

15 November 2017

Extraordinary Council

Brentwood Local Development Plan Update

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

Wards Affected: *All Wards*

This report is: *Public*

1. Executive Summary

- 1.1 The Council is required to produce a new Local Plan for the Borough. A significant amount of work has gone into preparing this plan to date, and more will be required as the Council reaches the final stages. As part of this process there is a need to undertake further Regulation 18 preparation and consultation. This process is summarised in Appendix A.
- 1.2 As part of this a range of evidence is being undertaken and updated where relevant. Recently completed evidence studies relating to market housing and specialist need, Green Belt, and economy are attached in Appendices B-G.
- 1.3 Working with adjoining authorities, who are also preparing for growth, and considering the wider area in which the Borough contributes to, requires strategic leadership and representation.

2. Recommendations

- 2.1 Approve preparation of work set out in Appendix A, to commence further Regulation 18 Local Plan consultation.**
- 2.2 Note the update provided on evidence base as set out in Appendices B, C, D, E, F and G, for the LDP Scrutiny Working Group to scrutinise content.**
- 2.3 Approve the formal designation of the Deputy Leader of the Council as Chair of the LDP Member Working Group, to assist the Leader of the Council to carry out tasks relating to strategic leadership and Duty to Cooperate representation.**

3. Introduction and Background

3.1 The National Planning Policy Framework (NPPF) requires local planning authorities to produce a Local Plan for their area (Paragraph 153). Brentwood Borough Council is producing a new Local Development Plan and has undertaken various stages of public consultation as part of the plan making process. The plan will set out a long-term vision for how and where the Borough will develop over the next 15-20 years (to 2033) to meet local needs but in line with our unique local character, our “Borough of Villages”.

3.2 Appendix A provides a comprehensive overview of previous plan-making work, current progress and next steps. It also includes summaries of the evidence base to date and recently completed studies. Content of the Appendix (Local Plan Update Report) is as follows:

a) Introduction: Preparing the Local Plan

b) Plan-Making and Evidence Base

c) Meeting our Housing and Accommodation Needs

- i. Specialist accommodation
- ii. Deliverable and developable housing sites
- iii. Site assessments
- iv. Five Year Housing Land Supply
- v. Brownfield Register
- vi. Pulling the analysis together

d) Economic Prosperity

- i. Local Plans and economic growth
- ii. Brentwood Economic Futures Report: 2013-33
- iii. Brentwood’s functional economic market area
- iv. Economic base and forecasts
- v. Employment land supply and balance
- vi. Qualitative issues, market feedback and strategy conclusions

e) Environmental Protection and Enhancement

- i. Green Belt
- ii. Landscape studies
- iii. Green Infrastructure
- iv. Flood risk and water infrastructure

f) Transport, Movement and Connectivity

g) Other Evidence Material

- i. Sport and recreation study
- ii. Infrastructure Delivery Plan (IDP)

h) Spatial Strategy

- i. Delivering sustainable development

- ii. Sequential land use and settlement hierarchy
- iii. Reviewing reasonable alternatives
- iv. Strategic options assessment and finalising reasonable alternatives

i) Strategic Growth

- i. A127 Growth Corridor
- ii. Dunton Hills Garden Village
- iii. Brentwood Enterprise Park

j) Duty to Cooperate

k) Project Management

l) Next Steps

m) Additional Appendices

3.3 In addition to the summary provided of the current evidence base in Appendix A, recently completed evidence studies relating to market housing and specialist need, Green Belt, and economy are attached in Appendices B-G.

3.4 Several accompanying projects, both planning related and corporate strategies, overlap with preparation of the plan. In addition, the plans of adjoining authorities need to be considered when planning for the wider area, through Duty to Cooperate discussion.

4. Issue, Options and Analysis of Options

4.1 As part of the plan-making process the Council is required to consider a wide range of issues, including national policy and guidance and market factors, in addition to local constraints and issues. As several considerations have changed since the last round of Local Plan consultation in early 2016, and following full consideration of representations received in response to that consultation, the Council needs to undertake further Regulation 18 consultation. This is in support of preparing a plan as swiftly as possible whilst considering all the issues amongst a changing planning environment. Appendix A sets out much of the detail ahead of this further Regulation 18 consultation so that this can be considered in an appropriate timeframe (although time remains short to continue preparing the Plan). The alternative is to present lots of detailed information at once, and so the intention is to release information as it becomes available to reduce the burden of reviewing detail at the same time as a consultation document is being proposed.

4.2 As evidence is now nearing completion, with other elements ongoing, this is an appropriate time to share work so far and request that the LDP Scrutiny Working Group consider the work.

4.3 Amongst this plan-making process, the planning environment is changing very quickly taking into account growth aspirations and constraints in the wider area that the Borough sits. Through Duty to Cooperate discussions the Council is speaking with partners to ensure appropriate strategic planning is being considered amongst several administrative boundaries. In light of this it has become apparent that a strategic lead is required from the LDP Member Working Group to assist the Leader of the Council in representing the Council at Duty to Cooperate discussions etc. It is recommended that the Deputy Leader of the Council fulfils this role.

5. Reasons for Recommendation

- 5.1 It is necessary to undertake further public consultation as part of the plan-making process to thoroughly consider the views of stakeholders and members of the public. Consultation and consideration of comments will enable the Council to move forward and submit the Plan for examination in public by an independent planning inspector.
- 5.2 The next stage is to undertake further Regulation 18 consultation with the public in January 2018. Appendix A sets out current progress and issues being assessed ahead of that consultation, which include further work with partners such as Essex County Council on highway modelling; and Duty to Cooperate discussion with neighbouring districts such as partners in South Essex and wider plans for growth in the region, among other things. Recommendation 2.1 sets out the need for approval of the process to progress towards this Regulation 18 consultation in January 2018. Recommendation 2.3 sets out the need for a strategic lead to represent the Council in discussions with partners through the Duty to Cooperate.
- 5.3 It is important that the plan is informed by robust and up-to-date evidence. This evidence base needs to be wide ranging to consider all the intricacies of the plan-making process. A summarised update is provided on the evidence base in Appendix A and recently completed studies are set out in Appendix B-G. The approved scope of the LDP Scrutiny Member Working Group is to consider the appropriateness and proportionality of the evidence base. Recommendation 2.2 sets out the need to scrutinise recently completed and drafted evidence which will take place at future scrutiny working group meetings ahead of reporting to Scrutiny Committee.

6. Consultation

- 6.1 The Local Plan has undergone a series of public consultations in past years and further consultation will be undertaken in line with statutory requirements. The next stage of public consultation will be on further Regulation 18 preparation and will take place in January 2018.

7. References to Corporate Plan

- 7.1 The Local Development Plan is a key priority in the Council's 'Vision for Brentwood' Corporate Plan 2016-2019. The Plan also provides a vehicle to assist delivery of several other corporate priorities.

8. Implications

Financial Implications

Name/Title: Jacqueline Van Mellaerts, Financial Services Manager

Tel/Email: 01277 312829/ jacqueline.vanmellaerts@brentwood.gov.uk

- 8.1 The cost of carrying out further Local Plan consultation has been accounted for within the planning policy budget.

Legal Implications

Name/Title: Daniel Toohey, Head of Legal Services and Monitoring Officer

Tel/Email: 01277 312860/daniel.toohey@brentwood.gov.uk

- 8.2 The Localism Act 2011 places a legal duty on local planning authorities and other defined local bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. It is not a duty to agree, but local planning authorities must make every effort to secure the necessary cooperation before they submit their Local Plan for examination. The cooperation should produce effective and deliverable policies on strategic cross boundary issues.

9. Background Papers

Brentwood Draft Local Plan, Brentwood Borough Council (January 2016)

10. Appendices to this report

Appendix A: Brentwood Local Plan Update Report (November 2017)

Appendix B: Strategic Housing Market Assessment Summary, PBA (September 2017)

Appendix C: Gypsy and Traveller Accommodation Assessment (Draft), ORS (November 2017)

Appendix D: Brentwood Economic Futures 2013-2033 – Final Draft Report, Lichfields (November 2017) – TO FOLLOW
Appendix E: Green Belt Review Working Draft – Part 1, Crestwood Environmental (November 2017)
Appendix F: Green Belt Review Working Draft – Part 2 (Summary), Crestwood Environmental (November 2017)
Appendix G: Green Belt Review Draft Parcel Map, Crestwood Environmental (November 2017)

Report Author Contact Details:

Name: Phil Drane, Planning Policy Team Leader
Telephone: 01277 312610
E-mail: philip.drane@brentwood.gov.uk