

1 March 2015

Planning and Licensing Committee

Petition regarding the proposed housing development at land off Honeypot Lane, Brentwood.

Report of: Philip Ruck – Head of Paid Service

Wards Affected: Brentwood West

This report is: Public

1. Executive Summary

1.1 A petition was presented by Cllr Karen Chilvers at the 27 January 2016 Ordinary Council meeting regarding the proposed housing development at land off Honeypot Lane, Brentwood, as set out in the Council's Draft Local Plan consultation document.

1.2 The petition states: "*Greetings. NO to the proposed housing development at land off Honeypot Lane, Brentwood*".

1.3 The petition was made up of 281 signatories. Subsequently, following an officer request for additional address information, the petition has been re-submitted and now contains the signatories' addresses and totals over 400 signatures.

The petition will be made available for Members' information.

2. Recommendation:

2.1 That the petition be considered as a representation in response to the Brentwood Draft Local Plan consultation.

3. Introduction and Background

3.1 A petition was presented by Cllr Chilvers at the 27 January 2016 Ordinary Council meeting worded as follows: "*Greetings. NO to the proposed housing development at land off Honeypot Lane, Brentwood*".

3.2 The Brentwood Draft Local Plan (January 2016) contains draft policies relating to future land use in the Borough. The document is available for public comment as part of a six week consultation, as approved at the 27 January 2016 Ordinary Council meeting.

- 3.3 The Brentwood Draft Local Plan sets out policies for a range of development uses to meet local needs, including new housing development and proposed locations. Land at Honeypot Lane, Brentwood (site reference 002) is included within Policy 7.4 (previously referred to as Policy DM4 in 27 January 2016 Ordinary Council report). Policy 7.4 sets out sites proposed to be allocated for housing development to meet local needs, as follows:

“POLICY 7.4: HOUSING LAND ALLOCATIONS

Sites (with potential capacity for 10 or more homes) allocated for residential development over the Plan period 2013-2033 are set out in Figure 7.2, and identified on the Proposals Map. Where indicated, a mix of uses, including residential may be sought or appropriate. Further detail is set out in Appendix 2 [Draft Local Plan appendix reference].

Proposals for housing submitted on these allocations in accordance with the phasing indicated, will be approved where the proposed scheme is in accordance with other relevant policies in the Plan. Planning applications in advance of its phasing will only be approved where:

- a. Early release would not prejudice the delivery of other allocated sites phased in an earlier time period;**
- b. The site is required now to maintain a five year supply of deliverable sites; and**
- c. Infrastructure requirements of the development can be fully and satisfactorily addressed.”**

- 3.3 Draft Local Plan Figure 7.2 (housing land allocations) lists sites proposed to be allocated for housing development, which includes land at Honeypot Lane, Brentwood (ref 022) for an indicative and approximate figure of 250 dwellings. The site is listed under heading “Greenfield Green Belt”, which is further explained in Figure 5.4 (sequential selection of sites).

- 3.4 Public consultation for the Draft Local Plan began on 10 February and will continue until 23 March 2016.

4. Reasons for Recommendation

- 4.1 In accordance with the Council’s Procedure Rules, Rule 12.1. ...’Every such memorial or petition shall stand referred, as appropriate, to the committee within whose terms it falls’.

5. Consultation

- 5.1 Public consultation for the Draft Local Plan began on 10 February and will continue until 23 March 2016.

6. References to Vision for Brentwood 2016-19

6.1 Planning and Licensing:

- Have a Local Development Plan in place to manage change in the Borough for the next 15 years
- Broaden the range of housing in the Borough to meet the needs of our population now and in the future

7. Implications

Financial Implications

Chris Leslie, Finance Director and Section 151 Officer
01277 312712 /christopher.leslie@brentwood.gov.uk

7.1 There are no financial implications.

Legal Implications

Saleem Chughtai, Legal Services Manager
01277 312500 / saleem.chughtai@brentwood.gov.uk

7.2 The planning authority has a legal duty to be fair to landowners , developers and objectors and must comply with the relevant statutory regulations.

Other Implications

7.3 Decisions regarding the suitability of specific sites for housing development may have implications for the proposed spatial strategy and other draft policies as the Council progresses towards adopting a new Local Development Plan for the Borough.

8. Background Papers

8.1 Brentwood Draft Local Plan (January 2016)

9. Appendices to this report

9.1 None.

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