

Local Development Plan – Frequently Asked Questions

1. What is a Local Development Plan?

A local development plan sets out planning policies and land allocations to guide decisions on the location, scale and type of development and changes in the way land and buildings are used. Our current Local Development Plan (the Brentwood Replacement Local Plan) was adopted in 2005.

2. What is a Local Development Framework (LDF)?

This covers the same issues as a development plan but is made up of several individual documents, rather than one. Key elements are the Core Strategy, Site Allocations and Development Management Policies. Rather than produce these as separate documents, the Council intends to produce these as part of a new Local Development Plan.

3. Why is the Local Development Plan being produced?

The government requires Local Authorities to have up-to-date development plans. The existing Plan would benefit from updating to reflect changes in policy, legislation and best practice. Without an up-to-date plan it will be hard for the Council to defend planning decisions and ensure new development is of a good standard.

4. What is a Development Plan Document?

This is the name given to some of the documents that make up a Local Development Framework. Examples include the Core Strategy, Site Specific Allocations, Development Management Policies and Area Action Plans.

5. What is the aim of the Local Development Plan?

The Local Development Plan will identify how the Borough will develop over the next 15-20 years. The plan will set out Council policies on housing, employment, shops and leisure; identify areas of restraint, where we need to protect our environment, built and natural heritage, and take into account the need for infrastructure such as transport, water resources and sewerage treatment capacity.

6. What is a Core Strategy?

The Core Strategy sets a strategic vision for development in the Borough over a number of years, usually 15-20 years.

7. What evidence has the Council produced so far?

Several technical studies have been undertaken or are ongoing. The Council has to demonstrate that planning policies and proposals are based on robust and up to date evidence. Examples include:

- Strategic Housing Land Availability Assessment (SHLAA)
- Employment Land Review
- Landscape Character Assessment
- Open Space Study
- Retail and Leisure Study
- Strategic Flood Risk Assessment

Most of these studies, and others, are available to view on the Council's website at www.brentwood.gov.uk/index.php?cid=966

8. What is the overall timetable for preparing the new Local Development Plan?

The provisional timetable for producing a new Local Development Plan is for a draft plan to be produced and consulted on early in 2012 with adoption envisaged in early 2013.

9. What stage is the Local Development Plan at?

Following a public consultation on Issues and Options in November 2009, in the light of a changing national planning policy, we are

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consulting neighbourhoods on priorities and issues for their local areas prior to producing a draft Local Development Plan for the Borough.

10. What is Neighbourhood Planning?

This is a new approach to planning whereby local communities produce their own plans and in some circumstances may be granted decision making powers. Communities will be able to take advantage of these new planning powers once the necessary legislation has been passed and guidance is issued.

11. Will the Local Development Plan take into account comments made in response to the 2009 Issues and Options consultation?

Yes. The Council carefully considered all comments received. An analysis of the Issues and Options consultation is available to view on the Council's website at www.brentwood.gov.uk/index.php?cid=1650

12. How will the Council decide how many homes to plan for?

In recent years, the East of England Plan provided a target for new homes to be built in the Borough. A review of the Plan proposed 170 new homes per year up until 2031. Following new legislation regional targets will be abolished and local authorities will then determine the number of new homes in their area in the light of evidence and local aspirations.

13. Will I be consulted on the local development plan?

Once we have prepared a draft plan there will be another consultation period, envisaged in early 2012, when you will have an opportunity to give your views, prior to a final plan being produced and submitted for approval to the Government.

If you would like to be added to our Development Plan consultation database, please e mail planning.policy@brentwood.gov.uk or call 01277 312 610

14. How can I get more information on the Local Development Plan?

To find out more please visit www.brentwood.gov.uk/yourneighbourhood, e mail planning.policy@brentwood.gov.uk or call 01277 312 610

