



## SUPPLEMENTARY AGENDA

Dear Councillor

### PLANNING AND LICENSING COMMITTEE - TUESDAY, 12TH APRIL, 2016

I am now able to enclose, for consideration at next Tuesday, 12th April, 2016 meeting of the Planning and Licensing Committee, the following reports that were unavailable when the agenda was printed.

Agenda No	Item
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| 7. | <u>Consultation Response to Basildon Borough Council Draft Local Plan (Pages 3 - 10)</u>   |
| 8. | <u>Consultation response to Essex County Council and Southend-on-Sea Borough Council Replacement Waste Local Plan Pre-Submission Draft (Pages 11 - 20)</u> |

Yours sincerely



Head of Paid Service

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**12 April 2016**

## **Planning and Licensing Committee**

### **Response to Basildon Borough Council Draft Local Plan**

**Report of:** *Phil Drane – Planning Policy Team Leader*

**Wards Affected:** *All Wards*

**This report is:** *Public*

#### **1. Executive Summary**

- 1.1 This report seeks Members agreement on a formal response to the Basildon Borough Council Draft Local Plan consultation (January 2016). A response was submitted in March to comply with the consultation deadline, subject to the approval of the Council's Planning & Licensing Committee.
- 1.2 The Council's response sets out general support for the Draft Local Plan's strategic objectives and vision. However, an objection is made on the basis that Basildon Borough Council fail to identify suitable and available locations for both housing and Gypsy, Traveller and Showpeople need within Basildon Borough.
- 1.3 Both Councils have a "duty to cooperate" on planning issues that cross administrative boundaries, particularly strategic priorities. These priorities include housing and Gypsy, Traveller and Showpeople site provision. Further work between the Councils is needed to address these issues.

#### **2. Recommendation**

- 2.1 To approve the response to the Basildon Draft Local Plan 2014-2034 (January 2016), as set out in Appendix A.**
- 2.2 To support on-going Duty to Cooperate work at Officer and Member level in line with the requirements of the National Planning Policy Framework.**

### **3. Introduction and Background**

- 3.1 Basildon Borough Council held a public consultation on a Draft Local Plan for eight weeks between 28 January and 24 March 2016. The Basildon Draft Local Plan is an early stage development plan (Regulation 18) which details strategic overview of development, site specific proposals and the planning policies that manage development within Basildon Borough. In time this will replace the current Basildon District Plan (1998).
- 3.2 Brentwood Borough Council is duty bound to co-operate with neighbouring authorities on preparation of their Local Plans. The Council's response has been limited to comments on high level strategic issues that impact directly on Brentwood Borough.

### **4. Issue, Options and Analysis of Options**

- 4.1 The National Planning Policy Framework requires each Local Planning Authority to produce a Local Plan. This should set out strategic priorities for the area and plan positively for development and infrastructure needs in line with national policy and guidance.
- 4.2 This includes strategic policies to deliver:
- homes and jobs needed in the area;
  - provision of retail, leisure, and other commercial development;
  - provision of infrastructure for transport, telecommunications, water supply, waste water, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - provision of health, security, community and cultural infrastructure and other local facilities; and
  - climate change mitigation and adaption, conservation and enhancement of the natural and historic environment, including landscape.
- 4.3 The Basildon Draft Local Plan aims to:
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
  - indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
  - allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;

- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

4.4 The Basildon Draft Local Plan intends to set out a comprehensive approach which incorporates the spatial strategy for Basildon Borough with strategic policies and 139 detailed planning polices, including the allocation of land.

4.5 The needs of Gypsies, Travellers, and Travelling Showpeople is now addressed by polices within the Basildon Draft Local Plan and not as a separate document as previously proposed.

4.6 As well as published evidence base, the Basildon Draft Local Plan is accompanied by four key supporting documents:

- sustainability appraisal;
- habitat regulations assessment;
- service impact assessment (often known as an equalities impact assessment); and
- infrastructure delivery plan.

4.7 The Basildon Draft Local Plan has been drawn up to cover the period 2014 to 2034.

## **5. Reasons for Recommendation**

5.1 Basildon Council has proposed to meet some of Basildon Borough's unmet housing and Traveller need within Brentwood Borough, without the sound procedural discussion that this requires.

5.2 89% of Brentwood Borough's total land area is designated as Green Belt, which severely restricts options for new development. In order to meet the identified objectively assessed needs of Brentwood Borough the Council is proposing limited release of Green Belt, potentially reducing Green Belt coverage in the Borough (Brentwood Draft Local Plan, January 2016). This is in order to meet local needs locally, despite Green Belt and infrastructure constraints. Adding the unmet needs of Basildon Borough is unreasonable and unjustified.

- 5.3 Brentwood Borough is constrained, restricting suitable and available sites for new homes, pitches or transit site provision. For this reason Brentwood Borough Council is unable to accommodate the unmet needs of surrounding districts and object to the Basildon Draft Local Plan on this premise.
- 5.4 The Brentwood Draft Local Plan proposed a new strategic site to provide a new self sustaining community at Dunton Hills. The Basildon Draft Local Plan has proposed an extension to West Basildon, which would include new homes, a residential care/nursing home, Gypsy and Travellers pitches and park homes sites for non-travelling Gypsies and Travellers as well as employment land. The relationship between these two nearby proposals will require further dialogue.
- 5.5 The dialogue between Basildon Borough Council and Brentwood Borough Council has been limited beyond the initial Memorandum of Understanding for Dunton Garden Suburb.
- 5.6 In meeting the required Duty to Cooperate, Basildon Borough Council has acknowledged matters that require ongoing cooperation, including:
- “Providing the right housing types and tenures to support sustainable development including sustainable economic growth within the South Essex Strategic Housing Market Area.”
  - “The unmet accommodation needs of Gypsies, Travellers and Travelling Showpeople.”
  - “Joint working with local authorities to the west of Basildon to consider the provision of a cross boundary 'garden suburb' in the area around Dunton.”
- 5.7 To move forward with proposals contained in both draft plans further dialogue will be necessary. Brentwood Borough Council consider that the reinstatement of engagement on strategic matters with Basildon Borough Council is a priority in line with the Duty to Cooperate, particularly on issues pertinent to proposed development in the wider Dunton area.

## **6. Consultation**

- 6.1 The Basildon Draft Local Plan was available for public consultation between 28 January and 24 March 2016.
- 6.2 Officers responded to the consultation in March in order to meet the deadline. This response was submitted subject to the approval of Members at the next available Planning & Licensing Committee.

## **7. References to Vision for Brentwood 2016-19**

- 7.1 The new Basildon Local Plan will have a close relationship with the emerging Brentwood Local Development Plan, the production of which is a key priority in the Council's Corporate Plan (Planning and Licensing).

## **8. Implications**

### **Financial Implications**

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- 8.1 None directly arising from this report.

### **Legal Implications**

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- 8.2 The Council is required through the Duty to Cooperate to engage with the plan-making process of neighbouring local planning authorities. The duty requires the Council to engage constructively, actively and on an ongoing basis. The Council should engage in further dialogue with Basildon Borough Council to resolve differences before a Local Plan is submitted for examination in public. The Local Plan will be examined by an independent inspector whose role is assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements and whether it is sound.

## **9. Background Papers**

- 9.1 Basildon Borough Council Draft Local Plan 2014-2034 (January 2016)
- 9.2 Brentwood Borough Council Draft Local Plan 2013-2033 (January 2016)

## **10. Appendices to this report**

Appendix A: Brentwood Borough Council Response to the Basildon Draft Local Plan Consultation (March 2016)

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## **Brentwood Borough Council Response to the Basildon Draft Local Plan Consultation (March 2016)**

### **Housing and Gypsy, Traveller and Showpeople Allocation**

Thank you for inviting Brentwood Borough Council to provide comments as part of Basildon Borough Council's consultation on its draft Local Plan Consultation Document. Brentwood Borough Council is a neighbouring local planning authority (LPA) to Basildon Borough Council and there are a number of strategic issues, such as housing and infrastructure, which can be considered at levels greater than a single LPA area and which concern both Boroughs. It is important that such issues are addressed through collaborative working and meaningful discussions in accordance with legislation, the National Planning Policy Framework (NPPF), and the Planning Practice Guidance (PPG).

Brentwood Borough Council generally supports the draft plan and would like to take this opportunity to complement Basildon Borough Council on the hard work in evidence in their draft plan. Please note that Brentwood Borough Council have limited their comments to high level strategic issues that impact directly on Brentwood Borough Council. The comments on the plan are given below.

Generally, Brentwood Borough Council supports the Strategic Objectives within the draft Local Plan and support the high aspiration of the Local Plan Vision.

Brentwood Borough Council note the identified need for 15,260 (14,582 plus 678 already delivered) homes to be delivered within the borough in order to meet the requirement of the NPPF in the period from 2014 to 2034 and that it is recognised by Basildon Borough Council that around 8,000 to 8,500 homes will need to be provided on sites on the of Basildon Borough Council main settlements, requiring the extent of the Green Belt to be amended.

Brentwood Borough Council would like to express their concern that Basildon Borough Council has not confirmed within Policy SD1, (page 24), that the borough is aiming to meet all identified development need within Basildon Borough. Further explanation and clarification of this will be required. Brentwood Borough Council is not able to meet development needs of any of the adjoining boroughs, as Brentwood Borough lies entirely within the Metropolitan Green Belt and will object to the Basildon Borough Council Local Plan on this basis if commitment to meet all identified development need is not made.

Brentwood Borough Council note the "pragmatic" proposal of an initial housing delivery target of 615 homes per annum to 2020, followed by a higher target of 822 homes per annum thereafter to 2034. However, Brentwood Borough Council wishes

to express their concern that this approach is one that is not inline with the requirements of the NPPF as it does not identify sites sufficient to provide the five year supply of housing to meet its objectively assessed need and accordingly may result in an increase in development pressure on adjoining boroughs. Brentwood Borough Council is not able to meet development needs of any of the adjoining boroughs and will object to the Basildon Local Plan on this basis if commitment to meet all identified development need within Basildon Borough is not made.

Brentwood Borough Council notes that the Basildon Borough draft Local Plan does not attempt to meet their full Gypsy, Traveller and Showpeople need and that the proposal is to meet this through the Duty to Cooperate. Brentwood Borough Council wish to express their concern that Basildon Borough Council is failing to meet its identified need for the Gypsy, Traveller and Showpeople as required and that this is contrary to the NPPF and the Planning policy for traveller sites, DCLG August 2015. As Brentwood is a borough with over 89% of the Boroughs area designated as Green Belt, it is severely restricted in the suitable and available sites within the borough for new pitches or transit site provision and is therefore unable to meet the need of other boroughs.

Brentwood Borough Council wishes to support the proposals to regenerate Laindon Town Centre in terms of retail offer and improvement to the existing health facilities and that this process would be determined through a masterplan or development brief. Brentwood Borough Council would wish to be a consultee of the Retail and Commercial Leisure Strategy process with regard to the on-going need of the duty to cooperate on strategic matters as referred to in Paragraph 156 of the NPPF.

Brentwood support the statement that Basildon Borough Council will work closely with Highways England, Essex County Council and its neighbouring authorities to ensure that challenges arising from the Lower Thames Crossing to the local transport network are fully addressed. Brentwood Borough Council note the on-going work with Essex County Council, as the local Highways Authority, and SELEP regarding potential improvement along the A127 corridor.

### **Duty to Cooperate**

Brentwood Borough Council acknowledge that the dialogue between Basildon Borough Council and Brentwood Borough Council has been limited beyond the initial Memorandum of Understanding for Dunton Garden Suburb, this is clearly reflected in the Basildon proposal to meet some housing and Traveller need within Brentwood Borough without the sound procedural discussion that this requires. Brentwood Borough Council consider that the reinstatement of engagement with Basildon Borough Council is a priority in line with the required Duty to Cooperate, particularly on issues pertinent to proposed development of the Dunton area of the two boroughs.

Brentwood Borough Council welcomes the opportunity to continue to work with Basildon Borough Council in progressing the draft Local Plan and the supporting documents on an ongoing basis in line with the duty to cooperate.

**12 April 2016**

## **Planning and Licensing Committee**

### **Response to Essex County Council and Southend-on-Sea Borough Council Replacement Waste Local Plan Pre-Submission Draft**

**Report of:** *Phil Drane – Planning Policy Team Leader*

**Wards Affected:** *All Wards*

**This report is:** *Public*

#### **1. Executive Summary**

- 1.1 The Essex and Southend Replacement Waste Local Plan Pre-Submission Draft provides the key principles and policies proposed to guide the future management of waste in the Plan area up until 2032. It proposes to safeguard existing waste capacity, allocate sites suitable for waste facilities and a range of policies to manage waste development.
- 1.2 A number of 'Strategic Sites' have been identified to meet the waste capacity needs of Essex and Southend. None have been identified in Brentwood Borough. The consultation document identifies two 'Areas of Search' and eight 'Safeguarded Sites' within Brentwood Borough.
- 1.3 This consultation provides the final opportunity for comments to be made on the Replacement Waste Local Plan and supporting documentation before it is submitted for an Examination in Public. Only representations on matters of soundness and legal compliance can be considered by the Planning Inspectorate. Further to raising specific points regarding Areas of Search and Safeguarded Sites, the Replacement Waste Local Plan is considered to be sound and legally compliant.

#### **2. Recommendation**

- 2.1 To approve the response to the Essex and Southend Replacement Waste Local Plan Pre-Submission Draft (March 2016), as set out in Appendix A.**

### **3. Introduction and Background**

- 3.1 Essex County Council and Southend-on-Sea Borough Council are jointly preparing a Waste Local Plan. Once adopted the Plan will supersede the existing Essex and Southend Waste Local Plan 2001.
- 3.2 The Replacement Waste Local Plan will set a strategy for waste development up until 2032. Once adopted, the Plan will safeguard existing waste capacity, allocate sites considered suitable for waste facilities, and includes a range of land use-specific and generic policies to manage future waste development. This will form the Waste Plan for Essex and Southend, including Brentwood Borough.
- 3.3 A six week public consultation on the Pre-Submission Draft is taking place from 3 March to 14 April 2016.

### **4. Issue, Options and Analysis of Options**

- 4.1 The main aim of the Replacement Waste Local Plan is to continue to support better and more sustainable ways of dealing with waste to further reduce the dependence on landfill. This will be achieved by aiming for net self-sufficiency for all waste streams (where practicable), supporting the provisions of the waste hierarchy and managing a reducing proportion of waste arising from London.
- 4.2 A number of new facilities are needed to enable a more sustainable approach to waste management across the plan period to 2032. This includes provision for additional capacity for biological treatment, inert waste recycling, inert landfill and stable non-reactive hazardous waste disposal.
- 4.3 The preferred approach is to meet the identified waste management capacity requirements by allocating strategic sites. To provide additional flexibility and to cater for possible non-strategic waste requirements (arising locally), the preferred approach is to allocate areas of search. Finally, to guide proposals for waste development on unallocated sites, a range of locational criteria have been included.
- 4.4 An 'Area of Search' encompasses an area within which a suitable waste management facility could be delivered, as opposed to a direct site allocation that represents the exact outline of where a facility is considered to be suitable. The process of identifying Areas of Search has been focused on employment land within industrial estates across the Plan area.

- 4.5 The intention is for these areas of search to act as a guide for waste operators seeking to develop a site within the Plan area, should waste development on the proposed site allocations not come forward. Applications made within these Areas of Search will still require a full planning application, which would need to contain precise details of the proposals.
- 4.6 There have been no strategic sites identified within Brentwood Borough but there have been two areas of search identified. These comprise Childerditch Industrial Estate and the industrial estates in West Horndon.
- 4.7 The Areas of Search Assessment identified that having regard to environmental, social and planning criteria, 32 existing employment land areas across the plan area could be suitable for the future development of waste management facilities. Areas were assessed for their suitability under two measures. These included providing sufficient unconstrained land greater than 100m from sensitive receptors (suitable for enclosed facilities) and greater than 250m from sensitive receptors (suitable for enclosed, enclosed thermal or open air facilities).
- 4.8 The Areas of Search Assessment concluded that Childerditch Industrial Estate is suitable for enclosed waste management facilities but not enclosed thermal or open air waste facilities. For West Horndon Industrial Estates, the Station Road side of the sites (East) could accommodate a wider range of waste management facilities where residential properties are not within 250m. The Childerditch Lane side of the sites (West) could be suitable for enclosed waste management facilities.
- 4.9 Eight existing waste facilities within the Borough are also identified for safeguarding. Four of these could potentially affect development sites identified in the Brentwood Draft Local Plan, comprising Childerditch Industrial Estate, Hallsford Bridge Industrial Estate, Codham Hall Farm and Mountnessing Household Waste Recycling Centre (HWRC).
- 4.10 Safeguarding will require Brentwood Borough Council to consult Essex County Council as Waste Planning Authority on any applications for development within 250m of the safeguarded site. The application will need to demonstrate that the proposal would not prevent or unreasonably restrict the use of the safeguarded site for waste management purposes
- 4.11 The Brentwood Draft Local Plan (January 2016) set out proposed strategic objectives, spatial strategy, and policies to guide future development in Brentwood Borough.

- 4.12 Childerditch Industrial Estate (LDP Ref: 112A&D), West Horndon Industrial Estates (Ref: 020, 021 & 152), Land at Codham Hall (Ref 101 A&B) and Hallsford Bridge Industrial Estate (Ref: 113 A&B) are identified proposed development sites in the Brentwood Draft Local Plan. Ingatestone Garden Centre (Ref: 128) adjoins Mountnessing HWRC.
- 4.13 Childerditch Industrial Estate is identified to be retained as an employment site with a small extension to the north west. The West Horndon Industrial Estate sites are identified in the Brentwood Draft Local Plan as housing-led mixed use development, and Land at Codham Hall proposed as a new employment site in the form of an Enterprise Park. Hallsford Bridge Industrial Estate is identified as an existing employment use, as allocated in the Councils current Local Plan. Ingatestone Garden Centre is an identified housing land allocation.
- 4.14 It is not considered that the identification of Areas of Search at Childerditch Industrial Estate and Safeguarded Sites at Hallsford Bridge, Childerditch Industrial Estate and Mountnessing HWRC would cause conflict with the emerging Brentwood Local Plan, subject to ongoing discussion with Essex County Council regarding appropriate land uses.
- 4.15 Identification of the West Horndon Industrial Estates in the Brentwood Draft Local Plan for housing-led mixed-use redevelopment means the Area of Search allocation in the RWLP would no longer be appropriate. In relation to Codham Hall Farm there is a possibility that the current aggregate recycling operation would not be appropriate in the context of an Enterprise Park. The planning permission for the aggregate recycling operation is due to expire at the end of August 2017.
- 4.16 The Brentwood Draft Local Plan identifies sufficient additional employment land for the plan period. The additional employment sites, subject to appropriate assessment, may be appropriate as alternative locations for future waste facilities.
- 4.17 The approach of the RWLP is to meet the identified waste management capacity requirements by allocating strategic sites, none of which are in the Brentwood Borough.
- 4.18 The Areas of Search are intended to act as a guide for waste operators seeking to develop a site within the Plan area, should waste development on the strategic site allocations not be deemed suitable and for non-strategic sites. Safeguarded sites are identified to protect existing waste

facilities from incompatible development taking place nearby which could prevent their effective operations.

- 4.19 Brentwood Borough Council will continue to engage with Essex County Council as Waste Planning Authority to ensure the development aspirations of each respective plan can be met.

## **5. Reasons for Recommendation**

- 5.1 It is not considered necessary to object to the Essex and Southend Replacement Waste Local Plan Pre Submission Draft consultation on the basis of identifying two Areas of Search and safeguarding eight existing waste facilities within the Borough.
- 5.2 Principally the identified approach of the emerging Replacement Waste Local Plan is to meet the waste capacity requirements through strategic allocations (none of which are identified in the Brentwood Borough). The Areas of Search would be an option for waste development should none of the strategic allocations be deemed suitable and for non-strategic sites. Any applications would still be subject to assessment against the appropriate policies of the Waste Local Plan and Brentwood Local Plan.
- 5.3 The Brentwood Draft Local Plan identifies sufficient additional employment land for the plan period. With the sites at West Horndon and Codham Hall Farm allocated for non-waste development the additional employment land identified in the Borough to meet future needs may be suitable as alternative locations for future waste facilities.
- 5.4 The Council supports the main aim of the RWLP to continue to support better and more sustainable ways of dealing with waste, further reduce dependence on landfill and achieve net self-sufficiency for all waste streams.

## **6. Consultation**

- 6.1 Essex County Council is currently undertaking a six week public consultation on the Pre-Submission Draft from 3 March to 14 April 2016.

## **7. References to Vision for Brentwood 2016-19**

- 7.1 The new Essex and Southend Waste Local Plan will have a close relationship with the emerging Brentwood Local Development Plan, the production of which is a key priority in the Council's Corporate Plan (Planning and Licensing).

## 8. Implications

### Financial Implications

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8.1 None directly arising from this report.

### Legal Implications

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8.2 The Essex and Southend-on-Sea Replacement Waste Local Plan will be examined by an independent inspector whose role is assess whether the Plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements and whether it is sound.

**Other Implications** (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

8.3 The Council's Street Scene & Environment department will need to be aware of the proposed strategy for waste management in Essex as this could have implications for refuse and recycling collection services.

## 9. Background Papers

9.1 Essex and Southend-on-Sea Replacement Waste Local Plan Pre Submission Draft (March 2016)

## 10. Appendices to this report

Appendix A: - Brentwood Borough Council Response to the Essex County Council and Southend-on-Sea Borough Council Replacement Waste Local Plan Pre-Submission Draft Consultation

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## **Brentwood Borough Council response to the Essex County Council and Southend-on-Sea Borough Council Replacement Waste Local Plan Pre-Submission Draft Consultation (March 2016)**

Thank you for consulting Brentwood Borough Council on the above consultation. Our response is set out below:

It is considered that the Essex and Southend Replacement Waste Local Plan Pre Submission Draft is Sound and Legally Compliant. However, Brentwood Borough Council would like to raise some further comments on Policy 2 and Policy 4.

### **Policy 2 – Safeguarding Waste Management Sites and Infrastructure – Waste Consultation Areas**

Following a review of Policy 2 and the supporting text in paragraphs 6.7 to 6.13 it is understood that all permitted waste developments are proposed to be safeguarded. Safeguarding will also apply to new sites allocated in the Replacement Waste Local Plan. This will require Local Planning Authorities to consult the Waste Planning Authority on any proposed development including that proposed in Local Plans that is within 250m of a safeguarded site. If the Waste Planning Authority concludes that a proposal within 250m of a safeguarded site would adversely impact on its operation this could give rise to an objection with an expectation the development is not permitted.

It is understood that although all sites set out within the Annual Monitoring Report are safeguarded the safeguarding provisions do not generally apply to non-specialist small scale operations below 10,000 tonnes per annum.

Following a review of the existing permitted sites set out within the Annual Monitoring Report Brentwood Borough Council note that there are eight waste sites proposed to be safeguarded. Of these there are four that we would like to raise comments on. These comprise Childerditch Industrial Estate, Hallsford Bridge Industrial Estate, Codham Hall Farm and Mountnessing Household Waste Recycling Centre (HWRC).

It should be noted that these sites have either been identified as employment land allocations or are adjacent to identified housing allocations as set out within the Brentwood Draft Local Plan 2013-2033. The Draft Local Plan recently undertook a public consultation from 10 February to 23 March 2016 and can be viewed on our website: [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan). The details of the sites are set out below:

Childerditch Industrial Estate has been identified under Policy 8.4 of the Draft Local Plan as a new employment land allocation (Site Ref: 112D) and an existing employment land allocation (Site Ref: 112A).

Hallsford Bridge Industrial Estate (Site Refs 113A & B) - This has been identified as existing allocated employment land under Policy 8.4 of the Draft Local Plan.

As set out in our previous response to the Revised Preferred Approach it is not considered that the identification of the sites at Childerditch and Hallsford Bridge Industrial Estates within the RWLP as safeguarded waste management sites would conflict with their designation as employment land allocations in the Brentwood Draft Local Plan.

Codham Hall Farm, referred to as Brentwood Enterprise Park (M25 Junction 29 works site) (Site Ref: 101A & 101B). This site comprises the former M25 works site and includes the aggregate recycling operation set out within the RWLP. This has been identified as a proposed employment land allocation under Policy 8.4 of the Draft Local Plan. Policy 8.2 – Brentwood Enterprise Park sets out the planning requirements for the site.

As raised in Brentwood Borough Council's previous response to the RWLP Revised Preferred Approach there is a possibility that the current aggregate recycling operation would not be appropriate in the context of an Enterprise Park. However, it is understood that the aggregate recycling operation at Codham Hall Farm is subject to a temporary planning permission which expires on 30 August 2017. The addition of clause (a) to Policy 2 in the RWLP is welcomed. This explains that the Waste Planning Authority would not object to proposals where;

“a temporary permission for a waste use has expired, or the waste management use has otherwise ceased, and the site or infrastructure is unsuitable for a subsequent waste use”

Brentwood Borough Council considers that this would not therefore conflict with the site being identified in the Draft Local Plan as a new employment land allocation.

Mountnessing HWRC which is proposed to be safeguarded in the RWLP adjoins a housing land allocation site identified in the Brentwood Draft Local Plan. Ingatestone Garden Centre (Site Ref: 128) which adjoins the north eastern boundary of Mountnessing HWRC is proposed to deliver approximately 60 dwellings.

Appropriate consideration will need to be given of the HWRC in any development proposals at Ingatestone Garden Centre. Brentwood Borough Council will work closely with Essex County Council as Waste Planning Authority when consulting on safeguarded waste sites to ensure the aims of both plans are met.

We would like to raise a point regarding the wording of Policy 2. This is not felt to be particularly clear in relation to understanding what the existing permitted sites being safeguarded precisely are. There is reference in paragraph 6.7 that the Annual Monitoring Report (AMR) should be referred to for details of the permitted sites that are safeguarded. However, it does not refer to which part of the AMR nor is this mentioned specifically in the Policy. Whilst the benefit of referring to the AMR is understood in that it would be annually updated, it is felt that it would be clearer to list the safeguarded sites in an appendix to the Replacement Waste Local Plan.

If the AMR is to be relied upon as the only source for permitted waste developments that are safeguarded this needs to be clearly set out. The most recent version of the AMR April 2014 – March 2015 sets out under Appendix G all of the waste facilities by type. However, it would be useful to list them in District/Borough groupings.

#### **Policy 4 – Areas of Search**

Policy 4 of the RWLP Pre Submission Draft sets out that proposals for waste management development will be permitted in identified locations. Two existing industrial estates have been identified in the Brentwood Borough. These comprise Childerditch Industrial Estate and West Horndon Industrial Estate.

It should be noted that both of these sites have been identified for development within the Brentwood Draft Local Plan.

Childerditch Industrial Estate has been identified under Policy 8.4 of the Draft Local Plan as a new employment land allocation (Site Ref: 112D) and an existing employment land allocation (Site Ref: 112A). It is not considered that this would conflict with the identification of the site under Policy 4 of the RWLP as an Area of Search.

The West Horndon Industrial Estates on Childerditch Lane and Station Road (Site Refs: 020, 021 & 152) have been identified as housing land allocations under Policy 7.4 for approximately 500 dwellings.

Whilst the Brentwood Draft Local Plan is not at an advanced stage it is considered that this provides a clear indication that should the site be contained within the plan once adopted it would no longer be suitable for waste management uses.

However, the Brentwood Draft Local Plan does identify new employment land allocations under Policy 8.4. These sites subject to appropriate assessment, may be suitable for the locations of future waste facilities.

As work progresses on producing the Brentwood Local Plan Pre Submission we will work closely with Essex County Council as Waste Planning Authority to ensure that the needs and aspirations of both Plans are met.

Thank you for providing the opportunity for Brentwood Borough Council to comment on the Essex and Southend Replacement Waste Local Plan Pre Submission Draft.

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