

Large Development Sites Consultation - FAQs

What is the purpose of this additional consultation?

It is an opportunity to gather further information about the sites, both existing and additional, and to get important feedback from the public and key consultees.

We are working with statutory consultees and neighbouring councils to gather key infrastructure information.

Why are you doing another Reg 18 consultation?

Although we received more than 2,000 consultation comments from our consultation earlier this year, a high number of the responses focused on Northbrook Park (Bentley) and very few responded to the other large site options. We also received further site suggestions that we need to examine.

How many sites will be selected?

There were two proposed sites in the draft Local Plan that equated to approximately 2,000 homes. If different sites are selected they will have to equate to a similar number of homes.

What authority do you have to undertake this consultation?

Local Planning authorities can undertake as many consultations as they deem necessary to support a sound Local Plan.

These consultations follow Reg 18 and Town and Country Planning regulations.

What is the format of this consultation?

This consultation focuses purely on 10 large development sites and the public will be able to engage with the site promoters and ask questions about each of their sites.

Council officers will be at the events to talk about the Local Plan, the process and how to respond to the consultation.

What do you mean by a large development site?

A large development site is one which will accommodate 600 or more homes, have additional employment land, include traveler and travelling show people accommodation and have the necessary supporting community infrastructure.

Can I see maps of the 10 sites?

Maps will be publicly available along with all the supporting evidence once the consultation begins on 3 September 2019.

How did EHDC decide on which sites to include?

The large sites promoted were assessed by the Planning Policy Team. In total, 10 sites passed the assessment, and these are the ones we are consulting on.

Evidence of how we made these decisions will be available in the background papers as part of the Local Plan consultation material.

Why aren't we holding a public event in Four Marks when four of the sites are in this area?

To ensure we had consultation venues large enough to accommodate these events we had to book them before we knew exactly which sites we would be consulting on.

We made sure we held two events in each area of the district covered by the Local Plan. These have now been publicised. Unfortunately, we do not have the staff time or resources to add further dates to the timetable although we are encouraging the site promoters to meet with parish councils and neighbourhood planning groups during the consultation.

As such, there may be meetings with individual site promotion teams which local communities may find more beneficial than a general consultation event.

How are the final sites decided upon and how many will there be?

Once the consultation has closed, we have processed all the responses and considered the technical information received, we will choose an appropriate strategy for inclusion in the proposed submission Local Plan.

Who is paying for the consultation events?

The council is paying for the hire of the venues and its own consultation material and advertising. The site promoters are paying for their own consultation material to be produced.

How can I find out what each Use Class represents?

By following this link

https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use, it will take you to the Planning Portal and a list of the current Use Classes.