



**BRENTWOOD  
BOROUGH COUNCIL**

# Local Plan 2015-2030

## Preferred Options

July 2013

### COMMENT FORM

(For official use only)

Comment  
No.

Ack. date

You can comment on the Local Plan 2015-2030 Preferred Options 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 Local Plan.

#### PERSONAL DETAILS

#### YOUR COMMENTS

**Please indicate which section(s) of the Local Plan you are commenting on** (please clearly state the Policy reference or paragraph number):

Policy S1

**Please specify if you Support or Object** (tick as appropriate):

Support

Object

**Comments** (please use additional sheet if required):

The primary element of Policy S1 seeks to protect the present extent of the green belt, albeit that reference is made to the need to adjust that green belt boundary to accommodate the strategic allocation at West Horndon. Martin Grant Homes consider that the intent generally to maintain the present extent of the green belt fails to respond appropriately to future housing requirements. Indeed, paragraph 2.30 of the Preferred Options for Consultation indicates that the objectively assessed housing needs of the Borough in the period to 2030 are greater than the provision set out at Policy S2. Martin Grant Homes consider that this disconnection arises because of the Council's intention to establish the primary policy position to be the maintenance of the present extent of the green belt.

Paragraph 83 of the NPPF indicates that local planning authorities, when preparing their Local Plan, should consider the green belt boundaries that exist, having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period. A review of green belt boundaries should reasonably form part of the preparation of the Local Plan 2015-2030 and, in such a context, Martin Grant Homes object to Policy S1 as it seeks to broadly maintain the present extent of the green belt without giving due consideration to the need to accommodate necessary development in the period to 2030 within the context of the guidance to be found at paragraph 159 of the NPPF.

Whilst Martin Grant Homes recognise the proposition that most new development will be focused upon Brentwood and Shenfield, the scale of the future housing requirement arising in the period to 2030 will inevitably require the considered release of land from the green belt at the Larger Villages. We note that West Horndon is identified at page 12 of the Preferred Options for Consultation as a

Larger Village and the Council does not perceive this level within the settlement hierarchy necessarily to be an obstacle to the allocation of land to accommodate development in the period to 2030. Our clients note that Herongate is identified in the settlement hierarchy as a Larger Village and consider that a limited release of land on the eastern side of the settlement would be appropriate within the context of the stated purposes of the green belt established at paragraph 80 of the National Planning Policy Framework.

Policy S1 should be rephrased to make it clear that limited development will take place at Larger Villages where it can be demonstrated that the land to be released from the green belt to accommodate necessary development does not conflict with the green belt purposes described at paragraph 80 of the NPPF. As presently worded, Policy S1 clearly indicates that, with the exception of West Horndon, no change to existing green belt boundaries is envisaged. In the light of the future housing requirements arising in the period to 2030, we object to that proposition. A review of green belt boundaries should be undertaken as part of the Local Plan process to ensure that future housing requirements are accommodated in a sustainable manner.

Please return to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed form and email [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk)

Please note that all responses will be published online. More information can be found at [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

**All responses should be received by Wednesday 2nd October 2013**