



Notes & Actions

Meeting: Local Development Plan Member Working Group
Venue: Online via Microsoft Teams
Date: Tuesday 1 September 2020
Time: 18:00-19:00

Present: Cllr Kerslake, Cllr Bridge, Cllr Naylor, Cllr Keeble

Also Present: Phil Drane (PD), Director of Planning and Economy
Jonathan Quilter (JQ), Strategic Planning Manager
Thom Hoang (TH), Senior Policy Planner

Apologies: Cllr McCheyne, Cllr Mynott, Cllr Sanders, Cllr Morrissey, Cllr Aspinell*, Cllr Barrett*, Cllr Hossack*

* Group Leaders invited to working group meeting

1. Notes from last meeting

- a) Notes from last meeting (15/06/2020) were circulated for review. It was noted these were presented to Audit and Scrutiny Committee on 28 July 2020.
- b) No comments raised.

2. Responses to the planning inspectors' initial questions

Responses submitted 24 July 2020 (F3)

- a) PD presented progress made to provide responses to the inspectors' initial questions. In addition, two more questions had been received regarding changes to the Use Classes Order and impacts on the plan (see item 3).
- b) Responses submitted on 24 July focussed mainly on Duty to Cooperate related matters.
- c) These were published online on the Examination Library Document following the inspectors' confirmation, with reference number F3 (see www.brentwood.gov.uk/examination).

Responses Submitted 28 August 2020 (F5)

- d) A link to the submitted responses was circulated to Members prior to the meeting. These are split into four topic papers and a set of examination notes.



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- e) PD explained that the topic papers tended to provide a more detailed context and response on the issue, which had been requested by the inspectors' on specific questions. These address four themes: Dunton Hills Garden Village, Gypsies and Travellers, Housing Need, and Sustainability Appraisal. The remainder of questions were answered in examination notes.
- f) The remaining responses are due on 4 September. These are topic papers on Green Belt and spatial strategy, in addition to an examination note on the use classes order.

3. Letter from the planning inspectors' regarding changes to the use classes order (F4)

- a) The Council received a further letter from the inspectors' regarding questions on changes to the use classes order and whether there were implications for policies proposed in the plan. The Government has introduced changes to the use classes order that take effect from 1 September 2020 (see item 4).
- b) Lichfields were commissioned to review and provide an independent view on this question, in addition to a general update of the Retail Study in relation to the question asked regarding retail needs. The view is that whilst some minor amendments may be needed to reflect the changes, these are not considered to affect soundness of the plan. A response is to be issued by 4 September on this point.
- c) PD provided an overview of the expected examination timescales, subject to a number of factors and including ongoing work to consider how hearing sessions can be held in a suitable format considering the COVID-19 pandemic.
- d) The following stages could be expected:
 - i. Inspectors review the Council's responses to initial questions;
 - ii. Matters, Issues and Questions (MIQs) provided by the inspectors';
 - iii. Council reviews MIQs, prepares hearing statements;
 - iv. Notification of hearing dates to consultees (statutory six week notification);
and
 - v. Public hearing sessions take place.
- e) Cllr Kerslake asked whether the six-week notification consultation is compulsory. As this is a statutory requirement the response was this is a compulsory part of the examination.
- f) Cllr Bridge asked who can be represented at the hearing sessions. A discussion was had regarding those who made representations to Regulation 19 consultation (two relevant consultation for the Pre-Submission plan and Addendum of Amendments).

4. Government planning reforms

White Paper (Planning for the Future, August 2020)

- a) PD provided a brief update on the White Paper published in August 2020. The most significant proposals include the removal of Duty to Cooperate, reform of the local



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planning system by introduction of Growth, Renewal and Protection designations, and an emphasis on consultation. Section 106 Agreements and the Community Infrastructure Levy are proposed to be replaced by the new Infrastructure Levy.

- b) The consultation takes place until 29 October 2020. If the Council is to respond this will be brought to the relevant committee (likely Policy, Resources and Economic Development Committee, but with the potential for an update item to Planning and Licensing Committee).
- c) PD is to arrange briefings for members on the proposals.

Use Classes Order

- d) PD set out the changes being introduced from 1 September 2020. Three new classes have been introduced; Class E: commercial, business and service uses; Class F.1: learning and non-residential institutions; and Class F.2: local community uses.
- e) Some A1, A2 and A3 uses are now amalgamated into class E, along with B1 office use and others.
- f) Lichfields had produced a useful summary of the changes, which was presented to members and is available to view at <https://lichfields.uk/media/6158/guide-to-the-use-classes-order-in-england.pdf>.
- g) In addition to considering how this effects proposed polices in the LDP, it has more immediate potential impacts for the determination of planning applications and the way that high streets and other commercial areas may change. The impacts will be monitored over time.

5. AOB

- a) No matters raised.
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