achieving sustainable 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>	
<b>Title</b>	Mrs.
<b>First Name</b>	Kathryn
<b>Last Name</b>	Hurford
<b>Job Title</b> (if applicable)	
<b>Organisation</b> (if applicable)	
<b>Address</b>	
<b>Post Code</b>	
<b>Telephone Number</b>	
<b>Email Address</b>	

**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	Mrs. Kathryn Hurford
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**Question 1: Please indicate which consultation document this representation relates to?**

The Local Plan	<input checked="" type="checkbox"/>
Sustainability Appraisal	<input checked="" type="checkbox"/>
Habitat Regulations Assessment	<input type="checkbox"/>

**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).**

<p><b>Local Plan</b>  <b>Section 09:Site Allocation</b>          Policy R25, 9.197-9.200          Policy R26, 9.201- 9.204</p>
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**Section 04: Managing Growth**

- Policy SP01-D(a) and D(f)
- Para 4.9
- Para 4.2
- Policy SP02

**Section 08: Natural Environment**

- Policy NE06, 8.5 – 8.64
- Para 8.85 (iv)
- Para 8.90
- Para 8.101
- Policy NE13

**Sustainability Appraisal**

- Strategic Site Options 5.3.7,
- Climate Change
- Mitigation 9.4.5,
- Heritage 9.7,
- Housing 9.9.4

**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	<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 object to the inclusion of the sites on Green Belt land referenced **Policy R25: Land North of Woollard Way, Blackmore** and **Policy R26: Land North of Orchard Piece, Blackmore** into the Local Plan for the following reasons.

**Not Positively Prepared**

- **Failure** to give an objective assessment of the development and infrastructure requirements.
- **Failure** to address the impact on the village with a 27% increase in size has been underestimated in respect of impact on the lives of the occupants of the village and of other residents in close proximity to the development.
- **Failure** to mitigate the effects of traffic emissions and manage climate risk by concentrating new developments in existing cities or large town and/or ensuring they are well served by public transport.
- **Failure** to fully examine the redevelopment of the brownfield sites identified by the local authority on their Brownfield Land Register Part 1.

- **Failure** in their obligation to preserve Green Belt as laid out in the Sustainability Appraisal - *S07 Safeguard the Green Belt and protect and enhance valuable landscapes and the natural historic environment.*
- **Failure** by the local planning authority to provide evidence of any assessment of local housing needs in Blackmore.

#### **No Justification**

- **Failure** to fulfill its own **Statement of Community Involvement** that relates to the involvement and engagement of the community and stakeholders in the exercising of its planning functions. I do not believe that the local authority has fully demonstrated a willingness to engage with and take note of the opinions of the local community.
- **Failure** to evidence a local housing need in Blackmore supporting its inclusion in the Local Plan.

#### **Not Effective**

- **Failure** as the plan does not provide suitable infrastructure for the proposed new homes and does nothing to make housing affordable for people on average or low incomes.

#### **Inconsistent with national policy**

- **Failure** to comply with guidance in the National Planning Policy Framework in respect to the construction of new buildings being inappropriate on Green Belt.
- **Failure** to conserve the historic environment R25 and R26 have two Grade 11 listed properties on the boundary of the development, Redrose Lane which is proposed as the access point to both development is not suitable as it is a country lane not designed to take large volumes of traffic and is unsuitable for heavy goods vehicles.
- **Failure** to demonstrate that the exceptions as set out in government guidance apply to the sites under consideration in Blackmore
- **Failure** to demonstrate a full examination of alternatives on brownfield land/sites prior to the proposal to consider the developments on Land to the North of Woollard Way and Orchard Piece.
- **Failure** to comply with the NPPF by setting out strategic policies to deliver the conservation and enhancement of the natural and historic environment, including landscape.
- **Failure** to present a 'positive strategy' for the 'conservation and enjoyment of the historic environment', including those heritage assets that are most at risk. Assets should be recognised as being an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of 'the wider social, cultural, economic and environmental benefits' that conservation can bring, whilst also recognising the positive contribution new development can make to local character and distinctiveness

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.**

- A fully evidenced survey of the suitability of these proposed sites is required taking into account the obligations of the local authority to protect green belt and the heritage assets in Blackmore village.
- Detailed flood risk analysis is required
- Assess fully any available or new currently unknown brownfield sites in more suitable locations
- Meaningful consultation with neighboring authorities namely Chelmsford to consider the suitability of unmet housing needs being covered with an agreement with other authorities
- Evidence and develop a strategic approach for the north of the borough



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 impact on the individuals of the local community has been ignored by the local authority in order to comply with what they consider are their obligations to the Local Development Plan. I believe that the inclusion of Blackmore in the plan has been due to the developer proposing the land for development rather than the local authority fully evidencing the need for such a development in this historical setting. The opinions of the residents of Blackmore have been ignored by the local authority.

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.