

BRENTWOOD LOCAL PLAN

Statement of Common Ground with
Countryside Properties, Croudace Homes, Redrow
Homes Ltd, Stonebond Properties Ltd
regarding Land of North Shenfield (Site Ref: R03)

January 2021

1. Introduction

1.1 This Statement of Common Ground (SoCG) establishes areas of agreement between:

- (i) Countryside Properties,
- (ii) Croudace Homes,
- (iii) Redrow Homes Ltd,
- (iv) Stonebond Properties Ltd,

(parties for the site)

and

- (v) Brentwood Borough Council (as the Local Planning Authority)

regarding Land North of Shenfield (R03) to assist the examination of Brentwood Local Development Plan. It focuses on the matters which are relevant to the parties and is provided without prejudice to other matters of detail that the parties for the site may wish to make as part of the Local Plan Examination, in relation to any other matters which may not have been agreed and/or which do not form part of this SoCG.

2. Areas of agreement

2.1 Land North of Shenfield is located to the north of Shenfield, with the A12 adjoining the northern boundary and railway line to the east. The site is allocated in the Brentwood Pre-Submission Local Plan to provide for around 825 homes, a residential care home, a new co-located primary school and early years and childcare nursery, together with land for employment purposes. As the plan at Appendix A shows, the allocation comprises a number of parcels which could be brought forwards at different times; however, in accordance with Policy R03, the parties have agreed to provide a comprehensive masterplan and phasing strategy to inform detailed proposals as they come forward. The parties are working together to produce the masterplan and phasing strategy (see paragraph 2.6 below).

Site allocation boundary



Development Requirement

- 2.2 All parties agree that Land North of Shenfield is suitable, available, achievable, and viable.
- 2.3 The parties for the site agree that the amount and type of housing development specified in Policy R03: Land North of Shenfield can be delivered within the extent of the site allocation boundary.
- 2.4 All parties agree that there is a need for flexibility with regards to the amount and type of employment uses and deviation from policy requirements will need to be supported by robust evidence.
- 2.5 The parties for the site agree to the development principles as specified in Policy R03: Land North of Shenfield.

Design and Layout

- 2.6 The parties for the site agree that an illustrative concept masterplan based on the plan at Appendix B of this Statement of Common Ground will be worked up in more detail, in order to show parties are in agreement in relation to design and layout principles for the allocation.

Connectivity

- 2.7 All parties agree to provide appropriate vehicular, pedestrian and cycling access and crossing points in accordance with the illustrative concept masterplan and sustainability requirements.

Co-located primary school and early years and childcare nursery location

- 2.8 An area of search for a co-located primary school and early years and childcare nursery site has been agreed with the Local Education Authority (ECC) following a school assessment; this is illustrated on the plan at Appendix B. Further work on the exact co-located primary school and early years and childcare nursery site, positioning and layout will be done as the masterplan and development proposals evolve. This will be done in liaison with ECC and in accordance with the latest version the ECC Developer's Guide to Infrastructure Contributions. This ensures no loss to the playing pitch provision and therefore addressing initial comments made by Sport England during the Regulation 19 Draft Local Plan consultation.

Playing pitch provision

- 2.9 The parties agree that the playing fields and supporting facilities at Shenfield High School and Alexander Park would need to be retained unless replacement playing field provision (including replacement of ancillary facilities such as any pavilions and car parking that may be displaced) was made which was equivalent or better provision in terms of quantity and quality prior to any development commencement.

Infrastructure provision and contribution

- 2.10 The parties acknowledge that the Council has prepared and updated the Infrastructure Delivery Plan (IDP) Part B: Schedule (Examination Document F46, updated in December 2020) which sets out infrastructure requirements to support site allocations and mitigate their cumulative impacts.
- 2.11 The parties for the site agree to provide or make proportionate financial contributions to necessary infrastructure, required to support onsite development and mitigate its cumulative impacts in accordance with the statutory tests as set out in Regulation 122 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework in that they will be necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.. These include but are not limited to: appropriate local and strategic road network improvements, contributions to community facilities such as healthcare as required by the NHS/CCG, and contributions to education provision as required by the Local Education Authority. These are detailed in the Infrastructure Delivery Plan (IDP) Part B: Schedule; the Council will refer to the latest evidence including those presented in the IDP Part B to negotiate the required developer's contribution from the site.
- 2.12 The amount of contributions required from site R03 is subject to the actual quantum, project cost, viability considerations and detail design of the individual applications. The details of the contributions will also be linked to the latest evidence at the planning application stage when more details of the development are known. At the time this Statement of Common Ground is agreed, the figures in the IDP , based on the indicative dwelling unit numbers and other land use provision in the Plan, demonstrate the worst-case scenario and the actual amount of developers' contribution from site R03 is likely to be lower (although this is also subject to the actual quantum of development as mentioned above).

Delivery and viability

- 2.13 The Council's Local Plan Viability Assessment 2018 (Examination Document C38) demonstrates that, overall, the development of site R03 is viable.

Since the Viability Assessment was published, the IDP Part B: Schedule (Examination Document F46) has been updated to take into account the latest evidence and liaison from statutory consultees. This information has been used to inform the list of infrastructure items required to support the R03 allocation reflected in the latest version of the IDP. Further updates have been made to the IDP Part B following the Transport Assessment

publication on 15 January 2021, however, the associated costs are within the viability threshold as stated in the Viability Assessment 2018. The parties therefore agree that current levels of infrastructure provision would not have viability implications on development and site R03 is therefore viable and deliverable.

- 2.14 It is agreed that the overall planning contributions may change over time and the Infrastructure Delivery Plan is a 'living document' that will be updated periodically. Therefore, planning applications may be accompanied by more detailed site-specific viability evidence/assessments. This will be carried out in line with relevant Planning Practice and RICS Guidance.
- 2.15 It is understood by all parties that the Council intends to implement a CIL following the adoption of its Local Plan.

Trajectory

- 2.16 The developers have been working with BBC and ECC Education and Highways to progress the allocation R03 and have signed Statements of Common Ground with all three organisations. The developers have also completed technical work on the site that confirms that it is deliverable for the purposes of the Local Plan and are continuing to work up the requisite technical requirements for submission of planning applications. Working alongside BBC, with pre-adoption PPAs and having undertaken EIA screening/scoping where appropriate, it is anticipated that all four developers will have planning applications ready to submit on adoption of the local plan.
- 2.17 It is agreed that the first and second years of the trajectory as set out in BBC document F26 are ambitious but given there are four experienced developers on this site, it is agreed that the following trajectory is realistic and credible, based on their recent and comparable experience of delivering developments of this scale, and as such the five year land supply from this allocation is unaffected.

| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | Total |
|------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| R03 Land North of Shenfield* | | | 125 | 175 | 170 | 125 | 75 | 75 | 50 | 30 | | | 825 |

NOTE: * Assuming the local plan is adopted in Q4 2021

3. Outstanding matters

Development requirement

- 3.1 With regards to self-build and custom build plots provision, the Council has set out in Examination Note F5G in response to Q64 that the 5% requirement is still considered appropriate. The Council has proposed to reduce the threshold on which sites this requirement would apply to from 500 to 100 dwellings. These positions are based upon the Council's review of the up-to-date position on the self-build and custom build register.
- 3.2 The developers consider that the wording of Policy R03 1d (as modified in MM92) could reflect the requirements for self-build and custom build plots more accurately, if it were modified as follows:

*"1d. 5%, **subject to supporting evidence available at the time**, self build and custom housing across the entire allocation area..."*

4. Signatories

Jonathan Quilter

Jonathan Quilter

Strategic Planning Manager

Brentwood Borough Council

Date: 27/01/2021

Carl Glossop

Carl Glossop

Planning Manager

Countryside Properties

Date: 27/01/2021

Michael Jenner

Michael Jenner

Sarah Kirk

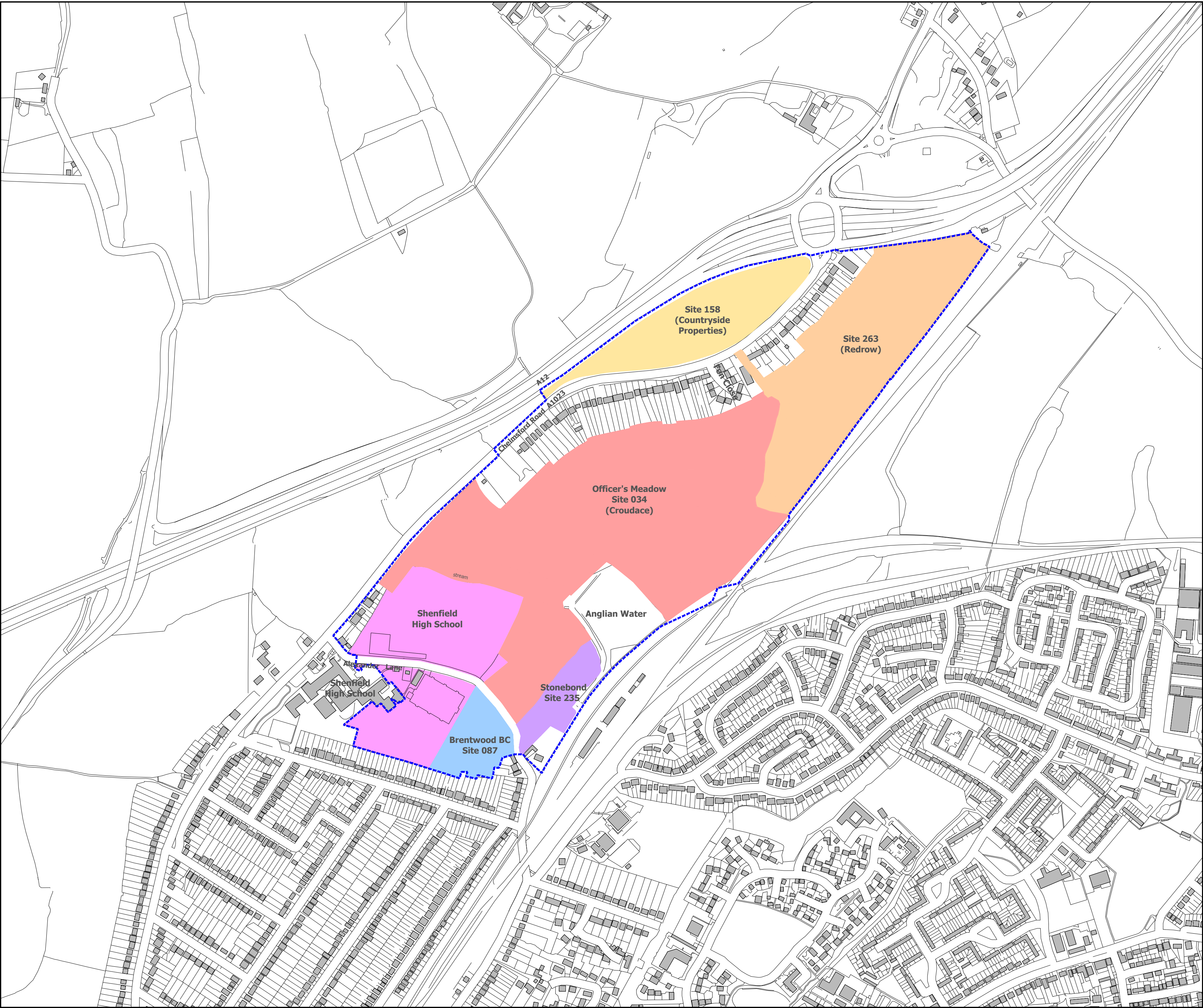
Sarah Kirk

| | |
|--|--|
| <p>Strategic Land Promoter</p> <p>Croudace Homes</p> <p>Date: 27/01/2021</p> | <p>Senior Planning Manager</p> <p>Redrow Homes Ltd</p> <p>Date: 27/01/2021</p> |
| <p><i>Jack Lilliot</i></p> <p>Senior Land Manager</p> <p>Stonebond Properties (Chelmsford) Ltd</p> <p>Date: 27/01/2021</p> | |

5. Appendices

Appendix A: Land Ownership Plan

Appendix B: High Level Concept Masterplan



The scaling of this drawing cannot be assured

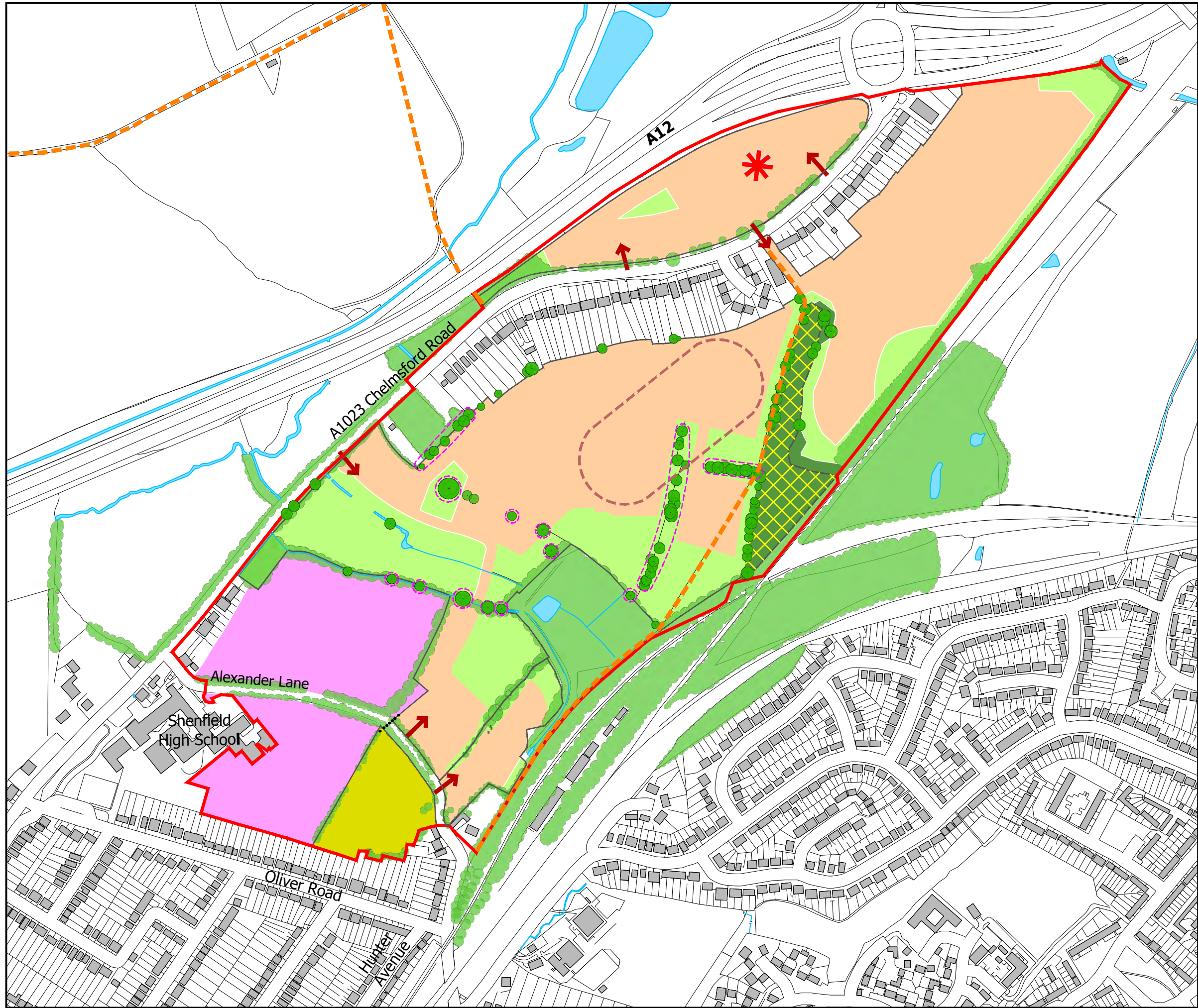
| Revision | Date | Drn | Ckd |
|----------|------|-----|-----|
| - | - | - | - |

- R03 Allocation Boundary
- Site 034 - Croudace
- Site 087 - Brentwood BC
- Site 158 - Countryside Properties
- Site 235 - Stonebond
- Site 263 - Redrow
- Shenfield High School

Project
**Officers Meadow,
Shenfield**

Drawing Title
**Land Ownership of R03
Land to the North of Shenfield**

| | | | |
|---------------------|-----------------------|------------------|------------------|
| Date 20.01.21 | Scale 1:5,000@A2 | Drawn by J.W. | Check by V.A. |
| Project No 18845 | Drawing No RG-M-12 | Revision - | |



The scaling of this drawing cannot be assured

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|---------------|----------|-----|-----|
| Revision | Date | Drm | Ckd |
| L | 27.01.21 | JW | VA |
| Legend Update | | | |

- R03 Allocation Boundary
- Developable Land
- Residential
- Gateway Feature / Employment Area
- Open Space
- Formal Recreation
- Ancient Woodland
- Shenfield High School
- Approximate Area of Search for co-located primary school and early years and childcare nursery
- PRoW
- Existing Trees with TPO
- Proposed Vehicular Access Points
- Existing Ponds & Watercourse
- Indicative Stopping Up Point

Project
**Officers Meadow,
Shenfield**

Drawing Title
R03 CONCEPT MASTERPLAN

| | | | |
|---------------------|-----------------------|----------------|----------------|
| Date 13.11.20 | Scale 1:5,000@A3 | Drawn by JW | Check by VA |
| Project No 18845 | Drawing No RG-M-01 | Revision L | |

0 50 100 150 200 250m

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