



Brentwood Local Development Plan

Addendum of Focussed Changes to the Pre-Submission Local Plan (Regulation 19)

October 2019

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1. Introduction

Focussed Changes Consultation

1. Brentwood Borough Council has taken the opportunity to put forward focussed changes to the Brentwood Pre-Submission Local Plan (Pre-Submission Draft, Regulation 19, February 2019). The amendments do not alter the Plan's spatial strategy but seek to respond to concerns in specific areas of the Borough by redistributing housing growth.
2. The focussed changes to the Pre-Submission Local Plan are:
 - a) Policy R01 (I) (Dunton Hills Garden Village Strategic Allocation): Increase from "at least 2,700" to "at least 2,770 homes in the plan period";
 - b) Policy R18 (Land off Crescent Drive, Shenfield): Reduction from "around 55" to "around 35 homes";
 - c) Policy R19 (Land at Priests Lane, Shenfield): Reduction from "around 75" to "around 45 homes";
 - d) Policy R25 (Land north of Woollard Way, Blackmore): Reduction from "around 40" to around "30 homes"; and
 - e) Policy R26 (Land north of Orchard Piece, Blackmore): Reduction from "around 30" to "around 20 homes".
3. Policies R18 and R19 are for site allocations in Shenfield. A considerable number of representations were received in response to the Pre-Submission Local Plan. A summary of the key concerns raised include inconsistency with the character of the local area in regard to density; implications of increased traffic and associated safety; highway access; development on urban open space; environmental and habitat impacts; and flooding.
4. Policies R25 and R26 are for site allocations in Blackmore. A considerable number of representations were received in response to the Pre-Submission Local Plan. A summary of the key concerns raised include inconsistency with the character of the local area in regard to density; impact on local services and infrastructure; disagreement with the settlement hierarchy; development in Green Belt; highway access; environmental and habitat impact; and flooding.
5. Policy R01 (I) is one of several policies regarding the delivery of Dunton Hills Garden Village. The policy sets out that the overall indicative site capacity is around 4,000 homes to be delivered beyond the plan period (2033), and at

least 2,700 of these homes are to be delivered by the end of the plan period. The amendments propose that the minimum number of new homes is increased by 70 homes, off-setting the loss of homes proposed in Shenfield and Blackmore. This would increase the minimum number of homes at Dunton Hills Garden Village to 2,770 homes delivered by 2033. This does not increase the overall number of homes on site as it is within the overall capacity of 4,000 homes. However, it does require a faster rate of delivery if the increased minimum number of homes is to be achieved.

6. The focussed changes have new text underlined and deleted text with a ~~strikethrough~~. The Pre-Submission Local Plan policies affected by these changes are set out in this document and available for comment. The full list of changes proposed as a result of the above redistribution of housing growth are set out in Appendix 1.
7. This addendum should be read alongside the Pre-Submission Local Plan that was subject to consultation from 5 February to 19 March 2019. Representations are published on the Council's website via the Consultation Portal at www.brentwood.gov.uk/localplan.

How to Comment

8. The Council welcomes representations on these focussed changes. The Council will not accept representations on the Pre-Submission Local Plan that are not related to the focussed changes or that repeat a representation already submitted by that person. If you have made representations to the Pre-Submission Local Plan these remain relevant and will be submitted as part of the Local Plan Examination in Public.
9. More information on how to comment can be found on the Council's website at www.brentwood.gov.uk/localplan.

Sustainability Appraisal

10. A sustainability appraisal of the focussed changes has been prepared. The Habitats Regulations Assessment has also been reviewed and republished. You can comment on these documents, which are available to view on the Council's website at www.brentwood.gov.uk/localplan.

2. Focussed Changes

Focussed Change 1

Policy R01 (I): Dunton Hills Garden Village Strategic Allocation (page 252)

Amend section B as follows:

B. The development will deliver a mix of uses to comprise around ~~2,700~~ 2,770 homes in the plan period (as part of an overall indicative capacity of around 4,000 homes to be delivered beyond 2033) together with the necessary community, employment, utility, transport and green and blue infrastructure (GBI) to support a self-sustaining, thriving and healthy garden village.

Amend section D part a) as follows:

D. a) delivery of at least ~~2,700~~ 2,770 dwellings in the plan period providing a balanced variety of housing typologies and tenure and includes provision of self-build plots in line with Policy HP01; specialist accommodation in line with Policy HP04; and affordable housing in line with Policy HP05.

Focussed Change 2

Policy R18: Land off Crescent Drive, Shenfield (page 290)

Amend Section A. Amount and Type of Development, part a) as follows:

A. a) provision for around ~~55~~ 35 new homes of mixed size and type, including affordable housing.

Focussed Change 3

Policy R19: Land at Priests Lane, Shenfield (page 292)

Amend Section A. Amount and Type of Development, part a) as follows:

A. a) provision for around ~~75~~ 45 new homes of mixed size and type, including affordable housing.

Focussed Change 4

Policy R25: Land North of Woollard Way, Blackmore (page 299)

Amend Section A. Amount and Type of Development, part a) as follows:

A. a) Provision for around ~~40~~ 30 new homes of mixed size and type.

Focussed Change 5

Policy R26: Land North of Orchard Piece, Blackmore (page 300)

Amend Section A. Amount and Type of Development, part a) as follows:

A. a) provision for around ~~30~~ 20 new homes of mixed size and type.

Appendix 1: Schedule of Focussed Changes to Brentwood Pre-Submission Local Plan

Changes to text are expressed in the form of ~~strikethrough~~ for deletions and underlining for additions of text. Description of proposed amendment are shown in *italics*.

No.	Page/Policy/Para and section of Reg 19 document	Proposed amendment																																							
1.	Page 51, Figure 4.2: Demonstrating Housing Provision	<p><i>Amend Figure 4.2 as follows:</i></p> <table border="1" data-bbox="569 771 1892 1300"> <thead> <tr> <th></th> <th>Net homes</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Completions 2016/17 & 2017/18</td> <td>363</td> <td>5%</td> </tr> <tr> <td>Extant permissions (as at 1st April 2018) and minus non-implementation discount (10% of permission supply)</td> <td>926</td> <td>12%</td> </tr> <tr> <td>Windfall Allowance (from 1 April 2023 to 31 March 2033)</td> <td>410</td> <td>5%</td> </tr> <tr> <td>Brownfield Land within Brentwood Urban Area / Settlement Boundary</td> <td>1,152 <u>1,132</u></td> <td>15%</td> </tr> <tr> <td>Greenfield Land within Brentwood Urban Area / Settlement Boundary</td> <td>75 <u>45</u></td> <td>1%</td> </tr> <tr> <td>Brownfield Land within settlement boundary – Other Locations</td> <td>580</td> <td>7%</td> </tr> <tr> <td>Green Belt Land – Edge of Brentwood Urban Area</td> <td>1,240</td> <td>16%</td> </tr> <tr> <td>Green Belt Land – Edge of Ingatestone</td> <td>218</td> <td>3%</td> </tr> <tr> <td>Green Belt Land – Larger Villages</td> <td>423 <u>103</u></td> <td>1%</td> </tr> <tr> <td>Strategic Allocation – Dunton Hills Garden Village</td> <td>2,700 <u>2,770</u></td> <td>35%</td> </tr> <tr> <td>Total</td> <td>7,787</td> <td>100%</td> </tr> <tr> <td>Allocation Total</td> <td>6,088</td> <td>78%</td> </tr> </tbody> </table>		Net homes	%	Completions 2016/17 & 2017/18	363	5%	Extant permissions (as at 1 st April 2018) and minus non-implementation discount (10% of permission supply)	926	12%	Windfall Allowance (from 1 April 2023 to 31 March 2033)	410	5%	Brownfield Land within Brentwood Urban Area / Settlement Boundary	1,152 <u>1,132</u>	15%	Greenfield Land within Brentwood Urban Area / Settlement Boundary	75 <u>45</u>	1%	Brownfield Land within settlement boundary – Other Locations	580	7%	Green Belt Land – Edge of Brentwood Urban Area	1,240	16%	Green Belt Land – Edge of Ingatestone	218	3%	Green Belt Land – Larger Villages	423 <u>103</u>	1%	Strategic Allocation – Dunton Hills Garden Village	2,700 <u>2,770</u>	35%	Total	7,787	100%	Allocation Total	6,088	78%
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2.	Page 252, Policy R01 (I) Dunton Hills Garden Village Strategic Allocation	<p><i>Amend section B as follows:</i></p> <p>B. The development will deliver a mix of uses to comprise around 2,700 <u>2,770</u> homes in the plan period (as part of an overall indicative capacity of around 4,000 homes to be delivered beyond 2033) together with the necessary community, employment, utility, transport and green and blue infrastructure (GBI) to support a self-sustaining, thriving and healthy garden village.</p>
3.	Page 252, Policy R01 (I) Dunton Hills Garden Village Strategic Allocation	<p><i>Amend section D part a) as follows:</i></p> <p>D. a) delivery of at least 2,700 <u>2,770</u> dwellings in the plan period providing a balanced variety of housing typologies and tenure and includes provision of self-build plots in line with Policy HP01; specialist accommodation in line with Policy HP04; and affordable housing in line with Policy HP05.</p>
4.	Page 261, paragraph 9.32	<p><i>Amend paragraph 9.32 as follows:</i></p> <p>9.32 Delivering great, affordable homes will be key to making the village distinctive and desirable. At least 2,700 <u>2,770</u> homes are planned within the Plan period, with an indicative capacity of around 4,000 to be delivered after 2033, subject to further feasibility and assessment of impact. Homes, like the public realm, should be well designed and provide a range of choice (dwelling sizes, tenure) to encourage a balanced community from all stages of life to form.</p>
5.	Page 290, Policy R18: Land off Crescent Drive	<p><i>Amend Section A. Amount and Type of Development, part a) as follows:</i></p> <p>A. a) provision for around 55 <u>35</u> new homes of mixed size and type, including affordable housing.</p>

6.	Page 292, Paragraph 9.165	<p><i>Amend paragraph 9.165 as follows:</i></p> <p>9.165 This site is located in the south west of Shenfield on land adjoining Brentwood Community Hospital off Crescent Drive. The site is adjoined by residential dwellings on the north, east and southern boundaries. The site will provide for around 55 <u>35</u> homes, anticipated to be delivered between 2021/22 and 2023/24. It will provide a mix of size and type of homes including affordable in accordance with the Council's policy requirements.</p>
7.	Page 292, Policy R19: Land at Priests Lane	<p><i>Amend Section A. Amount and Type of Development, part a) as follows:</i></p> <p>A. a) provision for around 75 <u>45</u> new homes of mixed size and type, including affordable housing.</p>
8.	Page 292, Paragraph 9.171	<p><i>Amend paragraph 9.171 as follows:</i></p> <p>9.171 This site is located to the south of Shenfield on land off Priests Lane. The site adjoins the railway line on the south eastern boundary and residential dwellings on the north, east and southern boundaries. The site will provide for around 75 <u>45</u> homes, anticipated to be delivered between 2021/22 and 2022/23. It will provide a mix of size and type of homes including affordable and older persons housing in accordance with the Council's policy requirements.</p>
9.	Page 299, Policy R25: Land north of Woollard Way	<p><i>Amend Section A. Amount and Type of Development, part a) as follows:</i></p> <p>A. a) provision for around 40 <u>30</u> new homes of mixed size and type</p>
10.	Page 299, Paragraph 9.197	<p><i>Amend paragraph 9.197 as follows:</i></p> <p>9.197 The site is located to the north of Blackmore on land off Redrose Lane and Woollard Way. Residential properties adjoin the site on the southern boundary. The site will provide for around 40 <u>30</u> homes anticipated to be delivered between 2023/24 and 2024/25. It will provide a mix of size and type of homes including affordable in accordance with the Council's policy requirements.</p>

11.	Page 300, Policy R26: Land north of Orchard Piece	<i>Amend Section A. Amount and Type of Development, part a)</i> A. a) provision for around 30 <u>20</u> new homes of mixed size and type.
12.	Page 301, paragraph 9.201	<i>Amend paragraph 9.201 as follows:</i> 9.201 The site is located to the north of Blackmore on land off Redrose Lane and Woollard Way. Residential properties adjoin the site on the southern boundary. The site will provide for around 30 homes anticipated to be delivered between 2021/22 and 2022/23. It will provide a mix of size and type of homes including affordable in accordance with the Council’s policy requirements.
13.	Page 309-312, Appendix 1 Local Development Plan Housing Trajectory	<i>Amend Local Development Plan Housing Trajectory as follows:</i>

				Plan Period																	
	New Homes	HELA A Ref.	Policy Ref	Year 1 - 2016/17	Year 2 - 2017/18	Year 3 - 2018/19	Year 4 - 2019/20	Year 5 - 2020/21	Year 6 - 2021/22	Year 7 - 2022/23	Year 8 - 2023/24	Year 9 - 2024/25	Year 10 - 2025/26	Year 11 - 2026/27	Year 12 - 2027/28	Year 13 - 2028/29	Year 14 - 2029/30	Year 15 - 2030/31	Year 16 - 2031/32	Year 17 - 2032/33	
Local Plan Allocations																					
Dunton Hills Garden Village	<u>2700</u> <u>2750</u>	200	R01							100	150	250	250	300	300	300	300	250	<u>275</u>	<u>275</u>	<u>270</u>

				Plan Period																
	New Homes	HELA A Ref.	Policy Ref	Year 1 - 2016/17	Year 2 - 2017/18	Year 3 - 2018/19	Year 4 - 2019/20	Year 5 - 2020/21	Year 6 - 2021/22	Year 7 - 2022/23	Year 8 - 2023/24	Year 9 - 2024/25	Year 10 - 2025/26	Year 11 - 2026/27	Year 12 - 2027/28	Year 13 - 2028/29	Year 14 - 2029/30	Year 15 - 2030/31	Year 16 - 2031/32	Year 17 - 2032/33
West Homdon Industrial Estate	580	020 / 021 / 152	R02						65	65	65	65	65	65	65	65	40	20		
Land north of Shenfield	825	034 / 158 / 235 / 087 / 263 / 276	R03								155	155	155	150	75	75	60			
Ford Headquarters and Council Depot, Warley – northern and southern site	473	081 / 117A / 117B	R04 & R05									40	40	40	3	70	70	70	70	70
Land East of Nags Head Lane, Brentwood	125	032	R06						25	25	25	25	25							
Sow and Grow Nursery, Ongar Road, Pilgrims Hatch	38	010	R07					18	20											
Land Adjacent to Carmel, Mascalls Lane, Warley	9	027	R08					9												
Land west of Warley Hill, Pastoral Way, Warley	43	083	R09									20	23							

				Plan Period																	
	New Homes	HELA A Ref.	Policy Ref	Year 1 - 2016/17	Year 2 - 2017/18	Year 3 - 2018/19	Year 4 - 2019/20	Year 5 - 2020/21	Year 6 - 2021/22	Year 7 - 2022/23	Year 8 - 2023/24	Year 9 - 2024/25	Year 10 - 2025/26	Year 11 - 2026/27	Year 12 - 2027/28	Year 13 - 2028/29	Year 14 - 2029/30	Year 15 - 2030/31	Year 16 - 2031/32	Year 17 - 2032/33	
Brentwood Railway Station Car Park	100	002	R10															25	25	25	25
Westbury Road Car Park, Westbury Road, Brentwood	45	039	R11					9	20	16											
Land at Hunter House, Western Road, Brentwood	48	041	R12										12	12	24						
Chatham Way / Crown Street Car Park Brentwood	31	040	R13					15	16												
William Hunter Way	300	102	R14							25	50	50	50	50	40	35					
Wates Way Industrial Estate, Ongar Road, Brentwood	80	003	R15							16	25	25	14								
Land off Doddinghurst Road, either side of A12	200	023A & 23B	R16 & R17										50	50	50	50					
Land at Crescent Drive, Shenfield	55 35	186	R18						5	25 30	25										

	New Homes	HELA A Ref.	Policy Ref	Plan Period																	
				Year 1 - 2016/17	Year 2 - 2017/18	Year 3 - 2018/19	Year 4 - 2019/20	Year 5 - 2020/21	Year 6 - 2021/22	Year 7 - 2022/23	Year 8 - 2023/24	Year 9 - 2024/25	Year 10 - 2025/26	Year 11 - 2026/27	Year 12 - 2027/28	Year 13 - 2028/29	Year 14 - 2029/30	Year 15 - 2030/31	Year 16 - 2031/32	Year 17 - 2032/33	
Land at Priests Lane, Brentwood	75 <u>45</u>	044 / 178	R19					15	30	30											
Eagle and Child Pub, Shenfield	20	311	R20							10	10										
Land south of Ingatestone, Ingatestone	161	128 / 106	R21							60	61	40									
Land Adjacent to Ingatestone By-pass	57	079A	R22							25	25	7									
Brizes Comer Field, Blackmore Road, Kelvedon Hatch	23	194	R23							12	11										
Land off Stocks Lane, Kelvedon Hatch	30	075B	R24							20	10										
Land north of Wollard Way, Blackmore	40 <u>30</u>	077	R25									20	<u>20</u> <u>10</u>								
Land south of Redrose Lane, north of Orchard Piece, Blackmore	30 <u>20</u>	076	R26							10	<u>20</u> <u>10</u>										

				Plan Period																	
	New Homes	HELA A Ref.	Policy Ref	Year 1 - 2016/17	Year 2 - 2017/18	Year 3 - 2018/19	Year 4 - 2019/20	Year 5 - 2020/21	Year 6 - 2021/22	Year 7 - 2022/23	Year 8 - 2023/24	Year 9 - 2024/25	Year 10 - 2025/26	Year 11 - 2026/27	Year 12 - 2027/28	Year 13 - 2028/29	Year 14 - 2029/30	Year 15 - 2030/31	Year 16 - 2031/32	Year 17 - 2032/33	
Allocation Total	6,088							66	318	<u>439</u> <u>404</u>	<u>632</u> <u>607</u>	<u>715</u> <u>705</u>	661	679	<u>483</u> <u>493</u>	<u>545</u> <u>555</u>	495	<u>365</u> <u>390</u>	<u>345</u> <u>370</u>	345	
Extant permissions (as at 1st April 2018) and minus non-implementation discount (10% of permission supply) - See 'Housing site Scheduel 2018' for site breakdown																					
Extant permissions where completion is forecasted within 5 year period						117	337.5	300.6	84.6	36											
Extant permissions where completion is forecasted beyond 5 year period											50.4										
Total extant permissions (as at 1st April 2018) and minus non-implementation discount (10% of permission supply)¹	926					117	337.5	300.6	84.6	36	50.4										

¹ Decimal places result from the application of the 10% non-implication discount applied to extant permissions

				Plan Period																	
	New Homes	HELA A Ref.	Policy Ref	Year 1 - 2016/17	Year 2 - 2017/18	Year 3 - 2018/19	Year 4 - 2019/20	Year 5 - 2020/21	Year 6 - 2021/22	Year 7 - 2022/23	Year 8 - 2023/24	Year 9 - 2024/25	Year 10 - 2025/26	Year 11 - 2026/27	Year 12 - 2027/28	Year 13 - 2028/29	Year 14 - 2029/30	Year 15 - 2030/31	Year 16 - 2031/32	Year 17 - 2032/33	
Completions	363			150	213																
Windfall	410										41	41	41	41	41	41	41	41	41	41	41
Total Housing Provision	7,787			150	213	117	337.5	366.6	402.6	<u>475</u> <u>440</u>	<u>723.4</u> <u>698.4</u>	<u>756</u> <u>746</u>	702	720	<u>524</u> <u>534</u>	<u>586</u> <u>596</u>	536	<u>406</u> <u>431</u>	<u>386</u> <u>411</u>	386	

14.	Page 318, Appendix 2 Site Allocations – R01 Strategic Allocation – Dunton Hills Garden Village	<p><i>Amend indicative dwelling yield and delivery forecast for R01 Strategic Allocation – Dunton Hills Garden Village as follows:</i></p> <p>Indicative dwelling yield (net): 2,700 <u>2,770</u> (within plan period)</p> <p>Delivery forecast: 2022/23 – 2032/33 (2,700 <u>2,770</u> dwellings)</p>
15.	Page 334, Appendix 2 Site Allocations – R18 Land at Crescent Drive, Shenfield	<p><i>Amend indicative dwelling yield and delivery forecast for R18 Land at Crescent Drive, Shenfield as follows:</i></p> <p>Indicative dwelling yield (net): 55 <u>35</u></p> <p>Delivery forecast: 2021/22 – 2023/24 <u>2022/23</u></p>

16.	Page 335, Appendix 2 Site Allocations – R19 Land at Priests Lane, Shenfield	<p><i>Amend indicative dwelling yield and delivery forecast for R19 Land at Priests Lane, Shenfield as follows:</i></p> <p>Indicative dwelling yield (net): 75 <u>45</u> Delivery forecast: 2020/21 – 2022/23 <u>2021/22</u></p>
17.	Page 341, Appendix 2 Site Allocations – R25 Land north of Woollard Way, Blackmore	<p><i>Amend indicative dwelling yield for R25 Land north of Woollard Way, Blackmore as follows:</i></p> <p>Indicative dwelling yield (net): 40 <u>30</u></p>
18.	Page 342, Appendix 2 Site Allocations – R26 Land north of Orchard Piece, Blackmore	<p><i>Amend indicative dwelling yield for R26 Land north of Orchard Piece, Blackmore as follows:</i></p> <p>Indicative dwelling yield (net): 30 <u>20</u></p>

BRENTWOOD LOCAL DEVELOPMENT PLAN

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