

MP/CC/946

11 November 2021

Ms Yvonne Wright and Mr Mike Worden
MM Consultation 2021
Planning Policy Team
Brentwood Borough Council
Town Hall, Ingrave Rd
Brentwood
Essex, CM15 8AY

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Dear Ms Wright and Mr Worden

RE: LOCAL PLAN MAIN MODIFICATIONS

On behalf of Hutton Mount Limited we would like to make representations to the emerging Local Plan (Main Modifications Consultation). This letter is submitted on behalf of Hutton Mount Limited.

Hutton Mount Limited is the owner of the roads on the Hutton Mount Estate. Its responsibilities include the management of all aspects of the estate, ranging from maintenance of the roads and the enforcement of covenants to the enhancement and protection of the unique character of the area through its involvement in approving development on the Estate. It seeks to maintain the special environmental qualities of the area including the sense of space afforded by the generous plot sizes and the serenity afforded by mature vegetation, tree lined roads and grass verges.

Hutton Mount has a distinctive character, which has been afforded protection due to its importance in the current Replacement Local Plan that was adopted in 2005. *Policy H15: Hutton Mount* seeks to protect this character by setting design parameters that relate to density and building frontages. In policy terms, any new homes should have a density of 0.1 hectares per dwelling and frontages should not be less than 18.3 metres. The policy also states that any new building should not be closer than 1.2 metre to the plot boundary. Appendix 5 of the Local Plan contains specific residential design guidelines for Hutton Mount.

In justifying the inclusion of Policy H15 in the Replacement Local Plan the Planning Inspectorate stated: *“local planning authorities should adopt policies which create places and spaces with the needs of people in mind. which are attractive. have their own distinctive identity. but respect and enhance local character. I am satisfied that Policy H15 and its supporting text meets all those requirements. It maintains a place with spaces that is attractive with its own identity but permits further development to take place that respects the original character of the locality”.* **This rationale remains as relevant today as it did when the Replacement Local Plan was examined.**



Martyn Pattie Chartered Architect R.I.B.A. Dip. Arch (Oxford) Gulsun Erbas Administrator



The emerging Local Plan, which is currently under examination by the Planning Inspector seeks to maintain the protectionist elements of Policy H15, albeit as supporting text in the form of Paragraph 6.21. It seeks to safeguard large family homes in the Borough. This includes elements relating to density, frontages and off-set distances. It states:

“Hutton Mount is a residential area with a character and nature which are important to the economic and social well-being of the borough. The low density-residential development is set within well-landscaped gardens served by attractive tree-lined private roads. Generally, the dwellings, which are of individual styles, are set well apart, and it is the generous distance between buildings which is a significant factor in contributing to the character of the area. This mature, well-landscaped and spacious residential area has a distinctive character, which is worthy of retention. Any new or in-fill development will respect the existing character and density of the area and have a minimum plot size of 0.1 ha, building line frontage of not less than 18.3m, and no part of any building shall be closer than 1.2 m to the plot boundary”

Whilst there is a recognition in the NPPF that new homes should avoid being built at low densities this should be balanced alongside the need to preserve character. In accordance with Paragraph 127 of the NPPF emphasis is placed on Plans to have a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. This should be grounded in an understanding of each areas defining characteristics. In the case of Hutton Mount, this is about tree-lined roads, landscaped gardens and low-density residential development.

Importantly, Paragraph 6.21 of the emerging Local Plan does not state that no development can take place. It simply seeks to protect a valued character area. This approach is supported by the National Planning Policy Framework. Paragraph 71 states: “**Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area**”.

In summary, Hutton Mount Limited requests the re-insertion of Policy H15, or a similarly worded policy, and its supporting justification within the emerging plan. There is no justification for the exclusion of similar policies and guidance within the emerging Local Plan, nor is its exclusion justified with reference to the history of Hutton Mount or the guidance contained within the NPPF.

It is important also to note that Hutton Mount is not in an area identified as suitable to accommodate growth in the emerging Local Plan or its evidence base, and the changes identified above would not compromise the ability of the Plan to meet the strategic objectives of the Borough, or its Spatial Strategy.

Thank you for the opportunity to comment on the Local Plan.

Yours sincerely

Martyn Pattie

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Estate Surveyor to Hutton Mount Ltd