



F5D Council's response to Q43-49 Housing Supply - August 2020

INSPECTORS' QUESTION 43

Table 1 of the Brentwood Monitoring Report on housing delivery for 2018/19 identifies net housing completions since 2001. Between 2016 and 2019 the housing trajectory in Appendix 1 of the Plan displays different figures to those set out in this document. Are the monitoring figures correct and if so, can the Council update the housing trajectory? In doing this can the Council confirm whether other aspects of the trajectory also need updating? Can the figures be updated to include completions for 2019/20? If this update is not yet available, when would it be?

1. The housing trajectory has been updated and is available in Appendix 1 of this examination note. This now includes the most recent monitoring information in respect of completions and extant permissions up to 1 April 2020. An updated monitoring report will be published at a later date. The trajectory has also been reordered to reflect the order in which they are shown in Figure 4.2 of the Pre-Submission Local Plan. The allocations have also been split into the groupings shown in Figure 4.2.
2. Trajectories for allocations have been updated based on the assumption that Local Plan adoption could take place in the 2021/22 period. There are a few sites which have subsequently received planning approval and are therefore shown as delivering a lower number or zero. The planning approval is subsequently accounted for within the extant permission to avoid double counting.
3. The allocations this affects includes site R20 Eagle and Child Pub which received planning permission in November 2019 (ref: 19/00268/FUL) for 15 dwellings. 14 dwellings were included in the extant permissions as it involved the demolition of 1 existing unit. The other related to site R04 and R05 for which part of the site, the Ford Headquarters building, was subject to a prior approval submission for change of use from office to 325 residential units. It was determined in January 2020 that prior approval was not required.
4. Windfall figures have also been updated to reflect the most recent 10 year average figure of 49 dwellings per annum (dpa) which is an increase over the previous figure of 42 dpa. In line with the approach originally set out within the Pre-Submission Local Plan windfall provision is not shown as contributing to five year supply at the point of adoption (expected 2021/22).

INSPECTORS' QUESTION 44

How have the annual average housing delivery rates in Policy SP02 been identified, as the figures do not appear to match those set out in the housing trajectory? Can the Council clarify this please? Is the stepped trajectory justified?

5. The annual average housing delivery rates were calculated at the point of preparing the Pre-Submission Local Plan. It is acknowledged that this needs to be reviewed as a result of the updated trajectory that has been prepared in response to question 43 and set out in Appendix 1 of this examination note.
6. The Pre-Submission Local Plan set out a stepped trajectory of 310 dwellings per annum to year 2022/23 followed by 584 dwellings per annum (dpa) from 2023/24-2033. The identified Local Housing requirement as set out in Figure 4.1 of the Pre-Submission Local Plan is 456 dpa. Based on the updated trajectory in Appendix 1 the annual requirement of 456dpa would be exceeded from the anticipated year of adoption in 2021/22 through to 2029/30 with it falling below to 439dpa in 2030/31 and then 359dpa in 2031/32 to 2032/33.
7. The total identified supply at 8,188 dwellings would meet the identified need of 7,752 dwellings (456dpa over a 17 year period, 2016/17 to 2032/33). There is a shortfall of supply based on the recorded completions between 2016/17 to 2019/20 and also the forecast supply for the year before anticipated adoption (2020/21). However, on the basis of the proposal to meet the total identified needs over the plan period it is not considered appropriate to add in any shortfall as part of 5 year housing land supply calculations.
8. It is therefore no longer considered necessary for a stepped trajectory to be identified within Policy SP02 with the suggested amendment to wording set out below:

Provision is made for 7,752 new residential dwellings (net) to be built in the borough over the Plan period 2016-2033 at an annual average rate of ~~310~~ **456** dwellings per year. ~~to 2022/23, followed by 584 dwellings per year from 2023/24-2033.~~

The delivery and phasing of development sites is set out in the Local Development Plan Housing Trajectory in Appendix 1

INSPECTORS' QUESTION 45

Do any of the strategic policies include a trajectory illustrating the expected rate of housing delivery, as required by paragraph 73 of the Framework?

9. As required by paragraph 73 of the Framework Appendix 1 of the Plan includes a housing trajectory and individual site policies set out the expected delivery rates within their supporting text. It is however acknowledged that Appendix 1 of the Pre-Submission Local Plan is not directly referred to within a Strategic Policy. It is therefore suggested that Policy SP02 could be modified as set out in response to question 44 of this examination note.

INSPECTORS' QUESTION 46

Can the Plan demonstrate, at adoption, a deliverable five year supply of housing land (5YHLS) and is there a reasonable prospect of this being maintained throughout the plan period? Where is this demonstrated in the evidence? In calculating its 5HLS can the Council clarify whether a 20% buffer in response to under delivery is justified and clarify how this is calculated as part of the 5YHLS?

10. Yes the plan can demonstrate, at adoption, a deliverable 5 year supply which is expected to be maintained throughout the plan period. An updated trajectory set out in Appendix 1 of this examination note which includes an additional row at the end titled 'Five year totals'.
11. Table 1 below sets out the methodology for calculating the five year housing land supply at the point of adoption.

Housing requirement	456 dwellings per annum equals 2,280 over 5 years.
Housing Delivery Test 20% buffer	2,280 dwellings + 20% (456) = 2,736 (547 dwellings per annum)
Five year supply	As set out in the updated housing trajectory there is a supply of 3,969.6 dwellings forecast to be completed in the five-year period 2021/22 to 2025/26. On the basis of the five-year housing requirement and the forecasted housing supply the Council can

	<p>demonstrate a suitable supply of housing for the following number of years:</p> <p>7.26 years (3,969.6 / 547)</p>
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Table 1: Five year land supply calculation methodology

12. In terms of whether five year supply has a reasonable prospect of being maintained over the plan period for the next five year period after adoption (2026/27 to 2030/31) the trajectory shows that 2,504 dwellings would be completed in the second five year period which when calculated against the identified requirement of 456dpa would provide for 5.49 years of supply. It is acknowledged that the final two years of supply 2031/32 to 2032/33 would result in provision of 359 dwellings in both periods.
13. The most recent results of the Housing Delivery Test: 2019 Measurement (published in February 2020) show that for Brentwood it only met 53% of the number of homes required. Paragraph 22 (Calculating 5 year housing land supply) of the Planning Practice Guidance explains that local planning authorities should always add an appropriate buffer, applied to the requirement in the first 5 years. Where delivery of housing over the previous 3 years has fallen below 85% of the requirements in the Housing Delivery Test results then a 20% buffer should be applied. As Brentwood is only meeting 53% of the housing requirement the 20% buffer is justified in being applied as set out in the table above.
14. The information concerning delivery from proposed allocations that would contribute to five year supply is derived from outputs of the Housing and Economic Land Availability Assessment (examination document ref: C24). This has been further refined through recent correspondence and discussions with site promoters. Statements of common Ground are in the process of being drawn up and agreed with site promoters which will demonstrate the sites meet the definition of deliverable as set out in Annex 2 of the Framework.

INSPECTORS' QUESTION 47

Can the Council provide us with an update on the planning status of the housing site allocations as listed in the housing trajectory, including progress made on their delivery? Also can the Council include an update on the extant residential planning permissions, clarifying which sites are referred to in Figure 4.2 of the Plan. Does this accord with the list of sites set out in Appendix 1 of the Brentwood Housing and Economic Land Availability Assessment October 2018?

15. The planning status of the extant residential planning permissions and housing site allocations as listed in the updated housing trajectory (Appendix 1) are set out in Appendix 2 and 3 of this examination note.

16. With regards to Appendix 1 of the Brentwood Housing and Economic Land Availability Assessment (HELAA) this sets out those sites which had previously been considered as part of the Local Plan process but had subsequently received planning permission with the majority being completed and therefore no longer required further consideration in the HELAA. The list of extant planning permissions as set out in Appendix 2 of this examination note are what correlates with Figure 4.2 of the Pre-Submission Local Plan. An updated version of Figure 4.2 is set out below to reflect the revised trajectory in Appendix 1 of this examination note.

	Net homes	%
Completions 2016/17 to 2019/20	679	8%
Extant permissions (as at 1 st April 2020) and minus non-implementation discount (10% of permission supply)	1,374	17%
Windfall Allowance (from 1 April 2023 to 31 March 2033)	392	5%
Brownfield Land within Brentwood Urban Area / Settlement Boundary	787	10%
Greenfield Land within Brentwood Urban Area / Settlement Boundary	45	1%
Brownfield Land within settlement boundary – Other Locations	580	7%
Green Belt Land – Edge of Brentwood Urban Area	1,240	15%
Green Belt Land – Edge of Ingatestone	218	3%
Green Belt Land – Larger Villages	103	1%
Strategic Allocation – Dunton Hills Garden Village	2,770	34%
Total	8,188	100%
Allocation Total	5,743	70%

Figure 4.2 – Demonstrating Housing Provision (Update)

INSPECTORS' QUESTION 48

Is the West Horndon Industrial Estate (Policy R02) in current employment use? If so, how many existing businesses and employees are currently located on the site? Can the Council direct us to the evidence showing that the existing businesses have been engaged in the plan-making process? Is there evidence which addresses the issues raised in the Brentwood Economic Futures Report 2013-2033, paragraphs 5.11-5.12 about the displacement of existing businesses on the site? What evidence supports the trajectory that the site will start delivering houses from 2021/22, including the completion of 65 houses in 2021/22? Has there been specific viability testing of the redevelopment

of the West Horndon site for housing, particularly in light of the comments in the Local Plan Viability Assessment October 2018 regarding Vacant Buildings Credit?

17. The West Horndon Industrial Estate site is currently in employment use with the two main landowners promoting the site for redevelopment. There are several units to the north of the site which retain their own freehold and do not currently plan to vacate the site immediately. The expectation is that these would remain in employment use as part of the scheme with the potential for them to be integrated into the site at a later date.
18. The Consultation Statements (examination document ref A7) set out how the Council has engaged through consultation exercises when consulting at the different stages of Local Plan preparation. There have also been a number of consultation drop in sessions held in West Horndon which provided the opportunity for local residents and businesses to attend and ask questions concerning the proposals set out in the Local Plan. Representations from business owners at West Horndon Industrial Estate have been received and taken into consideration.
19. Through early stage discussions with the site promoters it is understood there would be a phased approach to development which would allow for the gradual vacating of the existing employment uses which are on short term leases. In April 2020 another employment allocation within the Plan, site E13 East Horndon Hall received outline planning permission. Whilst it is not possible to stipulate through a planning permission that the current occupiers will be able to relocate here it does provide more choice in the local vicinity. Equally other allocations within the plan such as site E12 Childerditch Industrial Estate are proposed for expansion which would offer more choice in the local area.
20. The West Horndon site was tested as a strategic site in the Local Plan Viability Assessment (HDH, October 2018) (document C38). The site was modelled based on an expected capacity of 580 units and assumed the cost of strategic infrastructure and mitigation of £14,468,399 plus CIL at £200/m² totalling £9,117,000. The report concluded (paragraphs 10.16 and 10.17):

The four Strategic Sites are tested separately (as per the guidance set out in the PPG). In each case the Residual Value is above the Benchmark Land Value, indicating that these sites can bear the full s106 as estimated through the IDP and set out in Table 7.2 above and CIL at £200/m². It is important to note that these costs are officers' best estimates as at October 2018 and tend to be maximum costs based on worst case scenarios. This approach is appropriate at this stage of the plan-making process, but it will be necessary to keep these under review as the plan-making process continues.

At the time of this report it is premature to provide definitive advice as to the deliverability of the Strategic Sites. In due course, when the Council has completed the work assessing the strategic infrastructure and mitigation requirements, it may be necessary to revisit this analysis. In any event it is

recommended that the Council continues to engage with the owners in line with paragraph 10-006-20180724 of the updated PPG.

21. At this stage the Council has not adopted CIL. The modelling is based on the total developer contributions of about £23,585,000 (s106 plus CIL).
22. The West Horndon Site has significant existing buildings, however at the time of the *Local Plan Viability Assessment* (HDH, October 2018) (document C38) the extent of these was not known. As the rules around Vacant Buildings Credit and the calculation of Net New Development are complex it was not practical to make a judgment in the viability assessment as to whether or not this may reduce the requirement for affordable housing. This can be satisfactorily dealt with at the time of a planning consent. If Vacant Building Credit were to apply to this site, then viability would be improved, so disregarding Vacant Buildings Credit at this stage is a cautious approach.
23. The Council is working with the site promoter to summarise the current position with regard to the deliverability (including viability) in a brief statement of common ground.

INSPECTORS' QUESTION 49

The Plan proposes that homes will start to be delivered on the site in Policy R04 and R05 from 2024/25. Is this realistic and is it demonstrated by evidence? What is the current position regarding the relocation of the existing uses on the site and the site's availability? Has there been specific viability testing, particularly in light of the comments in the Local Plan Viability Assessment October 2018 regarding Vacant Buildings Credit?

24. It is considered that the delivery on this site from 2024/25 is realistic and this has since been brought forwards to 2021/22 which is reflected in the updated trajectory set out in Appendix 1 of this examination note. The site was sold off in the past year by Ford Motor Company Ltd as they relocated to their Dunton Technical Facility situated in Basildon. The office building has since been subject to a prior approval submission for change of use from office to 325 residential units. It was determined in January 2020 that prior approval was not required. An outline application (ref: 20/01111/FUL) was recently submitted in August 2020 for the remaining Ford HQ land comprising 152 residential dwellings, 796sq m commercial floorspace and a care home.
25. The Warley site was tested as a strategic site in the *Local Plan Viability Assessment* (HDH, October 2018) (document C38). The site was modelled based on an expected capacity of 473 units and assumed the cost of strategic infrastructure and mitigation of £7,919,559 plus CIL at £200/m² totalling £7,283,430. The report concluded (paragraphs 10.16 and 10.17):

The four Strategic Sites are tested separately (as per the guidance set out in the PPG). In each case the Residual Value is above the Benchmark Land Value, indicating that these sites can bear the full s106 as estimated through the IDP and set out in Table 7.2 above and CIL at £200/m². It is important to note that these costs are officers' best estimates as at October 2018 and tend to be maximum

costs based on worst case scenarios. This approach is appropriate at this stage of the plan-making process, but it will be necessary to keep these under review as the plan-making process continues.

At the time of this report it is premature to provide definitive advice as to the deliverability of the Strategic Sites. In due course, when the Council has completed the work assessing the strategic infrastructure and mitigation requirements, it may be necessary to revisit this analysis. In any event it is recommended that the Council continues to engage with the owners in line with paragraph 10-006-20180724 of the updated PPG.

26. At this stage the Council has not adopted CIL, the modelling is based on the total developer contributions of about £15,203,000 (s106 plus CIL).
27. The Warley Site has significant existing buildings, however at the time of the *Local Plan Viability Assessment* (HDH, October 2018) (document C38) the extent of these was not known. As the rules around Vacant Buildings Credit and the calculation of Net New Development are complex it was not practical to make a judgment in the viability assessment as to whether or not this may reduce the requirement for affordable housing. This can be satisfactorily dealt with at the time of a planning consent. If Vacant Building Credit were to apply to this site, then viability would be improved, so disregarding Vacant Buildings Credit at this stage is a cautious approach.
28. The Council is working with the site promoter to summarise the current position with regard to the deliverability (including viability) in a brief statement of common ground.

Appendix 1 – Housing Trajectory

				Plan Period																	
	New Homes	HELAA Ref.	Policy Ref	Year 1 2016/17	Year 2 2017/18	Year 3 2018/19	Year 4 2019/20	Year 5 2020/21	Year 6 2021/22	Year 7 2022/23	Year 8 2023/24	Year 9 2024/25	Year 10 2025/26	Year 11 2026/27	Year 12 2027/28	Year 13 2028/29	Year 14 2029/30	Year 15 2030/31	Year 16 2031/32	Year 17 2032/33	
Completions (2016/17 - 2019/20)	679			150	213	246	70														
Extant permissions (as at 1st April 2020) and minus non-implementation discount (10% of permission supply) - See 'Housing site Schedule 2020' for site breakdown																					
Extant permissions where completion is forecasted within 5 year period								317.7	368.1	308.7	270	109.8									
Extant permissions where completion is forecasted beyond 5 year period																					
Total extant permissions (as at 1st April 2020) and minus non-implementation discount (10% of permission supply)*	1374.3							317.7	368.1	308.7	270	109.8									
Windfall	392												49	49	49	49	49	49	49	49	49
Local Plan Allocations																					
Brownfield Land within Brentwood Urban Area / Settlement Boundary																					
Ford Headquarters and Council Depot, Warley - northern and southern site	148	081 / 117A / 117B	R04 & R05						25	50	73										
Brentwood Railway Station Car Park	100	002	R10														50	50			
Westbury Road Car Park, Westbury Road, Brentwood	45	039	R11						9	20	16										
Land at Hunter House, Western Road, Brentwood	48	041	R12										24	24							
Chatham Way / Crown Street Car Park Brentwood	31	040	R13								31										

				Plan Period																
	New Homes	HELAA Ref.	Policy Ref	Year 1 2016/17	Year 2 2017/18	Year 3 2018/19	Year 4 2019/20	Year 5 2020/21	Year 6 2021/22	Year 7 2022/23	Year 8 2023/24	Year 9 2024/25	Year 10 2025/26	Year 11 2026/27	Year 12 2027/28	Year 13 2028/29	Year 14 2029/30	Year 15 2030/31	Year 16 2031/32	Year 17 2032/33
William Hunter Way	300	102	R14								150	120	30							
Wates Way Industrial Estate, Ongar Road, Brentwood	80	003	R15							40	40									
Land at Crescent Drive, Shenfield	35	186	R18						5	30										
Eagle and Child Pub, Shenfield	0	311	R20																	
Brownfield Land within Brentwood Urban Area / Settlement Boundary Total	787								39	140	310	120	54	24			50	50		
Greenfield Land within Brentwood Urban Area / Settlement Boundary																				
Land at Priests Lane, Brentwood	45	044 / 178	R19						45											
Greenfield Land within Brentwood Urban Area / Settlement Boundary Total	45								45											
Brownfield Land within settlement boundary – Other Locations																				
West Horndon Industrial Estates	580	020 / 021 / 152	R02							80	75	95	100	100	65	65				
Brownfield Land within settlement boundary – Other Locations	580								80	75	95	100	100	65	65					
Green Belt Land – Edge of Brentwood Urban Area																				
Land north of Shenfield	825	034 / 158 / 235 / 087 / 263 / 276	R03						30	80	50	140	170	125	75	75	50	30		
Land East of Nags Head Lane, Brentwood	125	032	R06						25	25	50	25								

	New Homes	HELAA Ref.	Policy Ref	Plan Period																
				Year 1 2016/17	Year 2 2017/18	Year 3 2018/19	Year 4 2019/20	Year 5 2020/21	Year 6 2021/22	Year 7 2022/23	Year 8 2023/24	Year 9 2024/25	Year 10 2025/26	Year 11 2026/27	Year 12 2027/28	Year 13 2028/29	Year 14 2029/30	Year 15 2030/31	Year 16 2031/32	Year 17 2032/33
Sow and Grow Nursery, Ongar Road, Pilgrims Hatch	38	010	R07						38											
Land Adjacent to Carmel, Mascalls Lane, Warley	9	027	R08						9											
Land west of Warley Hill, Pastoral Way, Warley	43	083	R09							20	23									
Land off Doddinghurst Road, either side of A12	200	023A / 23B	R16 & R17								50	100	50							
Green Belt Land – Edge of Brentwood Urban Area Total	1,240								102	125	173	265	220	125	75	75	50	30		
Green Belt Land – Edge of Ingatestone																				
Land south of Ingatestone, Ingatestone	161	128 / 106	R21						50	60	51									
Land Adjacent to Ingatestone By-pass	57	079A	R22						17	40										
Green Belt Land – Edge of Ingatestone Total	218								67	100	51									
Green Belt Land – Larger Villages																				
Brizes Corner Field, Blackmore Road, Kelvedon Hatch	23	194	R23						12	11										
Land off Stocks Lane, Kelvedon Hatch	30	075B	R24						10	20										
Land north of Wollard Way, Blackmore	30	077	R25						10	20										
Land south of Redrose Lane, north of Orchard Piece, Blackmore	20	076	R26							10	10									
Green Belt Land – Larger Villages Total	103								32	61	10									

	New Homes	HELAA Ref.	Policy Ref	Plan Period																
				Year 1 2016/17	Year 2 2017/18	Year 3 2018/19	Year 4 2019/20	Year 5 2020/21	Year 6 2021/22	Year 7 2022/23	Year 8 2023/24	Year 9 2024/25	Year 10 2025/26	Year 11 2026/27	Year 12 2027/28	Year 13 2028/29	Year 14 2029/30	Year 15 2030/31	Year 16 2031/32	Year 17 2032/33
Strategic Allocation – Dunton Hills Garden Village																				
Dunton Hills Garden Village	2770	200	R01								100	200	300	310	310	310	310	310	310	310
Strategic Allocation – Dunton Hills Garden Village Total	2,770										100	200	300	310	310	310	310	310	310	310
Allocation Total	5,743								272	542	744	725	674	559	450	450	410	390	310	310
Total Housing Provision	8,188			150	213	246	70	317.7	653.1	814.7	989	812.3	789.8	723	608	499	459	439	359	359
Five Year Totals				996.7					3969.6					2504					718	

Appendix 2 – Planning status for extant residential planning permissions at 1 April 2020

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
Extant planning permissions on unallocated large sites						
33-37 High Street, Brentwood	Permission granted	18/00959/FUL	Nov 2021	Not started	N/A	18
New North House, Ongar Road, Brentwood	Permission granted	17/01008/FUL	Sep 2020	Under construction	Aug 2015	14
43 -57 Ingrave Rd, Brentwood, CM15 8AZ	Permission granted	12/00725/FUL	Jul 2016	Under construction	Jul 2018	51
Unallocated large sites total:						83
Extant Planning Permissions on small sites						
2-4 Warescot Road, Brentwood	Permission granted	18/00483/FUL	Nov 2023	Under construction	Oct 2018	6
1 Waterloo Road, Brentwood	Permission granted	18/01029/FUL	Sep 2021	Not started	N/A	2
Redbourne House, Highland Avenue, Brentwood	Permission granted	18/01386/FUL	Nov 2021	Not started	N/A	1
New North House, Ongar Road, Brentwood	Permission granted	18/01741/FUL	Dec 2023	Under construction	Oct 2018	5
191 Ongar Road, Brentwood	Permission granted	16/00469/FUL	201906	Not started	N/A	1
Land Adj 41 Warescot Road Brentwood Essex	Permission granted	17/00596/FUL	Aug 2020	Under construction	Mar 2020	1
Thrushes, 15 Highland Avenue, Brentwood	Permission granted	16/01398/FUL	Mar 2020	Not started	N/A	1
Bank Chambers, 1-7 Ongar Road, Brentwood	Permission granted	18/01342/FUL	Sep 2021	Not started	N/A	6
21 - 23 Eastfield Road, Brentwood	Permission granted	18/01108/FUL	Sep 2021	Not started	N/A	4
16 Thrift Green, Brentwood	Permission granted	16/01180/FUL	Nov 2019	Not started	N/A	1
24-28 Crown Street, Brentwood	Permission granted	17/00332/FUL	May 2020	Not started	N/A	2
46 Coptfold Road, Brentwood	Permission granted	17/00577/FUL	Jun 2020	Not started	N/A	2
76 High Street, Brentwood, CM14 4AN	Permission granted	13/00875/FUL / 13/00875/COND/1	Dec 2019	Not started	N/A	7
Development Land Adjacent To 14 Leasway	Permission granted	17/00941/FUL	Aug 2020	Not started	N/A	1

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
Land adjacent to 2 The Cobbles, Brentwood	Permission granted	17/01822/FUL	Jan 2021	Not started	N/A	2
Land at Junction Of Cathedral Place and St Thomas Road, Brentwood	Permission granted	17/01633/FUL	Jan 2021	Not started	N/A	1
Mellon House, Ingrave Road, Brentwood	Permission granted	17/00999/FUL	202008	Under construction	Oct 2018	5
The Mount, 47 London Road, Brentwood	Permission granted	18/01518/FUL	Feb 2022	Not started	N/A	2
Land Adjacent To 75 Victoria Road, Warley	Permission granted	18/01532/FUL	Nov 2021	Not started	N/A	1
7 & 9 Warley Hill, Warley	Permission granted	18/01707/FUL	Dec 2021	Not started	N/A	3
Rear of 110 London Road Brentwood	Permission granted	16/01796/FUL	Feb 2020	Under construction	Aug 2017	1
Land At La Plata Grove Brentwood	Outline	17/01084/OUT	Sep 2020	Not started	N/A	4
Land to The North Of 2 La Plata Grove, Brentwood	Permission granted	19/00397/FUL	Oct 2022	Not started	N/A	1
14 South Weald Road, Brentwood	Permission granted	17/01205/FUL	202010	Not started	N/A	1
26 Crescent Road, Warley, CM14 5JR	Permission granted	16/00061/FUL	Mar 2019	Under construction	Jul 2018	1
27 Kings Road, Brentwood	Permission granted	15/01655/FUL	May 2019	Not started	N/A	1
75 Warley Hill Warley	Permission granted	16/01244/FUL	Dec 2019	Not started	N/A	4
75 Warley Hill, Warley	Permission granted	18/00083/FUL	Mar 2021	Not started	N/A	1
Essex House, 141 Kings Road, Brentwood	Permission granted	16/00936/FUL	Feb 2020	Under construction	Jul 2018	7
Garages rear of 5 Tower Hill, Brentwood	Permission granted	17/01540/FUL	Dec 2020	Not started	N/A	1
Land Adjacent 40 Crescent Road, Warley	Permission granted	17/00626/FUL	Jun 2020	Under construction	Jul 2018	1
135 Brentwood Road, Herongate	Permission granted	18/01934/FUL	Apr 2022	Not started	N/A	3

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
50A London Road, Brentwood	Permission granted	18/00638/FUL	Jun 2021	Under construction	Oct 2018	5
The Cottage, Green Lane, Kelvedon Hatch	Permission granted	18/01515/FUL	Dec 2021	Under construction	Mar 2018	1
11 Stocks Lane, Kelvedon Hatch	Permission granted	18/01908/FUL	Mar 2024	Under construction	May 2019	3
Land Adj Searchlight Farm, School Road, Kelvedon Hatch	Permission granted	19/00019/FUL	Mar 2023	Under construction	Apr 2019	1
Atherdene, Solid Lane, Doddinghurst	Permission granted	19/00154/FUL	Mar 2023	Under construction	Apr 2018	1
The Hurst Church Lane, Doddinghurst	Permission granted	16/00578/FUL	Jul 2019	Not started	N/A	1
The Paddocks, Solid Lane, Doddinghurst	Permission granted	16/00812/FUL	Aug 2019	Not started	N/A	1
Willow Tree Cottage, Murthering Lane, Navestock	Permission granted	17/01652/FUL	Jan 2021	Not started	N/A	1
16 Fox Hatch	Permission granted	17/00197/FUL	Apr 2020	Under construction	Oct 2018	1
5 Blackmore Road, Doddinghurst	Permission granted	17/00478/FUL	Jun 2020	Not started	N/A	1
Brookhurst Brook Lane, Doddinghurst	Permission granted	17/00357/FUL	May 2020	Not started	N/A	1
Bush Motors, Blackmore Road, Kelvedon Hatch	Permission granted	17/00480/FUL	Nov 2020	Not started	N/A	1
Cow Farm, Warren Lane, Doddinghurst	Permission granted	16/01623/FUL	Jan 2020	Not started	N/A	2
Emblems Farm, Mountnessing Lane, Doddinghurst	Permission granted	17/00008/FUL	Mar 2020	Under construction	Mar 2018	1
Pheasant Lodge, Ongar Road, Kelvedon Hatch	Permission granted	16/01500/FUL	Dec 2019	Under construction	Oct 2018	1
Police Station, Ongar Road, Kelvedon Hatch	Permission granted	17/01458/FUL	Nov 2020	Not started	N/A	6
Meadow View, Murthering Lane, Navestock	Permission granted	14/00629/FUL	Jul 2017	Under construction	May 2017	1
Swallows Cross Farm, Wyatts Green Road, Wyatts Green	Outline	17/00211/OUT	Apr 2020	Not started	N/A	9

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
181 Brentwood Road, Herongate	Permission granted	17/00669/FUL	Jun 2020	Not started	N/A	1
Fowchers Farm Cottage, 1 Rectory Lane, Herongate	Permission granted	17/01119/FUL	Sep 2020	Not started	N/A	1
Land adj 37 Cricketers Lane, Herongate	Permission granted	18/00096/FUL	Mar 2021	Not started	N/A	1
32 Rayleigh Road, Hutton	Permission granted	18/00538/FUL	May 2021	Under construction	Apr 2018	5
20 Cotswold Gardens, Hutton	Permission granted	18/00582/FUL	Jun 2023	Under construction	2018	1
Clanmere, North Drive, Hutton	Permission granted	18/01007/FUL	Aug 2021	Not started	N/A	3
1 Ardleigh Gardens, Hutton	Permission granted	17/00920/FUL	Oct 2020	Not started	N/A	1
Land adjacent Rosneath, Hunters Chase, Hutton	Permission granted	15/01444/FUL / 19/00104/FUL	Jan 2019	Under construction	2019	1
Land west of North Drive, North Drive, Hutton	Permission granted	17/01189/FUL	Oct 2020	Under construction	Oct 2017	2
Treetops, 3 Oakleigh Farm, Rayleigh Road, Hutton	Permission granted	17/00382/FUL	May 2020	Not started	N/A	1
Garages adjacent to 10 Alexander Lane, Hutton	Permission granted	18/01054/FUL	Sep 2021	Not started	N/A	1
10 Alexander Lane, Hutton, CM13 1AG	Permission granted	17/00628/FUL / 17/01317/FUL	Jun 2020	Not started	N/A	4
10 Alexander Lane, Hutton	Permission granted	19/00417/FUL	Sep 2021	Under Construction	2019	1
2 Shenfield Gardens, Hutton	Permission granted	17/01530/FUL	Dec 2020	Not started	N/A	1
Land adjacent to 10 Alexander Lane	Permission granted	16/00754/FUL	Jul 2019	Not started	N/A	2
Moorcroft, 11 Widworthy Hayes, Hutton	Permission granted	18/01028/FUL	Sep 2021	Not started	N/A	1
Lofthus Mallard Way, Hutton	Permission granted	18/01589/FUL	Jan 2022	Not started	N/A	1
1 Roundwood Avenue, Hutton	Permission granted	18/01689/FUL	Dec 2021	Not started	N/A	1
Coombe Cottage, 3 Longaford Way, Hutton	Permission granted	18/01988/FUL	Feb 2022	Under construction	Sep 2019	1

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
21 Roundwood Avenue, Hutton	Permission granted	17/00121/FUL	Jul 2020	Not started	N/A	1
6 Challacombe Close, Hutton	Permission granted	16/01112/FUL	Oct 2019	Not started	N/A	1
Karison House, Longaford Way, Hutton	Permission granted	18/00012/FUL	Mar 2021	Not started	N/A	1
Land adjacent 44 Longaford Way, Hutton	Outline	17/00911/OUT	Oct 2020	Not started	N/A	1
Littlebury, 1 Longaford Way, Hutton, CM13 2LT	Permission granted	15/01670/FUL	Mar 2019	Not started	N/A	1
Stoneywood, Cottage Mill Lane, Fryerning	Permission granted	18/00477/FUL	Sep 2021	Not started	N/A	1
Howletts, Church Road, Mountnessing	Permission granted	18/00798/FUL	Jul 2021	Not started	N/A	1
Land rear of 74 To 76, High Street, Ingatestone	Permission granted	18/01196/FUL	Jan 2022	Not started	N/A	4
Land to rear of the Crown, High Street, Ingatestone	Permission granted	18/01212/FUL	Nov 2021	Under construction	Nov 2019	10
Meadowside, Swallows Cross Road, Mountnessing	Permission granted	18/01522/FUL	Dec 2021	Not started	N/A	1
32 High Street, Ingatestone	Permission granted	18/01234/FUL	Oct 2021	Not started	N/A	5
118 High Street, Ingatestone	Permission granted	16/00424/FUL	Jul 2019	Not started	N/A	1
24 Norton Road, Ingatestone	Permission granted	16/01729/FUL	Feb 2020	Under construction	201706	5
3 Chantry Drive, Ingatestone	Permission granted	17/00650/FUL / 17/01054/FUL	Jul 2020	Under construction	201708	1
309 - 311 Roman Road, Mountnessing	Permission granted	15/00956/FUL	Sep 2018	Under construction	Aug 2016	6
67 High Street, Ingatestone	Permission granted	17/01579/FUL	Jan 2020	Not started	N/A	1
Corner of Trueloves Lane, Roman Road, Ingatestone	Permission granted	17/00988/FUL	Aug 2020	Under construction	Jul 2018	1
Development Site At Former Mountnessing Scrap Yard, Roman Road, Mountnessing	Permission granted	16/01177/FUL	Nov 2019	Under construction	Aug 2017	6

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
Elmside, 15 Post Office Road, Ingatestone	Permission granted	16/00341/FUL	May 2019	Under construction	Aug 2017	1
Handley Edge, Mill Green Road, Fryerning	Permission granted	16/01657/FUL	Jan 2020	Under construction	Oct 2018	1
High Point, Beggar Hill, Fryerning	Permission granted	18/00075/FUL	Mar 2021	Not started	N/A	1
Hillrise Farm, 341 Roman Road, Mountnessing, CM15 0UJ	Permission granted	16/00002/FUL	Mar 2019	Under construction	Oct 2018	1
Holbrook Farm Barns, Thoby Lane, Mountnessing	Permission granted	13/01044/FUL	Jan 2017	Under construction	Aug 2017	1
Land Adjacent To The New Folly Bell Mead Ingatestone	Permission granted	15/00710/FUL	Nov 2019	Under construction	Feb 2017	5
Little Heyfilde, Hall Lane, Ingatestone, CM4 9NN	Permission granted	17/01470/FUL	Nov 2020	Not started	N/A	1
Long Meadow, Mill Green Rd, Fryerning	Permission granted	16/00322/FUL	May 2019	Not started	N/A	1
Master Johns Farm Thoby Lane	Permission granted	18/00080/FUL	Mar 2021	Not started	N/A	1
Meadowside, Swallows Cross Road, Mountnessing	Permission granted	17/01070/FUL	Sep 2020	Not started	N/A	1
Chain Bridge Farm, Roman Rd, Mountnessing	Permission granted	17/01221/FUL	Nov 2020	Not started	N/A	5
Crown Farm Kennels, Goatswood Lane, Navestock	Permission granted	18/00724/FUL	Jul 2021	Not started	N/A	3
Rawdon, Herrington Grove	Permission granted	BRW/0011/93 FUL		Under construction	Jan 2000	1
R/O 35 and between 27/35 Crow Green Road	Permission granted	BRW/0852/87 FUL		Under construction	Jan 2000	1
Putwell Bridge Farm, Brook Street	Permission granted	BRW/0521/92 FUL		Under construction	Jan 2000	1
Land North Of Ashwells Court, Ashwells Road, Pilgrims Hatch	Permission granted	18/01052/FUL	Nov 2021	Not started	N/A	4
Orchard Cottage, Ongar Road, Pilgrims Hatch	Permission granted	18/01722/FUL	Mar 2022	Under construction	Oct 2018	2
71 Danes Way, Pilgrims Hatch	Permission granted	18/01824/FUL	Mar 2022	Not started	N/A	1

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
Bentley Golf Course Care Taker Shed ,Ashwells Court, Ashwells Road, Pilgrims Hatch	Permission granted	19/00139/FUL	Apr 2022	Not started	N/A	2
21 Stuart Close, Pilgrims Hatch	Permission granted	19/00265/FUL	May 2022	Not started	N/A	2
129 Danes Way, Pilgrims Hatch	Permission granted	17/01658/FUL	Jan 2021	Not started	N/A	1
2 Pilgrims Hall Cottages, Ongar Road, Pilgrims Hatch	Permission granted	17/00281/FUL	May 2020	Not started	N/A	1
206 Hatch Road, Pilgrims Hatch	Permission granted	16/00752/FUL	Oct 2019	Not started	N/A	1
3 Danes Way, Pilgrims Hatch	Permission granted	16/01352/FUL	Nov 2019	Under construction	Nov 2019	2
51 Danes Way, Pilgrims Hatch	Permission granted	17/01058/FUL	Sep 2020	Not started	N/A	1
87A Hatch Road, Pilgrims Hatch	Permission granted	16/01010/FUL	Sep 2020	Not started	N/A	1
Ashwells Court, Ashwells Road, Pilgrims Hatch	Permission granted	17/01987/FUL	Feb 2021	Not started	N/A	5
Fallow Barn, Ashwells Road, Pilgrims Hatch	Permission granted	17/00751/FUL	Jul 2020	Not started	N/A	1
Land North Of Ashwells Court, Ashwells Road, Pilgrims Hatch	Permission granted	17/01434/FUL	Dec 2020	Not started	N/A	3
Land To South East Of Willowmere, Ongar Road, Pilgrims Hatch	Permission granted	17/01504/FUL	Dec 2020	Not started	N/A	5
Sunbeam Well Lane, Pilgrims Hatch, CM15 9SG	Permission granted	15/00203/FUL	Dec 2018	Not started	N/A	1
Oakwood Ongar Road, Pilgrims Hatch	Permission granted	16/01437/FUL	Dec 2019	Under construction	201703	5
92-98 Hutton Road, Shenfield	Permission granted	18/01415/FUL	Dec 2021	Not started	N/A	2
41 Shenfield Road, Shenfield, CM15 8EN	Permission granted	17/01073/FUL	Sep 2020	Not started	N/A	1

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
79 Shenfield Place, Shenfield	Permission granted	17/00821/FUL	Aug 2020	Not started	N/A	1
Wrightsbridge Farm, Weald Road, South Weald	Permission granted	18/01384/FUL	Oct 2021	Not started	N/A	4
Shepherds Croft, Wigley Bush Lane, South Weald	Permission granted	18/01816/FUL	Jan 2022	Not started	N/A	1
Sandpit Cottage, Weald Road, South Weald	Permission granted	18/01921/FUL	Mar 2022	Not started	N/A	1
1 Wingrave Crescent, Brentwood	Permission granted	16/01428/FUL	Dec 2019	Not started	N/A	1
119 Shevon Way, Brentwood, CM14 4PR	Permission granted	16/00353/FUL	Sep 2019	Not started	N/A	4
189 Coxtie Green Road Pilgrims Hatch South Weald	Permission granted	17/00863/FUL	Aug 2020	Not started	N/A	1
Bentley Cottage 34 Mores Lane Pilgrims Hatch South Weald Essex	Permission granted	17/01345/FUL	Nov 2020	Under construction	Oct 2018	1
Hotel Weald Park Golf Club Coxtie Green Road Pilgrims Hatch	Permission granted	16/00107/FUL	Apr 2019	Not started	N/A	3
Jewels Farm Caravan Rear Of Tower Arms Weald Road South Weald	Permission granted	17/01089/FUL	Oct 2020	Not started	N/A	1
Lincolns Farm Lincolns Lane Pilgrims Hatch South Weald	Permission granted	16/00484/FUL	May 2019	Not started	N/A	1
The Barn, Weald Road, South Weald	Permission granted	17/00051/FUL	Jun 2020	Under construction	Oct 2018	1
The Wayside, Hook End Lane, Hook End	Permission granted	18/01881/FUL	Jan 2022	Not started	N/A	1
Eastview Chivers Road Stondon Massey	Permission granted	17/01424/FUL	Oct 2020	Not started	N/A	1
Land Rear Of Five Elms Clapgate Chivers Road Stondon Massey	Permission granted	17/01771/FUL	Feb 2021	Under construction	Jul 2019	1
Soap House Farm Stables Blackmore Road Hook End	Permission granted	17/01538/FUL	Dec 2020	Not started	N/A	1

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
Stables Adjacent To St Elmo, Clapgate, Chivers Road, Stondon Massey	Permission granted	18/01657/FUL	Dec 2021	Not started	N/A	1
Land Adjacent Manhattan Farm, Little Warley Hall Lane, Little Warley	Permission granted	18/00833/FUL	Aug 2021	Under construction	Oct 2018	2
Land Rear Of The Coach House, Magpie Lane, Little Warley	Permission granted	18/01164/FUL / 15/00176/FUL	Sep 2021	Not started	N/A	1
6 Great Eastern Road, Warley	Permission granted	16/01038/FUL	Oct 2019	Not started	N/A	6
Garages Drake Close Warley	Outline	17/00004/OUT		Not started	N/A	2
7 South Drive Warley	Permission granted	17/01645/FUL	Jan 2021	Not started	N/A	2
194 Rayleigh Road, Hutton	Permission granted	19/00271/FUL	Apr 2022	Not started	N/A	1
Hembury Mount Avenue Hutton	Outline	16/01645/OUT	Jan 2020	Not started	N/A	1
74 MOUNT CRESCENT WARLEY	Permission granted	17/01981/FUL	Feb 2021	Not started	N/A	1
Holly Lodge Childerditch Street Little Warley	Permission granted	17/01896/FUL	Jan 2021	Not started	N/A	1
The Cherry Tree Queen Street Warley	Permission granted	16/01302/FUL	Dec 2019	Under construction	Jul 2018	3
Thorndon Cottage Warley Gap Little Warley	Permission granted	16/00884/FUL	Oct 2019	Not started	N/A	1
15 Delta Road, Hutton	Permission granted	18/02003/FUL	Mar 2022	Not started	N/A	1
Hardings Farm, Hardings Lane, Fryerning	Permission granted	19/00421/FUL	Sep 2022	Not started	N/A	4
Corrygils 10 Hall Green Lane Hutton	Permission granted	19/00441/FUL	Jun 2022	Not started	N/A	1
120 High Street Ingatestone	Permission granted	19/00474/FUL	Jun 2022	Not started	N/A	1
11 North Road, Brentwood	Permission granted	19/00539/FUL	May 2022	Not started	N/A	1

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
Barnston Way garage site, Hutton, Brentwood	Permission granted	19/00565/BBC	Jun 2022	Not started	N/A	3
Timberland Farm, Solid Lane, Doddinghurst	Permission granted	19/00584/FUL	Oct 2022	Not started	N/A	6
The Old Barn, North Drive, Hutton	Permission granted	19/00698/FUL / 16/01707/FUL	Jul 2022	Under construction	Dec 2019	1
157 - 159 Priests Lane, Shenfield	Permission granted	19/00735/FUL	Aug 2022	Not started	N/A	3
Button Farm, Brentwood Road, Herongate	Permission granted	19/00821/FUL	Jul 2022	Not started	N/A	2
Five Farthings, Nine Ashes Road, Blackmore	Permission granted	19/00921/FUL	Aug 2022	Not started	N/A	1
34A Running Waters, Brentwood	Permission granted	19/00934/FUL	Aug 2022	Not started	N/A	1
Parkview, Ongar Road, Kelvedon Hatch, Brentwood	Permission granted	19/00953/FUL	Dec 2022	Not started	N/A	3
56 High Street, Ingatestone	Permission granted	19/00989/FUL	Dec 2022	Not started	N/A	2
Laburnham Cottage, Ongar Road, Pilgrims Hatch, Brentwood	Permission granted	19/00999/FUL	Sep 2022	Not started	N/A	1
20 Fox Hatch, Kelvedon Hatch, Brentwood	Permission granted	19/01174/FUL	Oct 2022	Not started	N/A	1
213 Coxtie Green Road, Pilgrims Hatch, South Weald, Brentwood	Permission granted	19/01176/FUL	Nov 2022	Not started	N/A	1
Land adj 37 Cricketers Lane, Herongate	Permission granted	19/01183/FUL	Oct 2022	Not started	N/A	1
The Hyde, Mountnessing Road, Blackmore, Ingatestone	Permission granted	19/01203/FUL	Jan 2023	Not started	N/A	2
7 Honeypot Lane, Brentwood	Permission granted	19/01280/FUL	Feb 2023	Not started	N/A	1
Fairfield House, Fairfield Road, Brentwood	Permission granted	19/01300/FUL	Nov 2022	Not started	N/A	4

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
151 High Street, Brentwood	Permission granted	19/01348/FUL	Nov 2022	Not started	N/A	2
Warley Gap Greyhound Kennels, Warley Gap, Little Warley, Brentwood	Permission granted	19/01376/FUL	Nov 2022	Not started	N/A	2
Great Warley Hall, Church Lane, Great Warley, Brentwood	Permission granted	19/01387/FUL	Nov 2022	Not started	N/A	1
1-5 Chelmsford Road, Shenfield, Brentwood	Permission granted	19/01392/FUL	Dec 2022	Not started	N/A	2
23 Tomlyns Close, Hutton, Brentwood	Permission granted	19/01419/FUL	Dec 2022	Not started	N/A	1
5 School Lane, Ingrave, Brentwood	Permission granted	19/01481/FUL	Dec 2022	Not started	N/A	1
The Spinney, St Annes Road, Mountnessing, Brentwood	Permission granted	19/01498/FUL	Dec 2022	Not started	N/A	1
Land adj 37 Cricketers Lane, Herongate	Permission granted	19/01533/FUL	Jan 2023	Not started	N/A	1
Red House Farm, Warren Lane, Doddinghurst, Brentwood	Permission granted	19/01540/FUL	Feb 2023	Not started	N/A	1
85 Danes Way, Pilgrims Hatch, Brentwood	Permission granted	19/01561/FUL	Dec 2022	Not started	N/A	1
Murcocks Farm, Back Lane, Fryerning, Ingatestone	Permission granted	19/01686/FUL	Mar 2023	Not started	N/A	1
1 Church Crescent, Mountnessing, Brentwood	Permission granted	19/01716/FUL	Jan 2023	Not started	N/A	1
Lee Farm, Horseman Side, Navestock, Brentwood	Permission granted	20/00023/FUL	Mar 2023	Not started	N/A	1
10 Queens Road, Brentwood	Permission granted	19/00167/FUL	Apr 2022	Under construction	Sep 2019	2
Ganders Hall, Chelmsford Road, Blackmore	Permission granted	15/00344/FUL	Sep 2018	Under construction	Sep 2019	1
Small sites total:						368

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
Prior Approval (Residential)						
New North House, 78 Ongar Road, Brentwood	Prior Approval is required/Given	18/01184/PNCOU / 17/00240/PNCOU / 17/00246/PNCOU	Sep 2021	Under construction	Oct 2018	26
Landon House, 9 Shenfield Road	Prior Approval is required/Given	18/01211/PNCOU / 19/00267/PNCOU	Sep 2021	Under construction	Oct 2018	10
125 - 127 High Street, Brentwood	Prior Approval is required/Given	17/01337/PNCOU	Nov 2022	Not started	N/A	8
245 Ongar Road, Brentwood	Prior Approval is required/Given	17/00513/PNCOU	May 2022	Not started	N/A	1
77-79 High Street, Brentwood	Prior Approval is required/Given	17/01099/PNCOU	Sep 2022	Under construction	Jul 2018	6
Bank Chambers, 1 - 7 Ongar Road, Brentwood	Prior Approval is required/Given	17/01291/PNCOU	Nov 2022	Not started	N/A	7
BNY Mellon House, Ingrave Road, Brentwood	Prior Approval is required/Given	19/00194/PNCOU	Apr 2022	Under construction	Oct 2018	72
80-82 Kings Road, Brentwood	Prior Approval is required/Given	17/00383/PNCOU	May 2022	Not started	Oct 2017	1
Floors 1-5, Ewing House, Kings Road, Brentwood	Prior Approval is required/Given	17/00792/PNCOU	Jul 2022	Under construction	Oct 2018	40
Mellon House, Ingrave Road, Brentwood	Prior Approval is required/Given	17/00151/PNCOU	Apr 2022	Under construction	Oct 2018	70
Essex House, 141 Kings Road, Brentwood	Prior Approval is required/Given	16/00499/PNCOU	Jun 2021	Under construction	Aug 2017	24
Kings House, 101 - 135 Kings Road, Brentwood	Prior Approval is required/Given	16/00606/PNCOU	Jun 2021	Under construction	Jul 2018	35
Potential House, (First Floor) 149 - 157 Kings Road, Brentwood	Prior Approval is required/Given	16/01061/PNCOU	Sep 2021	Not started	N/A	5
Regent House, Hubert Road, Brentwood	Prior Approval is required/Given	16/01298/PNCOU	Nov 2021	Under Construction	Aug 2017	120
102 Billericay Road, Herongate	Prior Approval is required/Given	16/00071/PNCOU	Mar 2021	Not started	N/A	1

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
Fredsfield Farm, Middle Road, Ingrave	Appeal Allowed	17/01042/PNCOU	Mar 2021	Not started	N/A	1
32 High Street, Ingatestone	Prior Approval is required/Given	16/00116/PNCOU	Mar 2021	Not started	N/A	4
Calcott Hall Farm, Weald Road, South Weald	Prior Approval is required/Given	18/01644/PNCOU	Jan 2022	Not started	N/A	1
Saybridge Farm, Spriggs Lane, Blackmore	Prior Approval is required/Given	18/01439/PNCOU	Nov 2021	Not started	N/A	5
Barn at Forest Farm, Chelmsford Road, Blackmore	Prior Approval is required/Given	17/00054/PNCOU	Aug 2022	Not started	N/A	2
Penny Potts Barn, Ongar Road, Stondon Massey	Prior Approval is required/Given	17/00564/PNCOU	Jun 2022	Under construction	Jul 2019	2
Quince Hall Farm, Chelmsford Road, Blackmore	Prior Approval is required/Given	15/01676/PNCOU	Feb 2021	Not started	N/A	1
Stondon Farm, Ongar Road, Stondon Massey	Prior Approval is required/Given	16/01174/PNCOU	Oct 2021	Not started	N/A	1
Wolves Farm Barn, Wyatts Green Road, Wyatts Green	Prior Approval is required/Given	15/01672/PNCOU	Feb 2021	Not started	N/A	1
Building East of Hobbs Cottage, Childerditch Street, Little Warley	Prior Approval is required/Given	18/00896/PNCOU	Aug 2021	Under construction	Oct 2018	1
Arcadia House, The Drive Great Warley	Prior Approval is required/Given	18/00865/PNCOU	Jul 2021	Not started	N/A	33
Barn Hill Farm, Childerditch Street, Little Warley	Prior Approval is required/Given	18/01672/PNCOU	Dec 2021	Not started	N/A	1
Central Office Ford Motor Co Ltd Eagle Way Great Warley Brentwood	Prior Approval is required/Given	19/01708/PNCOU		Not started	N/A	325
Jubilee House, The Drive, Great Warley	Prior Approval is required/Given	17/00915/PNCOU	Jul 2022	Not started	N/A	56
Prior Approval (Residential) Total:						860

Address	Status	Planning permission	Expiry date	Work started	Work start date	Total net forecasted completions
Sites with Planning Permission which were subject to section 106						
Land Formerly Known as NV Tools St James Road Brentwood	Permission granted	15/01084/FUL	Jun 2019	Under construction	Jul 2018	45
Former Elliots Nightclub and Petrol Station West Horndon	Permission granted	14/01247/FUL	Jun 2019	Under construction	Jul 2018	20
Former Mountnessing Scrap Yard Roman Road Mountnessing	Permission granted	14/01446/FUL	Feb 2021	Under construction	Jul 2017	85
Land Adjacent to The New Folly Bell Mead Ingatestone	Permission granted	15/00710/FUL	Nov 2019	Under construction	Feb 2017	16
Cottage Garden Beads Hall Lane Pilgrims Hatch Essex CM15 9QP	Permission granted	14/01069/FUL	Aug 2019	Under construction	Oct 2018	1
Mascalls Park, Mascalls Lane, Warley	Permission granted	13/01169/FUL	Mar 2017	Under construction	Apr 2014	25
Eagle and Child Pub, Shenfield	Permission granted	19/00268/FUL	Nov 2019	Not started	N/A	14
La Plata House, London Road, Brentwood	Permission granted	19/01307/FUL	Mar 2023	Not started	N/A	9
Sites with Planning Permission subject to s106 total:						215
Total Extant Permissions						
Sub Total (minus demolitions)						1,526
Combined total minus 10% Non-implementation discount on all sites with planning permission and prior approvals						1,374.3

Appendix 3 – Planning status for housing site allocations

Site name	Ref	Planning Status
Brownfield Land within Brentwood Urban Area / Settlement Boundary		
Ford Headquarters and Council Depot, Warley - northern and southern site	R04 & R05	Part of the site, the Ford Headquarters building, was subject to a prior approval submission for change of use from office to 325 residential units. This quantum has been removed from the original 473 allocated for the site and is now accounted for as part of the extant permissions. An outline application (ref: 20/01111/FUL) was recently submitted in August 2020 for the remaining Ford HQ land comprising 152 residential dwellings, 796sq m commercial floorspace and a care home. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Brentwood Railway Station Car Park	R10	Site is being promoted by Transport for London Commercial Development and is expected to come forwards later in the plan period. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Westbury Road Car Park, Westbury Road, Brentwood	R11	Council owned land with proposals being developed through a Joint Venture agreement. Looking to submit a planning application shortly allowing for delivery of the site to start early in the plan period. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Land at Hunter House, Western Road, Brentwood	R12	A planning application was submitted in December 2017 for 48 dwellings. The application was formally disposed of in January 2019. It is understood that a revised scheme would be worked up for the site. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Chatham Way / Crown Street Car Park Brentwood	R13	Council owned land with proposals being developed through a Joint Venture agreement. Development proposals and delivery to be confirmed through a Statement of Common Ground.
William Hunter Way	R14	Council owned land with proposals being developed through a Joint Venture agreement. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Wates Way Industrial Estate, Ongar Road, Brentwood	R15	A hybrid application was submitted in May 2019 (ref: 19/00707/FUL) for full permission for the construction of a foodstore (3,125 sqm GEA) and outline permission for 80 dwellings. This application is currently pending consideration and it is understood that a revised scheme is due to be submitted which better integrates the residential and foodstore proposals. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Land at Crescent Drive, Shenfield	R18	A planning application was submitted in July 2019 (ref: 19/00937/FUL) for 86 dwellings. This was refused planning permission in December 2019 and subsequently allowed on appeal in July 2020.

Site name	Ref	Planning Status
		Note: The site still remains in the housing trajectory as a proposed allocation for 35 dwellings as the extant permission information is dated April 2020.
Eagle and Child Pub, Shenfield	R20	A planning application was submitted in March 2019 (ref: 19/00268/FUL) for 15 dwellings which was subsequently approved in November 2019. Note: The site is now accounted for in the housing trajectory as part of the extant permissions.
Greenfield Land within Brentwood Urban Area / Settlement Boundary		
Land at Priests Lane, Brentwood	R19	Site is currently a school playing field no longer in active use and designated as Protected Urban Open Space. Once the Plan is adopted this restriction would be removed. Site promoters looking to submit an application in line with the emerging plan timetable to allow for delivery soon after adoption. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Brownfield Land within settlement boundary – Other Locations		
West Horndon Industrial Estates	R02	Proposals are being worked on for the site with ongoing discussions regarding site access. Intention for site to be developed in phases to allow for gradual vacation of current employment uses on site alongside development of residential dwellings. Site promoters are working towards submitting a planning application shortly. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Green Belt Land – Edge of Brentwood Urban Area		
Land north of Shenfield	R03	Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Land East of Nags Head Lane, Brentwood	R06	Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Sow and Grow Nursery, Ongar Road, Pilgrims Hatch	R07	Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Land Adjacent to Carmel, Mascalls Lane, Warley	R08	Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it.

Site name	Ref	Planning Status
		Development proposals and delivery to be confirmed through a Statement of Common Ground.
Land west of Warley Hill, Pastoral Way, Warley	R09	Development proposals for the site have been drawn up and subject to pre-application discussions. Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Land off Doddinghurst Road, either side of A12	R16 & R17	Development proposals for the site have been drawn up and subject to pre-application discussions. Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it.
Green Belt Land – Edge of Ingatestone		
Land south of Ingatestone, Ingatestone	R21	Application for the northern part of the site comprising the former garden centre submitted in November 2017 (ref: 17/01815/OUT) for 110 dwellings. This has remained undetermined dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Land Adjacent to Ingatestone By-pass	R22	Development proposals for the site have been drawn up and subject to pre-application discussions. Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Green Belt Land – Larger Villages		
Brizes Corner Field, Blackmore Road, Kelvedon Hatch	R23	Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Land off Stocks Lane, Kelvedon Hatch	R24	Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it. Development proposals and delivery to be confirmed through a Statement of Common Ground.
Land north of Woollard Way, Blackmore	R25	Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it. Development proposals and delivery to be confirmed through a Statement of Common Ground.

Site name	Ref	Planning Status
Land south of Redrose Lane, north of Orchard Piece, Blackmore	R26	<p>Submission of an application for the site is dependent on release of the land from the Green Belt in line with progress on the emerging plan and as more weight can be afforded to it.</p> <p>Development proposals and delivery to be confirmed through a Statement of Common Ground.</p>
Strategic Allocation – Dunton Hills Garden Village		
Dunton Hills Garden Village	R01	Please see Dunton Hills Garden Village Topic Paper for details on progress with the Garden Village proposals.