

Brentwood Borough Council Response to the Thurrock Issues & Options (Stage 2) Consultation (December 2018)

1. Thank you for inviting Brentwood Borough Council to provide comments as part of the Thurrock Issues & Options (Stage 2) Local Plan consultation.
2. Brentwood Borough, as an adjoining area, shares several strategic cross-boundary issues with Thurrock Borough, such as infrastructure. It is important that such issues have been considered through collaborative working and meaningful discussions in accordance with legislation, the National Planning Policy Framework and Planning Practice Guidance.

Housing Need

3. Brentwood Borough Council supports the efforts of Thurrock Borough Council to prepare a Local Plan strategy that meets the borough's full objectively assessed housing need within the plan period of 2018-2038. It is noted that this equates to 31,763 new homes, at an average rate of 1,381 per annum. This rate of growth would also support Thurrock Council's aspirations to achieve comparative economic growth.

Housing Delivery Options

4. In response to the three housing delivery options proposed, Option 3 proposes a new settlement in the Green Belt south of West Horndon for approximately 10,000 new homes and additional employment. The Council does not agree that this development would form a new settlement given the existence of West Horndon Village to the north (in Brentwood Borough), and the railway station that would provide the link between the existing settlement and potential new development. This development would have a direct impact on West Horndon residents, changing the character of the village and area.
5. Furthermore, development at West Horndon of this size that amends the Green Belt boundary is not consistent with Brentwood Borough Council's spatial strategy. The Brentwood Borough Local Plan (Pre-Submission, 2019) prioritises brownfield redevelopment at West Horndon, delivering around 580 new homes and 2 hectares of employment land, significantly increasing the

number of homes in the village. The amendment of Green Belt boundaries around West Horndon is not proposed in the Brentwood Local Plan on the basis that a key element of the spatial strategy is to retain village character and significant brownfield redevelopment opportunity is being delivered. Instead, the Council is proposing delivery of a new garden village at Dunton Hills, which benefits from the transport connections with West Horndon but is separated so as to not physically impact on local village character.

6. Given the early stage of this option in the Thurrock plan-making process, detailed comments on the delivery and viability of such development are not provided. The impact on the adjoining housing market in Brentwood Borough, infrastructure delivery and funding; and the impact on major roads (A127, A128 and beyond) as well as the wider highway network, are issues that should be discussed between the authorities and through joint work on the South Essex Joint Strategic Plan.
7. Thurrock Borough Council has previously raised concerns in response to the Brentwood plan-making process regarding the ability to meet housing needs in Thurrock Borough, and regeneration efforts in the south of Thurrock, should housing development take place in this part of the A127 Corridor. Further discussion is needed between the authorities as this option is considered through the Thurrock plan-making process and joint work on the Joint Strategic Plan.

Active Design Principles

8. Brentwood Borough Council supports Thurrock Borough Council's option to embed Sport England's Active Design Principles into the emerging Local Plan as well as to seek to require a Health Impact Assessment to be submitted as part of large and/or sensitive planning applications. This is also supported by the National Planning Policy Framework (2018).

Duty to Cooperate and the South Essex Joint Strategic Plan

9. Brentwood Borough Council welcomes the opportunity to continue to work with Thurrock Borough Council in progressing the plan-making process of both authorities on an ongoing basis in line with the duty to cooperate. Good progress has been made on joint working and partnership through ASELA. Both authorities have approved the ASELA Statement of Common Ground, which includes a commitment to joint working through the preparation of a Joint Strategic Plan for South Essex.

10. It is proposed that a Statement of Common Ground between Brentwood Borough Council and Thurrock Borough Council be prepared, to identify cross-boundary issues on which there is agreement and disagreement, and setting out a path to resolution on particular issues identified.
