



# Five year deliverable housing supply Assessment 2012 to 2017

Brentwood Local Development Plan

December 2011

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## Executive Summary

- National guidance requires local planning authorities to identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.
- 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 2011 over the five year period from 2012/13 – 2016/17.
- 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).
- Until their abolition Regional Spatial Strategies (RSS) still form 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. Government will abolish RSSs once relevant provisions of the Localism Act are in force in 2012. It will then be for the Council to determine an appropriate level of local housing growth.
- At April 2011, a total of 2,189 dwellings have been completed within the Borough since 2001. This is 439 above the RSS requirement to 2011, thereby reducing the annual average requirement to 131 homes per year.
- The five year period covers the period beginning 1 April for the forthcoming year at the time of the assessment, currently 1 April 2012 to 31 March 2017. 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 694 homes over the next five years. That is 39 more than the current RSS five year requirement (6%), which equates to a supply of 5.3 years.
- If account is taken of windfall supply, the total would be 742 homes, which is 87 more than the current requirement (13%) and equates to a supply of 5.7 years.
- This paper concludes that the Borough can demonstrate a five year deliverable supply of housing land.

# 1 Background

## Housing Delivery Requirement

- 1.1 Current national guidance in Planning Policy Statement 3 (PPS3) Housing requires local planning authorities to demonstrate an up to date five year supply of deliverable housing land. This is to ensure that land availability is not a constraint on the delivery of more homes. Where authorities cannot demonstrate a five year supply, they should consider favourably planning applications for housing having regard to policies contained in PPS3.
- 1.2 As part of localism, the Coalition Government intends to replace PPS3 and other planning policy statements with a National Planning Policy Framework (NPPF). The draft NPPF published for consultation in July 2011 sets out the need to significantly increase housing supply by identifying key sites critical to housing delivery.
- 1.3 The NPPF will require local authorities to identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.
- 1.4 The NPPF states that local authorities should not make allowance for windfall sites in the rolling five year supply unless they can provide compelling evidence of genuine local circumstances that prevent specific sites being identified. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends.
- 1.5 The NPPF also attaches great importance to Green Belt with a continuing policy aim of preventing urban sprawl by keeping land permanently open. Since the whole of Brentwood Borough lies within Green Belt opportunities for development are mainly focused in existing urban areas such as Brentwood town.

## Demonstrating a Five Year Supply of Deliverable Sites

- 1.6 DCLG guidance on how to assess a five year supply sets out three main stages to consider:
  1. Identify housing provision to be delivered over the following five years
  2. Identify sites that have potential to deliver housing over the five year period, including:
    - a. Housing allocations in the Development Plan
    - b. Sites that have planning permission (outline or full planning permission that have not been implemented)
    - c. Specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the five year period
  3. Assess deliverability of potential sites in terms of paragraph 54 of PPS3
- 1.7 This paper assess whether or not there is a five year supply of deliverable housing land within Brentwood Borough. This is the fourth assessment to be published, setting out the position at April 2011 over the five year period from 2012/13 – 2016/17.

- 1.8 Specific sites are identified that the Council considers likely to contribute to the delivery of five years housing provision. Included are sites already under construction but not yet complete, those with planning permission but where building work has yet to commence; sites allocated in the Replacement Local Plan; and sites that have 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.

### Annual Monitoring Report

- 2.3 The Council produces an Annual Monitoring Report (AMR) each December. 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.
- 2.4 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 Strategic Housing Land Availability Assessment (SHLAA). Housing trajectories for identified sites are set out in AMR appendices and have been used to produce this five year housing land supply assessment.
- 2.5 Current and previous AMRs can be viewed on the Council's website at [www.brentwood.gov.uk/index.php?cid=880](http://www.brentwood.gov.uk/index.php?cid=880).

### Strategic Housing Land Availability Assessment (SHLAA)

- 2.6 Local authorities are required to undertake Strategic Housing Land Availability Assessments (SHLAAs) 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
- 2.7 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.

- 2.8 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.
- 2.9 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 paper uses the most recent data available from 1 April 2011. Further SHLAA updates will be carried out as necessary through the annual monitoring process.
- 2.10 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.
- 2.11 SHLAA main report, appendices and maps can be viewed on the Council's website at [www.brentwood.gov.uk/index.php?cid=966](http://www.brentwood.gov.uk/index.php?cid=966)

### 3 Five Year Requirement

- 3.1 The Localism Act 2011 received Royal Assent on 15 November 2011 with the majority of its provisions expected to be in force by April 2012. The Act will abolish Regional Spatial Strategies (RSS) and their housing targets for individual local authorities.
- 3.2 At the time of writing RSSs still form part of the development plan. Once the Government abolishes RSS decision making powers on housing and planning will be returned to local councils. The Council will need to determine the appropriate level of housing that should be provided in the Borough over the local development plan period. This decision will need to be informed by local aspirations, public consultation and robust evidence.
- 3.3 In May-June 2011 the Council undertook a Neighbourhood Consultation, involving local residents, landowners and other stakeholders. The consultation sought views on Borough-wide housing numbers, local issues and development plan priorities.
- 3.4 A study to inform housing growth scenarios is now underway. This is being undertaken in partnership with other Heart of Essex authorities Chelmsford Borough Council and Maldon District Council. The study is expected to be completed in Spring 2012.
- 3.5 In the absence of any alternative agreed housing figure this assessment continues to use RSS targets as a basis for housing supply forecasts.
- 3.6 The five year housing requirement is based on the housing provision figure set out in the RSS, the East of England Plan, 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.
- 3.7 Table 1 sets out the housing provision figures as set out in the RSS (2001-2021) and completions to date.
- 3.8 At April 2011, a total of 2,189 dwellings have been completed within the Borough since 2001, 439 above the RSS requirement to 2011. This leaves a residual of 1,311 for the remaining RSS period, thereby reducing the annual average requirement to 131 homes per year.

**Table 1:** 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 2001-2010	2,189	219
Residual RSS Provision 2010-2021	1,311	131



## 4 Five Year Provision

4.1 DCLG advice for demonstrating a five year supply of deliverable sites sets out the need to assess deliverability of identified potential sites. Three criteria are provided that any deliverable site should meet:

- Be available – the site is available now
- Be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
- Be achievable – there is a reasonable prospect that housing will be delivered on the site within five years

4.2 The Council's five year provision figure is based on assessment of potential sites against these three deliverability criteria. The following sets out how different deliverable site circumstances apply to the criteria.

### **Available Land**

- Those sites under construction
- Sites with a planning permission and/or Local Plan allocation
- Where a developer is in ownership of the site or there is known developer interest, or is marketed for sale

### **Suitable Sites**

- Sites with planning permission and/or Local Plan allocation
- Sites on brownfield land that are allocated or acceptable for residential use
- Sites with potential to create sustainable and mixed used communities

### **Achievable Sites**

- A site under construction
- Sites with no known ownership constraints
- Sites where there are no known physical or environmental constraints
- There are no planning conditions or section 106 agreements limiting development within the five year period

4.3 The five year period is taken as the period beginning 1 April for the forthcoming year at the time of the assessment. Therefore, the current 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 2 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.

**Table 2:** Summary of identified sites

	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Total
Extant Planning Permissions on Allocated Sites	106	78	64	4	0	<b>252</b>
Extant Planning Permissions on Unallocated Large Sites	59	27	16	0	0	<b>102</b>
Extant Planning Permissions on Small Sites	53	48	30	10	0	<b>141</b>
Residual Allocated Sites	0	0	0	0	0	<b>0</b>
Sites where principle of development is accepted	0	15	15	0	0	<b>30</b>
Contingent/Strategic Sites	0	0	40	85	44	<b>169</b>
<b>Total</b>	<b>218</b>	<b>168</b>	<b>165</b>	<b>99</b>	<b>44</b>	<b>694</b>

- 4.4 The Borough's Green Belt location means there is significant constraint on housing land coming forward. Brentwood consistently achieves very high proportions of residential development on previously developed land, reflecting the Borough's Green Belt location and ability over time to provide housing within existing settlement boundaries, Brentwood town in particular. Planning policies in the current Replacement Local Plan apply strict restrictions on inappropriate development in Green Belt in line with national guidance. For this reason a distinction has been made for land identified in the SHLAA as to whether that land is inside or outside Green Belt.
- 4.5 SHLAA potential housing numbers are included within contingent/strategic sites section of Table 2 and the Appendix. These potentials are taken only from within urban areas, and therefore include both brownfield and greenfield land. Potentials identified outside urban areas, all of which are in Green Belt, have not been included.
- 4.6 Table 2 makes no allowance for windfalls in the calculation of the five year supply of 694 homes. PPS3 states that windfalls should not be included. However, windfalls have been a continuous supply of housing in the Borough for a number of years and are expected to contribute additional housing supply in the future. Based on historic figures for small windfall completions it is considered justifiable to include 48 homes on windfall sites in the final year of the five year supply (2016/17), at which time it is projected that existing small site planning permissions would have been completed. Clearly further permissions will be granted on sites as yet unidentified (windfalls) and therefore it is estimated that taking into account this as yet unidentifiable supply, the total five year supply would be 742 homes.

## How Many Years Deliverable Land?

- 4.7 Brentwood Borough has an overall amount of identifiable and deliverable housing land supply for 694 homes over the next five years. That is 39 more than the current RSS five year requirement (6%). This equates to a housing land supply of 5.3 years as set out in Table 3.
- 4.8 If account is taken of an element of windfall supply (ie not the total forecast), the total would be 742 homes, which is 87 more than the current requirement (13%) and equates to a housing land supply of 5.7 years.

**Table 3:** 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	694 homes
Annual average supply	139 homes
Excess supply over requirement for five year period	39 homes
How many years housing supply?	5.3 years

## 5 Conclusion

- 5.1 The assessment set out in this paper shows that the Borough can demonstrate a five year deliverable supply of housing.
- 5.2 In line with national guidance this study will be revised and updated every 12 months, linked to the AMR.

## Appendix: Schedule of Housing Sites

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 number of dwellings under construction or not started as at 1 April 2011	2011/12 forecast completions	Number of residual dwellings expected to be completed in five year period from 1 April 2012	2012/13	2013/14	2014/15	2015/16	2016/17
<b>Formally Identified</b>																	
<b>Extant Planning Permissions on Allocated Sites</b>																	
BRW/1103/06	Full	Former British Gas site, St James Road/Wharf Road, Brentwood, CM14 4LF	Brentwood West	558841 193157	0.65	B	350	0	350	0	0	0	0	0	0	0	0
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	0	0	53	0	53	25	28	0	0	0
BRW/21/05, BRW/414/06, BRW/415/06, BRW/416/06, BRW/417/06, BRW/421/06, BRW/425/06, BRW/595/06, BRW269/08	Full	Former Warley Hospital, Warley Hill, Warley	Warley	558919 192333	4.05	B	230	0	168	62	31	31	31	0	0	0	0
BRW/672/05	Full	William Hunter Way car park site, William Hunter Way, Brentwood	Brentwood North	559335 193839	0.16	B	14	0	0	14	0	14	0	0	14	0	0
BRW/201/10	Full	Former Highwood & Little Highwood Hospital, Geary Drive, Brentwood	Brentwood North	559061 194437	7.60	B	204	0	0	204	50	154	50	50	50	4	0
<b>Sub Total:</b>							<b>851</b>	<b>0</b>	<b>518</b>	<b>333</b>	<b>81</b>	<b>252</b>	<b>106</b>	<b>78</b>	<b>64</b>	<b>4</b>	<b>0</b>

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<b>Extant Planning Permissions on Unallocated Large Sites</b>																	
BRW/1081/06	Full	Former St Charles Youth Treatment Centre, Brentwood, CM14 4TP	Brentwood North	558554 194140	6.79	B	120	0	108	12	12	0	0	0	0	0	0
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	0	54	0	0	0	0	0	0	0	0
BRW/666/09	Full	43-53 Ingrave Road, Brentwood, CM15 8AZ (SHLAA ref: B216)	Brentwood South	560131 193508	0.23	B	15	4	0	11	0	11	0	11	0	0	0
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	0	40	0	0	0	0	0	0	0	0
BRW/25/10	Full	Land rear of the Grange, 93 Queens Road, Brentwood	Brentwood South	559787 193582	0.35	B	12	0	0	12	0	12	12	0	0	0	0
BRW/883/07	Full	122-124 Station Road, West Horndon, CM13 3LZ	Herongate, Ingrave & West Horndon	562890 188335	0.15	B	13	2	0	11	0	11	11	0	0	0	0
BRW/1053/06	Full	Land rear of Sylvia Avenue/Brindles Close, Hutton, CM13 2HP	Hutton Central	562196 193553	0.84	B	33	1	0	32	0	32	0	16	16	0	0
BRW/605/08	Out-line	Willowbrook Primary School, Brookfield Close, Hutton, CM13 2RG	Hutton Central	562584 195126	2.55	B	36	0	0	36	0	36	36	0	0	0	0
<b>Sub Total:</b>							<b>323</b>	<b>7</b>	<b>202</b>	<b>114</b>	<b>12</b>	<b>102</b>	<b>59</b>	<b>27</b>	<b>16</b>	<b>0</b>	<b>0</b>

<b>Extant Planning Permissions on Small Sites</b>																	
BRW/449/07	Full	Land adj. 35 St Charles Road, Brentwood, CM14 4TS	Brentwood North	558758 194230	0.05	B	1	0	1	0	0	0	0	0	0	0	0
BRW/12/08	Full	Searchlight, School Road, Kelvedon Hatch, CM15 0DH	Brizes & Doddinghurst	557149 198958	0.13	B	3	1	2	0	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0
BRW/852/87	Full	Rear of 35 and between 27-35 Crow Green Road	Pilgrims Hatch	558059 195813	0.17	B	3	0	3	0	0	0	0	0	0	0	0
BRW/521/92	Full	Putwell Bridge Farm, Brook Street, Brentwood, CM14 5LZ	South Weald	556656 192205	0.06	B	1	0	0	1	1	0	0	0	0	0	0
BRW/260/08	Full	Dytchleys, Coxtie Green Road, CM14 5RJ	South Weald	555288 195950	2.61	B	11	1	0	10	4	6	4	2	0	0	0

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BRW/469/07	Full	3 High Street, Brentwood, CM14 4RG	Brentwood North	559691 193919	0.01	B	1	0	1	0	0	0	0	0	0	0	0
BRW/1107/07	Full	63-65 High Street, Brentwood, CM14 4RH	Brentwood North	559472 193809	0.09	B	10	0	0	10	5	5	5	0	0	0	0
BRW/1134/07	Full	242 Ongar Road, Brentwood, CM15 9DX	Brentwood North	559046 194563	0.03	B	2	1	0	1	0	1	1	0	0	0	0
BRW/171/08	Full	60 Ongar Road, Brentwood, CM15 9AX	Brentwood North	559557 194072	0.01	B	1	0	0	1	0	1	1	0	0	0	0
BRW/477/08	Full	52A Robin Hood Road, Brentwood, CM15 9EN	Brentwood North	559033 194691	0.05	B	2	1	0	1	0	1	1	0	0	0	0
BRW/450/08	Full	(Jewlers) 58 Ongar Road, Brentwood, CM15 9AX	Brentwood North	559561 194069	0.01	B	1	0	1	0	0	0	0	0	0	0	0
BRW/624/08	Full	54 Ongar Road, Brentwood, CM15 9AX	Brentwood North	559567 194067	0.01	B	1	0	0	1	0	1	1	0	0	0	0
BRW/766/08	Full	Daylite Windows, 49 Ongar Road, Brentwood, CM15 9AZ	Brentwood North	559607 194062	0.01	B	1	0	0	1	0	1	1	0	0	0	0
BRW/802/08	Full	31 St Charles Road, Brentwood, CM14 4TS	Brentwood North	558762 194205	0.09	B	2	1	0	1	0	1	1	0	0	0	0
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	0	0	4	0	4	0	0	4	0	0
BRW/454/04	Full	21 & 23 Eastfield Road, Brentwood, CM14 4HB	Brentwood South	559750 193550	0.04	B	4	2	0	2	2	0	0	0	0	0	0
BRW/696/06	Full	Rose Valley House, Rose Bank, Brentwood, CM14 4HX	Brentwood South	559593 193302	0.30	B	9	1	8	0	0	0	0	0	0	0	0
BRW/574/10	Full	31 Queens Road, Brentwood, CM14 4HE	Brentwood South	559426 193405	0.09	B	6	1	0	5	0	5	5	0	0	0	0
BRW/25/08	Full	19-23 Crown Street, Brentwood, CM14 4BA	Brentwood South	559364 193657	0.02	B	2	0	0	2	0	2	2	0	0	0	0
BRW/505/08	Full	29 Rose Valley, Brentwood, CM14 4HZ	Brentwood South	559490 193295	0.08	B	9	1	0	8	0	8	4	4	0	0	0
BRW/534/07	Full	30 Westbury Road, Brentwood, CM14 4JR	Brentwood West	559184 193555	0.03	B	1	0	0	1	1	0	0	0	0	0	0

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BRW/268/08	Full	Garden land of 8 Ashford Avenue, Brentwood	Brentwood West	558508 193108	0.03	B	1	0	1	0	0	0	0	0	0	0	0
BRW/930/08	Full	Land adj. 1 Fox Hatch, Kelvedon Hatch	Brizes & Doddinghurst	557362 198424	0.03	B	1	0	0	1	0	1	1	0	0	0	0
BRW/931/08	Full	The Barn, Doddinghurst Road, Doddinghurst, CM15 0QH	Brizes & Doddinghurst	559099 199029	0.05	B	2	1	0	1	0	1	1	0	0	0	0
BRW/393/08	Full	54 Station Road, West Horndon, CM13 3TW	Herongate, Ingrave & West Horndon	562477 188181	0.03	B	2	0	2	0	0	0	0	0	0	0	0
BRW/562/07	Full	201-207 Rayleigh Road, Hutton, CM13 1LZ	Hutton East	562820 195303	0.03	B	4	0	0	4	2	2	2	0	0	0	0
BRW/987/08	Full	1 Chelmer Drive, Hutton, CM13 1NR	Hutton East	563256 195150	0.06	B	1	0	0	1	0	1	1	0	0	0	0
BRW/533/10	Full	St Ninian, Alexander Lane, Shenfield, CM13 1AG	Hutton North	561601 195215	0.09	B	7	1	0	6	6	0	0	0	0	0	0
BRW/1129/07	Full	Grasmere, Alexander Lane, Hutton, CM13 1AG	Hutton North	561610 195231	0.08	B	5	1	0	4	0	4	4	0	0	0	0
BRW/897/08	Full	Land rear of St Ninian, Alexander Lane, Shenfield	Hutton North	561666 195212	0.10	B	2	0	0	2	0	2	2	0	0	0	0
BRW/1119/06	Full	Rear of Netherton & Three Hedges, Hutton Mount	Hutton South	561293 194549	0.70	B	5	0	0	0	0	5	0	5	0	0	0
BRW/262/09	Full	Land rear of 118A High Street, Ingatestone, CM4 0BA	Ingatestone, Fryerning & Mountnessing	564922 199497	0.17	B	8	0	0	8	0	8	4	4	0	0	0
BRW/309/08	Full	Fryerning Fisheries, Dog Kennel Lane, Ingatestone	Ingatestone, Fryerning & Mountnessing	565122 201595	0.33	G	1	0	0	1	1	0	0	0	0	0	0
BRW/749/08	Full	60 High Street, Ingatestone, CM14 9DW	Ingatestone, Fryerning & Mountnessing	565118 199689	0.01	B	1	0	0	1	0	1	1	0	0	0	0
BRW/167/09	Full	3 & 5 High Street, Ingatestone, CM4 9ED	Ingatestone, Fryerning & Mountnessing	565218 199744	0.04	B	4	1	3	0	0	0	0	0	0	0	0
BRW/903/08	Full	Land rear of The Crown Public House, High Street, Ingatestone	Ingatestone, Fryerning & Mountnessing	564901 199447	0.22	G	5	0	0	5	0	5	5	0	0	0	0
BRW/492/09	Full	Brickhouse Farm, Doddinghurst Road, CM15 0SG	Pilgrims Hatch	559777 196558	0.11	G	1	0	0	1	0	1	0	1	0	0	0



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BRW/44/09	Full	6 Kensington Road, Pilgrims Hatch, Brentwood	Pilgrims Hatch	558449 195213	0.05	B	2	1	1	0	0	0	0	0	0	0	0
BRW/1143/07	Full	79 Priests Lane, Shenfield, CM15 8HG	Shenfield	560883 193844	0.12	B	2	1	0	1	1	0	0	0	0	0	0
BRW/674/08	Full	77 Shenfield Place, Shenfield, CM15 9AJ	Shenfield	560396 194610	0.16	B	2	1	0	1	0	1	1	0	0	0	0
BRW/44/10	Full	119 Shevon Way, Brentwood, CM14 4PR	South Weald	557912 192937	0.03	B	4	0	0	4	0	4	0	2	2	0	0
BRW/273/08	Full	Lathams Timber Yard, Wrights Lane, Wyatts Green	Tipps Cross	559867 199153	0.62	B	1	0	0	1	0	1	1	0	0	0	0
BRW/671/10	Full	25 The Avenue, Ingrave, CM13 2AD	Brentwood South	561026 192564	0.11	B	2	1	0	1	0	1	0	0	1	0	0
BRW/518/09	Full	Greenways, School Road, Kelvedon Hatch, CM15 0DH (SHLAA ref: G147)	Brizes & Doddinghurst	557116 198977	0.19	B	4	0	0	4	0	4	0	0	4	0	0
BRW/795/09	Full	Adj. 28 Stocks Lane, Kelvedon Hatch, CM15 0BL	Brizes & Doddinghurst	557767 198477	0.03	B	1	0	0	1	0	1	0	1	0	0	0
BRW/723/10	Full	Land rear of 197 Brentwood Road, Herongate, Brentwood, CM13 3PH	Herongate, Ingrave & West Horndon	562952 191110	0.04	G	1	0	0	1	1	0	0	0	0	0	0
BRW/653/09	Full	1 Bournebridge Close, Hutton, CM13 1RJ	Hutton East	563070 194820	0.02	B	1	0	0	1	0	1	0	1	0	0	0
BRW/285/09	Full	552 Rayleigh Road, Hutton, CM13 1SG	Hutton East	564649 194892	0.17	B	1	0	0	1	0	1	0	1	0	0	0
BRW/28/10	Full	11 Wilkes Road, Brentwood, CM13 1LH	Hutton North	562722 195627	0.02	B	2	1	0	1	0	1	0	1	0	0	0
BRW/732/09	Out-line	Land adj. 27 Longaford Way, Hutton Mount, CM13 2LT	Hutton South	562025 194469	0.23	B	2	0	0	2	0	2	0	2	0	0	0
BRW/799/09	Full	Long Ridings, Roundwood Avenue, Brentwood, CM13 2ND (SHLAA ref: B041)	Hutton South	561570 194648	0.40	B	3	1	0	2	0	2	0	2	0	0	0
BRW/9/10	Full	Garden land at 7 Albany Road, Pilgrims Hatch, Brentwood, CM15 9PJ	Pilgrims Hatch	558915 195385	0.02	B	1	0	0	1	0	1	0	1	0	0	0
BRW/587/09	Full	Adj. Jacqueline House, Friars Close, Shenfield, CM15 8HX	Shenfield	561054 194686	0.11	B	1	0	0	1	0	1	0	1	0	0	0

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BRW/406/09	Full	Adj. 33 Henrys Terrace, Ongar Road, Stondon Massey	Tipps Cross	558590 200327	0.04	B	1	0	1	0	0	0	0	0	0	0	0
BRW/424/09	Full	Adj. 20 Cricketers Lane, Herongate, Brentwood, CM13 3PZ	Herongate, Ingrave & West Horndon	562883 191247	0.03	B	1	0	1	0	0	0	0	0	0	0	0
BRW/660/08	Full	Salmonds Farm, Salmonds Grove, Ingrave, CM13 3RS	Herongate, Ingrave & West Horndon	562436 192142	0.01	G	1	0	1	0	0	0	0	0	0	0	0
BRW/888/08	Full	18 Gresham Road, Brentwood, CM14 4HN	Brentwood South	559413 193231	0.01	B	3	0	0	3	0	3	0	3	0	0	0
BRW/186/10	Full	3-11 Ongar Road, Brentwood	Brentwood North	559690 193972	0.03	B	6	0	0	6	0	6	0	3	3	0	0
BRW/756/09	Full	Rear of 89-93 Park Road, Brentwood, CM14 4TU (SHLAA ref: G153)	Brentwood North	558912 194070	0.07	G	4	0	0	4	0	4	0	0	4	0	0
BRW/428/10	Full	35 Culyers Yard, High Street, Brentwood, CM14 4RG	Brentwood North	559579 193889	0.04	B	10	1	0	9	0	9	0	5	4	0	0
BRW/652/10	Full	135 High Street, Brentwood, CM14 4RZ	Brentwood North	559178 193685	0.01	B	2	0	0	2	0	2	2	0	0	0	0
BRW/768/10	Full	113-115 High Street, Brentwood,	Brentwood North	559264 193725	0.03	B	2	0	0	2	0	2	2	0	0	0	0
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	0	2	0	0	0	0	0	0	0	0
BRW/175/10	Full	Land adj. Strathearn Lodge, Rose Valley, Brentwood, CM14 4HX	Brentwood South	559567 193294	0.05	B	1	0	0	1	0	1	0	1	0	0	0
BRW/302/10	Full	Land adj. 40 Pondfield Lane, Brentwood, CM13 2BX	Brentwood South	561397 193009	0.02	G	1	0	0	1	1	0	0	0	0	0	0
BRW/447/10	Full	29B Crown Street, Brentwood, CM14 4BA	Brentwood South	559372 193639	0.01	B	1	0	1	0	0	0	0	0	0	0	0
BRW/655/10	Full	30 Crescent Road, Brentwood, CM14 5JR	Brentwood West	559190 192837	0.08	G	2	0	0	2	0	2	0	2	0	0	0
BRW/776/10	Full	15 Kings Chase, Brentwood, CM14 4LE	Brentwood West	559192 193312	0.02	B	2	1	0	1	0	1	0	1	0	0	0
BRW/174/10	Full	Enderley, School Road, Kelvedon Hatch, CM15 0DL	Brizes & Doddinghurst	557476 198904	0.12	B	1	0	1	0	0	0	0	0	0	0	0

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BRW/552/10	Out-line	30 Rayleigh Road, Brentwood, CM13 1AD	Hutton Central	561604 195175	0.03	B	5	0	0	5	0	5	0	0	0	5	0
BRW/69/11	Out-line	21 Newmans Drive, Hutton, CM13 2PZ	Hutton Central	562211 194626	0.16	G	2	1	0	1	0	1	0	0	0	1	0
BRW/50/10	Full	69 Hanging Hill Lane, Hutton, CM13 2HN	Hutton Central	562239 193697	0.10	B	3	1	0	2	0	2	0	2	0	0	0
BRW/411/10	Full	Land adj. Greenend, Hutton, CM13 1RX	Hutton East	563570 194668	0.19	B	1	0	0	1	0	1	0	1	0	0	0
BRW/727/10	Full	1 Kelvedon Close, Hutton, CM13 1QS	Hutton East	563192 195002	0.02	G	1	0	0	1	0	1	0	0	1	0	0
BRW/616/10 & BRW/8/11	Full	Rossmoyne, Heronway, Hutton, CM13 2LX	Hutton South	561547 194347	0.36	B	2	1	0	1	1	0	0	0	0	0	0
BRW/829/10	Full	Stocks Bar, High Street, Ingatestone, CM4 9DU	Ingatestone, Fryerning & Mountnessing	565133 199660	0.03	B	6	2	0	4	0	4	0	0	2	2	0
BRW/246/10	Full	377 Ongar Road, Pilgrims Hatch, Brentwood, CM15 9HZ	Pilgrims Hatch	558515 195081	0.05	B	1	0	0	1	0	1	0	1	0	0	0
BRW/288/10	Full	Land adj. 24 Elizabeth Road, Pilgrims Hatch, Brentwood, CM15 9NP	Pilgrims Hatch	559000 195326	0.02	G	1	0	0	1	0	1	0	1	0	0	0
BRW/22/11	Full	Ardleigh Court, Hutton Road, Shenfield	Shenfield	560894 194860	0.02	G	5	0	0	5	0	5	0	0	3	2	0
BRW/339/10	Full	French Golf Holidays, The Green, Blackmore, CM4 0RL	Tipps Cross	560365 201901	0.01	B	1	0	0	1	0	1	0	0	1	0	0
BRW/705/10	Full	164 Warley Hill, Brentwood, CM14 5HF	Warley	559183 192250	0.02	B	2	1	0	1	0	1	0	0	1	0	0
<b>Sub Total:</b>							<b>230</b>	<b>29</b>	<b>34</b>	<b>162</b>	<b>26</b>	<b>141</b>	<b>53</b>	<b>48</b>	<b>30</b>	<b>10</b>	<b>0</b>

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

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

<b>Contingent Sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/Urban Capacity Study e.g. broad locations for growth)</b>																	
B190		Brentwood railway station car park	Brentwood West	559261 193062	1.35	B	54	0	0	54	0	0	0	0	0	0	0
B218		Essex County Fire Brigade HQ, Rayleigh Road, Brentwood, CM13 1AL	Hutton Central	562123 195021	1.26	B	100	0	0	100	0	100	0	0	40	40	20
B094		Land adj. Adult Education Centre, Rayleigh Road, Hutton, CM13 1BD	Hutton North	561963 195183	0.14	B	15	0	0	15	0	0	0	0	0	0	0
B181		Keys Hall, Eagle Way, Warley, CM13 3BP	Warley	559365 191565	0.44	B	35	0	0	35	0	0	0	0	0	0	0
G154		Land rear of Warley County Infants School, Evelyn Walk, Warley	Warley	559157 191763	0.18	G	12	0	0	12	0	12	0	0	0	6	6
B189		West Horndon Industrial Estate, Childerditch Lane, West Horndon, CM13 3ED	Herongate, Ingrave & West Horndon	561696 188031	0.93	B	42	0	0	42	0	0	0	0	0	0	0
B025		Land rear of 10-20 Orchard Lane, Pilgrims Hatch, CM15 9RE	Pilgrims Hatch	557745 195887	0.24	G	12	0	0	12	0	0	0	0	0	0	0
G095		Land adj. and rear of 207-217 Crescent Road, Brentwood	Brentwood West	558717 192943	0.25	G	2	0	0	2	0	2	0	0	0	2	0
G142		18 Westbury Drive, Brentwood, CM14 4JR	Brentwood West	559135 193563	0.40	G	2	0	0	2	0	2	0	0	0	2	0
G143		Land adj. 110 Priests Lane, Shenfield, CM15 8HN	Shenfield	560883 194009	0.09	G	1	0	0	1	0	1	0	0	0	1	0
B101		Land between 12 & 13 Magdalen Gardens, Hutton, CM13 1RL	Hutton East	563343 195020	0.10	G	4	0	0	4	0	4	0	0	0	4	0
B102		Land between 31 & 45 Goodwood Avenue, Hutton, CM13 1QD	Hutton East	563554 195325	0.11	G	3	0	0	3	0	3	0	0	0	3	0
B096		Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton, CM13 1DF	Hutton North	562876 195728	0.10	G	10	0	0	10	0	0	0	0	0	0	0

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B079		Land rear of The Bull Public House, Brook Street, Brentwood, CM14 5LZ	South Weald	557572 192797	0.39	B	10	0	0	10	0	0	0	0	0	0	0
G141		Land adj. 50 Spital Lane, Brentwood, CM14 5PG	South Weald	557603 193047	0.63	G	10	0	0	10	0	10	0	0	0	5	5
B135		Land rear of petrol garage and adj. 126 Brentwood Road, Herongate, CM13 3NY	Herongate, Ingrave & West Horndon	562659 191581	0.07	G	4	0	0	4	0	0	0	0	0	0	0
G145		Land adj. Everglades, Avenue Road, Ingatestone, CM4 9HB	Ingatestone, Fryerning & Mountnessing	564543 199312	0.09	G	4	0	0	4	0	4	0	0	0	4	0
B031		Land rear of 146-148 Hatch Road, Pilgrims Hatch, CM15 9QB	Pilgrims Hatch	558603 195863	0.18	B	3	0	0	3	0	0	0	0	0	0	0
B186		Garages adj. 25 King George Road, Pilgrims Hatch, CM15 9LL	Pilgrims Hatch	558579 195279	0.12	B	6	0	0	6	0	6	0	0	0	3	3
B142		Garage courts adj. 49 Lavender Avenue, Pilgrims Hatch, CM15 9PS	Pilgrims Hatch	559016 195493	0.19	B	10	0	0	10	0	10	0	0	0	5	5
B166		Woodlands, School Road, Kelvedon Hatch, CM15 0DH	Brizes & Doddinghurst	557216 198983	0.25	G	11	1	0	10	0	10	0	0	0	5	5
B140		Rear of Little Jericho, Church Street, Blackmore, CM4 0RN	Tipps Cross	560339 201735	0.05	G	1	0	0	1	0	1	0	0	0	1	0
B212		Land at rear of Hayden & Ardslia, Wyatts Green Road, Wyatts Green, CM15 0PT	Tipps Cross	559858 199230	2.77	G	3	2	0	1	0	1	0	0	0	1	0
G146		Land adj. 1 & 3 Orchard Piece, Blackmore, CM4 0RX	Tipps Cross	560471 202067	0.07	G	2	0	0	2	0	2	0	0	0	2	0
G068 / G161		Land adj. The Surgery, Outings Lane, Doddinghurst, CM15 0LS	Tipps Cross	558638 199587	0.20	G	1	0	0	1	0	1	0	0	0	1	0
<b>Sub Total:</b>							<b>357</b>	<b>3</b>	<b>0</b>	<b>354</b>	<b>0</b>	<b>169</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>85</b>	<b>44</b>
<b>TOTALS:</b>							<b>1,811</b>	<b>39</b>	<b>754</b>	<b>1,013</b>	<b>119</b>	<b>694</b>	<b>218</b>	<b>168</b>	<b>165</b>	<b>99</b>	<b>44</b>

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