



**Brentwood**  
Borough Council

# Brentwood Local Development Framework

December 2009



# Annual Monitoring Report 2008/2009

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Brentwood Borough Local Development Framework

# Annual Monitoring Report 2008/09

December 2009

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# 1 Introduction

## Background

- 1.1 The Planning and Compulsory Purchase Act 2004 (The Act) requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the Local Development Scheme (LDS). This sets out the 3 year programme for Local Development Framework (LDF) preparation, and the extent to which the policies as set out in the adopted development plan are being achieved. Under the new LDF process, this latter monitoring requirement will apply to Local Development Documents (LDDs), both Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), prepared under The Act.
- 1.2 However, the Council has yet to complete any LDDs under the new process and, until such documents have been adopted and replace the Brentwood Replacement Local Plan (RLP), adopted in August 2005, this and, as appropriate, future annual monitoring reports will monitor the policies of the RLP.
- 1.3 Monitoring of the policies in the local development plan will assess:
- Whether their objectives, and in particular the delivery of sustainable development, are being achieved;
  - Whether the policy targets are being achieved;
  - Whether the assumptions and policy objectives need to be reviewed.
- 1.4 Monitoring of the LDS will also enable the Council to assess the need to amend the content of the local development document programme in the light of changing circumstances.

## The Annual Monitoring Report and the Monitoring Process

- 1.5 This is the fifth Annual Monitoring Report (AMR) to be produced by the Council under the Act and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 (The Regulations) and covers the period 1 April 2008 to 31 March 2009. Each AMR is published by the end of December following the period that the monitor covers.
- 1.6 The monitoring document has been produced by the Planning Policy Section of the Council's Business Improvement & Development Service. The information and statistics used for the AMR have been collected and provided from the following sources:
- (i) Essex County Council Residential and Non-Residential Development Progress System;
  - (ii) The Brentwood Council Planning Services Planning Application Progress System;

- (iii) Other Borough Council services' databases and monitoring e.g. Countryside Management Service;
  - (iv) Available national statistics e.g. the Neighbourhood Statistics website.
  - (v) The Regional Spatial Strategy Annual Monitoring Report
- 1.7 The content of this report builds upon the information published in previous AMRs, which were limited by the monitoring processes and experience in producing such documents. It is intended to continue to seek improvement to the existing monitoring systems, including those developed with Essex County Council through further development of the monitoring Service Level Agreement (SLA) and Geographical Information Systems (GIS); improved partnership working with other relevant bodies and agencies; and the development of the sustainability appraisal of LDDs as they are produced over the next 3 years and beyond.
- 1.8 Preparation of this fifth AMR has sought to extend coverage of the required content of such documents as set out in the legislation and Planning Policy Statements, and more specifically has sought to reflect the amendments to the national indicators detailed in the government document 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008'. However, there remain monitoring issues that, as yet, have not been covered or will require better and more comprehensive coverage in future AMRs.

## Partnership Working with Essex County Council

- 1.9 Essex County Council has considerable experience in plan and policy monitoring developed over a number of years. As referred to above, the Council has entered into a SLA with Essex County Council, such that the County Council takes a lead role in monitoring a number of specific policy and development types for the Borough Council. The scope and content of the SLA continues to be developed to provide additional monitoring information for the AMR. The current SLA runs for 3 years up to 31 March 2010.
- 1.10 The County Council also acts as the co-ordinator for input of monitoring information for the Regional Spatial Strategy (RSS) Annual Monitoring Report.
- 1.11 These arrangements are overseen through a countywide monitoring group, which meets regularly throughout the year; chaired by the County Council with representatives from each of the district authorities.



## 2 Summary of Key Findings

### Development Plan Preparation

- 2.1 The Replacement Brentwood Local Plan (RLP) was adopted in August 2005. Under the Act, the RLP is automatically saved for three years from adoption unless it is replaced by Local Development Documents (LDDs) or becomes redundant and is withdrawn by the Council. Prior to the end of the three year period, the Council can request the Secretary of State to extend the “saved” period.
- 2.2 This process of saving the local plan policies has been undertaken, and in August 2008 the Secretary of State issued a direction setting out which RLP policies have been saved beyond the 3 year period. The majority of the local plan policies have been saved and are indicated in Appendix 5.
- 2.3 Each Local Planning Authority is required to prepare and maintain a Local Development Scheme (LDS), which sets out a three-year timetable for the preparation of various LDDs that make up the LDF and which will eventually replace the RLP. The First LDS was approved by the Secretary of State on 1 August 2006, and was formally brought into effect on 12 October 2006. However, following approval, the programme for document preparation set out in the LDS was subject to slippage for a number of reasons. Discussions were had with the government office (GO-East) during the first half of 2007 on revisions to the LDF timetable and a Second LDS was approved by the Secretary of State on 25 July 2007 and was formally brought into effect on 27 September 2007. The Second LDS timetable is set out in Appendix 1. However, the preparation of Local Development Documents has continued to slip and the Second LDS itself is also now out of date and in need of review.
- 2.4 The first LDF document produced by the Council was the Statement of Community Involvement (SCI), which was formally adopted in February 2007, in line with the Second LDS. However, the government amended the regulations in regard to LDF preparation in 2008, particularly in regard to the process of public consultation [The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008] and, in the light of the new regulations, the Council has commenced a review of the adopted SCI.
- 2.5 Work on the LDF evidence base has continued, some in partnership with other Essex authorities. A study of hotel and other overnight accommodation was commissioned in November 2007 and completed in April 2008.
- 2.6 A full list of documents currently adopted can be viewed on the Council's website Planning pages.
- 2.7 The Council, together with five other ‘London Commuter Belt’ authorities, has undertaken a Strategic Housing Market Assessment (SHMA). The study commenced in April 2008 and was completed in November 2009. Work also commenced in October 2009 on a Strategic Housing Land Availability Assessment (SHLAA), which is due for completion by March 2010.
- 2.8 This work, together with other pre-production and survey work previously or yet to be undertaken, will inform the preparation of the Core Strategy and

Development Control Policies DPD. However, due to priority being given to the Gypsy and Traveller DPD and the capacity of the policy team, progress on the Core Strategy DPD has continued to slip. The proposed 'Issues and Options' consultation, set out in the Second LDS for September/October 2007, did not take place until November to December 2009.

- 2.9 Work on the Gypsy and Traveller DPD initially continued as programmed with an 'Issues and Options' consultation being undertaken during July to September 2007. However, an additional 'Issues and Options Stage 2' consultation on sites suggested to the Council as potential permanent residential Gypsy and Traveller sites was undertaken between May and July 2008. Following detailed analysis of the consultation, in March 2009, the Council accepted the need to provide for 15 additional authorised permanent residential Gypsy and Traveller sites in the Borough By 2011. The Council identified 5 sites to meet the 15 pitch provision, and consultation on the proposed sites commenced in December 2009.
- 2.10 At the same time as the Council has been preparing the Gypsy and Traveller DPD, the East of England Regional Assembly (EERA) has been progressing the RSS Single Issue Review on Gypsy and Traveller accommodation needs. Following an examination in to the Draft Policy in October 2008, the Secretary of State approved the policy review in May 2009. The Essex local authorities also commissioned a further Essex Gypsy and Traveller Accommodation Assessment (GTAA); to include a district level assessment of need. This was completed in December 2009.
- 2.11 In December 2009 the Council commenced consultation on two draft SPD; the Brentwood Town Centre Regeneration Strategy and Shopfront Guidance.

## Local Plan Policy Implementation

- 2.12 Brentwood's location on the edge of the Greater London area and wholly within the Metropolitan Green Belt has and will continue to be a significant factor influencing future development in the Borough. Pressures for development will continue as a result of the proximity to London and access to the major road and rail connections that radiate from London and, in terms of the M25, orbit the capital. Whilst the Borough is well located in regard to the strategic road network, the local road network is severely congested, particularly at peak times.
- 2.13 The proximity to London also has a significant impact on employment structure and high levels of commuting, particularly into the City.
- 2.14 The only sizeable settlement is the town of Brentwood, but all settlements are constrained by the Green Belt, which provides an attractive setting to the main town and smaller villages.
- 2.15 Strategic planning, as set out in both the previous County Structure Plan (RSP), now largely deleted in September 2007, and the approved Regional Spatial Strategy (RSS), has and continues to recognise the important function of the Green Belt in the Borough.
- 2.16 The RSS, the East of England Plan, was approved in May 2008, and provides for a minimum of 3,500 additional dwellings (net) to be built in the Borough

between 2001 and 2021; an annual average of 175 dwellings. This is a significant increase on the annual average of 97 dwellings set out in the previous RSP for the period 1996 to 2011, and provides a challenging figure for the Borough. However, it is the second lowest provision figure across the whole of the Eastern Region and reflects Brentwood's location within an area of Green Belt restraint. The East of England Regional Assembly has already begun a review of the East of England Plan and roll forward of the plan period to 2031. A consultation on 4 growth scenarios was completed on 23 November 2009.

- 2.17 Since 2001, annual net dwelling completions have been above the RSS average annual requirement, apart from 2004/05 and 2005/06. 251 dwellings were completed in the monitoring year, resulting in a total of 1,629 dwelling completions since 2001, which is 229 dwellings above the RSS cumulative completion rate of 1,400 dwellings. Annual completions are forecast to continue to exceed the RSS annual rate until 2013, but thereafter to fall below the rate, such that if projected completions materialise as estimated, the supply of new dwellings at 2021 will fall short of the RSS 3,500 dwelling provision figure by some 72 dwellings. However, additional windfalls continue to materialise year on year (last year's AMR forecast the shortfall would be some 220 dwellings), and the trajectory figures will continue to monitor the actual and projected outcomes.
- 2.18 The housing trajectory also continues to show a 5 year supply of deliverable residential land to meet the requirement set out in Planning Policy Statement (PPS) 3 'Housing', i.e. 951 dwellings on identified sites (equivalent to 6.1 years' supply) and 1029 dwellings (6.6 years' supply) taking into account windfall numbers based on historic completion rates.
- 2.19 Brentwood has consistently achieved high proportions of development on previously developed land (pdl), and the monitoring year has been no different with 97.8% of completions on pdl.
- 2.20 In line with government objectives, housing development in the Borough continues to make more efficient use of urban land through higher densities, with 100% of new housing completed during 2008/2009 being built at more than 50 dwellings to the hectare. The average density of outstanding housing permissions is 62 dwellings per hectare. These figures are a reflection of the government's objectives being followed by the housing industry and a large proportion of sites being located within highly accessible central areas, combined with a continuing high proportion of small units; 178 units of the 267 gross dwellings completed in 2008/09 were 1 or 2 bedroom properties (67%). Within town centres in the borough, 100% (17 residential units) of completions during the year were either 1 or 2 bedrooms.
- 2.21 Accessibility of residential development to local services (schools, GPs, shopping, employment, etc) is a key component of sustainable communities. Between 95.22% and 98.41% of all residential completions during 2008/09 were located within 30 minutes public transport time of all key services.
- 2.22 Pressure also continues to be averted for the release of green field land for housing by retaining existing residential units. Over 2008/2009, there was no net loss of residential units on any site in the Borough.
- 2.23 Whilst affordable housing is a significant issue within the Borough, provision is severely constrained by the availability and size of housing sites. Supply tends

to vary considerably from one year to the next. However, a gross total of 78 affordable housing completions took place in the monitoring year, comprising 28 units at the NVTools site, St James Road, Brentwood, 44 units at the former Transco site, Wharf Road, Brentwood, and 6 units on the former Village Hall site, Navestock. This amounts to 27% of the gross dwelling completions for the monitoring year. Of these completions, 29 units (37%) were social rented homes.

- 2.24 Gypsy and Traveller accommodation is a particular issue for the East of England. The number of authorised residential gypsy caravans in the Borough remained fairly constant July 2007, but since that date the number has risen significantly due to temporary permissions. In July 2009 there were 70 caravans with either temporary or permanent permission. As a result, the number of caravans on unauthorised sites has decreased to 26 caravans at July 2009. During the monitoring year, 11 additional pitches on three sites were granted temporary permission.
- 2.25 Employment development is also constrained by the Borough's Green Belt. The now deleted RSP provided for just 1 hectare of new employment land within the Borough over the period 1996 to 2011. Vacant employment land allocations in the RLP total some 3.92 hectares, which, together with some 1.81 hectares of extant planning permissions, provides a total of 5.73 hectares (net) of available employment land.
- 2.26 Future availability of employment land will be a key issue for the emerging LDF, with the RSS providing for some 56,000 additional jobs within the 'Rest of Essex' (Braintree, Brentwood, Chelmsford, Epping Forest, Harlow, Maldon and Uttlesford) for the period 2001 to 2021. However, local employment opportunities continue to increase through intensification, change of use and redevelopment. In 2008/2009 there was 1,967 sq.m. of B1(a) office completions (over the 1,000 sq.m. threshold), but due to the change of use of Brentwood House from offices to hotel there was a net loss of 1,793 sq.m. Some 4,815 sq.m. (gross) of B1(b)(c), B2 and B8 floorspace was completed on, with an overall net increase of business floorspace of some 3,022 sq.m. There are also outstanding planning permissions for 7,907 sq.m. (net) of B1(a) office floorspace and 1,417 sq.m. (net) of B1(b)(c), B2 and B8 floorspace, giving a total of 5,870 sq.m. of outstanding business floorspace.
- 2.27 As with the previous three years, all of this new business development was on pdl.
- 2.28 Policies seek to direct new shopping, office and leisure development to town centres (including district centres) in order to maintain the vitality and viability of existing shopping centres and in line with government policy advice. Following the significant qualitative and quantitative improvement in shopping provision in the town centre in 2006/07 (12,294 sq.m.) with the completion of the Baytree Centre refurbishment, there have been a further 4,634 sq.m. of retail completions in the town centre during this monitoring year. There is also further potential from the proposed redevelopment of the William Hunter Way car park.
- 2.29 In addition to accommodating new housing and business development in the most sustainable manner, policies in the local plan continue to successfully conserve and protect the natural environment, both within the Green Belt and with urban areas.

- 2.30 During the monitoring year, there were two permissions for development within an existing urban open space, both small in scale. One was for extension of the Kelvedon Hatch Football Club at New Hall, Kelvedon Hatch and the other to a number of external signs and advertisements to the Swan Public House in Kelvedon Hatch.
- 2.31 Three permanent permissions were granted for inappropriate development in the Green Belt during 2008/2009.
- 2.32 Local Plan policies seek to prevent harm to Sites of Special Scientific Interest (SSSI) and other protected flora, fauna and their habitats and to sites of nature conservation value (e.g. Local Nature Reserves and County Wildlife Sites). The Council, therefore, monitors the number of permissions for development adversely affecting species and habitats covered by the Essex Biodiversity Action Plan and County Wildlife Sites/Local Nature Reserves.
- 2.33 There was one application potentially affecting the Borough's SSSIs; works to form a full size golf practice area/driving range etc. at Stapleford Abbots Golf Club. Although the site was in the vicinity of an SSSI, it was not considered that the proposals would adversely affect it. There were four other applications with potential biodiversity impacts. One application for an agricultural workers dwelling was refused due to insufficient survey information regarding the effect on legally protected species; a high ropes course was approved subject to an appropriate management plan; and two applications were approved subject to conditions regarding badgers
- 2.34 Further and more specific monitoring information is set out in the AMR but, generally, development in the Borough has been in line with the overall aims and objectives of the Local Plan and its detailed policies, and consistent with the principles of sustainable development.

### 3 The Brentwood Replacement Local Plan

- 3.1 As referred to in the background section, until replaced by new Local Development Framework documents, the AMR will monitor the overall strategy and detailed policies and proposals set out in the Brentwood Replacement Local Plan (RLP) and their contribution to national policy objectives, through the monitoring of both prescribed national 'Core Output Indicators' and locally set policy indicators and targets.
- 3.2 Under the Act, the RLP is automatically saved for three years from its date of adoption in August 2005, although it is possible to seek the Secretary of State's approval to extend the 'saved' period beyond the 3 years i.e. August 2008. In May 2008, therefore, the Council made a submission to extend the saved
- 3.3 In August 2008 the Secretary of State issued a direction setting out which RLP policies have been saved beyond the 3 year period. 127 of the originally 155 adopted local plan policies have been saved as set out at Appendix 5. The policies not saved can also be viewed on the Council's website at [www.brentwood.gov.uk/index.php.cid=49](http://www.brentwood.gov.uk/index.php.cid=49).
- 3.4 The policies and proposals set out in the RLP seek to implement an overarching aim and strategy for the plan, conforming to national and strategic policy objectives. By setting policy indicators and targets for specific policies, monitoring can assess the success or otherwise in achieving these key strategic objectives, which in turn describe how the 'vision' for the Borough over the plan period is to be achieved.
- 3.5 The government believes that the planning system, and development plans in particular, can make a major contribution to the achievement of the government's objectives for sustainable development. The Council is equally committed to ensuring that the Replacement Local Plan (and future LDF documents) provides for development in a sustainable manner and, thus, linking with and reflecting its other corporate strategies as set out, for example, in the Brentwood Community Strategy (2004-2009), currently being reviewed, and the Corporate Strategic Plan 2005-2010.

#### The Overarching Aim of the Replacement Local Plan

- 3.6 The Council has adopted an overarching aim for the RLP that integrates the Planning Service's adopted 'Mission Statement' with the Council's corporate objectives and the need for sustainable development as follows:

**To protect, conserve and enhance the character and appearance of the Borough's natural and built environment whilst promoting the economic, social and cultural well-being of the Borough and seeking to make provision for the development and other needs of the Borough within the context of strategic planning guidelines and the principles of sustainable development.**

## Sustainability Appraisal

- 3.7 Under the new LDF process, Local Planning Authorities are expected to carry out a full Sustainability Appraisal and Strategic Environmental Assessment of their development plan documents at every stage of the development plan process. The process enables the environmental, social and economic consequences of plan objectives and policies to be weighed and taken into account in formulating the final plan and thus ensure that development is sustainable.
- 3.8 The Council undertook an appraisal of the Replacement Local Plan and, in doing so, adopted a set of 'Sustainability Principles' against which the Plan policies were assessed. These were set out in regard to environmental, social and economic issues, as follows:

Sustainability Principles
<b>Environmental:</b>
<ul style="list-style-type: none"> <li>• To conserve and protect natural resources</li> <li>• To conserve and protect the built heritage</li> <li>• To make best use of existing urban land and buildings</li> <li>• To minimise the impact of pollution on the environment and upon public health and safety</li> <li>• To enhance the quality of the urban and rural environment</li> <li>• To minimise the need to travel and the use of private vehicles</li> <li>• To promote waste minimisation and maximise the reuse and recovery of waste</li> <li>• To minimise the consumption of energy</li> <li>• To maximise biodiversity</li> </ul>
<b>Social:</b>
<ul style="list-style-type: none"> <li>• To encourage choice of transport mode, particularly non-car modes</li> <li>• To maximise the choice of housing</li> <li>• To increase accessibility to employment, services, facilities etc.</li> <li>• To increase accessibility to open space</li> <li>• To secure a more accessible environment for those with disabilities</li> </ul>
<b>Economic:</b>
<ul style="list-style-type: none"> <li>• To provide for local economic development</li> <li>• To provide local employment opportunities</li> <li>• To locate development in areas accessible by a choice of transport modes, particularly public transport, cycling and walking</li> <li>• To improve infrastructure provision</li> <li>• To enhance the vitality and viability of existing town centres</li> </ul>

- 3.9 The content and conclusions of the appraisal are set out and published in a separate document “The Sustainability Appraisal of the Draft Replacement Local Plan” and will continue to provide a basis for assessing the contribution to sustainable development in monitoring policy implementation until, again, superseded through the Sustainability Appraisal of the new Local Development Documents.

## The Replacement Local Plan Strategy

- 3.10 The Community Plan 2000-2005 (now replaced by the Council’s Corporate Strategic Plan 2005-2010) set out a number of Core Values of which those relating to Equality of Opportunity, Countering Poverty and Inequality, The Environment and Sustainable Development, Community Safety and Economic Development were directly relevant to and have been reflected in the Replacement Local Plan. The Community Plan also set out strategic objectives for the Council in relation to specific areas of the Council’s work and the interrelationship of these with the RLP are identified under each Local Plan chapter heading.
- 3.11 The RLP seeks to implement an overall strategy for future development of the Borough, based on planning for sustainable development and taking into account these Community Plan Core Values and Strategic Objectives.
- 3.12 The strategic aims of the Plan are to:
- Direct development towards locations that provide the greatest opportunities for the use of transport modes other than the private motor car
  - Make best use of previously developed land within urban areas
  - Seek to improve the quality of public transport and facilities for pedestrians and cyclists
  - Improve the relationship between where people live and their place of work or their proximity to community facilities and shopping
  - Enhance the economic prosperity of the area
  - Direct shopping development towards the town centre and other shopping areas
  - Extend equality of opportunity and social integration
  - Protect the character and openness of the Borough’s countryside, together with existing urban open spaces
  - Enhance the character and quality of the built environment
  - Help to create sustainable rural communities
  - Protect the environment and the amenities of those living, working and visiting the area from the potential negative impacts of development
  - Enhance the quality of life, increase community safety and reduce the fear of crime
- 3.13 Achievement of this strategy is not within the sole control of the Council. It will require the Council to work in partnership with other authorities, agencies and bodies as well as the private sector and/or influencing their programmes and investment decisions.



## 4 Progress on Preparation of the Local Development Framework

- 4.1 As set out in the introduction, a key component of the AMR is the requirement to monitor progress on the preparation of development plan documents as set out in the Local Development Scheme (LDS).

### The Local Development Scheme

- 4.2 Each Local Planning Authority is required to prepare and maintain a Local Development Scheme (LDS), which sets out a three-year timetable for the preparation of various Local Development Documents (LDDs) that make up the LDF. The First Brentwood LDS was approved by the Secretary of State in August 2006 and was formally brought into effect on 12 October 2006.
- 4.3 However, following approval, the programme for document preparation set out in the LDS was subject to slippage for a number of reasons. Discussions were had with the Government Office for the East of England (GO-East) during the first half of 2007 on revisions to the LDF timetable and a Second LDS was approved by the Secretary of State on 25 July 2007 and was formally brought into effect on 27 September 2007, and covers the period January 2007 to December 2009. The Second LDS timetable is set out in Appendix 1, and the document can be viewed on the Council's website at [http://www.brentwood.gov.uk/pdf/pdf\\_1374.pdf](http://www.brentwood.gov.uk/pdf/pdf_1374.pdf).
- 4.4 The 3 year timetable for document preparation set out in the Second Brentwood LDS covers the following prioritised documents. As can be seen from the update on progress during the monitoring year, the programme for LDD preparation has continued to suffer from slippage, in large part due to capacity within the policy section. In March 2009 the Council recognised the need to prioritise work on the Core Strategy DPD (together with the review of the Sustainable Community Strategy) and agreed to expand the planning policy team by two additional staff. The additional posts were not filled, however, until August 2009.
- 4.5 The government also amended the regulations in regard to LDF preparation in 2008, particularly in regard to the process of public consultation [The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008].
- 4.6 These factors would suggest the need to further review and roll forward the approved LDS and the Council will be discussing this with the government office for the East of England (GO-East) in the light of this AMR.

### Statement of Community Involvement

- 4.7 The first document to be prepared, as part of the LDF, was the Statement of Community Involvement (SCI). This document sets out how the Council will engage with and involve the wider community in the preparation and review of the LDF and in the consideration and determination of planning applications throughout the Borough.

- 4.8 The Council formally adopted the SCI in February 2007, in line with the Second LDS. (The SCI can be viewed on the Council's website at [http://www.brentwood.gov.uk/pdf/pdf\\_1201.pdf](http://www.brentwood.gov.uk/pdf/pdf_1201.pdf) ).
- 4.9 However, in the light of the amended regulations, the Council has begun a review of the adopted SCI.

## Core Strategy and Generic Development Control Policies DPD

- 4.10 As referred to, the Council's planning policy team was expanded in August 2009 in order to take forward the Core Strategy DPD. This enabled an Issues and Options consultation to be undertaken between 11 November 2009 and 23 December 2009.
- 4.11 The Council has also continued to develop the evidence base for the Core Strategy and the wider LDF, with some studies undertaken in partnership with other Essex authorities.
- 4.12 A study of hotel and other overnight accommodation was completed in April 2008 by consultants, Hotel Solutions, for the Council. The study assesses the existing provision, both quantitative and qualitative, and considers the future needs and opportunities, with specific regard to the 2012 Olympic and Paralympic Games.
- 4.13 This and other earlier studies 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) .
- 4.14 During the monitoring year, the Council began the process of having a Strategic Housing Market Assessment (SHMA) undertaken, as set out in Planning Policy Statement (PPS3) 'Housing'. This study has been prepared by consultants (ORS Savills) on behalf of a partnership of authorities in the London Commuter Belt (Brentwood, Epping Forest, Harlow, Uttlesford, East Herts. and Broxbourne). The study commenced in April 2008 and was completed in November 2009.
- 4.15 In November 2009, the Council engaged consultants to undertake a Strategic Housing Land Availability Assessment (SHLAA), and in December 2009, consultants were engaged to prepare an Employment Land Review (in partnership with Epping Forest DC) and a Viability Assessment (in partnership with four of the SHMA London Commuter Belt authorities).

## Gypsies and Travellers DPD

- 4.16 The Council is required by the government to address the issue of Gypsy and Traveller accommodation in the Borough through the preparation of a Gypsies and Travellers DPD as part of the Brentwood LDF.
- 4.17 The first formal consultation stage, the 'Issues and Options', was published in July 2007 for a six week consultation, in line with the Second LDS. This document sets out the background and context for the consideration of the issues and options, provides links to more detailed sources of information and

asks a number of specific questions and can still be viewed on the Council's website at [www.brentwood.gov.uk/pdf/pdf\\_1321.pdf](http://www.brentwood.gov.uk/pdf/pdf_1321.pdf).

- 4.18 As a result of this consultation, 18 sites or general locations were suggested to the Council as potential permanent residential Gypsy and Traveller sites. The Council made clear in the consultation document that it would advertise any suggested sites and publish them for further public comment, before progressing to the next stage of the DPD production.
- 4.19 This 'Issues and Options Stage 2' consultation was undertaken, therefore, between May and July 2008 (and can still be viewed on the Council's web site at [www.brentwood.gov.uk/pdf/27052008114305u.pdf](http://www.brentwood.gov.uk/pdf/27052008114305u.pdf)). The consultation gave rise to more than 2250 responses. The analysis of these comments was completed and reported to the LDF Member Working Group and Policy Board in March 2009. The Council resolved that it is in the best interest of the Borough to accept that 15 additional authorised permanent residential pitches be provided by 2011 as set out in the approved Regional Spatial Strategy Policy H3 (Policy Board 11 March 2009 Min 610). It was further agreed that it would be preferable to consider meeting that requirement from the existing sites with temporary permission or existing unauthorised sites.
- 4.20 The Council, therefore, identified five preferred sites to meet the 15 pitch requirement to 2011 and published these for an eight-week consultation commencing on 16 December 2009.
- 4.21 In addition to the preparation of this DPD, the Council has also, together with other Essex authorities, commissioned further work on an Essex-wide Gypsy and Traveller Accommodation Assessment (GTAA). This was completed and published in November 2009.

## Brentwood Town Centre SPD

- 4.22 In November 2009 the Brentwood Town Centre Renaissance Group considered a draft Town Centre Regeneration Strategy, which sets out a plan for change and improvement for the town centre over the next 10 years. The document has been prepared by the Essex Design Initiative together with the Council. In addition a separate document on Shopfront Guidance for Brentwood Town Centre has also been prepared. Both documents were recommended to the Council's Policy Board to be published as draft SPD. This was agreed at Policy Board on 1 December 2009, and consultation commenced for six weeks on 16 December 2009.

## 5 Key Contextual Characteristics

- 5.1 Key contextual characteristics of the Borough provide a backdrop against which the effects of policies can be considered and inform the interpretation of output and indicators.
- 5.2 The following characteristics have been taken from existing published data, most notably from the Office of National Statistics 'Neighbourhood Statistics', and have been divided into the broad themes set out in the government's good practice guide.
- 5.3 The Borough of Brentwood is situated in the south west of the county of Essex, immediately to the east of the Greater London Metropolitan area, and is located entirely within the Metropolitan Green Belt.
- 5.4 The proximity to London and its location immediately adjacent the eastern side of the M25 provides good accessibility to the national and regional road and rail networks; airports at Stansted, City, Southend, Gatwick and Heathrow; and port facilities at Tilbury, Harwich and Felixstowe, as well as the south coast ports via the Dartford Crossing.
- 5.5 Such locational advantages have meant that Brentwood has been, and will continue to be, an attractive choice for both business and housing.
- 5.6 The Green Belt, however, acts as a significant constraint on development, whilst at the same time maintaining an attractive setting to the Borough's main town and smaller settlements. Brentwood itself has a well-landscaped character, with few areas of poor quality housing.
- 5.7 London and the Borough's Green Belt setting are, therefore, significant influential factors on the character of the area. Brentwood is a relatively affluent Borough, with residents able to enjoy a high quality of both built and rural environment, good accessibility to shops, services and leisure facilities, and heavily influenced by the economy and employment opportunities in London. However, there are problems associated with, for example, affordability of housing, an aging population, out commuting for employment and skills to jobs mismatch.
- 5.8 The following statistics provide an overview of the key contextual characteristics of the Borough:

Characteristic	Brentwood	England
<b>Demographic Structure</b>		
Population Size: 1991	70,710	49,890,277
Population Size: 2001	68,456	52,041,916
Population Change 1991 to 2001:	-3.2%	4.3%
Population Aged 60+	23.9%	20.9%
Pensioner Households	27.1%	23.8%
Household Size	2.4	2.4
Ethnic Composition - White	96.4%	90.9%

<b>Socio-cultural Issues</b>		
Crime Rates: (Rates per 1000 population)		
Violence against the Person	4.4%	11.4%
Sexual Offences	0.3%	0.7%
Robbery	0.4%	1.8%
Burglary from a Dwelling	2.9%	7.6%
Theft of a Motor Vehicle	3.3%	6.4%
Theft from a Motor Vehicle	7.3%	1.9%
Unemployment Levels	1.9%	3.4%
Retired	16.0%	13.6%
No Qualifications	23.4%	29.1%
Deprivation (Out of 354 Local Authorities)		
Rank of Average Score (Jan 2001)	315	
Rank of Average Score (Jan 2004)	312	
Rank of Income Score (Jan 2001)	320	
Rank of Income Score (Jan 2004)	321	
Rank of Employment Score (Jan 2001)	321	
Rank of Employment Score (Jan 2004)	323	
Health – “Good”	72.9%	68.6%
Life Expectancy at Birth (Jan 04-Dec 06)		
Males	79.7	77.3
Females	83.3	81.5
<b>Economy</b>		
Economically Active	68.3%	66.9%
Median Gross Annual Pay (2006)	£29,387	£19,712
Social Grade		
Higher & Intermediate Managerial/Admin/Professional	31.6	22.2
Supervisory, Clerical, Junior Managerial/Admin/Professional	33.9	29.7
Skilled Manual	10.0	15.1
Semi-Skilled & Unskilled Manual	10.1	17.0
On State Benefit, Unemployed, Lowest Grade	14.3	16.0
House Price Indicator (mean)		
All Dwellings 2001	£192,251	£121,769
All Dwellings 2006	£315,781	£206,715
Detached	£537,240	£314,542
Semi-Detached	£275,498	£186,950
Terraced	£216,604	£165,031
Flat	£217,614	£188,227
<b>Housing and the Built Environment</b>		
House Types:		
Detached	32.6%	22.8%

Semi	33.2%	31.6%
Terraced	16.5%	26.0%
Flat	17.5%	19.2%)
Total Unfit Dwellings (2006)	2.3%	4.2%
Housing Tenure:		
Owner Occupied	79.2%	68.9%
Rented from Council/RSL	11.6%	19.2%
Private Rented	9.1%	11.9%
Population Density (Persons per Hectare)	4.47	3.45
Quality and Assets of the Built Environment:		
Number of Listed Buildings	512	
Number of Conservation Areas	13	
<b>Transport</b>		
Car Ownership:		
No Car	16.0%	26.8%
2 or more Cars	40.2%	29.4%
Travel Mode to Work:		
Train	20.1%	4.1%
Bus	2.3%	7.4%
Car	56.72%	61.48%
<b>Source:</b> 2001 Census, Office for National Statistics unless otherwise stated		

*[These characteristics will be monitored, reviewed and amended in future AMRs to reflect changes in information and its sources.]*

## 6 Core Output Indicators

- 6.1 Local authorities are required to monitor a set of local development framework core output indicators. These are defined by government and divided up into a number of 'Key Policy Themes' as set out below. Whilst coverage of these indicators has been improved since the first AMR, there are still indicators set out in the good practice guide that require further improvement, but these will be developed, as referred to previously, in future AMRs.
- 6.2 The government has also recently amended the core output indicators (Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008), and these changes have been incorporated into this AMR as far as possible at this time.

### Business Development

- 6.3 The provision of new employment land in the Borough is constrained by its Green Belt location and was reflected in the, now expired, Replacement Structure Plan's new employment land provision figure for the period 1996 to 2011, being just 1 hectare for the whole Borough. This is provided for in the Brentwood Replacement Local Plan, with new employment land identified at:
- Land adjacent to the Council's Highways Depot, Warley (approximately 1.71 hectares). This land, together with the adjacent Highways Depot and car parking areas was granted outline planning permission in May 2004 for a mixed B1(a), B1(b) and Highways Depot development (BBC/BRW/0003/04). This permission has now expired.
  - Hallsford Bridge Industrial Estate extension land, Stondon Massey (approximately 0.58 hectares). The land is owned by the Council and is currently being disposed of for a mixed B1, B2 and B8 use.
  - West Horndon Industrial Estate (approximately 1.05 hectares). The land was part of a larger area of some 10 hectares granted outline permission in 1989, but has remained largely undeveloped, although partly used for open storage of motor vehicles.
  - Childerditch Industrial Park (approximately 0.58 hectares of vacant land within the area allocated for employment buildings rather than open storage).
- 6.4 These land allocations total some 3.92 hectares of vacant land, which, together with some 1.81 hectares of land available from extant planning permissions, provides a total of 5.73 hectares (net) of land available for employment development (see Table 1 below).
- 6.5 There was no loss of allocated employment land to other uses during the monitoring year.
- 6.6 The future availability of employment land within the Borough will become a significant issue to be considered through the LDF process. The approved East of England Plan includes Brentwood within a 'Rest of Essex (Braintree, Brentwood, Chelmsford, Epping Forest, Harlow, Maldon, Uttlesford)' indicative growth target of 56,000 jobs (net) for the period 2001-2021. The Council is

currently commissioning a joint employment land review with Epping Forest District Council for next year, in order to inform the LDF process.

**Table 1:** Net employment land available by type (hectares)

	B1(a)	B1(b)	B1(c)	B2	B8	Mixed B1/B2/B8	Total
<b>Extant Planning Permissions</b>	1.06	0.00	0.01	0.71	0.03	0.00	<b>1.81</b>
<b>Extant Allocations</b>	0.00	0.00	0.00	0.00	0.00	3.92	<b>3.92</b>
<b>Total</b>	1.06	0.00	0.01	0.71	0.03	3.92	<b>5.73</b>

**Notes:** This information corresponds to National Core Output Indicator BD3

- 6.7 Notwithstanding the existing constraints on new employment land, additional business floorspace continues to be provided through better use of existing employment land and the change of use/redevelopment of previously developed land.
- 6.8 Table 2 sets out figures on the amount of employment floorspace both completed during the year 2008/09 and the amount of floorspace with outstanding unimplemented planning permission.

**Table 2:** Business Development 2008/09

Land Use Type	Gross Floorspace (sq.m.)	Floorspace Loss (sq.m.)	Net Floorspace (sq.m.)	Amount of Gross Floorspace PDL	% Gross Floorspace PDL	Allocated in Development Plan (sq.m.)
<b>Completions</b>						
<b>B1(a)</b>	1,967	3,760	-1,793	1,967	100.0	N/A
<b>B1(b)(c)</b>	0	0	0	N/A	N/A	N/A
<b>B2</b>	0	0	0	N/A	N/A	N/A
<b>B8</b>	0	0	0	N/A	N/A	N/A
<b>Mixed B1/B2/B8</b>	4,815	0	4,815	0	0.0	N/A
<b>Total</b>	6,782	3,760	3,022	1,967	29.0	N/A
<b>Outstanding Permissions</b>						
<b>B1(a)</b>	7,907	0	7,907	2,973	100.0	N/A
<b>B1(b)(c)</b>	790	810	-20	790	100.0	N/A
<b>B2</b>	1,060	1,629	-569	1,060	100.0	N/A
<b>B8</b>	0	2,865	-2,865	0	N/A	N/A
<b>Mixed B1/B2/B8</b>	4,607	3,190	1,417	4,607	100.0	N/A
<b>Total</b>	14,364	8,494	5,870	9,430	100.0	N/A

**Notes:** This table provides information for National Core Output Indicators BD1 and BD2. Figures in the Table relate to developments involving a gain or loss of 100 sq.m. or more of B1(b) and (c), B2 and B8; and 1,000 sq.m. or more of B1(a).



- 6.9 A total of 6,782 sq.m. (gross) of business floorspace was completed in 2008/09. The monitoring year shows a net gain of 3,022 sq. m. (due to the loss of 3,760 sq.m., resulting from a change of use of Brentwood House, King's Road, Brentwood from office to a hotel). Whilst none of this development was within the new employment land allocations referred to above it was within existing employment areas identified on the Replacement Local Plan Proposals Map, and all was on previously developed land.
- 6.10 There has been 1,967 sq.m. of B1(a) floorspace completed during the year, on the former Essex and Suffolk Water pumping station site. This is the first B1(a) floorspace completion in the Borough in four years.
- 6.11 There is still a significant amount of floorspace with outstanding planning permission, a total of 1.81ha for all business uses, which shows that there is potential for a considerable amount of further employment provision in the Borough. The largest component of this commitment is for B1(a) use (7,907 sq.m.). This is made up from the former NV Tools site (4,934 sq.m.) and the former British Gas site (2,973 sq.m.). All of these outstanding permissions are on previously developed land.

## Housing

### Housing Trajectories

- 6.12 One of the most important core output indicators, required by government of local authorities, is to monitor the delivery of new housing against the Borough's agreed provision figures set out in strategic policies, particularly through 'Housing Trajectories', which show past and estimated future performance.
- 6.13 In May 2008 the Regional Spatial Strategy (RSS), titled the East of England Plan, was approved by the government and forms part of the current development plan. The approved RSS provides for a minimum of 3,500 additional dwellings (net) for the period 2001 to 2021, an annual average requirement of 175 dwellings.
- 6.14 The major housing sites (i.e. sites with planning permission, both implemented and unimplemented, or with potential capacity [at an average density assumption] for 12 or more dwellings), contributing to the RSS housing provision figure to 2021 are identified below:

**Table 3: Major Housing Sites**

Large sites completed by 1 April 2009	Number of units (gross)
Land bounded by Hart Street and Kings Road, Brentwood	65
Land rear of the Robin Hood Public House, Ongar Road, Brentwood	15
Former BT Depot, Hatch Road, Pilgrims Hatch	16
The Limes, Ingatestone	15
Land rear of former Warley Hospital site, Warley Hill, Brentwood	332
Former Anglia Polytechnic University site, Sawyers	70

Hall Lane, Brentwood	
Farrell Ward, Warley Hospital, Brentwood	26
101-105 High Street, Brentwood	15
Land at Eastfield Road, Brentwood	27
St Raphael's Church, Warley Hospital, Brentwood	16
22 Rayleigh Road, Hutton	14
Heybridge Moat House Hotel, Roman Road, Heybridge	58
Beckett House, Baytree Centre, Brentwood	125
Land at William Hunter Way, Brentwood	14
The Retreat, Costead Manor Road	8
27-31 Ingrave Road	12
Former Holly Trees School and 31 Junction Road, Warley	32
<b>Total</b>	<b>860</b>

<b>Large sites with unimplemented or uncompleted planning permissions at 1 April 2009</b>	<b>Number of units (gross)</b>
43-53 Ingrave Road, Brentwood	11
Former Transco/British Gas Site, St James Road/Wharf Road, Brentwood	350
Former Warley Hospital, Warley Hill, Warley	147
Former N V Tools Site, St James Road, Brentwood	81
St Charles Youth Treatment Centre, Brentwood	120
St Helens RC Infants School, Queens Road, Brentwood	40
Land rear of the Grange, 93 Queens Road, Brentwood	12
122-124 Station Road, West Horndon	13
Land rear of Sylvia Avenue/Brindles Close, Hutton	33
Land adj Britannia Road & 19 Tyrell Rise, Warley	12
Former Sam's Nightclub, Brentwood	54
William Hunter Way car park site	14
<b>Total</b>	<b>887</b>

<b>Residual allocated sites or sites with potential for development</b>	<b>Number of units (gross)</b>
North of Highwood Close, Brentwood	16
Highwood Hospital, Geary Drive, Brentwood	108
Little Highwood Hospital, Geary Drive	72
Essex County Fire Brigade HQ, Rayleigh	41
<b>Total</b>	<b>237</b>

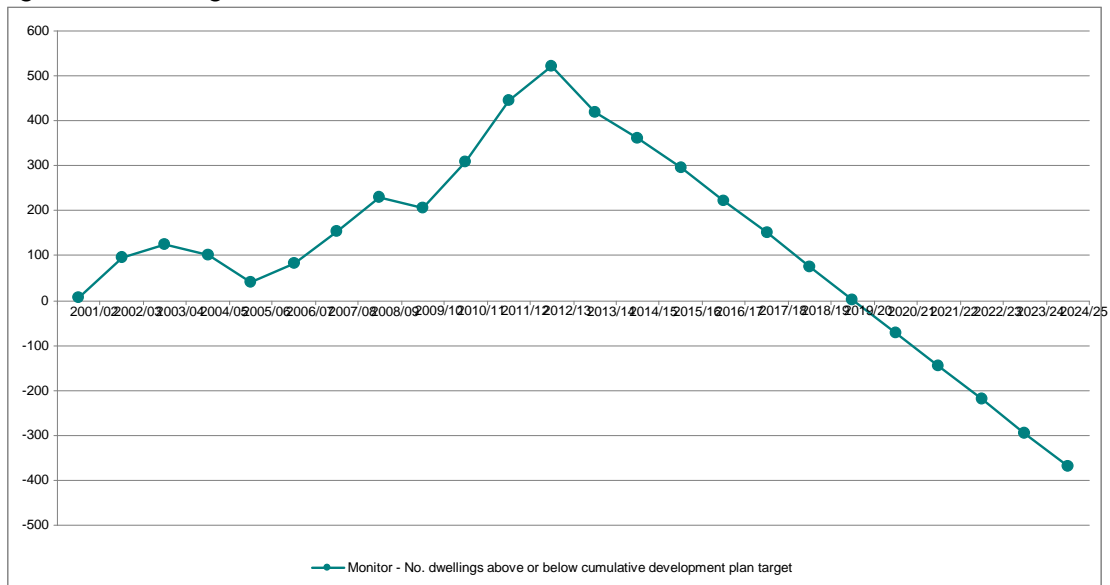
<b>Total all sites</b>	<b>1,984</b>
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- 6.15 The Table at Appendix 2 sets out actual dwelling completion figures between 2001/02 and 2008/09, together with projected annual completions to 2024/25, based on outstanding planning permissions, residual allocated sites, the Brentwood Urban Capacity Study large site figures (which were produced for April 2001 and have been updated to a base date of April 2008), and both large and small site windfall estimates. This table also compares the total cumulative net completions against the cumulative approved East of England Plan (RSS)

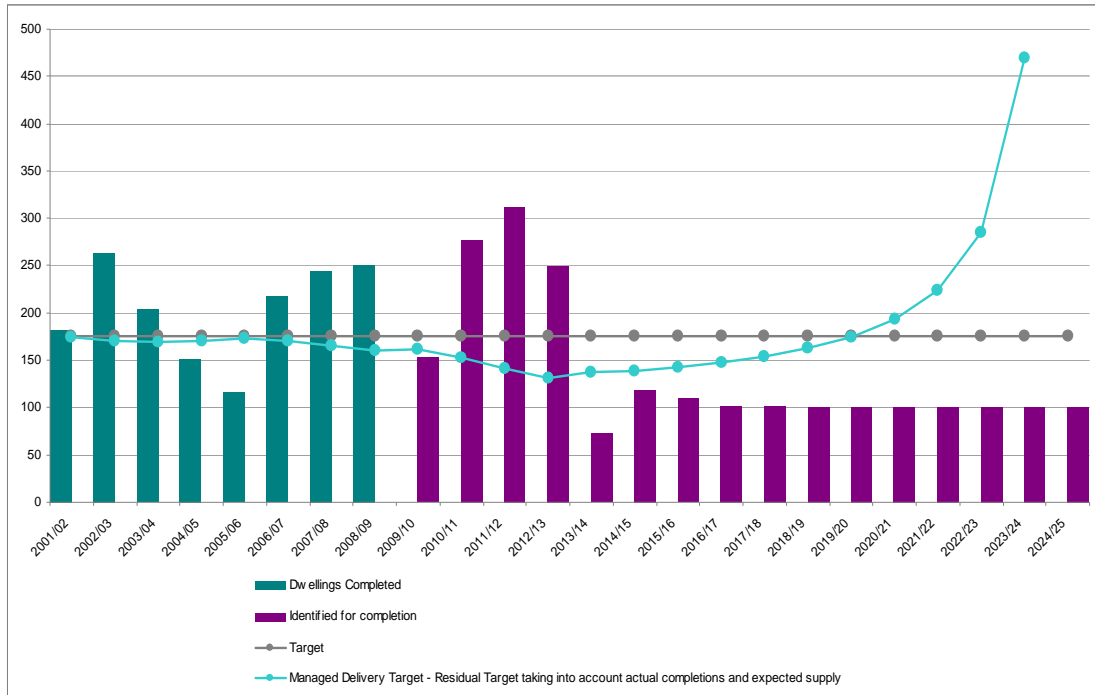
rate and identifies the annual requirement taking into account the past and projected completions.

- 6.16 The Housing Trajectory for the period 2001 to 2025 set out in the Table at Appendix 3 shows the existing completions and estimates for the future programme of development on the large sites (over 12 units) referred to above, and the windfall figure assumptions. It should be borne in mind that the further forward that projected completions are made the greater the need to treat the figures with care as to their accuracy and reliability. On-going annual monitoring and review will need to be undertaken and the figures amended as necessary in future AMRs.
- 6.17 These relationships are also set out in the charts below. It can be seen from the tables and charts that actual completions to 2008/09 have been slightly higher than the approved RSS cumulative rate (1,629 dwellings compared to 1,400 dwellings). 2009/10 completions are forecast to be below the annual target. However, following this between the years 2010/11 and 2012/13, completions are forecast to exceed the targets. Beyond 2012/13, projected completions are forecast to reduce below the RSS annual rate such that at present total cumulative completions are predicted to fall below the RSS cumulative completion rate after 2019/20. If the projected completions materialise as estimated, the RSS provision figure of 3,500 new dwellings (net) would be under supplied by some 146 dwellings at 2021.

**Chart 1: Brentwood Housing Trajectory – comparison of cumulative completion rates against RSS targets, 2001-2025**



**Chart 2: Brentwood housing trajectory managed delivery target, 2001-2025**



6.18 Once again, the further forward that projected completions are made the greater the need to treat the figures with care as to their accuracy and reliability. Figures for projected completions beyond 2016 are provided as annual averages. The Housing Trajectories will continue to be monitored annually to take account of any changes in supply and consequent amendments to the projected completions.

**Five Year Residential Land Supply**

6.19 Planning Policy Statement (PPS) 3 ‘Housing’, requires Local Planning Authorities to assess and demonstrate the extent to which existing plans fulfil the requirement to identify and maintain a rolling five-year supply of deliverable land for housing. To be deliverable, sites should be available, suitable and achievable.

6.20 The approved RSS has a housing provision figure of 3,500 dwellings for Brentwood over the period 2001 to 2021. At 1 April 2009, some 1,631 dwellings had been built within the Borough leaving an outstanding requirement of 1,869 dwellings, which equates to an average of 156 dwellings per year. The five-year requirement, therefore, is 779 dwellings.

6.21 The five-year supply period is 1 April 2010 to 31 March 2015. The Table at Appendix 4 shows that for the five-year period from 1 April 2010, 456 dwellings are estimated to be built on large identified sites (allocated and unallocated brown field sites without planning permission; large sites with planning permission either not started or under construction). Furthermore, at 1 April 2009 there was also outstanding planning permissions on small sites (11 dwellings and below) for a further 221 dwellings to be built over the five-year period. Additionally, there are 233 dwellings identified on residual allocated sites

to come forward over the five year period, and 41 dwellings on contingent sites have been identified. All of these sites are available, suitable and achievable, and would provide some 951 dwellings over the five-year period (or the equivalent of 6.1 years' supply).

- 6.22 Details of all the identified large and small site figures are set out in the Council's 'Five Year Deliverable Housing Supply Assessment: 1 April 2010 to 31 March 2015', and can be viewed on the Council's website.
- 6.23 It is considered, therefore, that the Council can demonstrate a five-year supply of deliverable land for housing at 1 April 2009.

### Housing Location

- 6.24 Key to the achievement of sustainable development is making best use of Previously Developed Land (PDL) within urban areas.
- 6.25 As can be seen from Table 4, Brentwood has consistently achieved significantly high proportions of residential development on PDL since 2001, with 97.8% of completions being on PDL in 2008/09. This continues to reflect Brentwood's Green Belt location and the ability over the years to provide for the Borough's housing provision within existing settlement boundaries, in particular, the main town of Brentwood.

**Table 4:** Housing Completions since 2001 by dwelling size and PDL

Year	Net Dwelling Completions						Gross Dwelling Completions		
	1 bed	2 bed	3 bed	4+ bed	Not Known	Total	Total	No. on PDL	% on PDL
2001/02	53	60	57	27	-16	181	199	196	98.5
2002/03	34	128	75	47	-20	264	284	268	94.4
2003/04	28	100	43	58	-20	209	231	229	99.1
2004/05	25	85	18	28	-5	151	175	175	100.0
2005/06	41	31	10	23	11	116	140	139	99.3
2006/07	59	154	8	23	-26	218	256	256	100
2007/08	67	127	39	22	-14	241	262	262	100
<b>2008/09</b>	<b>67</b>	<b>111</b>	<b>23</b>	<b>21</b>	<b>-29</b>	<b>251</b>	<b>273</b>	<b>267</b>	<b>97.8</b>

**Notes:** Not Known column, 2001/2002 - 2 unknown completions and 18 unknown losses. 2002/2003 - 20 unknown losses. 2003/2004 - 2 unknown completions and 22 unknown losses. 2004/2005 - 19 unknown completions and 24 unknown losses. 2005/2006 - 8 unknown completions and 18 unknown losses. 2006/2007 - 12 unknown completions and 38 unknown losses. 2007/2008 - 7 unknown completions and 21 unknown losses. 2008/2009 - 51 unknown completions and 7 unknown losses.

**This table provides information on completions on PDL for National Core Output Indicator H3.**

**Source:** Essex County Council/Brentwood Borough Council agreed figures for Regional Annual Monitoring Report Housing Form

- 6.26 Table 4 also shows housing completions in terms of dwelling size. It can be seen that there has been a continuing general reduction in both the number and proportion of 3+ bedroom completions since 2001. The emphasis on 1 and 2 bedroom dwellings reflects the shift to higher density developments (as referred to in the next section). This is particularly the case with recent developments within and adjacent to Brentwood town centre, supported by Policy H14 on 'Housing Density' and policies H6 and TC5, both encouraging the provision of smaller unit accommodation, in the Replacement Local Plan.

### Net Additional Dwellings

- 6.27 The Government requires Local Authorities to provide information on levels of housing delivery for the reporting year, which is set out in Table 5. In addition to 273 gross permanent dwelling completions, there was also 12 additional 'temporary' or non-permanent dwelling additions as a result of temporary permission being granted for Gypsy and Traveller caravans.
- 6.28 Taking into account the dwelling losses, there were 263 net additional dwellings for the year 2008/09.

**Table 5: Net Additional Dwellings (1 April 2008 - 31 March 2009)**

	Permanent			Non-Permanent	Total
	New Build	Conversions	Change of Use		
Gains	258	8	7	12	285
Losses	18	2	2	0	22
Net	240	6	5	12	263

**This information corresponds to National Core Output Indicator H2(a)**

### Density

- 6.29 Best use of available urban land for development also demands that higher residential densities be achieved, particularly in town centres and locations accessible to public transport. Maximising densities, whilst ensuring that development is compatible with the character of the area and the capacity of the transport network and is not detrimental to surrounding amenities, will ease pressure for the release of greenfield sites, both Green Belt land and urban green spaces.
- 6.30 Table 6 shows that in the monitoring year there was a continuation of the very high proportion of all residential completions, on sites of 10 or more dwellings, achieving densities of 50 dwellings or more per hectare in the Borough. Indeed, the figure for the monitoring year was 100% of completions at developments of more than 50 dwellings per hectare, with an average density of 125.5 dwellings per hectare.
- 6.31 The average density on sites under construction or with unimplemented planning permissions is 62.04 dwellings per hectare. Just over 90% of dwellings are on sites above 50 dwellings per hectare, with no sites less than 30 dwellings per hectare.

**Table 6:** Housing Density from 2004/05 to 2008/09

Development Stage	Year	Gross Dwellings	Net Developable Area	Average Density	% of Dwellings at:		
					Less than 30 dwellings per hectare	30 to 50 dwellings per hectare	Over 50 dwellings per hectare
Completions	2004/05	69	0.78	88.46	0	0	100
	2005/06	74	1.07	69.16	0	0	100
	2006/07	163	1.67	97.37	6.1	0	93.9
	2007/08	227	2.62	86.64	0	16.7	88.3
	<b>2008/09</b>	<b>213</b>	<b>1.68</b>	<b>126.50</b>	<b>0</b>	<b>0</b>	<b>100</b>
Outstanding Permissions	2004/05	138	5.29	26.09	15.2	0	84.8
	2005/06	680	9.68	70.22	3.1	19.3	77.6
	2006/07	565	8.12	69.58	1.9	27.4	70.6
	2007/08	672	11.24	59.08	1.6	26.2	72.2
	<b>2008/09</b>	<b>505</b>	<b>8.14</b>	<b>62.04</b>	<b>0</b>	<b>8.9</b>	<b>91.1</b>

**Notes:** Information is for sites of 10 or more dwellings (gross)

### Affordable Housing

- 6.32 Affordable Housing is a significant issue within the Borough. As can be seen from the statistics on average house prices set out in the section on key contextual characteristic of the Borough, Brentwood prices are significantly above average prices for England.
- 6.33 The 2004 Housing Needs Survey Study estimated average net household income in the Borough to be £524 per week. Whilst this level of income is above the county and regional average, house prices and rental levels are well above the affordability of many households. The total housing need within the Borough was estimated in the 2004 Housing Study to total 720 units per annum (both backlog of existing need and newly arising need).
- 6.34 The Council has undertaken a Strategic Housing Market Assessment (SHMA), with five other Essex and Hertfordshire London Commuter Belt authorities. This report was completed in December 2009 and will be used to update information on affordability, together with evidence on the local housing market and housing needs.
- 6.35 Affordable housing supply through new build is severely constrained by the Borough's Green Belt location and, therefore, the restricted supply of development land. In addition, much of Brentwood's housing is provided on small sites below the adopted thresholds set out in Policy H9 of the RLP (20 units and above or 0.66 hectares or more within the Brentwood Urban Area and 5 units and above or 0.16 hectares or more within defined settlements elsewhere in the Borough).
- 6.36 The supply of affordable housing is very variable from one year to another as can be seen from Table 7 below, for completions since 2001/02. A gross total of 78 affordable housing completions took place in the monitoring year, comprising

28 units at the NVTools site, St James Road, Brentwood; 44 homes at the former Transco site, Wharf Road, Brentwood and 6 units on the former Village Hall site, Navestock. This is the second year since 2001/02 in which affordable completions have reached such levels, and builds on the increase in numbers achieved last year. The earlier peak in numbers related mainly to the provision of affordable housing on the former Warley Hospital site (now known as Clements Park) and the more recent increase has been achieved largely from development of the former Transco site. Such large development sites are limited in Brentwood, but future supply will be enhanced with the prospect of significant development numbers on the Highwood and Little Highwood Hospital sites, Geary Drive; and St Charles Youth Treatment Centre site, St Charles Road.

**Table 7:** Affordable Housing Completions Since 2001

Year	Number of Affordable Dwelling Completions	% of Total Permanent Dwelling Completions
2001/02	81	44.75
2002/03	14	5.30
2003/04	0	0.00
2004/05	2	1.32
2005/06	21	18.10
2006/07	39	17.89
2007/08	82	34.02
2008/09	78	27.37

- 6.37 As shown in Table 8, the 78 affordable housing completions were made up of 29 social rented homes and 49 intermediate homes.

**Table 8:** Affordable Housing Completions 2007/08

Tenure	Number	%age
Social Rented Homes	29	37.2
Intermediate Homes	49	62.8
Total Affordable Homes	78	100.0

**This information corresponds to National Core Output Indicator H5.**

### Gypsy and Traveller Issues

- 6.38 Gypsy and Traveller issues have been identified by the government office for the Eastern Region (GO-East) as an issue of sufficient regional relevance to promote beyond the local level indicated in the CLG's "Good Practice Guide".



6.39 Local authorities undertake six-monthly counts of Gypsy and Traveller caravans for submission to the government. Table 9 provides the counts for Brentwood since July 2002.

**Table 9:** Gypsy and Traveller Caravan Counts in Brentwood

Date	Total	Unauthorised Sites	Authorised Sites: Council	Authorised Sites: Private
July 2009	96	26	0	70
January 2009	76	17	0	59
July 2008	85	33	0	52
January 2008	66	37	0	29
July 2007	57	38	0	19
January 2007	34	20	0	14
July 2006	38	17	0	21
January 2006	37	19	0	18
July 2005	39	21	0	18
January 2005	31	18	0	13
July 2004	31	18	0	13
January 2004	31	18	0	13
July 2003	30	18	0	12
January 2003	16	6	0	10
July 2002	14	4	0	10

6.40 It can be seen that there was a rise in unauthorised caravans after January 2007, although this reduced markedly in January 2009, due to a number of temporary permissions being granted on appeal.

6.41 During the reporting year , 3 sites were granted temporary planning permission at Hope Farm, Goatswood Lane, Navestock (1 pitch); The Willows, Stock Lane, Ingatestone (6 pitches); and Land opposite Goatswood Farm, Horsemanside, Navestock (4 pitches) [see Table 10 below].

**Table 10:** Additional Gypsy and Traveller Pitches Delivered in 2008/09

	Permanent	Transit	Total
Number of Pitches (net)	11 <sup>1</sup>	0	11

**This information corresponds to National Core Output Indicator H4.**

Note: <sup>1</sup> This information refers to temporary permissions

- 6.42 During the monitoring year, and subsequently, the following planning applications/appeals have been determined regarding Gypsy and Traveller accommodation in the Borough:
- (i) **The Willows, Stock Lane, Ingatestone.** In January 2007 an application was made for the continued use of land as a residential Gypsy caravan site with ancillary buildings, hard standing, together with the creation of a new vehicular access to Stock Lane, at land on the north side of Stock Lane, east of The Nutshell (BRW/15/2007). The application was submitted immediately prior to the expiration of a period of 18 months to comply with an enforcement notice. The Secretary of State had dismissed an appeal against the notices, but had extended the period for compliance from 3 months to 18 months. In July 2007, the Planning Development Control Committee refused the application due to, inter alia, inappropriate development in the Green Belt, and the adverse effect on the character and appearance of the Metropolitan Green Belt and Special Landscape Area. An appeal against the refusal of planning permission was held in February 2008 and in April 2008 the Appeal Inspector allowed the appeal and granted a temporary planning permission for 6 pitches (one vacant) for 3 years.
  - (ii) **Land opposite Goatswood Farm (Orchard View), Horsemanside, Navestock.** Applications were made for the change of use of land from agricultural to residential and formation of 3 plots with 2 caravans per plot (BRW/412/2007) and 1 plot with 3 caravans (BRW/413/2007) for occupation by Traveller families. The applications for planning permission were submitted following appeals against enforcement and stop notices on the land served in April/May 2007, and were refused in September 2007. An appeal was allowed on 4 April 2008, granting temporary permission for 3 years.
  - (iii) **Hope Farm, Goatswood Lane, Navestock.** An application was made in November 2006 for the renewal of a time limited permission granted on appeal in November 2003 for the change of use of land from agriculture to residential use for the stationing of no more than one twin mobile home, two single unit mobile homes (or two large touring caravans) and one touring caravan (BRW/1017/2006). Whilst on the basis of the Essex GTAA, it was considered reasonable to conclude that there is a demonstrable need for further authorised Gypsy and Traveller site provision (whether public or private) within both Essex and Brentwood, this conclusion and the lack of any alternative, vacant authorised Gypsy and Traveller sites within the Borough, needed to be balanced against the fact that the family had been on the site since 2002 and the apparent failure to make reasonable attempts to find alternative living arrangements, despite having been given an extended opportunity to by the previous appeal inspector to do so. In the circumstances it was considered inappropriate to renew the temporary permission. Permission was therefore refused and new enforcement notices issued. However, bearing in mind the advice in Circular 1/2006, the period for compliance was extended to 2 years to allow the family time to seek alternative accommodation.

A subsequent appeal granted a personal temporary planning permission to November 2012

- 6.43 As referred to in the section earlier on the Local Development Framework, the Council is currently preparing a Gypsy and Traveller DPD to provide for the accommodation needs of Gypsies and Travellers in the Borough.

## Transport Accessibility

- 6.44 Other key components of the government's objective to achieve sustainable forms of development are to minimise the need to travel and discourage the use of the private motorcar and encourage the use of more sustainable transport modes.
- 6.45 The government has deleted from the national core output indicators the amount of new residential development within 30 minutes public transport time of various services. However, this information continues to be provided through the SLA with Essex County Council and has been assessed for the monitoring year and is shown in Table 11.
- 6.46 A key component of sustainable development patterns is good accessibility by public transport to key local services. The information in Table 11 shows that new residential development in Brentwood completed during 2008/2009 was well located in this regard, with between 95.22% and 98.41% of completions being within 30 minutes public transport time of all the key services.

**Table 11:** Residential development within 30 minutes public transport time of local services 2008/09

Net Dwelling Completions	Total	%
All dwellings	251	100.00
<b>Local Service</b>		
GP	247	98.41
Hospital	247	98.41
Primary School	239	95.22
Secondary School	247	98.41
Employment Area	247	98.41
Major Retail Centre	247	98.41

**Source:** Essex County Council

## Local Services

### Retail, Office and Leisure Development

- 6.47 Brentwood is surrounded by four major sub-regional centres within a 20 minute drive time – Romford, Basildon, Chelmsford and Lakeside. Accessibility is also relatively easy to other facilities in Central London and Bluewater in Kent. Such centres are able to offer a greater range, choice and quality of shopping and leisure facilities to that in Brentwood.

- 6.48 The main shopping area in Brentwood is the town centre itself, centred on the High Street. There are also important local centres at Hutton Road, Shenfield; Ingatstone High Street; and Warley Hill around Brentwood Station. There are many smaller parades and individual shops serving the local residential areas and villages. Each has an important role to play in providing essential local services for residents of the Borough.
- 6.49 The success and continued viability of existing facilities in the Borough is dependent in the long-term on the Borough being able to withstand competition from the surrounding higher order centres and minimise the outflow of expenditure. Shopping facilities and other complimentary uses, particularly within the town centre, must continue to develop in ways that will maintain their attraction and encourage Brentwood residents to use local facilities.
- 6.50 One of the national core output indicators is the amount of completed floorspace (gross and net) for town centre uses (retail, financial and professional offices, offices and leisure uses) within both town centre areas and the local authority area. Table 12 below shows that over the monitoring year there have been 4,634 sq.m. of gross floorspace completions above the monitoring thresholds for retail [A1], 100% of which occurred in the town centre. It also shows 1,967 sq.m. of floorspace completions in office [B1(a)] use outside of the town centre. However, with a loss of 3,760 sq.m. due to the conversion of the former Amstrad office building to hotel use, there is a resulting overall net loss of 1,793 sq.m. of office floorspace in the Borough over the monitoring year.

**Table 12:** Retail, Office and Leisure Development 2008/09

Land Use Type	Completions - Gross Floorspace (sq.m.)	Net Floorspace Increase (sq.m.)	Amount of Floorspace in Town Centres	% in Town Centres
Retail [A1]	4,634	4,634	4,634	100%
Financial & Professional Offices [A2]	0	0	0	N/A
Offices [B1(a)]	1,967	-1,793	-3,760	0%
Leisure [D2]	0	0	0	N/A

**This information corresponds to National Core Output Indicator BD4**

**Notes:** Figures in the table relate to developments over the following thresholds involving a gain or loss:

Retail [A1] - 250 sq.m. or more

Offices [B1(a)] - 1,000 sq.m. or more

Leisure [D2] - 1,000 sq.m. or more

- 6.51 Further potential for significant shopping and leisure development is identified on the Council owned William Hunter Way car park site, north of the High Street. A planning permission for an additional 7,340 sq.m. of retail floorspace and a six-screen cinema was approved during the monitoring year and is currently awaiting S106 approval.

- 6.52 As set out in Table 2 there is also 7,907 sq.m. of further office floorspace potential in outstanding unimplemented planning permissions within the Borough.

### **Open Space**

- 6.53 The government has removed from the list of core output indicators the percentage of open spaces managed to green flag award standard. The Council has no Green Flag policies and has not signed up to the scheme and therefore is not required to monitor this indicator.
- 6.54 However, as previously reported, the Council has undertaken a comprehensive Open Space, Sport and Recreation Facilities Study, in line with the advice in Planning Policy Guidance Note 17 'Planning for Open Space, Sport and Recreation'. The final report was completed in November 2007 and is available on the Council's web site at [www.brentwood.gov.uk/pdf/19032008093745u.pdf](http://www.brentwood.gov.uk/pdf/19032008093745u.pdf). This will, together with other development monitoring, enable appropriate information on the quality of open spaces to be provided as part of the Local Indicators in subsequent AMRs.

### **Flood Protection and Water Quality**

- 6.55 Very little of the Borough is located within areas at risk of flooding as shown on the maps provided by the Environment Agency and, therefore, the extent of necessary consultation with the Environment Agency is relatively limited.
- 6.56 Information provided by the Environment Agency on objections raised on flood risk grounds is not currently available for 2008/2009.

### **Biodiversity**

- 6.57 During summer 2008 a bid was made for monies through the Local Area Agreement Performance Related Grant fund to support writing management plans for the LoWS within Brentwood in private ownership.
- 6.58 Priority habitats within Brentwood include woodlands, grasslands, hedgerows and ponds. Priority species include dormice, great crested newts and bats. These are protected and enhanced through the imposition of planning conditions aimed at protecting their breeding and feeding habitat; practical works on the ground such as the creation of hibernacula and erection of bat boxes; and targeted management of habitats under the Council's control.
- 6.59 The Brentwood Conservation Management Volunteers continue to carry out a wide range of positive biodiversity works around the Borough including scrub clearance, removal of invasive non-native plants, making and installing bird boxes, pond clearance and planting an extension to an Ancient Semi Natural Woodland.
- 6.60 The Council is a member of the Essex Biodiversity Project (EBP), a partnership approach to implementing the Essex Biodiversity Action Plan (BAP) and thus the Council's practical involvement in that e.g. Ancient Woodland management and dormouse projects.

- 6.61 In addition to the above the Countryside Management Service also works to a Service Plan and the Council's Performance Indicator targets and, again, if appropriate, these will be used to inform future AMRs.

## Renewable Energy

- 6.62 A key output indicator is the amount of renewable energy capacity installed by type.
- 6.63 Government guidance on renewable energy is set out in Planning Policy Statement (PPS) 22 'Renewable Energy', which states that the development of renewable energy alongside improvements in energy efficiency and the development of combined heat and power, will make a vital contribution to the aims of cutting carbon dioxide emissions by some 60% by 2050, and to maintain reliable and competitive energy supplies. The government has set a target to generate 10% of UK electricity from renewable sources by 2010 and an aspiration to double this figure to 20% by 2020.
- 6.64 The RLP includes a policy on renewable energy schemes (Policy IR6), and in September 2007 the Council formally adopted the Urban Place Supplement SPD, which sets out suggested requirements for the provision of renewable energy for residential development.
- 6.65 There have, however, been no applications/permissions for renewable energy schemes during 2008/09. As with the previous AMRs, therefore, other than for the possible installation of solar panels on individual residential properties, there has been no renewable energy capacity installed in the Borough over the monitoring year.

## 7 Local Indicators

### Background

- 7.1 In order to assess the achievement of the intended outcomes of the RLP, the plan itself needs to show how the aims, objectives and policies of the RLP are measured and evaluated throughout the plan period. To this end, the RLP includes a set of output indicators and targets for a limited number of specific policies, which are relevant to the assessment of the plan's progress in achieving sustainable development.
- 7.2 Monitoring of these 'performance' targets is included within this and future AMRs. A number of them have been covered in the government's core output indicators dealt with in the previous section of the AMR, namely Policies H1 (Net Residential Dwelling Stock Change), H14 (Residential Density), E1 (Provision of B1, B2 and B8 Employment Uses), E4 (Net Change in Employment Land Provision), and GB3 (Development on Previously Developed Land).
- 7.3 Other indicators are set out in this section to monitor specific local issues. Not all of the policy indicators have yet been incorporated fully into this AMR, and it is intended that future AMRs will continue to seek to provide a more comprehensive coverage as the Council's monitoring processes are improved, both in-house and through improved working with other partner organisations.
- 7.4 The AMR itself will also enable the policy targets and indicators themselves to be monitored and reviewed in relation to their usefulness and appropriateness, such that they may be amended either by deletion or substitution or through the addition of new indicators. Some of these indicators relate to policies which have been deleted as of 24 August 2008. The AMR will therefore reflect these deletions and will only monitor these policies up to this date.
- 7.5 As with implementation, achievement of the development plan's targets requires a partnership of action and cooperation between various organisations and bodies, public and private, involved in the sustainable social, economic and environmental development of the Borough.
- 7.6 The RLP Monitoring policies, together with their Targets and Indicators are set out in Appendix 5 to this report.
- 7.7 The policy references used in this section are those as set out in the final composite version of the RLP, which was published on 1 April 2007.

### Brentwood Replacement Local Plan Policy Indicators

#### Retention of Existing Residential Accommodation

- 7.8 In order to resist pressure for the release of greenfield land, either in the Green Belt or urban open space, it is important that optimum use is made of the existing housing stock. In addition, loss of existing residential units through redevelopment or change of use, especially within or adjoining commercial centres, involves, in the main, small units of accommodation, which make a

valuable contribution to the housing stock in terms of housing choice and affordability.

- 7.9 Policy CP1 seeks to prevent any net loss of residential units. During 2008/2009 there were no permissions granted involving the net loss of residential accommodation.

#### **Change of Use of Upper Floors**

- 7.10 Upper floors above shops or other commercial premises frequently tend to be under utilised, being either used for storage or in many cases not used at all. This under use of space is not only a waste of valuable resources but tends to lead to neglect with a negative impact on the street scene. In order to make best use of existing urban land and provide additional small unit accommodation in sustainable central locations, Policy H5 encourages changes of use above commercial premises to residential accommodation.

- 7.11 Over the monitoring year there have been two permissions granted, involving residential accommodation above commercial properties, either through change of use or additional floorspace, creating two additional flats in total, as detailed below:

- Daylite Windows, 49 Ongar Road, Brentwood (BRW/766/2008) – change of use of first floor and part of ground floor from retail to residential use (one 2-bedroom flat) together with single storey rear extension
- 60 High Street, Ingatestone (BRW/749/2008) – change of use of first and second floors to one 2-bedroom flat together with pitched roof dormer window at the rear

#### **Small Unit Residential Accommodation**

- 7.12 The number of small households is increasing due to extended life expectancy, household break up and the increasing number of young people who choose to live alone.
- 7.13 Generally, newly forming households will be small households requiring smaller units of accommodation.
- 7.14 A relatively small proportion of the existing dwelling stock comprises 1 and 2 bedroom properties, and existing small unit accommodation is reduced through extensions to provide additional bedrooms or amalgamation to form larger units. A lack of small unit accommodation affects housing affordability and choice, and has and may continue to result in the loss of young economically active sections of the population and lead to an imbalance in the population structure in the longer term.
- 7.15 Policy H6, therefore, seeks to achieve at least 50% of total units to be 1 and 2 bedroom units on suitable new housing sites.
- 7.16 Table 4 in the section on core output indicators shows that in 2008/09 178 units were 1 and 2 bedroom units, which was 65% of the gross total of 273 dwelling completions or 71% of the net total of 251 dwelling completions.



### **Affordable Housing Policy**

- 7.17 The Council's affordable housing policy (Policy H9) seeks to negotiate 35% affordable housing on all suitable sites above the thresholds.
- 7.18 In 2008/09 there were the following planning permissions for residential development on sites above the thresholds:
- Demolition of existing 2 dwellings and erection of a block of 13 flats at 122-124 Station Road, West Horndon (BRW/883/2007). Permission includes 2 one-bed and 1 one-bed flats for rent and 1 one-bed flat for shared ownership (30.8% of total units).
  - Conversion of existing bedsits at 17, 19, 21 and 23 Border Edge House, Firsgrove Crescent, Brentwood (BRW/110/2009). Permission for 8 one-bed flats for social rent (100% of total units).
  - Change of use of Merrymeade House, Merrymeade Chase, Brentwood (BRW/177/2008). Permission includes 4 one-bed flats and 5 two-bed flats, all shared ownership (100% of total units).

### **Inappropriate Development in the Green Belt**

- 7.19 The Council is committed to the protection of the Borough's Green Belt. Policy GB1 seeks to restrict inappropriate development in the Green Belt. In the monitoring year there were two permissions granted for inappropriate development in the Green Belt:
- (i) Lathams Timber Yard, Wrights Lane, Wyatts Green. Demolition of existing commercial buildings, change of use of land to residential and erection of a detached dwelling and detached triple garage/car port with store area. (BRW/273/2008).
  - (ii) Ursuline Preparatory School, Great Ropers Lane, Warley. Erection of new detached school hall building (BRW/352/2008).
  - (iii) Hutton Manor, 428 Rayleigh Road, Hutton. Erection of four demountable classroom buildings, formation of hard surfaced car park and new access (BRW/458/2008).

### **Re-use and Adaptation of Rural Buildings – Residential Conversions**

- 7.20 In line with government policy, the RLP takes a positive attitude to the re-use of rural buildings for business use, in order to support the rural economy. However, a more restrictive attitude is taken to residential conversions due to the potential harmful impact on the Green Belt and the detrimental effect on the character of the rural building itself. Policy GB16, therefore, presumes against residential conversion unless a number of specific criteria are met and special justifications apply.
- 7.21 In 2008/09, two applications were made for the residential conversion of rural buildings. One of these applications was refused and the other was approved, as detailed below:

- The Barn Green Farm, Albyns Lane, Stapleford Tawney (BRW/841/2008) – change of use of building from workshop to office and stable accommodation at ground floor and associated residential first floor. The application was refused as the applicant failed to demonstrate that the proposed residential use was essential to enable the worker to live at or near their place of work or to meet some other functional requirement.
- Little Warley Hall Farm, Little Warley Hall Lane, Brentwood (BRW/86/2009) – renovation of existing garages and stables including construction of new walls, doors and pitched roofs. It was considered that the proposal complied with the detailed criteria of policy GB16 in relation to the reuse of rural buildings for residential purposes and the application was approved.

### **Development of Existing Open Space**

- 7.22 Open spaces add considerably to the landscape character, visual amenity and biodiversity of urban areas in addition to the provision of opportunities for formal and informal recreation. Policy LT2 precludes the development of existing open space, although buildings related to the main use of the land, which do not involve major ground coverage, may be considered favourably.
- 7.23 In 2008/09, two planning permissions were granted for development within an open space area. One related to a single storey side and rear extension to provide additional changing rooms, toilets and spectator room to Kelvedon Hatch Football Club at New Hall, School Road, Kelvedon Hatch. The extension encroached on to the 'Protected Urban Open Space' but was considered acceptable as the scale of the proposal would not involve major ground coverage. The other related to the Swan Public House in Kelvedon Hatch, located within a protected urban open space. Planning permission was granted for a number of external signs and advertisements, as they were not considered to involved major ground coverage or impact on the open space.

### **Development Affecting Sites of Special Scientific Interest**

- 7.24 There are three Sites of Special Scientific Interest (SSSI) in the Borough, as set out in Table 13 below:
- 7.25 Policy C1 seeks to prevent harm to SSSI in the Borough, and the Council monitors the number of permissions for development adversely affecting SSSI. As of 24 August 2008, this policy has been deleted from the RLP and has therefore only been monitored up to this date. During the monitoring year up to 24 August 2008, there was one application considered against Policy C1.
- Stapleford Abbots Golf Club, Tysea Hill, Stapleford Abbots, Romford (BRW/433/2006) – remodelling of existing practice ground and par-3 golf course to create irrigation reservoir and form a full size golf practice area/driving range together with the erection of driving range bays and formation of temporary access road. Although the site was in the vicinity of an SSSI, it was not considered that the proposals would adversely affect it. It was also considered that the proposed landscape and environmental improvements would provide opportunities for wildlife enhancement within the golf course.

**Table 13: Sites of Special Scientific Interest in Brentwood**

Site Name	Citation Summary	Size in Hectares
<b>Coppice, Kelvedon Hatch</b>	Ancient semi-natural broad leaved woodland including base-rich springline alder woodland which is uncommon nationally and in Essex and oak/hornbeam woodland.	9.43
<b>Curtis Mill Green</b>	Unimproved grassland/scrub, a small relic of Waltham Ancient Forest. Both damp and dry grassland are found with several uncommon or decreasing species.	47.3
<b>Thorndon Park</b>	Semi-natural broad leaved woodland and ancient parkland. The woodland includes lowland birch/s oak and p oak/hornbeam types and the site supports an outstanding assemblage of Coleoptera (beetles) including one species that is rare and vulnerable in Britain.	141.4

### Development Affecting County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value

- 7.26 Policy C3 seeks to prevent harm to protected flora, fauna and their habitats and to sites of nature conservation value (e.g. Local Nature Reserves (LNR) and County Wildlife Sites (CWS)). The Council, therefore, monitors the number of permissions for development adversely affecting species and habitats covered by the Essex Biodiversity Action Plan and County Wildlife Sites/Local Nature Reserves. The Council's Countryside Management Service is also actively working to try and prevent damage to CWS caused by unauthorised activities on such sites.
- 7.27 During the monitoring year there were five applications judged against Policy C3, as detailed below:
- Waterworks, Spring Farm, Dagwood Lane, Doddinghurst (BRW/242/2008) - erection of a four-bedroom agricultural workers bungalow, with rooms in the roofspace (BRW/242/2008) – the site is located within a designated County Wildlife Site. The application was refused as the applicants failed to adequately demonstrate that a permanent dwelling was essential for the proper functioning of the enterprise. Additionally, it was considered that insufficient survey information had been provided to demonstrate whether or not the development would have an adverse effect on legally protected species, contrary to policy C3.
  - High Ash Wood Lane, adjacent to Secret Nuclear Bunker, Ongar Road, Kelvedon Hatch, Brentwood (BRW/287/2008) – change of use of land to recreation purpose (D2), construction of high ropes course, habitat management and associated landscaping and parking. The site is located within the Green Belt and is a County Wildlife Site. There was not considered to be any detrimental impact on High Ash Wood that could

not be dealt with via appropriate management plans, secured via condition. The application was therefore approved.

- Stapleford Abbots Golf Club, Tysea Hill, Stapleford Abbots, Romford (BRW/433/2006) – remodelling of existing practice ground and par-3 golf course to create irrigation reservoir and form a full size golf practice area/driving range together with the erection of driving range bays and formation of temporary access road. Although the site was in the vicinity of an SSSI, it was not considered that the proposals would adversely affect it. It was also considered that the proposed landscape and environmental improvements would provide opportunities for wildlife enhancement within the golf course.
- 29 Rose Valley, Brentwood (BRW/505/2008) – demolition of existing single storey rear extension and erection of part three storey and part single storey rear extension. Conversion of resultant building into nine no. 1 bedroom units with associated refuse storage, three car parking spaces, motorcycle and bicycle stands. Foraging of badgers is evident on the site. Permission was granted and a condition will be applied regarding landscaping to protect foraging of badgers.
- Land at east side of Ongar Road, Pilgrims Hatch, Brentwood (BRW/69/2008) – change of use of land to a golf academy. It was considered that the ecological value of habitats on site were generally low and that the development would not cause overriding harm to badgers or other flora and fauna subject to the imposition of appropriate conditions. The proposal was therefore deemed to satisfy the requirements of policy C3.

#### **Use of Upper Floors above Commercial Premises in the Town Centre**

- 7.28 As for the commercial areas elsewhere in the Borough, Policy TC4 looks favourably on the change of use to residential of upper floors above ground floor commercial uses.
- 7.29 In 2008/09, the permission for Daylite Windows, referred to in paragraph 7.11 above was located in the Brentwood town centre area, providing, therefore, for one additional residential unit above commercial premises in the town centre.

#### **Type of Residential Accommodation in the Town Centre**

- 7.30 The town centre is a particularly suitable location for higher density, smaller units and lower cost housing. In the town centre, therefore, Policy TC5 requires that all new residential accommodation should normally be one or two person units.
- 7.31 In 2008/09, planning permission was granted for a total of 17 residential units on five separate sites, of which 10 units were one bedroom and seven were two bedroom (100% of total provision),.

#### **Retention of Local Community Facilities**

- 7.32 Policy LT11 seeks to restrict the loss of local community facilities as the provision of such facilities within residential neighbourhoods and smaller rural settlements help to create sustainable communities. Any proposed re-use is therefore critically assessed.

7.33 In the monitoring year, 2008/09, there were nine applications involving the potential loss of local community facilities, as detailed below:

- 116/118/120 Warley Hill, Warley, Brentwood (BRW/243/2008) – demolition of existing buildings at numbers 116/118/120 Warley Hill and erection of single building containing 12 no flats with underground parking and amenity space to rear. The site is located within a residentially allocated area. However, the ground floor uses are retail uses and are considered to be local community facilities. The application was refused as it would result in a loss of local service facilities and the applicant failed to demonstrate that the existing use of these buildings was no longer viable.
- 18 Springfield Avenue, Hutton, Brentwood (BRW/190/2008) – change of use of ground floor from medical or health services (class D1a) to accountancy office (class B1). The application was refused on the basis that it would result in the loss of retail floor space and the availability of local community facilities. The applicant failed to demonstrate that alternative uses appropriate to a local shopping parade could not be found.
- 54 Station Road, West Horndon, Brentwood (BRW/393/2008) – change of use of existing ground floor shop to two residential flats. The retail unit is considered to provide a local service and the applicant failed to produce sufficient evidence to demonstrate that this use is no longer viable. The application was therefore refused.
- 9 Hatch Road, Pilgrims Hatch, Brentwood (BRW/399/2008) – retention of change of use of ground floor premises from class A1 (retail) to a mixed use of class B1 (business) and class A1 (retail) use together with the erection of a single storey rear extension incorporating rooflights. Within the proposal, the premises would predominantly be put to retail use and would also have a shopfront. It was therefore considered that the proposal would not have a detrimental impact on the vitality and viability of this local shopping parade and the application was approved.
- Kings Chase Sports and Social Club Ltd, 43-45 Kings Chase, Brentwood (BRW/677/2008) – change of use of bowling pavilion to offices (A2/B1). This application involves the loss of a local community facility. At the time of the application, the building was still in use with no formal proposals to replace the accommodation that the pavilion provides. The application was therefore refused.
- 3 and 5 High Street, Ingatestone (BRW/814/2008) – erection of two storey side extensions and single storey rear extensions; change of use from shop to residential to form 4 no. 2 bedroom flats and associated parking. Although the proposal results in the loss of a small, local shop, information was provided to demonstrate that there had been no interest in an alternative retail use and it was considered that there were a reasonable number of shops nearby to maintain the vitality of the shopping area. The application was approved. White Horse Public House, 173 Coxtie Green Road, Pilgrims Hatch (BRW/914/2007) – demolition of existing detached

outbuildings and erection of single storey rear extensions and formation of beer garden terrace area with external store building. At appeal, the Inspector considered that the proposal would help to retain a community facility, enhancing the viability of the public house. The appeal was allowed. 74a Woodland Avenue, Hutton (BRW/28/2009) – change of use of ground floor from A1 to C3 to facilitate the formation of 2 no. two bedroom flats; demolition of existing garage and erection of single storey rear extension; alterations to fenestration. The applicant failed to provide substantive evidence as to why the conversion of the shop unit to residential should be granted and why the existing use of the building was no longer viable. The application was refused.

- 41-43 Star Inn, High Street, Ingatestone (BRW/1063/2008) – including conversion and change of use of existing 2 no. shop units to form 1 no. shop unit and an enlargement to public house bar area. Although the proposal would result in the loss of one retail unit, there would be no net loss in community facilities as the unit will be utilised as part of the public house which remains a community facility. The application was approved.

### **Protecting the Best and Most Versatile Agricultural Land**

- 7.34 There were no applications in the monitoring year that affected the local indicator for Policy IR3 (Protecting the Best and Most Versatile Agricultural Land).

## **Monitoring the Overall Use of the Local Plan Policies**

- 7.35 The 2004 Regulations require the AMR to identify any policy not being implemented, the steps (if any) that the authority intend to take to secure that the policy is implemented and whether the authority intend to prepare a DPD or a revision to a DPD to replace or amend it.
- 7.36 The Council's reporting of the consideration of planning applications and their decisions sets out all relevant policies that have been material to the determination of the application.
- 7.37 An analysis of this information for the last three years is set out in Appendix 5, and shows the use of each policy in the Replacement Local Plan (August 2005).
- 7.38 There have been a significant number of policies that were not used in the three monitoring years, particularly in regard to Shopping, Transport and Leisure issues. A policy may not be used in one particular year because no relevant planning applications were made, but more robust conclusions can be drawn from analysis over a period of years. The Council will use this information to inform the preparation of the LDF, and specifically the development control policies that will supersede the RLP.

# Appendix 1

## Brentwood Local Development Scheme – Summary Timetable January 2006 – December 2009

Document	2006												2007												2008												2009												Adopt	Review Date
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
<b>Regional Spatial Strategy</b>																																																		
East of England Plan	EIP	Prepare & Publish Panel Report	Prepare SoS Proposed Changes	Consult on Proposed Changes	Adopt & Publish																				Jun. 2007																									
Gypsies & Travellers RSS Review	Agree Project Plan & Consultation Action Plan				Prepare Options	Consult on Issues & Options	Prepare Draft Revision	Submit & Consult	Prepare for EIP	EIP	Prepare & Publish PR	Prepares Changes	Consult on Changes	Adopt & Publish											Sept. 2009																									
<b>Local Development Framework Documents</b>																																																		
<b>Development Plan Documents</b>																																																		
Gypsies and Travellers	Pre-production and Survey				Informal Consultation on Issues	Prepare & Consult on Options	Prepare Preferred Options	Consult	Consider Reps & Prepare Submission	Submit	Consider Reps.	PEM	Prepare for EIP	EIP	BR	Ad											Apr. 2009	Every 3 Years																						
Core Strategy	Pre-production and Survey				Informal Consultation on Issues	Prepare & Consult on Options	Prepare Preferred Options	Consult	Consider Reps. & Prepare Submission	Submit	Consider Reps.	PEM	Prepare for EIP	EIP	Preparation of Binding Report			Ad											Oct. 2009 <sup>4</sup>	Every 3 Years																				
Proposals Map <sup>1</sup>																									Ad	N/A	N/A																							
Site Specific Allocations																									Prepare & Consult on Options	Prepare Preferred Options	Consult	Consider Reps & Prepare Submission	Submit	Consider Reps.											Nov. 2010 <sup>4</sup>	Every 3 Years								
<b>Supplementary Planning Documents</b>																																																		
Urban Place Supplement <sup>3</sup>	Pre-production		Prepare Draft	Consult	Consider comments and Amend	Ad																			Jun. 2007	Jan. 2009																								
Advertisement and Shop Front Guidance <sup>2</sup>																									Pre-production	Prepare Draft	Consult	CR											Mar. 2010 <sup>4</sup>	Every 5 Years										
Miscellaneous Residential Design Guidance <sup>2</sup>																									Pre-production	Prepare Draft	Consult	CR											Mar. 2010 <sup>4</sup>	Every 5 Years										
Planning Obligations & Developer Contributions <sup>3</sup>																									Pre-production	Prepare Draft	Consult	CR											Mar. 2010 <sup>4</sup>	Every 2 Years										
<b>Other Non-Development Plan Documents</b>																																																		
Statement of Community Involvement	Consider Reps. & Prepare Submission	Submit	Consider Reps.	EIP	BR	Ad																			Feb. 2007	Every 3 Years																								
Annual Monitoring Report	Survey and Consult		Prepare Draft AMR	Adopt & Publish	Survey and Consult		Prepare Draft AMR	Adopt & Publish	Survey and Consult		Prepare Draft AMR	Adopt & Publish	Survey and Consult		Prepare Draft AMR	Adopt & Publish											Dec.	Every Year																						
<b>Brentwood Replacement Local Plan</b>	Saved until August 2008																								Aug. 2005	N/A																								
<b>Notes:</b> <sup>1</sup> Proposals Map will be updated and changes adopted as and when changes are adopted in other DPDs that require geographical expression; <sup>2</sup> Existing SPG to be adopted; <sup>3</sup> New SPD; <sup>4</sup> For further information on key milestone dates after 2008, see Detail																																																		
<b>Key:</b> CR - Consider Representations; PEM - Pre-examination Meeting; EIP - Examination in Public; BR - Preparation of Binding Report; AD - Adopt																																																		

## Appendix 2

### Brentwood Housing Trajectory 2001-2025: comparison of cumulative completion rates

Year	Completions								Projections															
	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25
Net Actual Completions (Total)	182	263	204	151	116	218	244	251																
Net Projected Completions (Total)									153	277	312	249	73	118	110	102	102	101	101	101	101	101	101	101
<b>Total Cumulative Net Completions</b>	<b>182</b>	<b>445</b>	<b>649</b>	<b>800</b>	<b>916</b>	<b>1134</b>	<b>1378</b>	<b>1629</b>	<b>1782</b>	<b>2059</b>	<b>2371</b>	<b>2620</b>	<b>2693</b>	<b>2811</b>	<b>2921</b>	<b>3023</b>	<b>3125</b>	<b>3226</b>	<b>3327</b>	<b>3428</b>	<b>3529</b>	<b>3630</b>	<b>3731</b>	<b>3832</b>
Adopted RSS Average Annual Completion Rate	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175
Adopted RSS Cumulative Completion Rate	175	350	525	700	875	1050	1225	1400	1575	1750	1925	2100	2275	2450	2625	2800	2975	3150	3325	3500	3675	3850	4025	4200
<b>Total Net completions compared to Adopted RSS Cumulative Rate</b>	<b>7</b>	<b>95</b>	<b>124</b>	<b>100</b>	<b>41</b>	<b>84</b>	<b>153</b>	<b>229</b>	<b>207</b>	<b>309</b>	<b>446</b>	<b>520</b>	<b>418</b>	<b>361</b>	<b>296</b>	<b>223</b>	<b>150</b>	<b>76</b>	<b>2</b>	<b>-72</b>	<b>-146</b>	<b>-220</b>	<b>-294</b>	<b>-368</b>
Annual Requirement taking account of past/projected completion rates (adopted RSS)	175	171	169	170	173	170	166	161	161	153	141	132	137	139	142	147	154	162	175	193	224	285	469	

**Note:** The housing targets for the period 2001 to 2021 are taken from the approved East of England Plan. Beyond 2021, the targets have been extrapolated from the East of England Plan. This information in this table corresponds to National Core Output Indicators H1, H2(a), H2(c) and H2(d).



## Appendix 3

### Brentwood Housing Trajectory 2001-2025: Large Site Details

Site Name	2009/1	2010/1	2011/1	2012/1	2013/1	2014/1	2015/1	2016/1	2017/1	2018/1	2019/2	2020/2	2021/2	2022/2	2023/2	2024/2	Total Identified
	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	
<b>Formally Identified</b> (politically agreed and site specific)																	
<b>Extant Planning Permissions on Allocated Sites</b>																	
Fomer N V Tools Site, St James Road, Brentwood.	53																53
Fomer British Gas Site, St James Road/Wharf Road, Brentwood	50	47															97
Warley Hospital, Warley Hill, Warley	40	50	50	7													147
William Hunter Way car park site				14													14
	143	97	50	21	0	0	0	0	0	0	0	0	0	0	0	0	311
<b>Extant Planning Permissions on Unallocated Large Sites</b>																	
St Charles Youth Treatment Centre, Brentwood		40	40	40													120
Fomer Sam's Nightclub, Brentwood		30	24														54
43-53 Ingrave Road, Brentwood		11															11
St Helens RC Infants School, Queens Road, Brentwood		10	20	10													40
Land rear of the Grange, 93 Queens Road, Brentwood		12															12
122-124 Station Road, West Horndon			11														11
Land rear of Sylvia Avenue/Brindles Close, Hutton			16	16													32
Land adj Britannia Road & 19 Tyrrel Rise, Warley	0	8															8
	0	111	111	66	0	0	0	0	0	0	0	0	0	0	0	0	288
<b>Extant Planning Permissions on Small Sites</b>	10	69	94	46	12	0	0	0	0	0	0	0	0	0	0	0	231
<b>Residual allocated sites</b>																	
Highwood Hospital, Geary Drive, Brentwood				28	40	40											108
Little Highwood Hospital, Geary Drive			32	40													72
North of Highwood Close, Brentwood							16										16
Phase 4A, Former British Gas/Transco site, Wharf Road and St James Road, Brentwood			25	28			16										69
	0	0	57	96	40	40	32	0	0	0	0	0	0	0	0	0	265
<b>Informally Identified</b>																	
<b>Contingent sites</b>																	
Essex County Fire Brigade HQ, Rayleigh				20	21												41
	0	0	0	20	21	0	0	0	0	0	0	0	0	0	0	0	41
<b>Windfalls</b>																	
Large UCS Sites								24	24	23	23	23	23	23	23	23	209
Small Site Windfalls						48	48	48	48	48	48	48	48	48	48	48	528
Large Site Windfalls						30	30	30	30	30	30	30	30	30	30	30	330
	0	0	0	0	0	78	78	102	102	101	101	101	101	101	101	101	1,067
<b>TOTALS</b>	153	277	312	249	73	118	110	102	102	101	101	101	101	101	101	101	2,203

## Appendix 4

### Brentwood Replacement Local Plan Detailed Policy Targets and Indicators

#### Core Policies

<b>Policy</b>	<b>CP1(vi) Retention of Existing Residential Accommodation</b>
<b>Target</b>	No overall net loss in the number of existing residential units
<b>Indicator</b>	Planning permissions for change of use/redevelopment involving existing residential properties

#### Housing

<b>Policy</b>	<b>H1 Residential Provision 1996-2011</b>
<b>Target</b>	Net dwelling stock increase of 1450 dwellings being achieved by 2011
<b>Indicator</b>	Net dwelling stock increase since April 1996 Number of dwellings with unimplemented planning permission Dwelling capacity of sites without planning permission likely to be developed by 2011 from Urban Capacity Study

<b>Policy</b>	<b>H5 Changes of Use of Upper Floors</b>
<b>Target</b>	Year on year increase in the number of residential units above commercial premises in the Borough's main shopping areas
<b>Indicator</b>	Residential completions as a result of change of use above commercial premises

<b>Policy</b>	<b>H6 Small Unit Accommodation</b>
<b>Target</b>	At least 50% of units on relevant sites being 1 or 2 bedroom properties
<b>Indicator</b>	Mix of residential unit sizes in planning permissions for residential development

<b>Policy</b>	<b>H9 Affordable Housing on Larger Sites</b>
---------------	--

<b>Target</b>	At least 35% Affordable Housing on all suitable sites
<b>Indicator</b>	Affordable Housing numbers granted planning permission as a proportion of total site provision

<b>Policy</b>	<b>H14 Housing Density</b>
<b>Target</b>	Densities of not fewer than 65 dwellings per hectare in central areas or other location with good public transport accessibility, and not fewer than 30 dwellings per hectare elsewhere.
<b>Indicator</b>	Percentage of planning permissions for residential development meeting the target

## Employment

<b>Policy</b>	<b>E1 Areas Allocated for General Employment</b>
<b>Target</b>	Wider choice of employment opportunities through the provision of additional B1(c), B2 and B8 uses
<b>Indicator</b>	Net change in floor space for B1(a), B1(b), B1(c), B2 and B8 as a result of Planning Permissions, including changes of use

<b>Policy</b>	<b>E4 Sites for Additional Employment Land</b>
<b>Target</b>	1 hectare of net additional employment land being achieved by 2011 within the Borough
<b>Indicator</b>	Net change in employment land provision as a result of Planning Permissions for B1, B2 and B8 purposes

## Transport

<b>Policy</b>	<b>T1 Travel Plans</b>
<b>Target</b>	To promote the adoption of Travel Plans
<b>Indicator</b>	Number of Travel Plans agreed each year

<b>Policy</b>	<b>T14 Cycling</b>
<b>Target</b>	To improve cycle facilities

<b>Indicator</b>	Length of additional cycle ways provided each year
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## Green Belt and the Countryside

<b>Policy</b>	<b>GB1 New Development</b>
<b>Target</b>	To restrict inappropriate development in the Green Belt
<b>Indicator</b>	Number of permissions granted for development in the Green Belt not in accordance with Green Belt policy

<b>Policy</b>	<b>GB3 Settlements Excluded from the Green Belt</b>
<b>Target</b>	At least 90% of all new housing development to be located on previously developed land or through the conversion of existing buildings
<b>Indicator</b>	Permissions for new housing on previously developed land or through the conversion of existing buildings

<b>Policy</b>	<b>GB5 Extensions to Dwellings</b>
<b>Target</b>	To restrict the size of residential extensions in the Green Belt to 37 sq.m. above the original habitable floor space
<b>Indicator</b>	The number of permissions for residential extensions above the 37 sq.m. limit

<b>Policy</b>	<b>GB6 Replacement Dwellings</b>
<b>Target</b>	To restrict the size of replacement dwellings in the Green Belt to 37 sq.m. above the original habitable floor space
<b>Indicator</b>	The number of permissions for replacement dwellings that exceed the 37 sq.m. limit

<b>Policy</b>	<b>GB16 Residential Conversions</b>
<b>Target</b>	To restrict the re-use of rural buildings for residential purposes
<b>Indicator</b>	Number of planning permissions for residential re-use of rural buildings

<b>Policy</b>	<b>GB27 Access to the Countryside</b>
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<b>Target</b>	To enhance and extend the Borough's rural public rights of way
<b>Indicator</b>	Length of improved and new rural public rights of way

<b>Policy</b>	<b>GB28 Landscape Enhancement</b>
<b>Target</b>	To increase tree and hedge cover, year on year
<b>Indicator</b>	Area of new tree plantings and length of new hedgerows

## Sports & Leisure, Tourism and Community Services

<b>Policy</b>	<b>LT2 Development of Existing Urban Open Spaces</b>
<b>Target</b>	To restrict the loss of Urban Open Space
<b>Indicator</b>	Number of permissions for development involving the loss Urban Open Space Net amount of Urban Open Space lost as a result of development

<b>Policy</b>	<b>LT3 Areas Deficient in Open Space</b>
<b>Target</b>	To reduce deficiencies in formal and informal open space, play areas and play equipment
<b>Indicator</b>	Net increase in formal and informal open space, play areas and play equipment

<b>Policy</b>	<b>LT11 Retention of Existing Local Community Facilities</b>
<b>Target</b>	To restrict the loss of local community facilities
<b>Indicator</b>	Number of permissions for redevelopment or change of use resulting in the loss of existing local community facilities

<b>Policy</b>	<b>LT14 Recreational Routes</b>
<b>Target</b>	To develop a network of Recreational Routes
<b>Indicator</b>	Length of new Recreational Routes provided, year on year

## Conservation and Protection of the Environment

<b>Policy</b>	<b>C1 Sites of Special Scientific Interest</b>
<b>Target</b>	To prevent harm to Sites of Special Scientific Interest
<b>Indicator</b>	Number of permissions for development adversely affecting Sites of Special Scientific Interest

<b>Policy</b>	<b>C3 County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value</b>
<b>Target</b>	To prevent harm to protected flora, fauna and their habitats and to sites of nature conservation value
<b>Indicator</b>	Number of permissions for development adversely affecting species and habitats covered by the Essex or Brentwood Biodiversity Action Plans Number of permissions for development adversely affecting a County Wildlife Site or Local Nature Reserve

<b>Policy</b>	<b>C7 Development Affecting Preserved Trees, Ancient Woodlands and Trees in Conservation Areas</b>
<b>Target</b>	To prevent the loss of preserved trees
<b>Indicator</b>	Number of preserved trees lost through development proposals

<b>Policy</b>	<b>C15 Listed Buildings - Demolition, Alterations or Extensions</b>
<b>Target</b>	To maintain the Borough's listed buildings
<b>Indicator</b>	Number of consents for demolition of a listed building

## Infrastructure and Resources

<b>Policy</b>	<b>IR3 Protecting The Best and Most Versatile Agricultural Land</b>
<b>Target</b>	To restrict the loss of the Best and Most Versatile Agricultural Land
<b>Indicator</b>	Number of permissions for development on Grade 2 and 3a Agricultural Land

## Town Centre

<b>Policy</b>	<b>TC4 Use of Upper Floors above Commercial Properties</b>
<b>Target</b>	To provide further residential accommodation above commercial premises within the town centre
<b>Indicator</b>	Number of permissions for residential accommodation above commercial premises within the town centre

<b>Policy</b>	<b>TC5 Type of Accommodation</b>
<b>Target</b>	All new residential accommodation in the town centre to be one or two person properties
<b>Indicator</b>	Percentage of permissions involving residential accommodation within the town centre that are one or two person properties

<b>Policy</b>	<b>TC7 Non-Retail Uses</b>
<b>Target</b>	To retain an appropriate balance of retail units within the town centre shopping areas
<b>Indicator</b>	Number of permissions granted for non retail uses beyond the thresholds

## Appendix 5

### Adopted Local Plan Policy Usage 2006/07 – 2008/09

Policy Reference	Policy Title	Number of Applications		
		2006/07	2007/08	2008/09
<b>Replacement Local Plan 2005</b>				
<b>Core Policies</b>				
CP1	General Development Criteria	1090	1188	<b>956</b>
CP2	New Development & Sustainable Transport Choices	78	24	<b>25</b>
CP3	Transport Assessments	38	7	<b>12</b>
CP4	The Provision of Infrastructure and Community Facilities	7	1	<b>7</b>
<b>Housing</b>				
H1	Residential Provision 1996-2011	13	2	<b>2</b>
H2	Housing Land Availability Monitor	1	0	<b>0</b>
H3	Community Uses in Residential Development	3	0	<b>3</b>
H4	Mixed Use Development	1	3	<b>0</b>
H5	Change of Use of Upper Floors	1	8	<b>10</b>
H6	Small Unit Accommodation	32	20	<b>18</b>
H7	Single Storey Dwellings	83	66	<b>60</b>
H8	Conversions	3	11	<b>11</b>
H9	Affordable Housing on Larger Sites	12	3	<b>6</b>
H10	Affordable Rural Housing	1	0	<b>0</b>
H11	Supported Accommodation	5	2	<b>1</b>
H12	Residential Homes	0	3	<b>0</b>
H13	Permanent Sites for Gypsy Travellers	3	4	<b>3</b>
H14	Housing Density	43	21	<b>36</b>
H15	Hutton Mount	64	40	<b>40</b>
H16	Lifetime Homes	38	62	<b>83</b>
H17	Dormer Windows	196	220	<b>185</b>
H18	Satellite Dishes	0	4	<b>0</b>
<b>Employment</b>				
E1	Areas Allocated for General Employment	10	13	<b>16</b>
E2	Areas Allocated for Office Purposes	7	5	<b>4</b>
E3	BT Office Site	0	0	<b>0</b>
E4	Sites for Additional Employment Land	0	0	<b>2</b>
E5	Land Adjacent to the Council Depot, Warley	0	0	<b>0</b>
E6	Childerditch Industrial Park, Warley	1	1	<b>0</b>
E7	Employment in Village Settlements	0	0	<b>0</b>



	<b>Excluded from the Green Belt</b>			
E8	Employment Development Criteria	24	14	<b>19</b>
<b>Shopping</b>				
S1	New Major Retail Developments	0	0	<b>1</b>
<b>S2</b>	<b>Retail Market</b>	<b>0</b>	<b>0</b>	<b>0</b>
S3	Petrol Filling Station Retail Facilities	1	0	<b>0</b>
S4	Non-Retail Uses within Local Shopping Centres and Parades	20	12	<b>20</b>
<b>Transport</b>				
T1	Travel Plans	7	1	<b>8</b>
T2	New Development & Highway Considerations	106	58	<b>142</b>
T3	Traffic Management	4	0	<b>0</b>
<b>T4</b>	<b>Lorry Traffic in Residential and Other Inappropriate Roads</b>	<b>8</b>	<b>2</b>	<b>0</b>
T5	Parking - General	82	42	<b>70</b>
T6	Public Car Parking Strategy	0	2	<b>2</b>
T7	Off-Street Public Car Parking	0	1	<b>1</b>
T8	On-Street Parking	1	0	<b>0</b>
T9	Commuter Car Parking	0	1	<b>0</b>
T10	Access for Persons with Disabilities	0	1	<b>4</b>
T11	Bus Services	0	0	<b>0</b>
T12	Rail Services	0	0	<b>0</b>
T13	Taxis	0	0	<b>0</b>
T14	Cycling	4	3	<b>8</b>
T15	Pedestrian Facilities	3	1	<b>5</b>
<b>Green Belt and the Countryside</b>				
GB1	New Development	108	103	<b>119</b>
GB2	Development Criteria	213	230	<b>205</b>
GB3	Settlements Excluded from the Green Belt	0	1	<b>0</b>
GB4	Established Areas of Development	11	11	<b>15</b>
GB5	Extensions to Dwellings	71	66	<b>60</b>
GB6	Replacement Dwellings	11	12	<b>14</b>
GB7	Garages, Swimming Pool/Enclosures and Outbuildings	23	39	<b>36</b>
GB8	Extensions to Gardens	3	3	<b>0</b>
GB9	Haverings Grove	0	0	<b>0</b>
GB10	Subdivision of Dwellings	0	0	<b>0</b>
GB11	Temporary Siting of Mobile Homes	0	1	<b>6</b>
GB12	Permanent Dwellings for Agricultural Workers	3	3	<b>6</b>
GB13	Removal of Agricultural Occupancy Condition	1	1	<b>1</b>
GB14	Agricultural Buildings	2	2	<b>5</b>
GB15	Re-Use and Adaptation of Rural Buildings for Small-Scale Employment, Tourism, Leisure and Community Uses	19	12	<b>15</b>

GB16	Residential Conversions	7	5	8
GB17	Conversion or Change of Use of Listed Buildings	6	8	5
GB18	Existing Inappropriate Development Sites	18	11	8
GB19	Farm Shops and Retailing	0	0	2
GB20	Garden Centres	0	0	0
GB21	Cemeteries	1	1	0
GB22	Outdoor Sports Facilities	4	3	11
GB23	Ancillary Buildings	8	7	5
GB24	Golf Courses	0	2	1
GB25	Riding Schools and Livery Stables	6	2	0
GB26	Other Stables	3	6	2
GB27	Access to the Countryside	1	1	0
GB28	Landscape Enhancement	4	5	4
<b>Sport &amp; Leisure, Tourism and Community Services</b>				
LT1	Strategic Public Open Space	0	0	0
LT2	Development of Existing Urban Open Spaces	5	4	5
LT3	Areas Deficient in Open Space	3	0	0
LT4	Provision of Open Space in New Development	8	0	7
LT5	Displacement of Open Land Uses	0	3	0
LT6	The Brentwood Centre	0	0	2
LT7	Provision of Small Scale, Local Recreation, Leisure, Cultural and Entertainment Facilities	5	2	2
LT8	Use of Redundant Institutional, Recreational and Community Buildings	11	4	7
LT9	Highwood Hospital Site	0	0	2
LT10	Changes of Use or New Buildings for Institutional Purposes	4	7	5
LT11	Retention of Existing Local Community Facilities	2	2	12
LT12	Proposals for Medical Uses	4	2	4
LT13	Footpaths and Cycleways in New Developments	3	0	0
LT14	Recreational Routes	0	0	0
LT15	Hotel Accommodation in the Urban Area	0	0	0
LT16	Bed and Breakfast and Self-Catering Accommodation	1	0	0
LT17	Transit and Other Picnic Sites	0	0	0
LT18	Caravan/Camp Sites	0	0	0
LT19	Accessibility to Premises to which the Public are Admitted and to Employment Generating Developments	1	1	5
<b>Conservation and Protection of the Environment</b>				
C1	Sites of Special Scientific Interest	0	1	1
C2	Local Nature Reserves	0	0	0

C3	County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value	5	2	6
C4	Management of Woodlands	0	1	0
C5	Retention and Provision of Landscaping and Natural Features in Development	66	53	65
C6	Tree Preservation Orders and Works to Preserved Trees	180	184	23
C7	Development Affecting Preserved Trees, Ancient Woodlands and Trees in Conservation Areas	22	27	47
C8	Ancient Landscapes and Special Landscape Areas	53	80	164
C9	Historic Parks and Gardens	2	3	2
C10	Protected Lanes	1	1	2
C11	Thames Chase Community Forest	0	1	2
C12	Landscape Improvements	0	1	1
C13	New Development in the Lakeside Area, Ingatestone	0	0	0
C14	Development Affecting Conservation Areas	76	86	72
C15	Listed Buildings - Demolition, Alterations or Extensions	57	82	68
C16	Development within the Vicinity of a Listed Building	44	49	58
C17	Change of Use of a Listed Building	13	9	15
C18	Ancient Monuments and Archaeological Sites	5	3	7
C19	Secured by Design	6	0	2
C20	Shop Fronts	14	6	10
C21	Illuminated Advertisements	26	35	35
C22	Signs within Conservation Areas and on Listed Buildings	5	17	12
C23	Externally Illuminated Hanging Signs	2	4	3
C24	Non-Illuminated Advertisements	15	20	5
C25	Floodlighting and Other Forms of Illumination	3	5	6
<b>Infrastructure and Resources</b>				
IR1	Utility Providers	0	0	0
IR2	Telecommunications	8	1	7
IR3	Protecting the Best and Most Versatile Agricultural Land	0	1	0
IR4	Recycling Facilities	0	0	2
IR5	Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development	25	66	89
IR6	Renewable Energy Schemes	0	2	0
IR7	Development in Areas at Risk of Flooding	3	5	3
IR8	Surface Water Run Off	12	0	2

Pollution Control				
PC1	Land Contaminated by Hazardous Substances	7	1	4
PC2	Hazardous Substances	0	0	0
PC3	Development in the Vicinity of Hazardous Substances	0	0	0
PC4	Noise	17	8	9
PC5	Traffic Noise	1	2	1
PC6	Transport Pollution	0	0	1
PC7	Areas of Poor Air Quality	4	1	0
Brentwood Town Centre				
TC1	Vacant and Redevelopment Sites within Residential Allocated Areas	3	1	1
TC2	Residential Replacement	0	1	2
TC3	Mixed Use Development	3	7	3
TC4	Use of Upper Floors Above Commercial Premises	0	5	5
TC5	Type of Accommodation	7	10	6
TC6	Small-Scale Shops	2	5	8
TC7	Non-Retail Uses	10	7	11
TC8	Professional/Financial Office Uses	0	1	0
TC9	The Telephone Exchange	0	0	0
TC10	Site of the William Hunter Way Car Park	0	0	1
TC11	Traffic in the High Street	0	0	0
TC12	Landscaping in the Town Centre	0	0	0
TC13	Pedestrian Areas	0	0	2
TC14	Advertisements and Shop Fronts	19	15	11
TC15	Shops Fronts Facing William Hunter Way	0	1	0
TC16	Non-Illuminated Advertisements fronting William Hunter Way	1	3	0
TC17	Open Space/Amenity Areas	0	0	0
TC18	New Cultural, Entertainment or Leisure Uses	0	0	1
TC19	Medical/Health Uses	0	1	1
<b>128</b>	<b>Policies Saved beyond August 2008</b>			
<b>28</b>	<b>Policies not Saved</b>			

## Appendix 6

### List of Abbreviations

AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
CWS	County Wildlife Site
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
EBP	Essex Biodiversity Plan
ELR	Employment Land Review
GIS	Geographical Information System
GO-East	Government Office for the East of England
GTAA	Gypsy and Traveller Accommodation Assessment
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LoWS	Local Wildlife Site
PDL	Previously Developed Land
PINS	Planning Inspectorate
PPG	Planning Policy Guidance note
PPS	Planning Policy Statement
RLP	Brentwood Replacement Local Plan
RSP	Replacement Structure Plan
RSS	Regional Spatial Strategy
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SLA	Service Level Agreement

SPD	Supplementary Planning Document
SSSI	Site of Specific Scientific Interest
The Act	The Planning and Compulsory Purchase Act 2004
The Regulations	The Town and Country Planning (Local Development) (England) Regulations 2004
UPS	Urban Place Supplement



