

MM Consultation 2021  
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11 November 2021

*Sent via Email to [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk)*

Dear Sir/Madam,

## **Brentwood Local Plan – Consultation on Main Modifications 2021**

### **Land North of Woollard Way, Blackmore – Policy R25**

I write in response to the consultation on the proposed Main Modifications to the Brentwood Local Plan (BLP), having regard to the Land North of Woollard Way, Blackmore. Accompanying this representation is a completed Response Form.

The Land North of Woollard Way (also referred to previously as Land at Redrose Lane) was the subject of previous representations made to the Council throughout the production of the new Local Plan, and this includes a submission to the Regulation 19 consultation in September 2017 and written / oral statements during the recent examination hearings. Throughout the Local Plan making process, the site has been referenced under Policy R25.

Anderson Group are acting on behalf of the landowner to both promote the site, procure planning permission and thereafter develop the land for a housing-led scheme – commensurate with the prevailing character and quality of this village. We therefore offer the following comments on the proposed modifications to the draft plan as submitted.

#### **MM107 – Amendments to Policy R25**

We support the continued inclusion of Policy R25 that confirms the Land North of Woollard Way as an appropriate site for residential development. Additionally, we support the modification that proposes to increase the approximate number of homes from 30 to 40. This is reflective of discussions during the examination hearings in Summer 2021, having particular regard to target densities and consistency with National Policy. Paragraph 125 of the NPPF (2021), for example, discusses optimising proposed densities to ensure the most efficient use of land is secured, and it is considered that increasing the proposed target for this particular area of land ensures the plan is consistent with this aim.

The re-wording of the Policy under headings of development principles is consistent with other policies throughout the draft plan and provides additional clarity. The detailed wording relating to

access, pedestrian and cycle links, and open space are supported, as is the inclusion of references to other policies within the Plan.

The added text at 3. a. of the policy relates to financial contributions being made to off-site highways infrastructure improvements as a planning obligation. This is acknowledged, as is the requirement for any contribution to be reasonable and proportionate in accordance with draft Policy BE08.

MM107 also includes amendments to supporting text, and it is noted that the reference to the proposed delivery timescales is amended to reflect the updated Housing Trajectory shown at Appendix 1 to Annexe 1 (MM14). The amendment anticipates Policy R25 coming forward between the 2022 and 2024, and is a more realistic timescale given the slight delay in finalising and adopting the Local Plan. This is a timeline we support and it fits with our own internal programme for building works.

The added supporting text relating to the inclusion of a heritage assessment with any application provides clarity on how the proposed allocation can be developed alongside Policy BE17 is also acknowledged. It is also noted that an earlier policy requirement for a proportion of the affordable housing to be reserved for people who can demonstrate a strong local connection, or are over the age of 50, has been removed. Reference to this provision seems to be retained in the supporting text at 9.198 (noting that paragraph numbers may change). Notwithstanding this, we will endeavour to agree with the Local Housing Authority as to how we will deliver this provision, as we have done successfully on previous schemes.

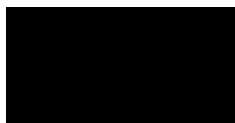
## **Changes to Policies Map**

The proposed amendments to the policies maps, particularly in the case of Policy R25 and the land North of Woollard Way, are supported. The amendment releases land from the Green Belt necessary for achieving safe and appropriate vehicular access to the site and removes ambiguity as to whether access links would conflict with wider Green Belt protection policies. This change ensures the plan is effective and is supported.

To conclude, the Land North of Woollard Way is available and eminently deliverable, and we are committed to working positively with the Local Planning Authority and neighbouring residents to bring forward new homes of exceptional quality, which provide a valuable contribution to the housing and growth requirements of the borough. We will shortly be engaging in the pre-application process, further demonstrating our commitment to deliver this scheme.

If you require any further information about the site, or have any other queries, please do not hesitate to get in touch.

Yours faithfully,



**Alasdair Sherry MPlan MRTPI MInstRE**  
**Senior Planning Coordinator**