

LDP Member Working Group

Call for Sites Consultation

30 October 2023



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Introduction

- The Call for Sites is an important early step in the Review of the Brentwood Local Plan.
- The purpose of the Call for Sites is to establish what land is potentially available in the Borough.
- Land submitted will form an important part of the evidence base that underpins the spatial pattern of development included in the Local Plan.



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National Planning Practice Guidance

- Paragraph: 012 Reference ID: 3-012-20190722 states in relation to call for sites:
 - If the process to identify land is to be transparent and identify as many potential opportunities as possible, it is important to issue a call for sites and broad locations for development. This needs to be aimed at as wide an audience as is practicable so that those not normally involved in property development have the opportunity to contribute. This can include notifying parish councils and neighbourhood forums, landowners, developers, businesses and relevant local interest groups, as well as local publicity. A call for sites will need to set out the information sought from respondents, which could include:
 - site location
 - suggested potential type of development
 - the scale of development
 - constraints to development



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Why does Brentwood need a Call for Sites?

- Policy MG06 of the adopted Brentwood Local Plan 2016-2033 sets out the need to review the Local Plan to address identified shortfalls in identified housing supply.
- Evidence needs to be kept up to date, the most recent call for sites was undertaken in 2017 which informed the Housing and Economic Availability Assessment published in 2018.
- Over time, land ownerships change, different options are obtained by potential developers and new land assemblies form which need to be captured through a call for sites. This in turn will more accurately inform the options for development in the Borough that can be reflected in the Local Plan Review process.



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How will we consult?

- Will consult key bodies in line with National Planning Practice Guidance and using contacts from our Local Plan database.
- Web based approach using an online consultation system and new mapping software which will make it quicker and easier to submit relevant information.
- The online forms will include a comprehensive range of sites assessment questions, this will assist with ensuring as accurate information as possible is gathered.



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What sites can be submitted?

- Housing
- Industrial uses (incl. distribution/logistics uses)
- Commercial uses (incl. office, retail, leisure, hotel, mixed commercial)
- Community uses
- Gypsy and Traveller
- Biodiversity net gain
- Renewable energy
- Other



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What information is being collected?

- Sites can be greenfield or previously developed (brownfield land).
- Minimum size of sites will be those capable of accommodating 5 or more homes. All other sites should be a minimum of 0.25 ha and capable of supporting 500 sqm or more of floorspace.
- At this early stage detailed information on sites is not needed but as a minimum require:
 - Landowner/Agent contact details.
 - Proposed development type for consideration.
 - Ordnance Survey location map with the site boundary outlined and clearly marked with landowner/agent contact details in case of separation.



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What happens after the consultation?

- Sites will need to be processed to check and confirm any missing information.
- We will then define an assessment methodology to apply to sites and inform new Housing and Economic Land Availability Study (HELAA).
- The HELAA is a technical rather than a policy document. It does not make decisions or recommendations on which sites will go forward and be allocated for development. Neither does a site's inclusion provide any indication of its acceptability for future development e.g. it does not imply that planning permission will be granted for housing.
- The HELAA will be used to inform work on the Local Plan Review. The decisions on whether a site will be allocated for future residential development will be taken in the Local Plan which will be subject to several stages of production and public consultation.



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Questions



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