



Brentwood five year housing supply assessment 2012 to 2017

July 2012

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Executive Summary

- The National Planning Policy Framework (NPPF) requires local planning authorities to boost the supply of housing in their local areas by annually identifying and updating a supply of deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5%.
- This paper sets out an assessment of whether there is a five year supply of deliverable housing land within Brentwood Borough, setting out the position as at April 2012 over the five year period from 2012/13 – 2016/17.
- Published in July 2012 using April 2012 residential data, this assessment supersedes the 2012-2017 version published in December 2011.
- Information is firstly taken from a residential land monitor carried out every year to monitor and review planning permissions within the Borough. This informs an Annual Monitoring Report (AMR) which sets out how planning policies have been implemented over the previous financial year including historic housing completions and future housing trajectories. Areas with potential for housing in future are identified in the Council's Strategic Housing Land Availability Assessment (SHLAA).
- It is the government's intention to revoke regional strategies outside London, although this decision is subject to the outcome of environmental assessments currently being undertaken. Therefore, until it is abolished the Regional Spatial Strategy (RSS) still forms part of the development plan. The East of England Plan requires Brentwood Borough to provide for a minimum of 3,500 homes to be built 2001-2021, an average of 175 homes per year.
- The Council agreed at the Policy, Performance and Resources Board on 11 July 2012 to adopt an interim figure of 130 homes a year for development management and monitoring purposes until such time as a final figure is adopted through the new local plan. This interim figure will be a material consideration in determining planning applications once the RSS is abolished.
- At April 2012 a total of 2,321 dwellings have been completed within the Borough since 2001. This is 396 above the RSS requirement to 2012, thereby reducing the annual average requirement to 131 homes per year.
- Housing sites included in the five year supply are either allocated in the Replacement Local Plan, have planning permission and are not yet recorded as fully completed (ie not started or under construction), or are other sites without planning permission but where there is an expectation that development will occur in the next five years in accordance with local plan policies.
- Brentwood Borough has an overall amount of identifiable and deliverable housing land supply for 689 homes over the next five years. That is 34 more than the current RSS five year requirement (5%). This equates to a housing land supply of 5.3 years. The oversupply is equal to the additional 5% buffer as required by the NPPF.
- This paper concludes that the Borough can demonstrate a five year deliverable supply of housing land.

1 Background

Housing Delivery Requirement

- 1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to boost significantly the supply of housing in their local areas. NPPF Paragraph 47 sets out the requirements to “identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.”
- 1.2 Where local authorities cannot demonstrate a five year supply, planning applications for housing will be considered favourably in light of national policy.
- 1.3 NPPF Paragraph 47 also stipulates that where there has been a record of persistent housing under delivery, the buffer should increase to 20%. There has been consistent oversupply of housing in Brentwood Borough since 2001, as discussed in Chapter 3. Therefore, this assessment assumes a 5% buffer is used.
- 1.4 The NPPF attaches great importance to Green Belt with a continuing policy aim of preventing urban sprawl by keeping land permanently open. Since the whole of the Borough lies within Green Belt opportunities for development are mainly focused in existing urban areas such as Brentwood town.

Demonstrating a Deliverable Five Year Housing Supply

- 1.5 This paper assesses whether or not there is a five year supply of deliverable housing land within Brentwood Borough. This is an update of the Council’s assessment for the period 2012/13 – 2016/17. Originally published in December 2011 with residential data from April 2011, this paper sets out the position at April 2012 (updated and published July 2012).
- 1.6 Specific sites are identified that the Council considers likely to contribute to the delivery of five years housing provision. These sites, set out in detail in the Appendix, include:
 - Sites allocated in the Replacement Local Plan (2005)
 - Sites already under construction but not yet complete
 - Sites with planning permission but where building work has yet to commence
 - Sites with planning permission subject to Section 106 agreement
 - Sites with potential to come forward within the next five years where there is a realistic expectation that development will take place, as identified in the Council’s Strategic Housing Land Availability Assessment (SHLAA)

2 Information Sources

Residential Land Monitor

- 2.1 The Residential Land Monitor is carried out annually on behalf of the Council by Essex County Council as part of a Service Level Agreement (SLA) to monitor and review planning permissions within the Borough.
- 2.2 Detailed information provided within the monitor is used to prepare an Annual Monitoring Report (AMR). Information includes all planning applications made within the monitoring year for residential development and lists any residential unit gain or loss. Sites fully completed within the year are removed leaving only those sites which have not started or are under construction for the next monitoring year.
- 2.3 The Council took the opportunity to update this Five Year Housing Supply Assessment in light of the April 2012 Residential Land Monitor.

Annual Monitoring Report

- 2.4 The Council produces an Annual Monitoring Report (AMR) each year. The AMR sets out how the Borough's planning policies have been implemented over the previous financial year and informs of progress on Council planning documents, such as the Local Development Plan. By monitoring planning policies the Council is able to assess whether housing delivery objectives are being met in line with policy targets.
- 2.5 The Council's most recent AMR for 2010/11 was published in December 2011. It sets out large residential sites completed, those with unimplemented or uncompleted planning permissions, and those with potential as identified in the SHLAA.
- 2.6 This assessment and the 2012 Residential Land Monitor will be used to inform the next AMR to be published late 2012.
- 2.7 Current and previous AMRs can be viewed on the Council's website at www.brentwood.gov.uk/index.php?cid=880.

SHLAA

- 2.8 Local authorities are required to undertake Strategic Housing Land Availability Assessments (SHLAA) as evidence to inform planning policies regarding housing delivery. The primary role of the SHLAA is to:
- Identify sites with potential for housing
 - Assess their housing potential
 - Assess when they are likely to be developed
- 2.9 The Council published its first SHLAA in October 2011. This identifies specific sites for housing delivery over the next 20 years. The SHLAA provides independent evidence to support future plan-making, it is not a statement of Council policy.

Identification of land as having potential for housing does not mean it will be allocated or granted planning permission.

- 2.10 The SHLAA followed a public Call for Sites in December 2009 where residents and landowners put forward their suggestions for future housing. These suggestions were then assessed against criteria to identify whether each site was available, suitable and achievable. Only if all three criteria were met was a site considered to have potential for housing.
- 2.11 The bulk of SHLAA work was carried out in 2010 following the Call for Sites. Subsequently the base date for housing data is taken from the Council's 2009/10 AMR. Figures for homes with extant planning permissions are therefore correct as at 1 April 2010. This data has been updated in the 2010/11 AMR published in December 2011. This five year housing supply assessment uses the most recent data available from 1 April 2012. Further SHLAA updates will be carried out as necessary through the annual monitoring process.
- 2.12 The SHLAA updates information contained within the Brentwood Urban Capacity Study, undertaken in June 2002 (and subsequently updated annually). This study assessed the Borough's total housing potential in order to achieve greater efficiency using previously developed land and buildings, and minimise the need for development on greenfield land.
- 2.13 SHLAA main report, appendices and maps can be viewed on the Council's website at www.brentwood.gov.uk/index.php?cid=966

3 Five Year Requirement

Regional Planning

- 3.1 The Localism Act 2011 received Royal Assent on 15 November 2011 with the majority of its provisions in force during 2012. The Act will revoke Regional Spatial Strategies (RSS) and their housing targets for individual local authorities. However, this decision is subject to the outcome of environmental assessments currently being undertaken. Therefore, at the time of writing the RSS still forms part of the development plan.
- 3.2 Until the RSS is revoked this assessment continues to use the RSS housing provision figure as a basis for housing supply forecasts. The figure for Brentwood is set out in the East of England Plan (RSS), approved by the Secretary of State in May 2008. The Approved RSS provides for a minimum of 3,500 dwellings (net) to be built between 2001 and 2021, an average of 175 dwellings per year.
- 3.3 As shown in Table 1, Brentwood has consistently built more homes than the RSS annual target of 175 dwellings per year.

Table 1: Brentwood Borough cumulative housing completions 2001-2012

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Total completions (net)	182	263	204	151	116	218	244	251	166	394	132
Total cumulative completions (net)	182	445	649	800	916	1134	1378	1629	1795	2189	2321
RSS annual completion rate	175	175	175	175	175	175	175	175	175	175	175
RSS cumulative completion rate	175	350	525	700	875	1050	1225	1400	1575	1750	1925
Surplus/Deficit compared to RSS	+7	+95	+124	+100	+41	+84	+153	+229	+220	+439	+396

Note: Housing targets 2001-2021 taken from approved East of England Plan (RSS)

- 3.4 Table 1 shows that at April 2012, a total of 2,321 dwellings have been completed within the Borough since 2001. This is 396 above the RSS requirement to 2012. This leaves a residual of 1,179 for the remaining RSS period, thereby reducing the annual average requirement to 131 homes per year.
- 3.5 Table 2 sets out the RSS housing provision figures (2001-2021) and completions to date.

Table 2: Housing requirement based on the approved RSS 2001-2021

	Number of Dwellings	Average Dwellings Per Annum
RSS Housing Provision 2001-2021	3,500	175
Net Completions 2001-2012	2,321	211
Residual RSS Provision 2012-2021	1,179	131

Interim Housing Figure

- 3.6 Once the RSS is revoked decision making powers on housing and planning will be returned to local councils. At the Policy, Performance and Resources Board on 11 July 2012 the Council agreed to adopt an interim figure of 130 homes a year for development management and monitoring purposes until such time as a final figure is adopted through the new local plan. This interim figure will be a material consideration in determining planning applications.
- 3.7 The Council agreed to adopt this interim housing figure on the basis of:
- Consultation feedback, such as responses to the Council's Your Neighbourhood Consultation which took place in summer 2011. The consultation involved local residents, landowners and other stakeholders and included questions about levels of housing growth in relation to the RSS target. Consultation responses and analysis can be viewed on the Council's website at www.brentwood.gov.uk/yourneighbourhood
 - National policy, such as the NPPF in light of its replacement of guidance contained in PPS3 Housing.
 - Available evidence, such as the Heart of Essex Housing Growth Scenarios study (2012) undertaken in partnership with Chelmsford City Council and Maldon District Council. This study assesses the social, economic and environmental implications of different levels of housing growth up to 2031. It is available to view on the Council's website at www.brentwood.gov.uk/index.php?cid=966
- 3.8 This interim housing figure will be used by the Council once the RSS is revoked. Until then this assessment continues to use the RSS target as set out above in Table 2.

4 Five Year Provision

Available, Suitable and Achievable

- 4.1 The NPPF requires local authorities to identify a supply of deliverable sites sufficient to provide five years worth of housing. For a site to be considered deliverable, it should be **available** now, offer a **suitable** location for development now, and be **achievable** with a realistic prospect that housing will be delivered on the site within five years. Particular emphasis is placed on whether development of the site is viable.
- 4.2 The Council's five year provision figure is based on assessment of potential sites against these three deliverability criteria.

Housing Supply 2012 to 2017

- 4.3 The five year period is taken as the period beginning 1 April for the forthcoming year at the time of the assessment. As this is an update of the December 2011 document, the five year period is 1 April 2012 to 31 March 2017. The schedule of housing sites in the Appendix provides details of sites that make up the five year supply of deliverable sites. This schedule is summarised in Table 3 and includes sites which are allocated in the Replacement Local Plan, have planning permission and are not yet recorded as fully completed (i.e. not started or under construction), and other sites without planning permission but where there is an expectation that development will occur in the next five years in accordance with local plan policies.
- 4.4 Table 3 sets out that there is a five year supply of 689 homes.

Table 3: Summary of identified sites (April 2012)

	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Total
Extant planning permissions on allocated sites	105	98	3	14	0	220
Extant planning permissions on unallocated large sites	45	37	34	22	0	138
Extant planning permissions on small sites	49	51	55	46	0	201
Residual allocated sites	0	0	0	0	0	0
Sites where principle of development is accepted	0	0	15	15	0	30
Contingent/strategic sites (SHLAA)	0	0	0	0	100	100
Total	199	186	107	97	100	689

Windfall Sites

- 4.5 No allowance for windfall sites has been made in the calculation of the five year supply of 689 homes. However, the NPPF states that “local planning authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. This should not include residential gardens.”
- 4.6 Windfall sites have provided a continuous supply of housing in the Borough for a number of years and are expected to contribute additional housing supply in the future. In the last five years, windfalls on non-residential land have made up 22% of the Borough’s housing supply, an average of 52 dwellings per year. Windfalls on residential land, including garden land, have not been included in this calculation.
- 4.7 Clearly further permissions will be granted on sites as yet unidentified (windfalls). Therefore, taking the above into account the total five year supply is expected to be further increased.

How Many Years Deliverable Land?

- 4.8 As set out in Table 3, Brentwood Borough has an overall amount of identifiable and deliverable housing land supply for 689 homes over the next five years. That is 34 more than the current RSS five year requirement (5%). This equates to a housing land supply of 5.3 years as set out in Table 4. The oversupply equals the required additional 5% buffer as set out in the NPPF.
- 4.9 In conclusion, the assessment set out in this paper shows that the Borough can demonstrate a five year deliverable supply of housing. Table 4 sets out a summary of this position at April 2012

Table 4: Summary of five year housing supply – 1 April 2012 to 31 March 2017

Approved RSS five year requirement	655 homes
Approved RSS annual average residual requirement	131 homes
Total identifiable five year supply	689 homes
Annual average supply	138 homes
Excess supply over requirement for five year period	34 homes
How many years housing supply?	5.3 years

Appendix: Schedule of Identified Housing Sites (April 2012)

Planning application ref	Type of permission (full, outline, reserved matters, allocation)	Site name/address	Ward	Grid Reference (X/Y)	Site size	Greenfield/Brownfield	Total number of dwellings with planning permission /site capacity	Potential losses	Net completions as at 1 April 2011	Total net residual dwellings under construction or not started at 1 April 2011	2011/12 net completions	Residual completions expected in five year period from 1 April 2012	2012/13	2013/14	2014/15	2015/16	2016/17
Formally Identified																	
Extant Planning Permissions on Allocated Sites																	
BRW/672/05	Full	William Hunter Way car park site, William Hunter Way, Brentwood	Brentwood North	559335 193839	0.16	B	14			14		14				14	
BRW/201/10	Full	Former Highwood & Little Highwood Hospital, Geary Drive, Brentwood	Brentwood North	559061 194437	7.60	B	204			201	98	103	50	50	3		
BRW/1103/06	Full	Former British Gas site, St James Road/Wharf Road, Brentwood, CM14 4LF	Brentwood West	558841 193157	0.65	B	350		350								
BRW/661/09	Full	Phase 4A - British Gas Site, St James Road/Wharf Road, Brentwood, CM14 4LF	Brentwood West	558841 193157	0.47	B	53			53		53	25	28			
BRW/21/05 plus revisions	Full	Former Warley Hospital, Warley Hill, Warley	Warley	558919 192333	4.05	B	230		168	62	12	50	30	20			
Sub Total:							851	0	518	330	110	220	105	98	3	14	0
Extant Planning Permissions on Unallocated Large Sites																	
BRW/1081/06	Full	Former St Charles Youth Treatment Centre, Brentwood, CM14 4TP	Brentwood North	558554 194140	6.79	B	120		108	12	8	4	4				
BRW/369/07	Full	Former Sam's Nightclub, Ongar Road, Brentwood, CM15 9GL (now known as The Meads)	Brentwood North	559630 194046	0.44	B	54		54								
BRW/297/05	Full	Former St Helens RC Infants School, Queens Road, Brentwood, CM14 4LL (now known as St Helen's Mews)	Brentwood South	559787 193652	0.41	B	40		40								

BRW/666/09	Full	43-53 Ingrave Road, Brentwood, CM15 8AZ (SHLAA ref: B216)	Brentwood South	560131 193508	0.23	B	15	4		11		11			11		
BRW/25/10	Full	Land rear of the Grange, 93 Queens Road, Brentwood	Brentwood South	559787 193582	0.35	B	12			12		12			12		
BRW/883/07	Full	122-124 Station Road, West Horndon, CM13 3LZ	Herongate, Ingrave & West Horndon	562890 188335	0.15	B	13	2		11		11	11				
BRW/1053/06	Full	Land rear of Sylvia Avenue/Brindles Close, Hutton, CM13 2HP	Hutton Central	562196 193553	0.84	B	33	1		32		32			16	16	
BRW/605/08	Outline	Willowbrook Primary School, Brookfield Close, Hutton, CM13 2RG	Hutton Central	562584 195126	2.55	B	36			55		55	30	25			
11/01042/FUL	Full	Glanthams House, Hutton Road, Shenfield	Shenfield	560790 194822	0.28	B	14	1		13		13			7	6	
Sub Total:							337	8	202	146	8	138	45	37	34	22	0

Extant Planning Permissions on Small Sites

BRW/449/07	Full	Land adj. 35 St Charles Road, Brentwood, CM14 4TS	Brentwood North	558758 194230	0.05	B	1		1								
BRW/469/07	Full	3 High Street, Brentwood, CM14 4RG	Brentwood North	559691 193919	0.01	B	1		1								
BRW/1107/07	Full	63-65 High Street, Brentwood, CM14 4RH	Brentwood North	559472 193809	0.09	B	10			10		10	5	5			
BRW/1134/07	Full	242 Ongar Road, Brentwood, CM15 9DX	Brentwood North	559046 194563	0.03	B	2	1		1		1	1				
BRW/450/08	Full	(Jewlers) 58 Ongar Road, Brentwood, CM15 9AX	Brentwood North	559561 194069	0.01	B	1		1								
BRW/766/08	Full	Daylite Windows, 49 Ongar Road, Brentwood, CM15 9AZ	Brentwood North	559607 194062	0.01	B	1			1	1						
BRW/728/08	Full	73-73A High Street, Brentwood, CM14 4RW (between Barclays Bank & former Currys store)	Brentwood North	559420 193799	0.14	B	4			4		4				4	
BRW/802/08	Full	31 St Charles Road, Brentwood, CM14 4TS	Brentwood North	558762 194205	0.09	B	2	1		1		1	1				

BRW/756/09	Full	Rear of 89-93 Park Road, Brentwood, CM14 4TU (SHLAA ref: G153)	Brentwood North	558912 194070	0.07	G	4			4		4			4		
BRW/803/09	Full	57-61 High Street, Brentwood, CM14 4RH	Brentwood North	559480 193808	0.03	B	6	2		4		4	4				
BRW/186/10	Full	3-11 Ongar Road, Brentwood	Brentwood North	559690 193972	0.03	B	6			6	6						
BRW/428/10	Full	35 Culyers Yard, High Street, Brentwood, CM14 4RG	Brentwood North	559579 193889	0.04	B	10	1		9		9			5	4	
BRW/652/10	Full	135 High Street, Brentwood, CM14 4RZ	Brentwood North	559178 193685	0.01	B	2			2		2			2		
BRW/768/10	Full	113-115 High Street, Brentwood,	Brentwood North	559264 193725	0.03	B	2			2		2	2				
11/00083	Full	Fairholme, Highland Avenue, Brentwood, CM15 9DD	Brentwood North	559404 194327	0.10	B	10	1		9		9				5	4
BRW/454/04	Full	21 & 23 Eastfield Road, Brentwood, CM14 4HB	Brentwood South	559750 193550	0.04	B	4	2		2		2			2		
BRW/696/06	Full	Rose Valley House, Rose Bank, Brentwood, CM14 4HX	Brentwood South	559593 193302	0.30	B	9	1	8								
BRW/25/08	Full	19-23 Crown Street, Brentwood, CM14 4BA	Brentwood South	559364 193657	0.02	B	2			2		2	2				
BRW/505/08	Full	29 Rose Valley, Brentwood, CM14 4HZ	Brentwood South	559490 193295	0.08	B	9	1		8		8	4	4			
BRW/888/08	Full	18 Gresham Road, Brentwood, CM14 4HN	Brentwood South	559413 193231	0.01	B	3			3		3			3		
BRW/175/10	Full	Land adj. Strathearn Lodge, Rose Valley, Brentwood, CM14 4HX	Brentwood South	559567 193294	0.05	B	1			1		1			1		
BRW/302/10	Full	Land adj. 40 Pondfield Lane, Brentwood, CM13 2BX	Brentwood South	561397 193009	0.02	G	1			1	1						
BRW/321/10	Full	Land adj. 42 Pondfield Lane, Brentwood (now known as 1A & 1B Wingfield Close, Brentwood, CM13 2BT)	Brentwood South	561395 193032	0.03	G	2		2								
BRW/447/10	Full	29B Crown Street, Brentwood, CM14 4BA	Brentwood South	559372 193639	0.01	B	1		1								

BRW/547/10	Full	31 Queens Road, Brentwood, CM14 4HE	Brentwood South	559426 193405	0.09	B	6	1		5		5		5			
BRW/671/10	Full	25 The Avenue, Ingrave, CM13 2AD	Brentwood South	561026 192564	0.11	B	2	1		1		1	1				
11/01140	Full	10 Wingfield Close, Brentwood, CM13 2BT	Brentwood South	561348 193026	0.02	G	1			1		1				1	
10/00448	Full	22A Crown Street, Brentwood, CM14 4BA	Brentwood South	559388 193660	0.01	B	1			1	1						
BRW/790/10	Full	48-52 Queens Road, Brentwood, CM14 4HD	Brentwood South	559559 193556	0.08	B	10	3		7		7					7
11/01069	Full	61 Pondfield Lane, Brentwood, CM13 2DA	Brentwood South	561466 191136	0.05	G	1			1		1				1	
BRW/534/07	Full	30 Westbury Road, Brentwood, CM14 4JR	Brentwood West	559184 193555	0.03	B	1			1	1						
BRW/268/08	Full	Garden land of 8 Ashford Avenue, Brentwood	Brentwood West	558508 193108	0.03	B	1		1								
BRW/655/10	Full	30 Crescent Road, Brentwood, CM14 5JR	Brentwood West	559190 192837	0.08	G	2			2	2						
BRW/776/10	Full	15 Kings Chase, Brentwood, CM14 4LE	Brentwood West	559192 193312	0.02	B	2	1		1	1						
11/00440	Full	36 Cromwell Road, Warley, CM14 5DT	Brentwood West	558909 192935	0.05	B	2	1		1		1				1	
11/00545	Full	Land adj. 1 Fairfield Road, Brentwood, CM14 4LS	Brentwood West	559278 193221	0.05	B	9			9		9				5	4
11/00714	Full	Fern House, 120 High Street, Brentwood, CM14 4AS	Brentwood West	559163 193648	0.01	B	1			1		1			1		
BRW/12/08	Full	Searchlight, School Road, Kelvedon Hatch, CM15 0DH	Brizes & Doddinghurst	557149 198958	0.13	B	3	1	2								
BRW/930/08	Full	Land adj. 1 Fox Hatch, Kelvedon Hatch	Brizes & Doddinghurst	557362 198424	0.03	B	1			1		1			1		
BRW/931/08	Full	The Barn, Doddinghurst Road, Doddinghurst, CM15 0QH	Brizes & Doddinghurst	559099 199029	0.05	B	2	1		1		1	1				

BRW/518/09	Full	Greenways, School Road, Kelvedon Hatch, CM15 0DH (SHLAA ref: G147)	Brizes & Doddinghurst	557116 198977	0.19	B	4			4		4				4	
BRW/795/09	Full	Adj. 28 Stocks Lane, Kelvedon Hatch, CM15 0BL	Brizes & Doddinghurst	557767 198477	0.03	B	1			1	1						
BRW/174/10	Full	Enderley, School Road, Kelvedon Hatch, CM15 0DL	Brizes & Doddinghurst	557476 198904	0.12	B	1		1								
11/00750	Full	Manitoba, School Road, Kelvedon Hatch, CM15 0DW	Brizes & Doddinghurst	557573 198976	0.22	B	2			2		2					2
BRW/393/08	Full	54 Station Road, West Horndon, CM13 3TW	Herongate, Ingrave & West Horndon	562477 188181	0.03	B	2		2								
BRW/660/08	Full	Salmonds Farm, Salmonds Grove, Ingrave, CM13 3RS	Herongate, Ingrave & West Horndon	562436 192142	0.01	G	1		1								
BRW/424/09	Full	Adj. 20 Cricketers Lane, Herongate, Brentwood, CM13 3PZ	Herongate, Ingrave & West Horndon	562883 191247	0.03	B	1		1								
BRW/723/10	Full	Land rear of 197 Brentwood Road, Herongate, Brentwood, CM13 3PH	Herongate, Ingrave & West Horndon	562952 191110	0.04	G	1			1	1						
11/00853	Full	8 Brentwood Road, Brentwood, CM13 3QH	Herongate, Ingrave & West Horndon	561776 192433	0.02	G	2			2		2		2			
BRW/63/06	Full	Land at 22 Newmans Drive and land rear of 196, 198, 200 & 200A Hanging Hill Lane, Hutton	Hutton Central	562219 194685	0.22	B	5	1	4								
BRW/50/10	Full	69 Hanging Hill Lane, Hutton, CM13 2HN	Hutton Central	562239 193697	0.10	B	3	1		2		2		2			
BRW/552/10	Outline	30 Rayleigh Road, Brentwood, CM13 1AD	Hutton Central	561604 195175	0.03	B	5			5		5					5
BRW/69/11	Outline	21 Newmans Drive, Hutton, CM13 2PZ	Hutton Central	562211 194626	0.16	G	2	1		1		1					1
11/00794	Full	12 Park Avenue, Hutton	Hutton Central	562399 194423	0.09	G	1			1		1				1	
BRW/562/07	Full	201-207 Rayleigh Road, Hutton, CM13 1LZ	Hutton East	562820 195303	0.03	B	4			4		4		4			
BRW/987/08	Full	1 Chelmer Drive, Hutton, CM13 1NR	Hutton East	563256 195150	0.06	B	1			1		1	1				

BRW/285/09	Full	552 Rayleigh Road, Hutton, CM13 1SG	Hutton East	564649 194892	0.17	B	1			1		1	1				
BRW/413/09	Full	227 Rayleigh Road, Hutton	Hutton East	562921 195336	0.04	B	1			1	1						
BRW/653/09	Full	1 Bournebridge Close, Hutton, CM13 1RJ	Hutton East	563070 194820	0.02	B	1			1		1		1			
BRW/411/10	Full	Land adj. Greenend, Hutton, CM13 1RX	Hutton East	563570 194668	0.19	B	1			1		1		1			
BRW/727/10	Full	1 Kelvedon Close, Hutton, CM13 1QS	Hutton East	563192 195002	0.02	G	1			1		1	1				
BRW/1129/07	Full	Grasmere, Alexander Lane, Hutton, CM13 1AG	Hutton North	561610 195231	0.08	B	5	1		4		4	4				
BRW/897/08	Full	Land rear of St Ninian, Alexander Lane, Shenfield	Hutton North	561666 195212	0.10	B	2			2		2	2				
BRW/28/09	Full	74A Woodland Avenue, Hutton	Hutton North	562482 195847	0.03	B	2			2	2						
BRW/28/10	Full	11 Wilkes Road, Brentwood, CM13 1LH	Hutton North	562722 195627	0.02	B	2	1		1	1						
BRW/533/10	Full	St Ninian, Alexander Lane, Shenfield, CM13 1AG	Hutton North	561601 195215	0.09	B	7	1		6		6	6				
11/00314	Full	28 Arnolds Avenue, Hutton	Hutton North	562308 195982	0.07	G	1			1		1					1
11/01209	Full	7 Highview Crescent, Hutton, CM13 1BJ	Hutton North	562408 195206	0.02	G	1			1		1					1
BRW/119/06	Outline	Rear of Netherton & Three Hedges, Hutton Mount	Hutton South	561293 194549	0.70	B	5			5		5				5	
BRW/732/09	Outline	Land adj. 27 Longaford Way, Hutton Mount, CM13 2LT	Hutton South	562025 194469	0.23	B	2			2		2				2	
BRW/799/09	Full	Long Ridings, Roundwood Avenue, Brentwood, CM13 2ND (SHLAA ref: B041)	Hutton South	561570 194648	0.40	B	3	1		2		2		2			
BRW/616/10 & BRW/8/11	Full	Rossmoyne, Heronway, Hutton, CM13 2LX	Hutton South	561547 194347	0.36	B	2	1		1		1		1			

BRW/11/93	Full	Rawdon, Herrington Grove, Hutton	Hutton South	561409 194823	0.28	B	2					2	2				
BRW/540/10	Full	Land rear of 118A High Street, Ingatestone, CM4 0BA	Ingatestone, Fryerning & Mountnessing	564922 199497	0.17	B	8		8			8	4	4			
BRW/749/08	Full	60 High Street, Ingatestone, CM14 9DW	Ingatestone, Fryerning & Mountnessing	565118 199689	0.01	B	1		1	1							
BRW/167/09	Full	3 & 5 High Street, Ingatestone, CM4 9ED	Ingatestone, Fryerning & Mountnessing	565218 199744	0.04	B	4	1	3								
10/00001/EXT	Outline	Land rear of 28-30 Pine Drive, Ingatestone	Ingatestone, Fryerning & Mountnessing	565397 199648	0.07	B	1		1			1				1	
BRW/829/10	Full	Stocks Bar, High Street, Ingatestone, CM4 9DU	Ingatestone, Fryerning & Mountnessing	565133 199660	0.03	B	6	2	4			4			2	2	
11/00394	Full	Malyons Yard, Roman Road, Ingatestone	Ingatestone, Fryerning and Mountnessing	563930 198630	0.01	G	1		1			1				1	
11/00785	Outline	2 High Street, Ingatestone, CM4 9EE	Ingatestone, Fryerning & Mountnessing	565307 199900	0.05	G	1		1			1				1	
11/01159	Full	Land rear of 60 High Street, Ingatestone	Ingatestone, Fryerning & Mountnessing	565106 199703	0.01	B	2		2			2				2	
BRW/852/87	Full	Rear of 35 and between 27-35 Crow Green Road	Pilgrims Hatch	558059 195813	0.17	B	3		3			3	3				
BRW/44/09	Full	6 Kensington Road, Pilgrims Hatch, Brentwood	Pilgrims Hatch	558449 195213	0.05	B	2	1	1								
BRW/492/09	Full	Brickhouse Farm, Doddinghurst Road, CM15 0SG	Pilgrims Hatch	559777 196558	0.11	G	1		1			1		1			
BRW/573/09	Full	Weald Park Garage, 377 Ongar Road, Pilgrims Hatch, Brentwood, CM15 9HZ	Pilgrims Hatch	558495 195065	0.16	B	4		4			4			4		
BRW/640/09	Full	Mapleton Growers Ltd, Mores Lane, Pilgrims Hatch	Pilgrims Hatch	556710 196523	0.16	G	1		1			1		1			
BRW/9/10	Full	Land at 7 Albany Road, Pilgrims Hatch, Brentwood, CM15 9PJ	Pilgrims Hatch	558915 195385	0.02	B	1		1			1	1				

BRW/246/10	Full	377 Ongar Road, Pilgrims Hatch, Brentwood, CM15 9HZ	Pilgrims Hatch	558515 195081	0.05	B	1			1		1			1		
BRW/288/10	Full	Land adj. 24 Elizabeth Road, Pilgrims Hatch, Brentwood, CM15 9NP	Pilgrims Hatch	559000 195326	0.02	G	1			1		1		1			
11/00148	Full	Land adj. 40 King Georges Road, Pilgrims Hatch	Pilgrims Hatch	558666 195206	0.03	G	1			1		1			1		
BRW/1143/07	Full	79 Priests Lane, Shenfield, CM15 8HG	Shenfield	560883 193844	0.12	B	2	1		1		1	1				
BRW/587/09	Full	Adj. Jacqueline House, Friars Close, Shenfield, CM15 8HX	Shenfield	561054 194686	0.11	B	1			1		1	1				
BRW/22/11	Full	Ardleigh Court, Hutton Road, Shenfield	Shenfield	560894 194860	0.02	G	5			5		5			5		
11/00204	Full	Land at rear of 49 Priests Lane, Shenfield	Shenfield	560574 193613	0.06	G	1			1		1				1	
11/00897	Full	192 Hutton Road, Shenfield, CM15 8NR	Shenfield	561251 195003		B	1			1		1				1	
BRW/260/88	Full	Dytchleys, Coxtie Green Road, CM14 5RJ	South Weald	555288 195950	2.61	B	11	1		10		10			5	5	
BRW/521/92	Full	Putwell Bridge Farm, Brook Street, Brentwood, CM14 5LZ	South Weald	556656 192205	0.06	B	1			1		1		1			
BRW/44/10	Full	119 Shevon Way, Brentwood, CM14 4PR	South Weald	557912 192937	0.03	B	4			4		4			4		
BRW/273/08	Full	Lathams Timber Yard, Wrights Lane, Wyatts Green	Tipps Cross	559867 199153	0.62	B	1			1		1		1			
BRW/406/09	Full	Adj. 33 Henrys Terrace, Ongar Road, Stondon Massey	Tipps Cross	558590 200327	0.04	B	1		1								
BRW/339/10	Full	French Golf Holidays, The Green, Blackmore, CM4 0RL	Tipps Cross	560365 201901	0.01	B	1			1	1						
11/01055	Full	1 Orchard Piece, Blackmore, CM4 0RX	Tipps Cross	560492 202056	0.04	G	1			1		1				1	
BRW/705/10	Full	164 Warley Hill, Brentwood, CM14 5HF	Warley	559183 192250	0.02	B	2	1		1		1	1				

11/00138	Full	7 Clock Tower, The Galleries, Warley, Brentwood	Warley	558833 192295	0.01	B	1			1		1				1	
11/00466	Full	22 Warley Hill, Brentwood, CM14 5HA	Warley	559285 192887	0.01	B	1			1		1				1	
Sub Total:							287	34	31	220	21	201	49	51	55	46	0

Residual Allocated Sites (currently allocated and sites in local development plan)																	
	Allo cati on	Land north of Highwood Close, Brentwood (SHLAA ref: G160)	Brentwood North	558646 194725	0.47	B	20			20							
Sub Total:							20	0	0	20	0	0	0	0	0	0	0

Informally Identified																	
Sites where principle of development is accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted)																	
BRW/558/09	Full	Trueloves, Trueloves Lane, Ingatestone, CM4 0NQ	Ingatestone, Fryerning & Mountnessing	563621 199076	5.07	B	30			30		30				15	15
Sub Total:							30	0	0	30	0	30	0	0	15	15	0

Contingent Sites (other sites not included above but identified in SHLAA/Urban Capacity Study e.g. broad locations for growth)																	
		Essex County Fire Brigade HQ, Rayleigh Road, Brentwood, CM13 1AL (SHLAA ref: B218)	Hutton Central	562123 195021	1.26	B	100			100		100					100
Sub Total:							100	0	0	100	0	100	0	0	0	0	100

TOTALS:							1,625	42	751	846	139*	689	199	186	107	97	100
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Total number of dwellings with planning permission /site capacity:	Potential losses:	Net completions as at 1 April 2011:	Total net residual dwellings under construction or not started at 1 April 2011:	2011/12 net completions:	Residual completions expected in five year period from 1 April 2012:	2012/13:	2013/14:	2014/15:	2015/16:	2016/17:
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*= Schedule shows difference in number of 2011/12 residential completions (139 dwellings) compared with April 2012 Brentwood Residential Land Monitor (132 dwellings). This is because the monitor calculates losses on site each year once work has started, not once a site is completed as is calculated above.

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