

REVISED BRENTWOOD BOROUGH COUNCIL  
Local development plan ('LDP') proposals -  
AS THEY AFFECT THE RESIDENTS OF BLACKMORE, HOOK  
END AND WYATTS GREEN PARISH COUNCIL

# Q: WHAT's the Consultation about?

(A: A reduction in the proposed number of new dwellings for the ldp in blackmore village)

## ■ ORIGINAL PROPOSAL

- ~ 70 DWELLINGS
- R25 – “around 40 homes” on land north of Woollard Way
- R26 – “around 30 homes” on land north of Orchard Piece

## ■ REVISED PROPOSAL

- ~ 50 DWELLINGS
- R25 – “around 30 homes” on land north of Woollard Way
- R26 – “around 20 homes” on land north of Orchard Piece

29% reduction on original proposal

## What are the issues? Overcrowding, congestion and traffic hazards – *within the Parish*

- **Blackmore Village** has ~350 dwellings and a population of ~ 943. (source: Electoral Register).
  - Also serves other communities in the Parish and elsewhere – re: school, shop, pubs
  - Its residents share facilities in other parts of the local area – e.g. Deal Tree Surgery;
- New homes will increase the population by more than the increases in dwellings suggest, because a higher % of current dwellings in Blackmore are occupied by two villagers or less;
- In the new houses, 2 and 3-car families + visitors may also add disproportionately to vehicle congestion;
- Redrose Lane is very narrow and clearly unsuitable for development sites' access. Increases in traffic will cause obvious hazards there, and in the rest of our area;
- Extra traffic will strain the local infrastructure further. The centre of Blackmore Village is already heavily congested, with inadequate parking provision and resultant hazards to pedestrians;
- We've had no improvements to our infrastructure and services for some years now. But still no willingness for the Borough Council or developers to invest in the parish, (*even to cope with the homes they're proposing*) - though both will benefit from the extra revenue they will receive.

## overcrowding and congestion — *new sites and developments within and Outside the parish that are not included in the LDP proposals*

- New housing developments, NOT included in the LDP, are in progress or at an advanced planning stage in Brentwood BC and neighbouring Epping Forest DC, as follows:
  - Former Riding School on Fingrith Hall Lane +30 dwellings
  - The Orchard, Fingrith Hall Lane (decision pending) + 5 dwellings
  - Nine Ashes + 4 dwellings
  - Ashling's Farm - eventual number unknown but probably up to: +10 dwellings
  - Red Rose Farm on greenbelt 'brownfield land' (decision pending) +12 dwellings
  - Spriggs Lane –change of use, agricultural building to dwellings + 5 dwellings
- ALL the residents of these 65+ dwellings will inevitably need to:
  - Use facilities within Blackmore and this parish – shops, school, GP surgery;
  - Travel the roads within the parish on a daily basis;
- NONE OF THE ABOVE HAVE BEEN INCLUDED, or otherwise allowed for, in the former (and now revised) LDP

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## 2. Flooding and environment

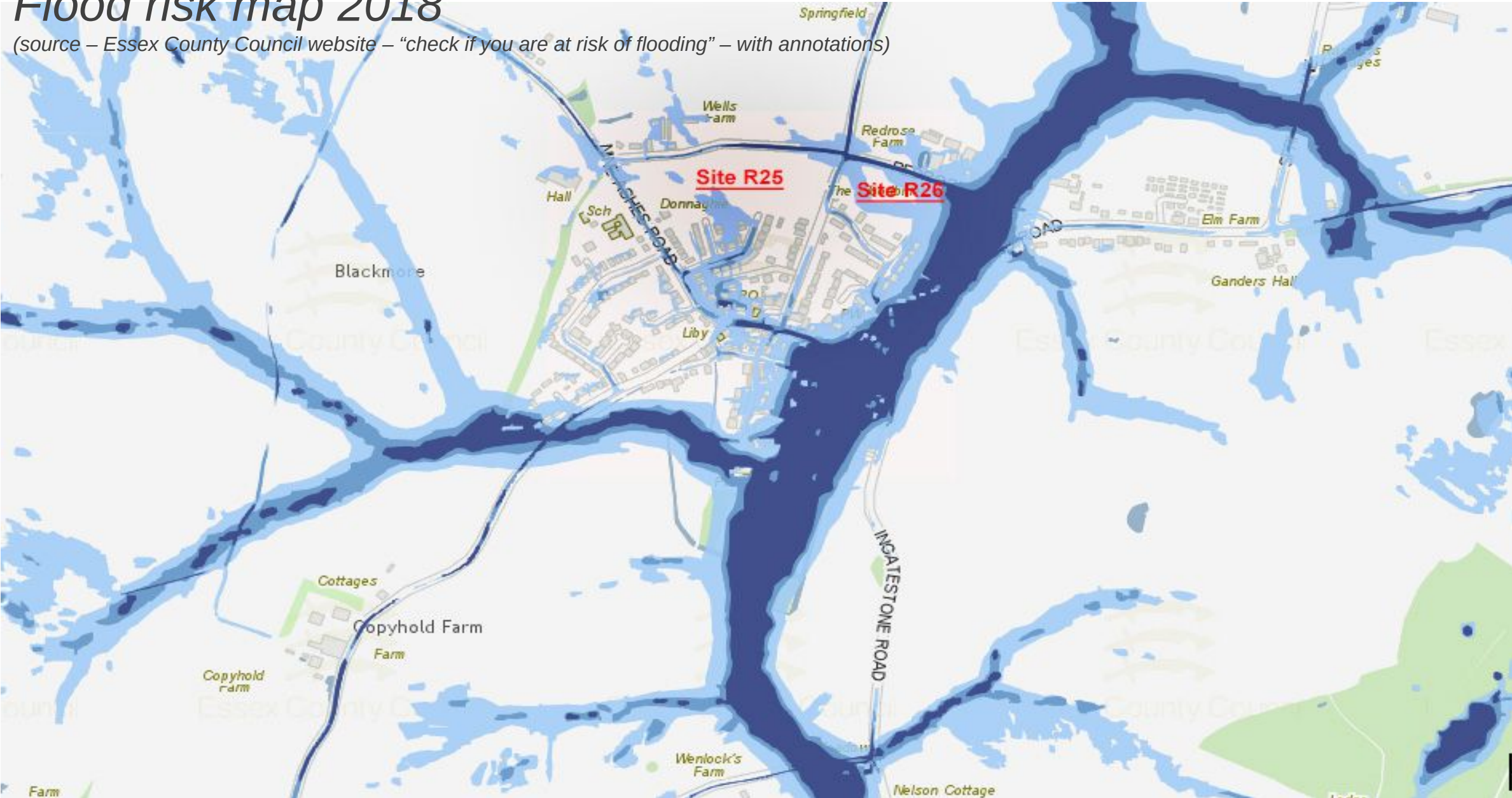
- *Flooding within Blackmore is a constant worry and has happened several times in the recent past;*
- *Our forebears troubled to keep the ancient 'plague detour route' of Redrose Lane intact. Shouldn't it be worth protecting for future generations?*

We are therefore concerned:

- The new developments will increase hardstanding (and therefore faster runoff into our watercourses) and reduce the land available for natural rainwater absorption, which tends to reduce flooding;
- We would question whether the existing drainage system is designed to cope with the increases in flow from the new houses, or if any proper assessment of this has been made;
- R25 and R26 and their access via Redrose Lane are all prone to flooding, which is something we'd expect the Planners would want to avoid.
- The hedgerows along Redrose Lane are old, diverse and a welcome haven for a rich and varied wildlife. Developers may say they will retain them but it's inevitable that their character and diversity will be lost very quickly to the developments' roads and gardens.

# Flood risk map 2018

(source – Essex County Council website – “check if you are at risk of flooding” – with annotations)



Daily Express

headline: **A woman is**  
18 Jan 2011  
Fire Service in Redros



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Once more, 5 years later

## Redrose Lane flooding – 23rd June 2016





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*Flooding on Redrose Lane – JUNE 2016*



## Other issues

- Sites R25 & R26 were not identified for development before 2016 – what has changed?
- Is the LDP competent or ‘developer-led’ (as the Planners said Blackmore’s was, in this Hall earlier this year)?
- Were no other sites more suitable elsewhere? (e.g. Stondon Massey seems to be asking for development but hasn’t been allowed any).
- Did the Borough Council check this thoroughly before it finalised its LDP? If it did, how (for example) did the Red Rose Farm brownfield site escape its attention?
- If the number of houses on R25 & R26 could be reduced by 29%, why not to zero? Under what criteria were the current reductions made? There’s no clue to this on the Consultation Portal.
- Were these reductions applied equally? Sites R18 (land off Crescent Drive, Shenfield) & R19 (land at Priests Lane, Shenfield), have been reduced by proportionately more houses (from 55 to 35 and from 75 to 45, respectively), a higher reduction of 38% (c.f. Blackmore 29%), in a community with far better infrastructure and services.
- Why is the Borough so vague on all its proposals, by prefixing ‘around’ to the number of new dwellings? Is this to allow more houses to go on the sites at a later date?

### 3. Consultation process – closes 6<sup>PM</sup> Tuesday 26th November, 2016

*In 2020, a Planning Inspector will consider the case for developments R25 & R26, as part of an Enquiry into the whole LDP;*

*We firmly believe (confirmed by our experts' advice) that residents' considered views, made in their own words, using the methods provided by the Borough Council for comments, will carry the most weight.*

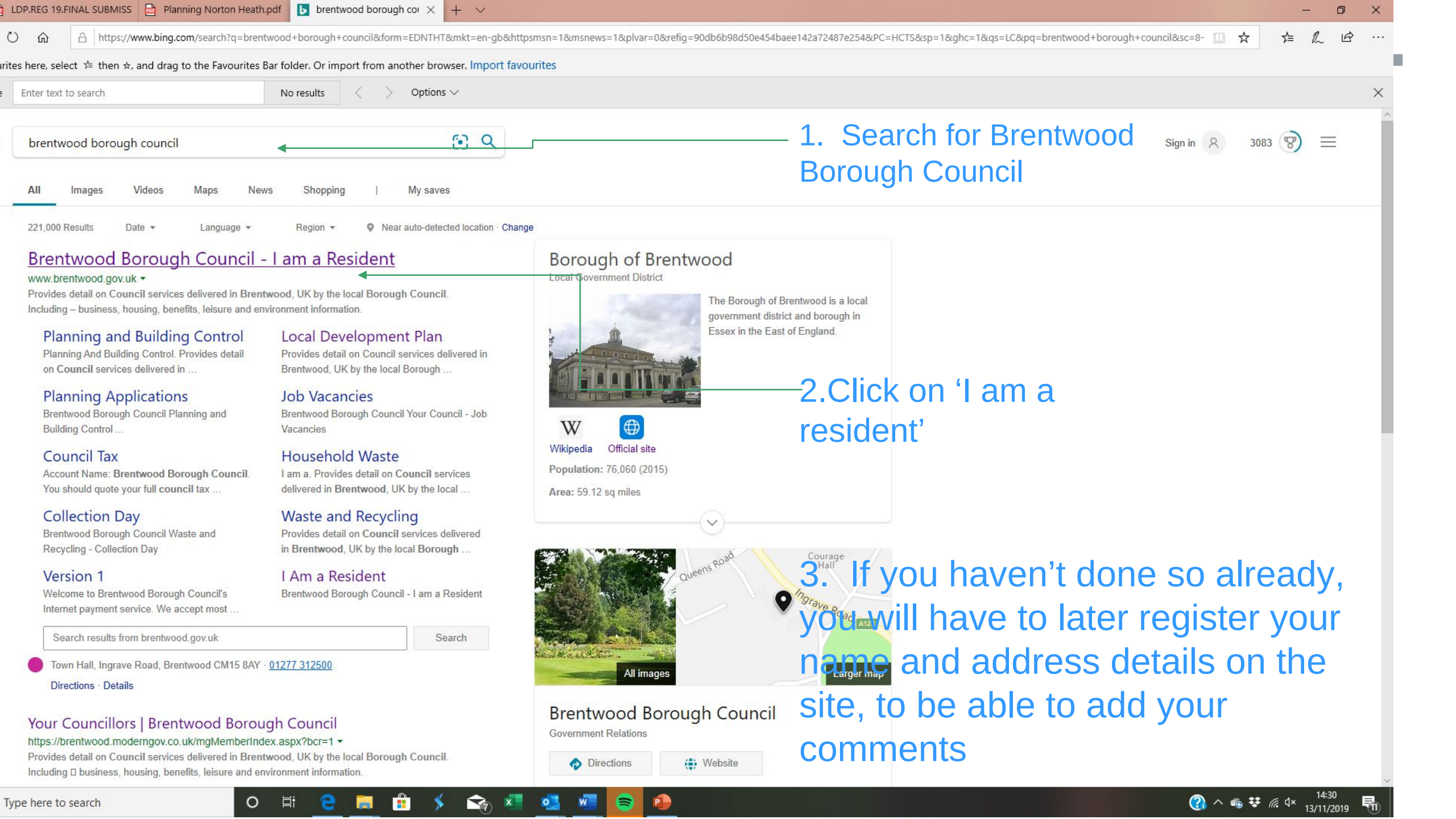
*We therefore urge you to express your views in that way, as follows:*

- Online at: [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan) (you can also view the whole LDP here too) or*

- By email to: [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk) or*

- In writing to: Local Plan Consultation, Brentwood Borough Council, Town Hall, Ingrave, BRENTWOOD, CM15 8AY. or*

- By requesting a comment form by calling 01277 312500*



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3. If you haven't done so already, you will have to later register your name and address details on the site, to be able to add your comments



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## Planning and Building Control

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## Local Development Plan

The Council is currently preparing a new Local Plan for the Borough which, once adopted, will supersede saved policies in the current [Replacement Local Plan \(2005\)](#).

The Plan will set out polices, proposals and site allocations to guide future development in the Borough. It will enable the Council to manage growth while protecting key areas. Among other things, the Plan will include policies to deliver.

- Housing and economic growth requirements
- Retail, leisure and other commercial development
- Infrastructure for transport and utilities (such as energy, telecoms, and water)
- Local community facilities (such as local shops, schools and healthcare)
- Conservation and protection of the natural and historic environment, and
- Climate change and provision of renewable energy.

## Contact Us

[Planning Policy](#)

Click on Local Plan Consultation Portal

## Local Plan Consultation

The Council is currently consulting on an Addendum of Focussed Changes to the Pre Submission Local Plan (Regulation 19, February 2019). This is available for public comment between Tuesday 15 October and Tuesday 26 November 2019.

Responding online is the quickest and easiest way to comment. You can view the Addendum of Focussed Changes and respond by using the Consultation Portal link below:

**[LOCAL PLAN CONSULTATION PORTAL](#)**

Alternatively, a PDF version of the Addendum of Focussed Changes and accompanying documents can be viewed using the links below:

- [Addendum of Focussed Changes to the Pre Submission Local Plan](#)
- [Sustainability Appraisal Non-Technical Summary of the Brentwood Local Plan](#)
- [Sustainability Appraisal of the Brentwood Local Plan](#)
- [Sustainability Appraisal Report Addendum](#)
- [Habitats Regulations Assessment](#)
- [Statement of Representations Procedure and Availability of Documents](#)
- [Health Impact Assessment](#)
- [Equalities Impact Assessment](#)

Links to supporting documents are provided under **Supporting Information** below, including [work so far](#) on the Local Plan.

[How to make comments](#)





## Planning and Building Control

BUILDING CONTROL SERVICES

LAND CHARGES

LOCAL DEVELOPMENT PLAN

PLANNING APPLICATIONS

PLANNING ENFORCEMENT

PLANNING INFORMATION

## PLANNING POLICY

Annual Monitoring Report

Brentwood Local Plan

Five Year Housing Supply

Statement of Community Involvement

Supplementary Planning Documents

**Please note:** You only need to register / login if you wish to make representations.

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1. Here's where you enter your details to be able to comment on the LDP

2. Or enter your name & password if you've used the site before

3. You then want to click on 'Addendum etc.' here

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## Current documents open to public consultation

### Addendum of Focussed Changes to the Pre-Submission Local Plan (Consultation ends: 26/11/2019 6:00 PM)

- [Addendum of Focussed Changes to the Pre-Submission Local Plan \(Regulation 19\)](#)
- [Sustainability Appraisal of the Brentwood Local Plan - Non Technical Summary \(October 2019\)](#)
- [Sustainability Appraisal of the Brentwood Local Plan \(October 2019\)](#)
- [Sustainability Appraisal Report Addendum \(October 2019\)](#)
- [Habitats Regulation Assessment \(October 2019\)](#)
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### Forthcoming Documents:



- Planning and Building Control
- BUILDING CONTROL SERVICES
- LAND CHARGES
- LOCAL DEVELOPMENT PLAN
- PLANNING APPLICATIONS
- PLANNING ENFORCEMENT
- PLANNING INFORMATION
- PLANNING POLICY**
  - Annual Monitoring Report
  - Brentwood Local Plan
  - Five Year Housing Supply
  - Statement of Community Involvement
  - Supplementary Planning Documents

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### Forthcoming Documents:

There are no forthcoming documents online.

### Adopted Documents:

There are no adopted documents online.

### Draft & Historic Documents:

#### Regulation 19 Pre-Submission Local Plan (consultation ended: 19/03/2019 5:00 PM)

- [Brentwood Local Plan 2016 - 2033 \(Pre-Submission, Regulation 19\)](#)

Once you've logged in, you then need to click on 'Addendum of Focussed Changes to the Pre-Submission Plan'





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

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- Addendum of Focussed Changes to the Pre-Submission Local Plan (Regulation 19)
  - Introduction
    - Focussed Changes Consultation
    - How to Comment
    - Sustainability Appraisal
  - Focussed Changes
    - Focussed Change 1
    - Focussed Change 2
    - Focussed Change 3
    - Focussed Change 4
    - Focussed Change 5
  - Appendix 1: Schedule of Focussed Changes to Brentwood Pre-Submission Local Plan

That brings you to this page.

Click on either Focussed Change 4 or 5, which refer to sites R25 & R26

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You will need to comment on R25 & R26 separately and in turn

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  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.

[Next Chapter](#)

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The Council has a duty to collect your information under the Town and Country Planning (Local Planning) (England) Regulations 2012 and any comments you make will be a matter of public record. Please note whilst all personal contact details will be treated as confidential, each comment and the name of the person who made them will be featured on the Council's website.  
Your comments, including you name, address and contact details will be shared with the Planning Inspectorate and Programme Officer. Please advise us if you do not wish your information to be shared, however this means that your comments will be withdrawn.  
By submitting a representation, you are agreeing to the above conditions.

Please specify if you Support or Object

Support / Object:

Enter your full representation here

Representation:

Do you wish to be notified?

When the document is submitted for independent examination?

When the Inspectors Report is published?

When document is adopted?

Which then brings you to the page for your 'Support/Object' opinion, & representations (100 words max) and whether you want to be notified etc.

You can also submit immediately you've finished, or save as a draft for reconsideration later



Sun 27/10/2019 08:13

BB Brentwood Borough Council <brentwood@jdi-consult.net>  
Representation received. ID:26527

To tom.bennett2131@hotmail.com

We removed extra line breaks from this message.

Mr Tom Bennett,

Thank you for responding online to Addendum of Focussed Changes to the Pre-Submission Local Plan (Regulation 19).


This is an email confirmation that your online response has been received.

All responses will be published online, however they may not appear online until the end of the consultation period.

Should you have any further questions please contact the Planning Policy Team on 01277 312620 or email [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk).

Kind regards,

Planning Policy Team



When you've completed and submitted your comments, you should get an immediate emailed acknowledgement from the Planning Policy Team

## 4. Privacy statement and the February 2019 consultation

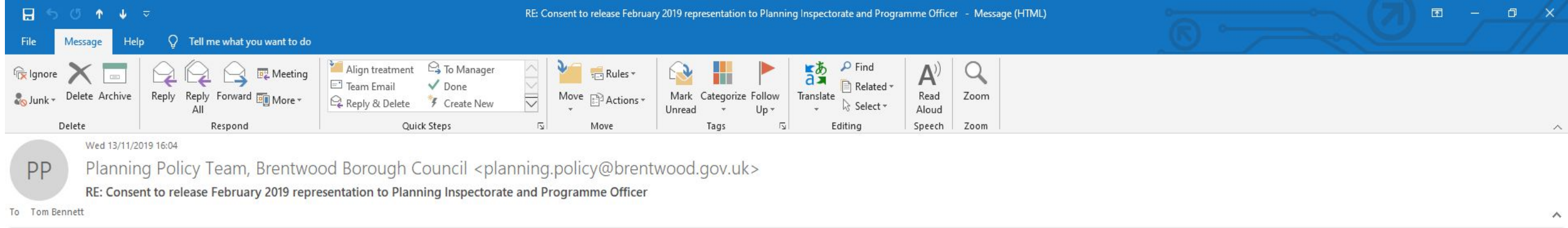
**N.B. If you made representations in Feb 2019, remember to confirm your consent to the release of information (or your views won't count)**

### **Representations on the Pre-Submission Local Plan (Reg 19) (February 2019)**

All representations made on the Pre-Submission Local Plan (Reg 19) consultation (February 2019) have now been published online via the Consultation Portal. This can be accessed via [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

If you have made representations on the Pre-Submission Local Plan (Reg 19) consultation (February 2019) we require your consent to share your personal contact details with the Planning Inspectorate and Programme Officer. This was not previously set out in our Privacy Statement. The Planning Inspectorate and Programme Officer requires this information for the purposes of administering the Examining the Local Plan when it is submitted by the Council.

Please could you confirm your consent in writing either by email: [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk) or by post: Local Plan Consultation, Brentwood Borough Council, Town Hall, Ingrave, Brentwood, CM15 8AY. If we do not receive your consent this means that your representations will need to be withdrawn. - Brentwood BC, October 2019



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Wed 13/11/2019 16:04  
PP Planning Policy Team, Brentwood Borough Council <planning.policy@brentwood.gov.uk>  
RE: Consent to release February 2019 representation to Planning Inspectorate and Programme Officer  
To Tom Bennett

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If you notify your agreement by email, you should receive an immediate acknowledgement from the Planning Policy Team.

## Finally! – 5. Continuing Action by your Parish Council and the BVHA

- We have commissioned a further representation by Planning law specialists Holmes and Hills LLP:

- the Parish Council has agreed to fund it.
- it has looked closely at the revised LDP proposals
- Expert, detailed findings are almost complete and
- will be sent as a joint Parish Council and BVHA response to the current Borough Council consultation;

- The Parish Council funded a suggestion by the BVHA that we apply to Essex County Council for 'Protected Lane' status, to help to protect Redrose Lane and Spriggs Lane from housing developments:

- Spriggs Lane was successful
- Essex County Council said Redrose 'didn't meet their criteria'
- we are looking into why and to see if we can usefully appeal;

- We are continuing to research the issues for the Planning Enquiry, expected in the first half of 2020, and are continually refining and adding to the case against the developments, as we feel the vast majority of residents would want us to do.

- We firmly believe the arguments against the R25 & R26 are strong and will be reflected in the issues we will put to the Planning Enquiry, whenever it is finally held.