

DRAFT Brentwood interim five year housing land supply 2013 to 2018

An assessment of specific deliverable sites sufficient to provide
five years worth of housing land supply in Brentwood Borough

June 2014

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Executive Summary

- 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 2013 over the five year period from 2013-2018.
- Published in May 2014 using April 2013 residential land monitoring data, this assessment supersedes the 2012-2017 version published in July 2012.
- 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%.
- It is assumed that delivery of housing is measured against the housing targets in place at the time, as the East of England Plan was revoked on 3rd January 2013 the completion rates for the year 2012/13 are incorporated against the RSS housing targets. At April 2013 a total of 2,533 dwellings have been completed within the Borough since 2001. This is 433 above the Regional Spatial Strategy (RSS) requirement to 2013. All future housing completion figures will no longer be assessed against the now revoked RSS targets.
- The starting point for any new local housing target or assessment of 'objectively assessed needs' (OAN) is an assessment of the number of new homes needed to satisfy market demand and affordable housing needs.
- The Preferred Options Local Plan 2015-2030 identifies the borough's objectively assessed housing need as between 331 and 362 dwellings a year (4,964 to 5,430 dwellings over the plan period). In the absence of an up-to-date adopted Local Plan, and pending the forthcoming publication of a jointly commissioned Strategic Housing Market Assessment (SHMA) (with local authorities in Chelmsford, Maldon, Braintree and Colchester), the borough's interim five year housing requirement is based on the top end of the objectively assessed needs range published in the Preferred Options Local Plan 2015-2030, a figure of 362 dwellings a year.
- Housing sites included in the five year supply are either, sites with planning permission which are not yet recorded as fully completed (ie not started or under construction), sites awaiting completion of S106 agreements or sites proposed to be allocated in the Preferred Options Local Plan 2015-2030 published July 2013, these sites are considered deliverable with no significant constraints to overcome.
- Brentwood Borough has an overall amount of identifiable and deliverable housing land supply for 1,632 homes over the next five years. That is 269 homes fewer than the calculated five year requirement. This equates to a housing land supply of 4.29 years. The required additional 5% buffer as set out in the NPPF is included within the calculated five year requirement.
- This paper concludes that the Borough cannot demonstrate a five year deliverable supply of housing land. In accordance with the NPPF it is recognised local authorities should have a forward looking approach to the five year housing supply. The Council will review its five year housing supply position when April 2014 residential land monitoring data becomes available.

1 Background

Housing Delivery Requirement

- 1.1 The Council is required by the National Planning Policy Framework (NPPF) 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 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. Therefore, this assessment assumes a 5% buffer is used.
- 1.3 To be considered deliverable, a site 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.
- 1.4 National Planning Practice Guidance (PPG) on Housing and Economic Land Availability Assessment, stipulates that deliverable sites can include those that are allocated in the development plan as well as those with planning permission, and that sites without planning permission or a plan allocation can also be considered deliverable if there are no significant constraints to overcome.
- 1.5 This assessment will inform the assessment and determination of planning applications for housing development. Housing applications should be considered in the context of the presumption in favor of sustainable development. Where local authorities cannot demonstrate a five year supply, planning applications for housing will be considered favourably in light of national policy.

2 The Housing Requirement

- 2.1 The PPG on Housing and Economic Land Availability Assessment, advises that housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply.
- 2.2 Until January 2013, the housing target for Brentwood Borough was set by the East of England Regional Spatial Strategy (RSS). It specified the annual average rate of provision for Brentwood as 3,500 dwellings (net) to be built between 2001 and 2021. The East of England Plan was revoked on 3rd January 2013, after which the East of England Plan no longer formed part of the development plan.
- 2.3 In the absence of an up-to-date adopted Local Plan the PPG advises that “information provided in the latest full assessment of housing needs should be considered. But weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints. Where there is no robust recent assessment of full housing needs, the household projections published by the Department of Communities and Local Government should be used as the starting point”.

Brentwood’s Housing Requirement

- 2.4 At present there is no adopted housing requirement for the Borough. Brentwood’s emerging Local Plan 2015-2030 is at the Preferred Options stage and was published for public consultation in July 2013.
- 2.5 The starting point for any new local housing target or assessment of 'objectively assessed needs' (OAN) is an assessment of the number of new homes needed to satisfy market demand and affordable housing needs.
- 2.6 The Preferred Options Local Plan 2015-2030 identifies the borough’s objectively assessed housing need as between 331 and 362 dwellings a year (4,964 to 5,430 dwellings over the plan period). This objectively assessed needs range has been informed and verified by demographic projections commissioned by members of the Essex Planning Officers Association¹ (EPOA) and produced by Edge Analytics.
- 2.7 Edge Analytics has delivered a range of demographic forecasts, providing a suite of scenarios from which future growth trajectories might be evaluated. This evidence includes a variety of scenarios, including migration-led, dwelling-led and economic-led approaches to demographic forecasts. The latest *Phase 5* (April 2014) population projection analysis carried out by Edge Analytic suggests that the dwellings projection figure for Brentwood is 362 per annum over the plan period 2015 to 2030.

¹ EPOA represents the twelve Local Planning Authorities in Essex, as well as the two unitary authorities of Southend-on-Sea and Thurrock and the County Council of Essex. The Association has also extended a welcome to East Hertfordshire District Council and Welwyn-Hatfield Borough Council as full contributing members of the project. The project also includes preparation of demographic forecast scenarios for additional local planning authorities which are not contributing to the project. This broader approach has been taken in order to provide EPOA members with equivalent demographic data for all their neighbouring authorities or sub-regional partners. This feature of the project is intended to facilitate the ‘duty to cooperate’ for all EPOA member authorities.

- 2.8 In the absence of an up-to-date adopted Local Plan, and pending the forthcoming publication of a jointly commissioned Strategic Housing Market Assessment (SHMA) (with local authorities in Chelmsford, Maldon, Braintree and Colchester), the borough's interim five year housing requirement is based on the top end of the objectively assessed needs range published in the Preferred Options Local Plan 2015-2030, a figure of 362 dwellings a year.

**Five Year Requirement is based on 362 dwellings per annum
A total of 5,430 dwellings over the plan period 2015-2030**

3 The Five Year Requirement

Applying the Buffer of 5% or 20%

- 3.1 The NPPF states that an additional buffer of 5% of sites, moved forward from later in the plan period, should be added to the five year requirement in order to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, the NPPF requires local planning authorities to increase the buffer to 20%.
- 3.2 It is assumed that the under delivery of housing is measured against the housing targets or requirements in place at the time. Brentwood Borough's consistent over delivery of its housing requirement between 2001 and 2013 is demonstrated in Table 1. As the RSS was revoked on 3rd January 2013 the completion rates for the year 2012/13 are incorporated against the RSS housing targets.

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 | 2012/13 |
|------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Total completions (net) | 182 | 263 | 204 | 151 | 116 | 218 | 244 | 251 | 166 | 394 | 132 | 212 |
| Total cumulative completions (net) | 182 | 445 | 649 | 800 | 916 | 1134 | 1378 | 1629 | 1795 | 2189 | 2321 | 2533 |
| RSS annual completion rate | 175 | 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 | 2100 |
| Surplus/Deficit compared to RSS | +7 | +95 | +124 | +100 | +41 | +84 | +153 | +229 | +220 | +439 | +396 | +433 |

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

- 3.3 Between 2001 and 2013 the RSS housing requirement was exceeded every year and cumulatively by 433 dwellings. In view of this a buffer of 5% is applied to the housing requirement.

Calculating the Five Year Requirement

Table 2: Five Year Requirement 2013-2018

| Five Year Requirement 2013-2018 | |
|---------------------------------------------------------------|--------------|
| | Dwellings |
| OAN Requirement 2015 – 2030 (362 x 15) | 5,430 |
| Pre-Plan Requirement (362 x 2) | 724 |
| Total Requirement 2013 – 2030 | 6,154 |
| Annual Requirement (6,154 / 17) | 362 |
| Five Year Requirement to 2018 (5 years beyond 2013) (362 x 5) | 1,810 |
| Plus Buffer of 5% (5% of 1,810) | +91 |
| Five Year Requirement including Buffer of 5% (1,810 + 91) | 1,901 |

The Five Year Requirement including Buffer of 5% is 1,901 Dwellings

4 The Five Year Land Supply

Demonstrating a Deliverable Five Year Housing Supply

- 4.1 This paper assesses whether or not there is a five year supply of deliverable housing land within Brentwood Borough from April 2013 to March 2018.
- 4.2 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 1, include:
- Sites with planning permission and 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 proposed to be allocated in the Preferred Options Local Plan 2015-2030 (these sites have been split into large and small sites in Appendix 1)
- 4.3 The PPG allows student housing and accommodation for older people in residential institutions (use class C2) to be included within the five year supply calculation. Such accommodation is comprised of bedrooms as opposed to dwellings, and as such, the number of bedrooms provided cannot simply be used as a proxy for the number of dwellings, therefore given the lack of detailed information on this translation no allowance for student accommodation and accommodation for older people in residential institutions has been made in the calculation of the five year supply.
- 4.4 The PPG also allows the re-use of empty homes to be included within the five year supply calculation. Although re-use of empty homes provides an important source to meet housing needs, as with replacement dwellings, bringing empty homes back into use does not normally add to the overall supply of new housing, as there is no 'net' increase in supply, therefore no allowance for the re-use of empty homes has been made in the calculation of the five year supply.
- 4.5 Sites with planning permission, included within Appendix 1, have all been assessed as having a reasonable prospect of delivery within the five year period; this includes those sites with outline permission or those subject to a Section 106 agreement. It is considered all sites included within Appendix 1 are not subject to any constraints that would jeopardise their development by 2018.

Draft Plan Allocations

- 4.6 Comprehensive assessments of potential sites have been carried out by the Council, independent technical specialists and other bodies. Following an open call for sites exercise in 2009, Brentwood's *Strategic Housing Land Availability Assessment* (SHLAA, 2011) has been the main source of potential housing sites to be considered for allocation in Brentwood's Preferred Options Local Plan 2015-2030. Other sites came forward through the plan process and through discussions with land owners.
- 4.7 To determine which land to allocate in the Preferred Options Local Plan sites have been assessed against criteria, including (but not limited to) the following:
- ability to deliver the overall spatial strategy and vision
 - whether sites are suitable for housing
 - accessibility – to public transport, services and facilities
 - infrastructure provision
 - impact on the Green Belt, landscape, visual amenity, heritage, transport and environmental quality including wildlife, flood-risk, air and water pollution
 - impact on highways
 - whether the site is likely to come forward over the plan period
- 4.8 A *Draft Site Assessment* (July 2013) supports the Preferred Options Plan by using the same proforma for the assessment of sites as used in the SHLAA.
- 4.9 Consultation on the Preferred Options Local Plan 2015-2030 took place between 24 July and 2 October 2013. Analysis of representations from site developers/landowners has been used to inform the five year housing supply; representations in relation to site build out rates and anticipated lead in times have been considered in the identification of the five year housing trajectory. These representations are set out in Appendix 2.
- 4.10 Following feedback from the Preferred Options consultation the following sites have been discounted from consideration in the interim five year housing land supply:
- Woodlands, School Road, Kelvedon Hatch
 - Garage courts adjacent 49 Lavender Avenue, Pilgrims Hatch
- 4.11 The issue of development viability is one of increasing importance. As part of the Local Plan process, the *Brentwood Borough Council CIL Viability Assessment (Nov 2013)* has been undertaken to inform the setting of a charging schedule. The report provides an appraisal of the viability of Brentwood's Preferred Options Local Plan in terms of the impact of its policies on the economic viability of development proposed to be delivered by the Plan and the potential for development to yield Community Infrastructure Levy (CIL).

Windfall Sites

- 4.12 No allowance for windfall sites has been made in the calculation of the interim five year supply. However, paragraph 48 of the NPPF indicates that local planning authorities may make an allowance for windfalls in the five year supply if they have compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. Any allowance should be realistic and based on historic windfall delivery rates and expected future trends, and should not include residential gardens.
- 4.13 Windfall sites of all sizes have provided a continuous supply of additional housing in the Borough for a number of years and are expected to contribute additional housing supply in the future. Table 3 shows in the last five years, windfalls on non-residential land have made up 21% of the Borough's housing supply, an average of 48.6 dwellings per year.

Table 3: Windfall Completions over the past five years

| Year | Gross Dwelling Completions | Net Dwelling Completions | Net Windfall Completions | Net Windfall Completions on non-residential land | |
|--------------|----------------------------|--------------------------|--------------------------|--------------------------------------------------|------------|
| 2012/13 | 239 | 212 | 27 | 19 | 9% |
| 2011/12 | 148 | 132 | 13 | 12 | 9% |
| 2010/11 | 416 | 394 | 118 | 106 | 27% |
| 2009/10 | 188 | 166 | 89 | 73 | 44% |
| 2008/09 | 273 | 251 | 79 | 33 | 13% |
| Total | 1,259 | 1,155 | 326 | 243 | 21% |

- 4.14 It should be noted that Brentwood has not been granted any exemption in the temporary permitted development rights recently introduced for the change of office to residential use without the need for planning permission (introduced 30 May 2013). It is therefore anticipated that a greater level of windfall development will come forward from this source during the three year period set out by the Government for the relaxation of permitted development rights.
- 4.15 Despite no windfall allowance being made because of the number of small sites which are included with permission and identified sites to come forward through the Local Plan, it is very likely that 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.

Calculating the Five Year Supply of Housing Land

- 4.16 The five year period is taken as the period beginning 1 April for the forthcoming year at the time of the assessment. The five year period for this assessment is 1 April 2013 to 31 March 2018.

Table 4: The Five Year Housing Supply Land 2013-2018

| The Five Year Housing Supply of Land 2013-2018 | |
|----------------------------------------------------------------------------------------------------------------|--------------|
| | Dwellings |
| Dwelling sites with permission | 344 |
| Dwelling sites with permission subject to Section 106 Agreement | 32 |
| Sites proposed to be allocated in the Preferred Options Local Plan 2015 – 2030 – Major Sites | 1,189 |
| Sites proposed to be allocated in the Preferred Options Local Plan 2015-2030 - Small sites (9 units and under) | 67 |
| Total | 1,632 |

Note: Sites included in the above table are listed in Appendix 1

The Interim Five Year Supply of Housing Land is 1,632 Dwellings

5 How Many Years Deliverable Land?

- 5.1 As set out in Table 4, Brentwood Borough has an overall amount of identifiable and deliverable housing land supply for 1,632 homes over the next five years. That is 178 homes under the calculated five year requirement. This equates to a housing land supply of 5.4 years as set out in Table 5.

Table 5: Summary of five year housing supply – 1 April 2013 to 31 March 2018

| | |
|-------------------------------------|-------------|
| Calculated five year requirement | 1,810 homes |
| Annual average requirement | 362 homes |
| Total identifiable five year supply | 1,632 homes |
| Annual average supply | 326.4 homes |
| How many years housing supply? | 4.5 years |

- 5.2 When the required additional 5% buffer is included within the calculated five year requirement, as necessitated in the NPPF, Brentwood Borough has 269 homes fewer than the calculated five year requirement. This equates to a housing land supply of 4.29 years as set out in Table 6.
- 5.3 In conclusion, the assessment set out in this paper shows that the Borough cannot demonstrate a five year deliverable supply of housing.

Table 6: Summary of five year housing supply with 5% buffer included – 1 April 2013 to 31 March 2018

| | |
|----------------------------------------------------|-------------|
| Calculated five year requirement plus buffer of 5% | 1,901 homes |
| Annual average requirement | 380.2 homes |
| Total identifiable five year supply | 1,632 homes |
| Annual average supply | 326.4 homes |
| How many years housing supply? | 4.29 years |

Appendix 1: Schedule of Identified Housing Sites (April 2013)

| Planning application ref | Type of permission (full, outline, reserved matters, allocation) | Site name/address | Ward | Grid Reference (X/Y) | Site size | Greenfield/Brownfield | Windfall | Total number of dwellings with planning permission /site capacity | Potential losses | Net completions as at 1 April 2012 | Total net residual dwellings under construction or not started at 1 April 2012 | Residual completions expected in five year period from 1 April 2013 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 |
|--------------------------|------------------------------------------------------------------|-------------------|------|----------------------|-----------|-----------------------|----------|-------------------------------------------------------------------|------------------|------------------------------------|--------------------------------------------------------------------------------|---------------------------------------------------------------------|---------|---------|---------|---------|---------|
|--------------------------|------------------------------------------------------------------|-------------------|------|----------------------|-----------|-----------------------|----------|-------------------------------------------------------------------|------------------|------------------------------------|--------------------------------------------------------------------------------|---------------------------------------------------------------------|---------|---------|---------|---------|---------|

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 | N | 14 | | | 14 | 14 | | | | | 14 | |
| BRW/21/05 plus revisions | Full | Former Warley Hospital, Warley Hill, Warley | Warley | 558919 192333 | 4.05 | B | N | 230 | | 198 | 32 | 32 | 16 | 16 | | | | |
| Sub Total: | | | | | | | | 244 | 0 | 198 | 46 | 46 | 16 | 16 | 0 | 14 | 0 | |

Extant Planning Permissions on Unallocated Large Sites

| | | | | | | | | | | | | | | | | | | |
|-----------------------------------------|---------|-------------------------------------------------------------|-----------------------------------|------------------|------|---|---|----|---|--|----|----|----|----|---|--|--|--|
| BRW/25/10 | Full | Land rear of the Grange, 93 Queens Road, Brentwood | Brentwood South | 559787 193582 | 0.35 | B | N | 12 | | | 12 | 12 | 12 | | | | | |
| 12/00408/FUL | Full | Hanover House 78 - 82 High Street | Brentwood South | 559333 193603 | 0.05 | B | Y | 12 | | | 12 | 12 | | 12 | | | | |
| 12/00032/FUL | Full | Coptfold House, New Road, Brentwood CM14 4BP | Brentwood South | 559551 193603 | 0.14 | B | Y | 18 | | | 18 | 18 | 18 | | | | | |
| BRW/883/07 | Full | 122-124 Station Road, West Horndon, CM13 3LZ | Herongate, Ingrave & West Horndon | 562890 188335 | 0.15 | B | Y | 13 | 2 | | 11 | 11 | 11 | | | | | |
| BRW/1053/06 (Market Housing element) | Outline | Land rear of Sylvia Avenue/Brindles Close, Hutton, CM13 2HP | Hutton Central | 562196 193553 | 0.84 | B | Y | 20 | 1 | | 19 | 19 | | 10 | 9 | | | |

| | | | | | | | | | | | | | | | | | |
|----------------------------------------|---------|----------------------------------------------------------------|----------------|------------------|------|---|---|------------|----------|----------|------------|------------|-----------|-----------|-----------|-----------|----------|
| BRW/605/08 (Market Housing element) | Outline | Willowbrook Primary School, Brookfield Close, Hutton, CM13 2RG | Hutton Central | 562584 195126 | 2.55 | B | Y | 36 | | | 36 | 36 | | | 18 | 18 | |
| 11/01042/FUL | Full | Glanthams House, Hutton Road, Shenfield | Shenfield | 560790 194822 | 0.28 | B | Y | 14 | 1 | | 13 | 13 | | 7 | 6 | | |
| BRW/260/88 | Full | Dytchleys, Coxtie Green Road, CM14 5RJ | South Weald | 555288 195950 | 2.61 | B | N | 11 | 1 | | 10 | 10 | | 5 | 5 | | |
| Sub Total: | | | | | | | | 136 | 5 | 0 | 131 | 131 | 41 | 34 | 38 | 18 | 0 |

| Extant Planning Permissions on Small Sites | | | | | | | | | | | | | | | | | |
|---------------------------------------------------|------|----------------------------------------------------------------|-----------------|------------------|------|---|---|----|---|--|----|----|----|---|---|---|--|
| BRW/1107/07 | Full | 63-65 High Street, Brentwood, CM14 4RH | Brentwood North | 559472 193809 | 0.09 | B | Y | 10 | | | 10 | 10 | 10 | | | | |
| BRW/1134/07 | Full | 242 Ongar Road, Brentwood, CM15 9DX | Brentwood North | 559046 194563 | 0.03 | B | N | 2 | 1 | | 1 | 1 | 1 | | | | |
| BRW/802/08 | Full | 31 St Charles Road, Brentwood, CM14 4TS | Brentwood North | 558762 194205 | 0.09 | B | Y | 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 | N | 4 | | | 4 | 4 | | 4 | | | |
| BRW/428/10 | Full | 35 Culyers Yard, High Street, Brentwood, CM14 4RG | Brentwood North | 559579 193889 | 0.04 | B | Y | 10 | 1 | | 9 | 9 | 5 | 4 | | | |
| BRW/652/10 | Full | 135 High Street, Brentwood, CM14 4RZ | Brentwood North | 559178 193685 | 0.01 | B | Y | 2 | | | 2 | 2 | 2 | | | | |
| BRW/768/10 | Full | 113-115 High Street, Brentwood, | Brentwood North | 559264 193725 | 0.03 | B | Y | 2 | | | 2 | 2 | 2 | | | | |
| 11/00083 | Full | Fairholme, Highland Avenue, Brentwood, CM15 9DD | Brentwood North | 559404 194327 | 0.1 | B | N | 10 | 1 | | 9 | 9 | | 5 | 4 | | |
| 12/00180/EXT | Full | 73 - 73A High Street | Brentwood North | 559419 193806 | 0.14 | B | N | 4 | | | 4 | 4 | | | | 4 | |
| 12/00357/FUL | Full | 19 - 23 Ongar Road Brentwood, CM15 9AU | Brentwood North | 559662 194000 | 0.01 | B | Y | 2 | | | 2 | 2 | | | 2 | | |
| 12/00165/FUL | Full | 72 - 74 Ongar Rd, Brentwood, CM15 9AX | Brentwood North | 559541 194087 | 0.01 | B | Y | 1 | | | 1 | 1 | | | 1 | | |
| BRW/454/04 | Full | 21 & 23 Eastfield Road, Brentwood, CM14 4HB | Brentwood South | 559750 193550 | 0.04 | B | N | 4 | 2 | | 2 | 2 | 2 | | | | |

Draft Brentwood Interim Five Year Housing Supply Assessment 2013 to 2018

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|--------------|----------|--------------------------------------------------------------------|-----------------------------------|------------------|------|---|---|----|---|--|---|---|---|---|---|--|--|
| BRW/505/08 | Full | 29 Rose Valley, Brentwood, CM14 4HZ | Brentwood South | 559490 193295 | 0.08 | B | Y | 9 | 1 | | 8 | 8 | 4 | 4 | | | |
| BRW/175/10 | Full | Land adj. Strathearn Lodge, Rose Valley, Brentwood, CM14 4HX | Brentwood South | 559567 193294 | 0.05 | B | Y | 1 | | | 1 | 1 | 1 | | | | |
| BRW/547/10 | Full | 31 Queens Road, Brentwood, CM14 4HE | Brentwood South | 559426 193405 | 0.09 | B | N | 6 | 1 | | 5 | 5 | 5 | | | | |
| 11/01140 | Full | 10 Wingfield Close, Brentwood, CM13 2BT | Brentwood South | 561348 193026 | 0.02 | G | Y | 1 | | | 1 | 1 | | 1 | | | |
| BRW/790/10 | Full | 48-52 Queens Road, Brentwood, CM14 4HD | Brentwood South | 559559 193556 | 0.08 | B | Y | 10 | 2 | | 8 | 8 | | 4 | 4 | | |
| 12/01057/FUL | Full | 1-3 Crown St, Brentwood. | Brentwood South | 559333 193698 | 0.02 | B | Y | 2 | | | 2 | 2 | | | 2 | | |
| 12/00841/FUL | Full | 24 High Street, Brentwood | Brentwood South | 559610 193818 | 0.02 | B | Y | 1 | | | 1 | 1 | | 1 | | | |
| 12/00664/FUL | Full | Ld R/o 55 & 57 Rose Valley | Brentwood South | 559467 193190 | 0.02 | G | Y | 1 | | | 1 | 1 | | 1 | | | |
| 12/00431/FUL | Full | 96 Queens Rd, Brentwood, CM14 4EY | Brentwood South | 559714 193659 | 0.04 | B | N | 4 | | | 4 | 4 | | | 4 | | |
| 11/00545 | Full | Land adj. 1 Fairfield Road, Brentwood, CM14 4LS | Brentwood West | 559278 193221 | 0.05 | B | Y | 9 | | | 9 | 9 | | 5 | 4 | | |
| 11/00714 | Full | Fern House, 120 High Street, Brentwood, CM14 4AS | Brentwood West | 559163 193648 | 0.01 | B | Y | 1 | | | 1 | 1 | 1 | | | | |
| 12/00836/REM | Detailed | R I Neck, St Peters Road, Warley | Brentwood West | 558911 192896 | 0.05 | B | Y | 2 | | | 2 | 2 | | | 2 | | |
| 12/00295/FUL | Full | 45 Kings Road, Brentowwd CM14 4DJ | Brentwood West | 559221 193507 | 0.01 | B | Y | 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 | Y | 4 | | | 4 | 4 | | 4 | | | |
| 11/00750 | Full | Manitoba, School Road, Kelvedon Hatch, CM15 0DW | Brizes & Doddinghurst | 557573 198976 | 0.22 | B | Y | 2 | | | 2 | 2 | | | 2 | | |
| 13/00578/FUL | Outline | The Surgery, Outings Lane, Doddinghurst | Brizes & Doddinghurst | 558648 199581 | 0.07 | B | N | 2 | | | 2 | 2 | | | 2 | | |
| 12/01093/FUL | Full | R/O 20 Fox Hatch, Kelvedon Hatch | Brizes & Doddinghurst | 557412 198544 | 0.02 | B | Y | 1 | | | 1 | 1 | | 1 | | | |
| 11/00853 | Full | 8 Brentwood Road, Brentwood, | Herongate, Ingrave & West Horndon | 561776 192433 | 0.02 | G | N | 2 | | | 2 | 2 | 2 | | | | |

| | | | | | | | | | | | | | | | | | |
|-----------------------|---------|-------------------------------------------------------|-----------------------------------|------------------|------|---|---|---|---|---|---|---|---|---|---|--|--|
| 12/00816/OUT | Outline | 9 Thorndon Avenue, West Horndon | Herongate, Ingrave & West Horndon | 562366 189111 | 0.34 | B | Y | 4 | 1 | | 3 | 3 | | | 3 | | |
| BRW/50/10 | Full | 69 Hanging Hill Lane, Hutton, CM13 2HN | Hutton Central | 562239 193697 | 0.1 | B | Y | 3 | 1 | | 2 | 2 | 2 | | | | |
| BRW/552/10 | Outline | 30 Rayleigh Road, Brentwood, CM13 1AD | Hutton Central | 561604 195175 | 0.03 | B | N | 5 | | | 5 | 5 | | | 5 | | |
| BRW/69/11 | Outline | 21 Newmans Drive, Hutton, CM13 2PZ | Hutton Central | 562211 194626 | 0.16 | G | N | 2 | 1 | | 1 | 1 | | | 1 | | |
| 11/00794 | Full | 12 Park Avenue, Hutton | Hutton Central | 562399 194423 | 0.09 | G | Y | 1 | | | 1 | 1 | | 1 | | | |
| 12/00239/FUL | Full | 134 Hanging Hill Lane, Hutton | Hutton Central | 562232 193928 | 0.11 | B | N | 2 | 1 | | 1 | 1 | | | 1 | | |
| BRW/653/09 | Full | 1 Bournebridge Close, Hutton, | Hutton East | 563070 194820 | 0.02 | B | Y | 1 | | | 1 | 1 | 1 | | | | |
| BRW/411/10 | Full | Land adj. Greenend, Hutton, | Hutton East | 563570 194668 | 0.19 | B | Y | 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 | | | | |
| 11/00985/FUL | Full | Unit 3 , Oakleigh Farm, Rayleigh Rd, Hutton, CM13 1SE | Hutton East | 564338 195051 | 0.01 | B | Y | 1 | | | 1 | 1 | | 1 | | | |
| BRW/897/08 | Full | Land rear of St Ninian, Alexander Lane, Shenfield | Hutton North | 561666 195212 | 0.1 | B | Y | 2 | | | 2 | 2 | 2 | | | | |
| BRW/533/10 | Full | St Ninian, Alexander Lane, Shenfield, CM13 1AG | Hutton North | 561601 195215 | 0.09 | B | N | 7 | 1 | | 6 | 6 | | 6 | | | |
| 11/00314 | Full | 28 Arnolds Avenue, Hutton | Hutton North | 562308 195982 | 0.07 | G | Y | 1 | | | 1 | 1 | | 1 | | | |
| 10/00005/EXT | Full | Rear of Netherton & Three Hedges, Hutton Mount | Hutton South | 561293 194549 | 0.7 | B | N | 5 | | | 5 | 5 | | 5 | | | |
| 11/00237/FUL | Full | Land adj. 27 Longaford Way, Hutton Mount, CM13 2LT | Hutton South | 562025 194469 | 0.23 | B | Y | 2 | | | 2 | 2 | | 2 | | | |
| BRW/616/10 & BRW/8/11 | Full | Rossmoyne, Heronway, Hutton, CM13 2LX | Hutton South | 561547 194347 | 0.36 | B | N | 2 | 1 | | 1 | 1 | 1 | | | | |
| BRW/11/93 | Full | Rawdon, Herrington Grove, Hutton | Hutton South | 561409 194823 | 0.28 | B | N | 2 | | 1 | 1 | 1 | 1 | | | | |
| BRW/829/10 | Full | Stocks Bar, High Street, Ingatestone, CM4 9DU | Ingatestone, Fryerning & | 565133 199660 | 0.03 | B | Y | 6 | 2 | | 4 | 4 | | 2 | 2 | | |

Draft Brentwood Interim Five Year Housing Supply Assessment 2013 to 2018

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|--------------|---------|------------------------------------------------------------------|---------------------------------------|------------------|------|---|---|---|---|---|---|---|---|--|---|---|--|
| | | | Mountnessing | | | | | | | | | | | | | | |
| 11/00394 | Full | Malyons Yard, Roman Road, Ingatestone | Ingatestone, Fryerning | 563930 198630 | 0.01 | G | Y | 1 | | | 1 | 1 | | | 1 | | |
| 11/00785/OUT | Outline | 2 High Street, Ingatestone, CM4 9EE | Ingatestone, Fryerning & Mountnessing | 565307 199900 | 0.05 | G | Y | 1 | | | 1 | 1 | | | | 1 | |
| 12/00699/FUL | Full | Everlades Avenue Road, Ingatestone, Essex, CM4 9HB | Ingatestone, Fryerning & Mountnessing | 564558 199305 | 0.19 | B | N | 2 | 1 | | 1 | 1 | | | | 1 | |
| 12/00088/FUL | Full | Old Police House, 76 High Street, Ingatestone, CM4 9DW | Ingatestone, Fryerning & Mountnessing | 565055 199635 | 0.01 | B | Y | 3 | | | 3 | 3 | | | | 3 | |
| BRW/852/87 | Full | Rear of 35 and between 27-35 Crow Green Road | Pilgrims Hatch | 558059 195813 | 0.17 | B | N | 3 | | 1 | 2 | 2 | 2 | | | | |
| 12/00833/EXT | Outline | Mapleton Growers Ltd, Mores Lane, Pilgrims Hatch | Pilgrims Hatch | 556710 196523 | 0.17 | G | Y | 1 | | | 1 | 1 | 1 | | | | |
| BRW/246/10 | Full | 377 Ongar Road, Pilgrims Hatch, Brentwood, CM15 9HZ | Pilgrims Hatch | 558515 195081 | 0.05 | B | Y | 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 | Y | 1 | | | 1 | 1 | 1 | | | | |
| 11/00148 | Full | Land adj. 40 King Georges Road, Pilgrims Hatch | Pilgrims Hatch | 558666 195206 | 0.03 | G | Y | 1 | | | 1 | 1 | | | 1 | | |
| 12/00870/FUL | Full | 60 Danes Way, Pilgrims Hatch | Pilgrims Hatch | 558336 195557 | 0.08 | B | Y | 2 | 1 | | 1 | 1 | | | | 1 | |
| 11/00204 | Full | Land at rear of 49 Priests Lane, Shenfield | Shenfield | 560574 193613 | 0.06 | G | Y | 1 | | | 1 | 1 | | | | 1 | |
| 11/00897 | Full | 192 Hutton Road, Shenfield, CM15 8NR | Shenfield | 561251 195003 | 0.02 | B | Y | 1 | | | 1 | 1 | | | | 1 | |
| BRW/521/92 | Full | Putwell Bridge Farm, Brook Street, Brentwood, CM14 5LZ | South Weald | 556656 192205 | 0.06 | B | N | 1 | | | 1 | 1 | 1 | | | | |
| 12/01141/FUL | Full | 8-11 Little Dytchleys Mews, Coxtie Green Road, Pilgrims Hatch | South Weald | 555328 195971 | 0.01 | B | Y | 4 | | | 4 | 4 | | | | 4 | |
| 12/00735/FUL | Full | 97 Coxtie Green Road, Pilgrims Hatch | South Weald | 556874 195889 | 0.09 | B | Y | 2 | 1 | | 1 | 1 | | | 1 | | |
| BRW/273/08 | Full | Lathams Timber Yard, Wrights Lane, Wyatts Green | Tipps Cross | 559867 199153 | 0.62 | B | N | 1 | | | 1 | 1 | 1 | | | | |

| | | | | | | | | | | | | | | | | | |
|-------------------|------|-------------------------------------------------|-------------|------------------|------|---|---|------------|-----------|----------|------------|------------|-----------|-----------|-----------|----------|----------|
| 11/01055 | Full | 1 Orchard Piece, Blackmore, CM4 0RX | Tipps Cross | 560492 202056 | 0.04 | G | Y | 1 | | | 1 | 1 | | 1 | | | |
| 12/00713/FUL | Full | Wenlocks Farm, Wenlocks Lane, Blackmore | Tipps Cross | 560006 200911 | 0.18 | B | Y | 1 | | | 1 | 1 | | | 1 | | |
| 11/00138 | Full | 7 Clock Tower, The Galleries, Warley, Brentwood | Warley | 558833 192295 | 0.01 | B | N | 1 | | | 1 | 1 | | 1 | | | |
| 11/00466 | Full | 22 Warley Hill, Brentwood, CM14 5HA | Warley | 559285 192887 | 0.01 | B | Y | 1 | | | 1 | 1 | | 1 | | | |
| Sub Total: | | | | | | | | 190 | 21 | 2 | 167 | 167 | 51 | 60 | 52 | 4 | 0 |

Sites where principle of development is accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted)

| | | | | | | | | | | | | | | | | | |
|---------------------------------------------|---------|----------------------------------------------------------------|----------------|------------------|------|---|---|-----------|----------|----------|-----------|-----------|----------|----------|-----------|----------|----------|
| BRW/1053/06 (Affordable Housing element) | Outline | Land rear of Sylvia Avenue/Brindles Close, Hutton, CM13 2HP | Hutton Central | 562196 193553 | 0.84 | B | Y | 13 | | | 13 | 13 | | | 13 | | |
| BRW/605/08 (Affordable Housing element) | Outline | Willowbrook Primary School, Brookfield Close, Hutton, CM13 2RG | Hutton Central | 562584 195126 | 2.55 | B | Y | 19 | | | 19 | 19 | | | 19 | | |
| Sub Total: | | | | | | | | 32 | 0 | 0 | 32 | 32 | 0 | 0 | 32 | 0 | 0 |

Draft Plan Allocations – Major Sites

| | | | | | | | | | | | | | | | | | |
|--|--|----------------------------------------------------------|-----------------|------------------|------|---|---|-----|--|--|-----|-----|--|--|----|----|----|
| | | Wates Way Industrial Estate, Ongar Road, Brentwood (003) | Brentwood North | 559598 194116 | 0.96 | B | N | 128 | | | 128 | 128 | | | | 64 | 64 |
| | | Land at Hunter House, Western Road, Brentwood (041) | Brentwood North | 559203 193756 | 0.22 | B | N | 22 | | | 22 | 22 | | | | | 22 |
| | | Chatham Way/Crown Street Car Park, Brentwood (040) | Brentwood South | 559332 193635 | 0.33 | B | N | 26 | | | 26 | 26 | | | | | 26 |
| | | Baytree Centre, Brentwood (100) | Brentwood South | 559487 193693 | 1.34 | B | N | 201 | | | 201 | 201 | | | 67 | 67 | 67 |
| | | Land at Maple Close, Brentwood (133) | Brentwood South | 560759 193191 | 0.17 | B | N | 14 | | | 14 | 14 | | | | 14 | |
| | | Land north of Highwood Close, Brentwood (001A) | Brentwood West | 558590 196648 | 0.81 | B | N | 20 | | | 20 | 20 | | | | 10 | 10 |
| | | Westbury Road Car Park, Westbury Road, Brentwood (039) | Brentwood West | 559129 193612 | 0.27 | B | N | 22 | | | 22 | 22 | | | | | 22 |

Draft Brentwood Interim Five Year Housing Supply Assessment 2013 to 2018

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|-------------------|--|-------------------------------------------------------------------------|---------------------------------------|------------------|------|---|---|--------------|----------|----------|--------------|--------------|----------|----------|------------|------------|------------|
| | | Former Landings Surgery, Outings Lane, Doddinghurst | Brizes & Doddinghurst | 558631 199572 | 0.27 | B | N | 11 | | | 11 | 11 | | | | | 11 |
| | | West Horndon Industrial Estate, Childerditch Lane, West Horndon (020) | Herongate, Ingrave & West Horndon | 561696 188031 | 6.39 | B | N | 250 | | | 250 | 160 | | | | 80 | 80 |
| | | Horndon Industrial Estate, Station Road, West Horndon (021) | Herongate, Ingrave & West Horndon | 562121 188152 | 9.84 | B | N | 250 | | | 250 | 160 | | | | 80 | 80 |
| | | Essex County Fire Brigade HQ, Rayleigh Road, Brentwood (005) | Hutton Central | 562123 195021 | 1.26 | B | N | 101 | | | 101 | 101 | | | | 50 | 51 |
| | | Land at Brookfield Close, Hutton (131B) | Hutton Central | 562526 195021 | 0.16 | B | N | 13 | | | 13 | 13 | | | | 13 | |
| | | Land between Tendering Court and Tillingham Bold, Woodland Avenue (007) | Hutton North | 562876 195728 | 0.1 | B | N | 10 | | | 10 | 10 | | | | | 10 |
| | | Land Adj. Adult Education Centre, Rayleigh Road, Hutton | Hutton North | 561963 195183 | 0.14 | B | N | 11 | | | 11 | 11 | | | | | 11 |
| | | Land at Bell Mead, Ingatestone (042) | Ingatestone, Fryerning & Mountnessing | 565008 199395 | 0.22 | G | N | 16 | | | 16 | 16 | | | 16 | | |
| | | Ingatestone Garden Centre, Roman Road, Ingatestone (128) | Ingatestone, Fryerning & Mountnessing | 563757 198174 | 3.25 | B | N | 130 | | | 130 | 75 | | | | 38 | 37 |
| | | Land Rear of 10-20 Orchard Lane, Pilgrims Hatch (011) | Pilgrims Hatch | 557745 195887 | 0.24 | B | N | 19 | | | 19 | 19 | | | | | 19 |
| | | Sow & Grow Nursery, Ongar Road, Pilgrims Hatch (010) | Pilgrims Hatch | 558089 194859 | 1.2 | B | N | 48 | | | 48 | 40 | | | 20 | 20 | |
| | | Garages adjacent 25 Kings George's Road, Pilgrims Hatch (054) | Pilgrims Hatch | 55858 195280 | 0.12 | B | N | 10 | | | 10 | 10 | | | 10 | | |
| | | Warley Training Centre, Essex Way, Warley (013B) | Warley | 559175 191820 | 0.66 | B | N | 53 | | | 53 | 53 | | | 26 | 27 | |
| | | Council Depot, The Drive, Warley (081) | Warley | 559493 191716 | 1.71 | B | N | 137 | | | 137 | 77 | | | | 58 | 19 |
| Sub Total: | | | | | | | | 1,492 | 0 | 0 | 1,492 | 1,189 | 0 | 0 | 139 | 521 | 529 |

Draft Plan Allocations - Small Sites (9 units and under)

| | | | | | | | | | | | | | | | | | |
|--|--|------------------------------------------------------------------------------------|----------------|------------------|------|--|---|---|--|--|---|---|--|--|---|--|--|
| | | Site on corner of High Street / Western Road, Brentwood (Former Napier Arms) (046) | Brentwood West | 559141 193675 | 0.05 | | N | 6 | | | 6 | 6 | | | 6 | | |
|--|--|------------------------------------------------------------------------------------|----------------|------------------|------|--|---|---|--|--|---|---|--|--|---|--|--|

| | | | | | | | | | | | | | | | | |
|-------------------|----------------------------------------------------------------------------|---------------------------------------|------------------|------|--|---|-----------|----------|----------|-----------|-----------|----------|----------|-----------|-----------|-----------|
| | Land between 12-13 Magdalen Gardens, Hutton (049) | Hutton East | 563332 195026 | 0.1 | | N | 8 | | | 8 | 8 | | | | 8 | |
| | Land rear of 146-148 Hatch Road, Pilgrims Hatch (053) | Pilgrims Hatch | 558608 195880 | 0.18 | | N | 9 | | | 9 | 9 | | | | | 9 |
| | Land at Fielding Way, Hutton (rear of Rayleigh Road shopping parade) (093) | Hutton North | 562476 195228 | 0.12 | | N | 10 | | | 10 | 10 | | | 10 | | |
| | Hutton Village Dental Practice, 217 Rayleigh Road, Hutton (096) | Hutton East | 562876 195320 | 0.03 | | N | 2 | | | 2 | 2 | | | 2 | | |
| | Land at Albany Road, Pilgrims Hatch (132A) | Pilgrims Hatch | 558915 195428 | 0.07 | | N | 6 | | | 6 | 6 | | | | | 6 |
| | Land at Albany Road, Pilgrims Hatch (132B) | Pilgrims Hatch | 558961 195399 | 0.08 | | N | 6 | | | 6 | 6 | | | | | 6 |
| | Land at Gloucester Road, Pilgrims Hatch, Brentwood (134) | Pilgrims Hatch | 558505 195727 | 0.1 | | N | 8 | | | 8 | 8 | | | | | 8 |
| | Land at Hutton Drive (rear of Tower House), Hutton (135) | Hutton Central | 562459 194948 | 0.07 | | N | 6 | | | 6 | 6 | | | | | 6 |
| | Land at Church Crescent, Mountnessing (136) | Ingatestone, Fryerning & Mountnessing | 563157 197779 | 0.05 | | N | 4 | | | 4 | 4 | | | | 4 | |
| | Land at Broomwood Gardens, Pilgrims Hatch (137A) | Pilgrims Hatch | 558282 195239 | 0.03 | | N | 2 | | | 2 | 2 | | | | 2 | |
| Sub Total: | | | | | | | 67 | 0 | 0 | 67 | 67 | 0 | 0 | 18 | 14 | 35 |

| | | | | | | | | | | |
|---------------|-------------------------------------------------------------------|------------------|------------------------------------|--------------------------------------------------------------------------------|---------------------------------------------------------------------|------------|------------|------------|------------|------------|
| Total: | 2,161 | 26 | 200 | 1,935 | 1,632 | 108 | 110 | 279 | 571 | 564 |
| | Total number of dwellings with planning permission /site capacity | Potential losses | Net completions as at 1 April 2012 | Total net residual dwellings under construction or not started at 1 April 2012 | Residual completions expected in five year period from 1 April 2013 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 |

Appendix 2: Extracts of representations received during the Local Plan 2015-2030 Preferred Options Consultation

Draft Plan Allocations – Major Sites

| Representations ² | Site Name and Location | Extract of Rep. made on behalf of owner/agent in relation to phasing | Notes |
|-----------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2442 - JTS Partnership (Mr Nick Davey) [Rep ID 465] | Wates Way Industrial Estate, Ongar Road, Brentwood (003) | <i>As the Council is aware, the Wates Way Industrial Estate is more than half vacant, with the remaining leases due to expire within the next 12/18 months. Accordingly, the Estate will be available for development during the first year (if not the first few months) of the Plan period and any phasing provisions should recognise this.</i> | Source of identification: Discussions with landowners/agents (12/06069/PREAPP, 13/06056/PREAPP) (see Development Team minutes 12.09.12 & 13.05.13) |
| N/A | Land at Hunter House, Western Road, Brentwood (041) | No Rep. received from owner / agent in relation to site phasing | Source of identification: Discussion with landowners (12/06032/PREAPP) |
| N/A | Chatham Way/Crown Street Car Park, Brentwood (040) | No Rep. received from owner / agent in relation to site phasing | Source of identification: Previous Urban Capacity Study site |
| N/A | Baytree Centre, Brentwood (100) | No Rep. received from owner / agent in relation to site phasing | Source of identification: Discussion with landowner (13/06040/PREAPP) |
| N/A | Land at Maple Close, Brentwood (133) | | Site Ownership: Brentwood Borough Council Source of identification: Council asset review (Corporate Plan 2013-2016) |
| N/A | Land north of Highwood Close, Brentwood (001A) | | Site Ownership: Brentwood Borough Council Source of identification: Current housing allocation in Replacement Local Plan (2005), SHLAA (Urban Capacity Study) |
| N/A | Westbury Road Car Park, Westbury Road, Brentwood (039) | No Rep. received from owner / agent in relation to site phasing | Source of identification: Previous Urban Capacity Study site |
| N/A | Former Landings Surgery, Outings Lane, Doddinghurst (043) | No Rep. received from owner / agent in relation to site phasing | Source of identification: SHLAA (Urban Capacity Study), planning applications (12/01280/OUT, 13/00008/OUT) |

² **Note:** All representations made on the *Brentwood Borough Local Plan 2015-2030 Preferred Options* can be viewed in full on the Council's website via the following link:
<http://www.brentwood.gov.uk/index.php?cid=694>

| | | | |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 151 - Barton Wilmore (Mr Justin Kenworthy) [Rep ID 662] | West Horndon Industrial Estate, Childerditch Lane, West Horndon (020) | <i>Site 020 would be available and deliverable in the financial year 2015/2016, therefore the trajectory should be brought forward to 2015/16-2019/20. Suggest the annual construction on site is increased to 64+ dwellings per annum (320 over five years) to reflect comments below regarding density. The Plan suggests approximately 250 dwellings could be constructed on Site 020 (equivalent 39 dwellings per hectare). However, because this site is close to the settlement centre and train station, a greater density could be achieved. The Council should increase the approximate density to a minimum of 320 dwellings (equivalent of 50 dwellings per hectare).</i> | Source of identification: SHLAA (Urban Capacity Study), discussion with developer (13/06008/PREAPP) |
| 2060 - Mc Gough Planning Consultants (Mr Chris McGough) [Rep ID 581] | Horndon Industrial Estate, Station Road, West Horndon (021) | <i>Phasing assumptions for both Hansteen and Threadneedle's sites are shown as contributing 50 dwellings per year from 2017/18 to 2021/22. It is likely Hansteen's estate will become available in lots over the next few years (rather than as whole). Parcels could be available for redevelopment to housing as early as 2015. The assumed rate of development in good housing sites can reach 1.25-1.5 dwellings per month, which could result in 65-70+ houses per year. Clarification sought about how flexible the LPA would be in the event the development sites became available sooner and on the density and rates of development.</i> | Source of identification: Discussion with landowners (12/06173/PREAPP) |
| N/A | Essex County Fire Brigade HQ, Rayleigh Road, Brentwood (005) | No Rep. received from owner / agent in relation to site phasing | Source of identification: SHLAA (Urban Capacity Study and call for sites) |
| N/A | Land at Brookfield Close, Hutton (131B) | | Site Ownership: Brentwood Borough Council Source of identification: Council asset review (Corporate Plan 2013-2016) |
| N/A | Land adj. Adult Education Centre, Rayleigh Road, Hutton (006) | No Rep. received from owner / agent in relation to site phasing | Site Ownership: Essex County Council Source of identification: SHLAA (Urban Capacity Study) |
| N/A | Land between Tendering Court and Tillingham Bold, Woodland Avenue (007) | No Rep. received from owner / agent in relation to site phasing | Source of identification: SHLAA (Urban Capacity Study) |
| N/A | Land at Bell Mead, Ingatestone (042) | | Site Ownership: Brentwood Borough Council Source of identification: Council asset review (Corporate Plan 2013-2016) |
| 2044 - Robinson Escott (Jo Tasker) [Rep ID 1005] | Ingatestone Garden Centre, Roman Road, Ingatestone (128) | <i>The site is available. The site will not continue to be used as a Garden Centre as this use is not viable. The Garden Centre has been running at a loss for the last three years. This is evident by the Company's accounts. The Garden Centre has remained open only as a result of the financial support given by Directors, support which cannot be sustained.</i> | Source of identification: Council asset review (Corporate Plan 2013-2016) |
| N/A | Land Rear of 10-20 Orchard Lane, Pilgrims Hatch (011) | No Rep. received from owner / agent in relation to site phasing | Source of identification: SHLAA (Urban Capacity Study) |
| N/A | Sow & Grow Nursery, Ongar Road, Pilgrims Hatch (010) | No Rep. received from owner / agent in relation to site phasing | Source of identification: SHLAA (Call for Sites) |

Draft Brentwood Interim Five Year Housing Supply Assessment 2013 to 2018

| | | |
|-----|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| N/A | Garages adjacent 25 Kings George's Road, Pilgrims Hatch (054) | Site Ownership: Brentwood Borough Council Source of identification: SHLAA (Urban Capacity Study) |
| N/A | Warley Training Centre, Essex Way, Warley (013B) | Site Ownership: Brentwood Borough Council Source of identification: Council asset review (Corporate Plan 2013-2016) |
| N/A | Council Depot, The Drive, Warley (081) | Site Ownership: Brentwood Borough Council Source of identification: Council asset review (Corporate Plan 2013-2016) |

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