



**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. Alternatively, please use this form to share your views on the contents of the Local Plan.

PERSONAL DETAILS

Title: Mr

First Name: James

Last Name: Firth

YOUR COMMENTS

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

Justification to Policy S3, Paragraphs 2.38 to 2.45 and Figure 2.3

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

Support

Object

Comments (please use additional sheet if required):

Evidence suggests that a high level of employment growth will be required within the Borough. The provision of an additional 9.5ha new employment land provision through the emerging Local Plan is supported as a minimum figure. It is considered that some changes are required to this section of the plan as set out below.

Justification to Policy S3, Paragraphs 2.38 to 2.45 and Figure 2.3

Whilst some of the 5,400 new jobs will occur in sectors that do not require designated employment land, allocated sites will remain very important in accommodating this growth. The Heart of Essex Economic Futures Study identifies the need for additional allocated new employment land by extracting those sectors falling within the B1, B2 and B8 use classes. The dwelling constrained scenario results in a need for an additional 9.4ha of employment land (1,244 jobs) over the period 2012 to 2031 and the sector derived scenario an additional 6.8ha (1,524 jobs) through assuming a higher level B1 office development and a lower level of B8 storage and distribution. This 9.4ha compares very similarly to the 9.5ha of employment land and 71,000sqm of employment floorspace that was found to be required in Table 4.13 of the Brentwood

Employment Land Review (2010).

It is our understanding that the Council therefore intend to allocate sufficient land to provide for 9.5ha growth in employment land provision through the emerging Local Plan and this is supported as a minimum figure. The Economic Futures Study was based on housing growth of 170 dwellings per annum rather than the 233 dwellings per annum that is now proposed in the Preferred Options document over the period from 2015 to 2030. In order to balance homes and jobs it is clear a high level of employment growth will therefore continue to be required.

Additionally the Council's spatial strategy requires the reallocation of 18.9ha of existing employment land lost to residential development. Figure 2.3 in the preferred options document provides a summary of total employment land need. It should be noted, however, that Figure 2.3 as currently drafted includes a typographical / mathematical error in that the numbers listed should total 25.05 ha of employment land rather than the 22.35 ha currently stated.

Suggested amendments

- Clarify within the supporting text the approach taken to additional employment land.
- Update figure 2.3 to reflect the total employment land need of 25.05ha.

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**

Please note that all responses will be published online. More information can be found at **www.brentwood.gov.uk/localplan**

All responses should be received by Wednesday 2nd October 2013