



Brentwood Local Plan 2015-2030 Preferred Options

Supporting Document:
West Horndon Opportunity Area

August 2013

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Notes

This supporting document aims to provide background notes on the Council's Local Plan 2015-2030 Preferred Options consultation with a specific focus on growth at West Horndon. Please refer to the full version of the Local Plan Preferred Options consultation document for more detail on the draft policies and proposals.

For more information on the Plan, consultation events, supporting documents and evidence, please visit the Council's website at www.brentwood.gov.uk/localplan

Introduction to the Local Plan 2015-2030 Preferred Options

- This supporting note provides background on the Brentwood Local Plan 2015-2030 Preferred Options consultation and the proposed role of West Horndon in the Plan.
- At this stage the Plan is draft for consultation. The public consultation runs from Wednesday 24 July to Wednesday 2 October, a period of 10 weeks. This is a month longer than the six-week minimum outlined in the Council's Statement of Community Involvement, in recognition of the holiday period.
- The Council welcomes responses from everyone. Whether you live, work or study here, are a visitor, a local business or other interested party, now is your opportunity to get involved and make a difference to the future of the Borough.
- The Plan covers a 15 year period 2015-2030 and sets out draft policies, proposals and site allocations to guide future development in the Borough.

Why produce a Plan?

- A Local Plan provides the basis for local planning decisions.
- There is a statutory duty placed on all local planning authorities to produce a land-use plan in support of future growth and sustainable development. (NPPF)
- Without a Plan, decisions on new development would be based on national policy and by planning appeal, resulting in ad-hoc development across the Borough, including Green Belt.
- Without a Plan it will be harder to deliver local aspirations for jobs, homes, and supporting infrastructure, such as schools, shops, community buildings and open spaces.

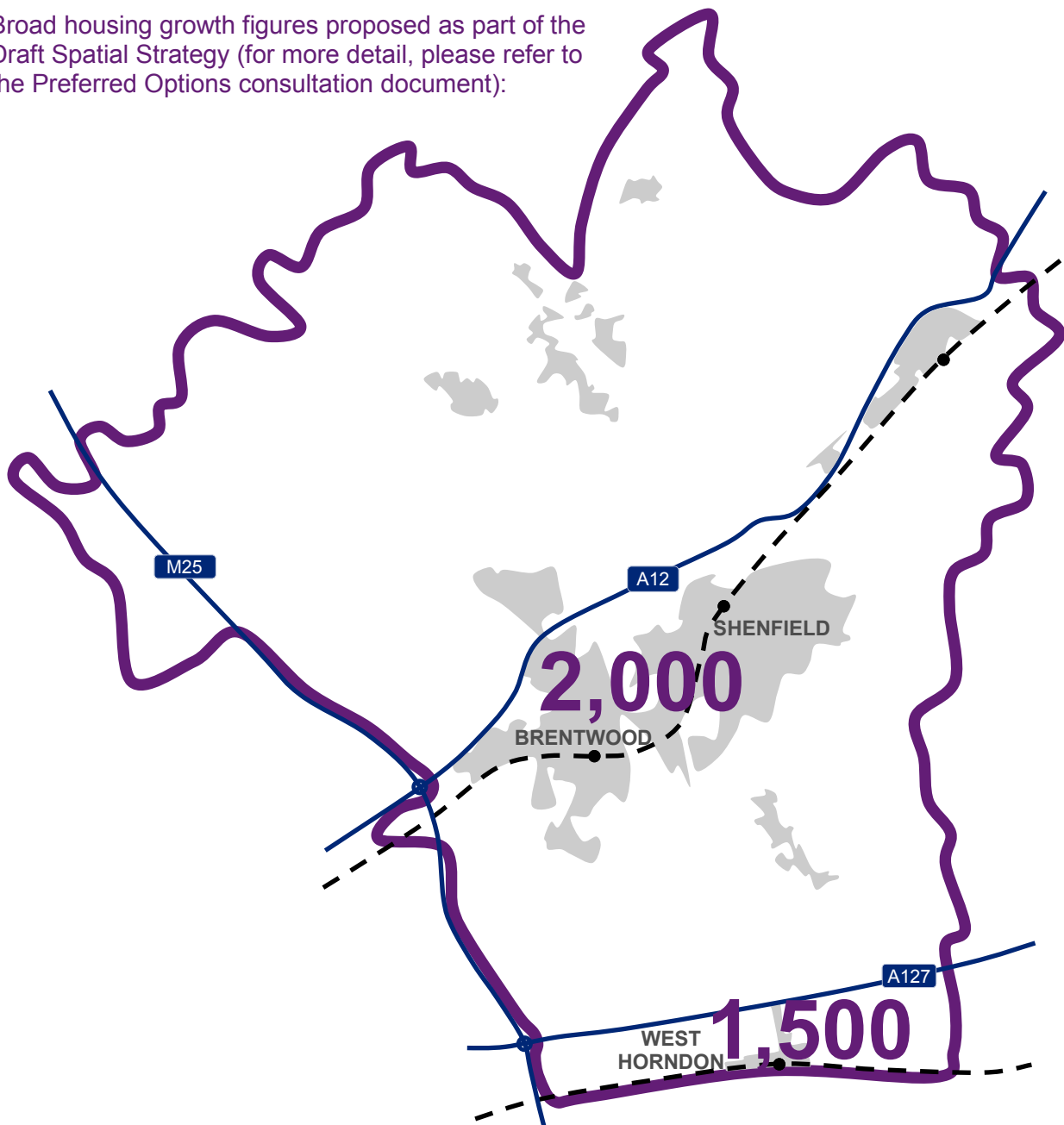
How is the Council consulting?

- Consultation is a key part of the Plan making process – the Plan needs to respond to local needs, priorities and issues.
- The document has been made available as widely as possible to allow people to comment:
 - The online version of the Plan allows people to view and comment directly on policies and proposals. This can be viewed at www.brentwood.gov.uk/localplan
 - Hard copies are available to view at the Town Hall or local libraries and can be sent out by post on request.
 - Comment forms can be downloaded or posted if preferred.
- The Planning Policy Team will be available to answer questions on the Plan at various locations across the Borough over the summer, including:
 - Council organised Family Fun Days,
 - Stand-alone consultation events on Saturdays, and
 - Presentation and a question & answer session for each Parish Council.

Local Plan Draft Spatial Strategy

- A key part of the Plan is the spatial strategy, which sets out where growth for things like housing, employment, and retail is proposed to go.
- The Council's preferred approach is to focus new development in existing urban areas of Brentwood, Shenfield and West Horndon, along with redevelopment of existing land and buildings in the Green Belt. This approach aims to protect Brentwood's Green Belt whilst meeting future development needs. The only greenfield release of Green Belt in the Borough is proposed north of West Horndon (see over page for details).
- Very broadly in terms of housing growth, this looks at providing 2,000 new homes in the Brentwood/Shenfield urban area (plus two brownfield sites in the Green Belt and small amounts of development in villages to the north of the Borough), and 1,500 new homes in West Horndon as part of a strategic mixed-use allocation.

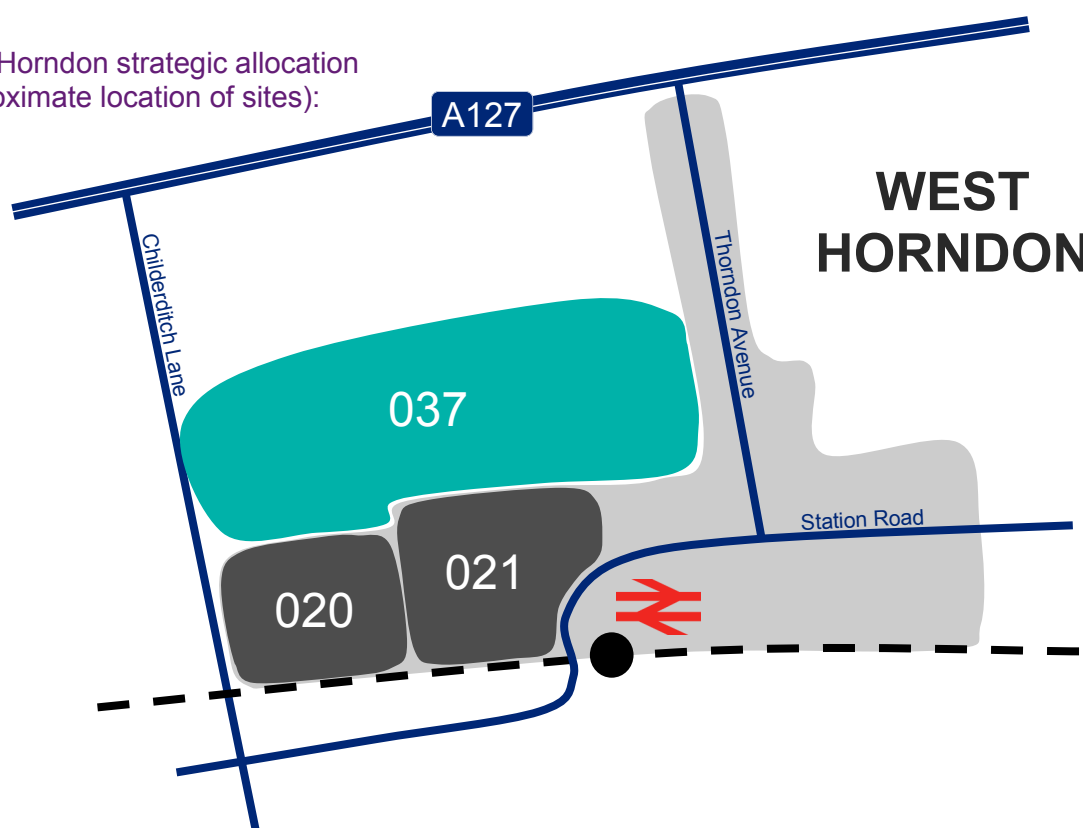
Broad housing growth figures proposed as part of the Draft Spatial Strategy (for more detail, please refer to the Preferred Options consultation document):



How does this impact West Horndon?

- West Horndon is included as part of the overall Borough Spatial Strategy because of its sustainable location in terms of good access to road and rail. West Horndon has potential for improvement such as opportunities to address current conflicts from competing uses, most notably, heavy freight passing through residential areas; improve the quality of the public realm; provide multi-functional, accessible green space; and strengthen the village centre.
- Draft Policy CP4 (West Horndon Opportunity Area) sets out that the Council will work in partnership with the local community to identify and realise opportunities for regeneration and improvement. This suggests provision of a mixed-use development, including housing, employment, supporting retail, community facilities (education, health etc), and green spaces.
- The Policy sets out that location of these uses will be worked through with the local community as part of a future masterplanning exercise. Therefore, details of numbers, types and locations have yet to be proposed until this masterplan is produced. All figures are draft, further assessment will be taken into account as to whether proposed development is viable.
- In terms of sites identified in West Horndon, the strategic allocation is made up of three pieces of land:
 - 020: Existing industrial estate (West Horndon Industrial Estate, Childerditch Lane)
 - 021: Existing industrial estate (Horndon Industrial Estate, Station Road)
 - 037: Green Belt land to the north of both industrial estates
- The site area for site 037 has yet to be set as this will depend on the density of development on site following the community masterplanning to identify where best to locate development.

West Horndon strategic allocation
(approximate location of sites):



What improvements could this deliver for West Horndon?

- A figure of 1,500 new homes has been identified over the entire strategic allocation along with approximately 5 hectares of employment land, supporting retail, provision of pitches for Travellers, community facilities, green space etc. This number of new homes (and other development) could help to deliver improvements to local infrastructure and community services/facilities. For example, this might include:
 - Railway station improvements,
 - Improvements to the local rail service (into and out of central London),
 - Improved public transport (bus) links with Brentwood Town Centre,
 - Road improvements in terms of links to the A127 (no more HGVs through the village),
 - Footbridge over the A127 for better links to Thorndon Country Park,
 - A new (or improved) Primary School,
 - Local green spaces, and
 - Better community facilities (local shops, health facilities etc).

Why include a 15 year supply of housing?

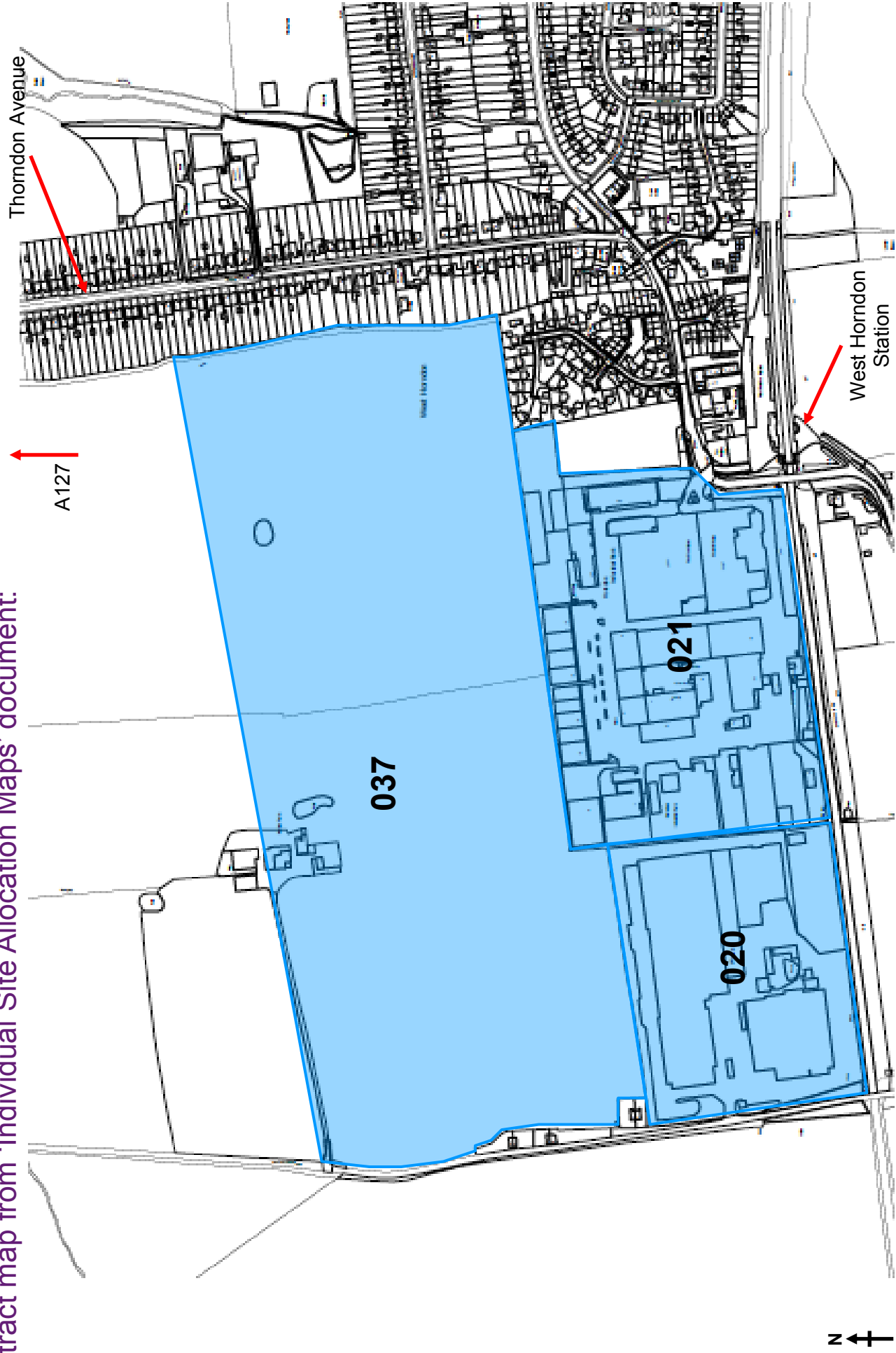
- The National Planning Policy Framework (NPPF) is clear that when preparing Local Plans, local planning authorities should draw-up over an appropriate time scale, preferably a 15-year time horizon, to take account of longer term requirements. (NPPF paragraph 157)
- NPPF Paragraph 47 sets out that in addition to identifying a five year supply of housing local planning authorities should identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

What next?

- The Council will consider all responses before publishing a report summarising the consultation comments and events. The next stage will then be to prepare a Submission version of the Local Plan. This will be available for public comment before being submitted to the Planning Inspectorate for public examination. It is hoped that examination will happen in summer 2014. Dependent on the outcome of the examination and Inspector decision, the Council hopes to adopt the Local Plan by the end of 2014.

What about a Neighbourhood Plan?

- Parish Council's or local community groups can now produce Neighbourhood Plans in accordance with the Localism Act 2011. A Neighbourhood Plan cannot suggest a lower amount of growth in an area if it conflicts with the Borough's Local Plan. However, it can act as a guide to ensure local wishes are met in terms of design, location of development etc. For more information on Neighbourhood Planning please visit the Council's website at www.brentwood.gov.uk/planning
- Draft Policy CP4 sets out that the Borough Council intend to progress this proposal by carrying out a community based masterplanning exercise. This will ensure the local community are central to decisions made on appropriate locations for development and how this impacts the existing village.



West Horndon Strategic Allocation

Please note, the above image shows the locations of three sites proposed to make up the West Horndon strategic allocation (020, 021 & 037). The site area of 037 is indicative at this stage - it may be smaller or larger depending on the density of any proposed development on site.



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Published August 2013 by **Brentwood Borough Council**

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