



Brentwood
Borough Council

Five year deliverable housing supply assessment: 2011 to 2016

Brentwood Borough local development plan

December 2010
(as amended February 2011)

Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood, Essex CM15 8AY

Telephone: 01277 312500

Website: www.brentwood.gov.uk

Email: planning.policy@brentwood.gov.uk

Contents

1	Background and Government Requirement	3
	PPS3 Requirements	3
	Demonstrating a Five Year Supply of Deliverable Sites	3
2	Sources of Information	5
	Residential Land Monitor	5
	Annual Monitoring Report	5
	Urban Capacity Study	5
	Strategic Housing Land Availability Assessment (SHLAA)	6
3	The Five Year Requirement	7
4	The Five Year Provision Figure	8
	Available Land	8
	Suitable Sites	8
	Achievable Sites	8
	How Many Years Deliverable Land?	9
5	Conclusion	11
	Appendix A: Schedule of Housing Sites	12

List of Tables and Charts

Table 1:	Housing requirement based on the approved RSS 2001-2021	7
Table 2:	Summary of identified sites	9
Table 3:	Summary of five year deliverable housing supply – 1 April 2011 to 31 March 2016.....	10

1 Background and Government Requirement

PPS3 Requirements

- 1.1 Planning Policy Statement 3 (PPS3): Housing was published in November 2006 and sets out the Government's new and more responsive approach to land supply at the local level. There is a new focus on addressing affordability by increasing housing supply and driving up delivery. A top priority for Government is to ensure that land availability is not a constraint on the delivery of more homes.
- 1.2 PPS3 requires Local Planning Authorities to identify sufficient, specific, deliverable sites to deliver housing over the first five years of the relevant Local Development Document (paragraph 54). Prior to adopting Local Development Documents, the Council must demonstrate an up to date five year supply of deliverable housing. Where authorities cannot demonstrate a five year supply, PPS3 states that they should consider favourably planning applications for housing having regard to the policies contained in PPS3 (paragraph 71).
- 1.3 From 1st April 2007 Local Planning Authorities are required by Government to assess and demonstrate the extent to which existing plans already fulfil the requirement set out in PPS3 to identify and maintain a rolling five year supply of deliverable land for housing (paragraphs 7, 8 and 68-74).
- 1.4 In determining the five year housing land supply, PPS3 states that unless the local planning authority can provide robust evidence of genuine local circumstances that prevent sites being specified, no allowance for windfalls should be included within the supply.

Demonstrating a Five Year Supply of Deliverable Sites

- 1.5 The Department for Communities and Local Government (DCLG) have produced guidance on how to assess a five year supply. The guidance sets out three main stages to consider when assessing supply, as follows:
1. Identify the housing provision to be delivered over the following five years;
 2. Identify sites that have potential to deliver housing over the five year period, including:
 - a. Housing allocations in the Development Plan,
 - b. Sites that have planning permission (outline or full planning permission that have not been implemented),
 - c. Specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the five year period; and,
 3. Assess deliverability of potential sites in terms of paragraph 54 of PPS3.
- 1.6 This paper sets out an assessment of whether or not there is a five year supply of deliverable housing land within Brentwood Borough. This is the second such paper to be published, following that at April 2009. This paper sets out the position at April 2010 over the five year period from 2011/12 – 2015/16
- 1.7 Specific sites are identified that the Council considers likely to contribute to the delivery of five years housing provision. Included are sites already under

construction but not yet complete, those with planning permission but where building work has yet to commence; sites allocated in the Replacement Local Plan; and sites that have potential to come forward within the next five years where there is a realistic expectation that development will take place, as identified in the Council's Urban Capacity Study.

2 Sources of Information

Residential Land Monitor

- 2.1 The Residential Land Monitor is carried out annually on behalf of the Council by Essex County Council as part of a Service Level Agreement (SLA) to monitor and review planning permissions within the Borough.
- 2.2 Detailed information provided within the study is required for the purposes of the Annual Monitoring Report (AMR) (see PPG12 paragraphs 2.17-2.23). Information includes all planning applications made within the monitoring year for residential development and lists any residential unit gain or loss. Sites fully completed within the year are removed leaving only those sites which have not started or are under construction for the next monitoring year.

Annual Monitoring Report

- 2.3 The Planning and Compulsory Purchase Act 2004 (The Act) requires every local planning authority to produce an annual report containing information on the monitoring of the current local development plan. AMRs must be submitted to the Secretary of State by the end of the calendar year. By monitoring local development plan policies the Council is able to assess whether housing delivery objectives are being met in line with policy targets.
- 2.4 The Council's sixth AMR was produced for the years 2009/10 in December 2010. The housing section of the report sets out large residential sites completed, those with unimplemented or uncompleted planning permissions, and those with potential as identified in the Urban Capacity Study. The appendices of the AMR show housing trajectories for these sites for the period 2001-2024.
- 2.5 Monitoring new housing delivery is a key core output indicator. Housing trajectories found in the Council's AMR documents have been used in producing this five year housing land supply assessment.

Urban Capacity Study

- 2.6 The previous Planning Policy Guidance Note (PPG) 3 advised that all local authorities should undertake urban capacity studies, which would consider various options in relation to the density of development, mix of house types etc. The Urban Capacity Study is a tool in the Governments 'Plan, Monitor Manage' approach to guide and speed up future housing delivery.
- 2.7 The Brentwood Urban Capacity Study was undertaken in June 2002 (and subsequently updated annually) and assesses the total housing potential of the Borough in order to achieve greater efficiency in the use of Previously Developed Land (PDL) and buildings, and minimise the need for development on greenfield land.

Strategic Housing Land Availability Assessment (SHLAA)

- 2.8 Strategic Housing Land Availability Assessments (SHLAAs) are a requirement set out in PPS3 (Annex C), and are designed to supersede the Urban Capacity Study. According to DCLG practice guidance the primary role of the SHLAA is to:
- Identify sites with potential for housing;
 - Assess their housing potential; and
 - Assess when they are likely to be developed.
- 2.9 The SHLAA should aim to identify sufficient specific sites for at least the first 10 years of a plan (minimum), from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period. Such an assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development. The assessment should not be a one-off study but updated regularly and form an integral part of the AMR process, although a comprehensive first assessment would need to form the basis.
- 2.10 The Council is currently in the process of completing its first SHLAA, which is due to be completed in early 2011.

3 The Five Year Requirement

- 3.1 On 6 July 2010 the Secretary of State for the Department of Communities and Local Government, announced he was revoking Regional Spatial Strategies (RSS). Following a legal challenge on 10 November 2010, the High Court ruled the Secretary of State's action to be unlawful. The effect of the ruling is to reinstate, for the time being and at the time of writing, the East of England Plan as part of the development plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004. The Government still intends to abolish RSSs, however, and has stated that this intention is a material consideration.
- 3.2 If the Government takes forward its intention to abolish RSSs and plans to return decision making powers on housing and planning to local councils, the Council will need to determine the appropriate level of growth in housing numbers that should be provided in the Borough over the local development plan period. This decision will be based on robust evidence and public consultation.
- 3.3 In the absence of any alternative agreed figures this assessment continues to use RSS targets as a basis for housing supply forecasts.
- 3.4 The five year housing requirement is based on the housing provision figure set out in the RSS, the East of England Plan, approved by the Secretary of State in May 2008. The Approved RSS provides for a minimum of 3,500 dwellings (net) to be built between 2001 and 2021, an average of 175 dwellings per year.
- 3.5 Table 1 sets out the housing provision figures as set out in the RSS (2001-2021) and completions to date.
- 3.6 By April 2010, a total of 1,795 dwellings were completed within the Borough. This leaves a residual of 1,705 for the remaining RSS period, thereby requiring a reduced annual average of 155 dwellings.

Table 1: Housing requirement based on the approved RSS 2001-2021

	Number of Dwellings	Average Dwellings Per Annum
RSS Housing Provision 2001-2021	3,500	175
Net Completions 2001-2009	1,795	200
Residual RSS Provision 2009-2021	1,705	155

4 The Five Year Provision Figure

4.1 According to advice published by DCLG in 'Demonstrating a five year supply of deliverable sites', in order to assess the deliverability of identified potential sites, PPS3 (paragraph 54) states three deliverability criteria that any deliverable site should meet:

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

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

Available Land

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

Suitable Sites

- Sites with Planning Permission and/or Local Plan allocation;
- Sites that are on Brownfield land that are allocated or acceptable for residential use; and
- Those sites that have potential to create sustainable and mixed used communities.

Achievable Sites

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

4.3 The five year period is taken as the period beginning 1 April for the forthcoming year at the time of the assessment. Therefore, the current five year period is 1 April 2011 to 31 March 2016. The schedule of housing sites in Appendix A provides details of sites that make up the five year supply of deliverable sites. The schedule is summarised in Table 2 and includes sites which are either allocated in the

Replacement Local Plan, have planning permission and are not yet recorded as fully completed (i.e. not started or under construction), and other sites without planning permission but where there is an expectation that development will occur in the next five years in accordance with local plan policies.

Table 2: Summary of identified sites

	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Extant Planning Permissions on Allocated Sites	85	152	100	50	53	440
Extant Planning Permissions on Unallocated Large Sites	113	52	0	0	0	165
Extant Planning Permissions on Small Sites	52	26	30	6	0	114
Residual Allocated Sites	0	0	0	0	0	0
Contingent/Strategic Sites	0	15	35	21	35	106
Total	250	245	165	77	88	825

- 4.4 Table 2 makes no allowance for windfalls, or small Brownfield sites without planning permission, in the calculation of the five year supply of 825 dwellings. PPS3 states that windfalls should not be included in the study. However, windfalls have been a continuous supply of housing in the Borough for a number of years and are expected to contribute additional housing supply in the future. Based on historic figures for small windfall completions it is considered justifiable to include 48 dwellings on windfall sites in the final year of the five year supply (2015/16), at which time it is projected that existing small site planning permissions would have been completed. Clearly further permissions will be granted on sites as yet unidentified (windfalls) and therefore it is estimated that taking into account this as yet unidentifiable supply, the total five year supply would be 873 dwellings.

How Many Years Deliverable Land?

- 4.5 Brentwood Borough has an overall amount of identifiable and deliverable housing land supply for 825 dwellings over the next five years. That is 50 dwellings more than the current RSS five year requirement (6%). This equates to a housing land supply of 5.3 years as set out in Table 3.
- 4.6 If account is taken of windfall supply, the total would be 873 dwellings, which is 98 dwellings more than the current requirement (13%) and equates to a housing land supply of 5.6 years.

Table 3: Summary of five year deliverable housing supply – 1 April 2011 to 31 March 2016

Approved RSS five year requirement	775 dwellings
Approved RSS annual average residual requirement	155 dwellings
Total identifiable five year supply	825 dwellings
Annual average supply	165 dwellings
Excess supply over requirement for five year period	50 dwellings
How many years housing supply?	5.3 years

5 Conclusion

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

Appendix A: Schedule of Housing Sites

Planning application ref	Type of permission (full, outline, reserved matters, allocation)	Site name/address	Site size	Greenfield/Brownfield	Total number of dwellings with planning permission/site capacity	Potential losses	Net completions as at 1 April 2010	Total net residual number of dwellings under construction or not started as at 1 April 2010	2010/11 forecast completions	Number of residual dwellings expected to be completed in five year period from 1 April 2011	2011/12	2012/13	2013/14	2014/15	2015/16
Formally Identified															
Extant Planning Permissions on Allocated Sites															
BRW/1103/06	Full	Former British Gas Site, St James Road/Wharf Road, Brentwood, CM14 4LF	0.65	B	350	0	301	49	49	0	0	0	0	0	0
BRW/661/09	Full	Phase 4A - British Gas Site, St James Road/Wharf Road, Brentwood, CM14 4LF	0.47	B	53	0	0	53	0	53	25	28	0	0	0
BRW/21/05, BRW/414/06, BRW/415/06, BRW/416/06, BRW/417/06, BRW/421/06, BRW/425/06, BRW/595/06, BRW/269/08	Full	Former Warley Hospital, Warley Hill, Warley	4.05	B	230	0	0	230	60	170	60	60	50	0	0
BRW/672/05	Full	William Hunter Way car park site, William Hunter Way, Brentwood	0.16	B	14	0	0	14	0	14	0	14	0	0	0
BRW/230/08	Full	Highwood & Little Highwood Hospital, Geary Drive, Brentwood	7.6	B	203	0	0	203	0	203	0	50	50	50	53
Sub Total:					850	0	301	549	109	440	85	152	100	50	53

Extant Planning Permissions on Unallocated Large Sites															
BRW/1081/06	Full	St Charles Youth Treatment Centre, Brentwood, CM14 4TP	6.79	B	120	0	47	73	50	23	23	0	0	0	0
BRW/369/07	Full	Former Sam's Nightclub, Ongar Road, Brentwood, CM15 9GL (now known as The Meads)	0.44	B	54	0	0	54	54	0	0	0	0	0	0
BRW/666/09	Full	43-53 Ingrave Road, Brentwood, CM15 8AZ	0.23	B	15	4	0	11	0	11	11	0	0	0	0
BRW/297/05	Full	Former St Helens RC Infants School, Queens Road, Brentwood, CM14 4LL (now known as St Helen's Mews)	0.41	B	40	0	0	40	0	40	40	0	0	0	0
BRW/610/07	Full	Land rear of the Grange, 93 Queens Road, Brentwood	0.35	B	12	0	0	12	0	12	12	0	0	0	0
BRW/883/07	Full	122-124 Station Road, West Horndon, CM13 3LZ	0.15	B	13	2	0	11	0	11	11	0	0	0	0
BRW/1053/06	Full	Land rear of Sylvia Avenue/Brindles Close, Hutton, CM13 2HP	0.84	B	33	1	0	32	0	32	16	16	0	0	0
BRW/1092/07	Full	Land adj. Britannia Road & 19 Tyrell Rise, Warley, CM14 5LE	0.26	B	14	6	8	0	0	0	0	0	0	0	0
BRW/605/08	Outline	Willowbrook Primary School, Brookfield Close, Hutton, CM13 2RG	2.55	B	36	0	0	36	0	36	0	36	0	0	0
Sub Total:					337	13	55	269	104	165	113	52	0	0	0

Extant Planning Permissions on Small Sites															
BRW/449/07	Full	Land adj. 35 St Charles Road, Brentwood, CM14 4TS	0.05	B	1	0	0	1	1	0	0	0	0	0	0
BRW/177/08	Full	Merrymeade House, Merrymeade Chase, Brentwood, CM14 9BG	0.05	B	9	0	9	0	0	0	0	0	0	0	0
BRW/986/08	Full	38 St Stephens Crescent, Brentwood, CM13 2AU	0.02	B	4	0	4	0	0	0	0	0	0	0	0
BRW/634/08	Full	Land rear of 65-67 Cromwell Road, Warley, CM15 5DZ (now nown as 13-16 The Badgers)	0.04	B	4	0	4	0	0	0	0	0	0	0	0

BRW/12/08	Full	Searchlight, School Road, Kelvedon Hatch, CM15 0DH	0.13	B	3	1	0	2	2	0	0	0	0	0	0
BRW/63/06	Full	Land at 22 Newmans Drive and land rear of 196, 198, 200 & 200A Hanging Hill Lane, Hutton	0.22	B	5	1	4	1	1	0	0	0	0	0	0
BRW/1056/07	Full	319 Rayleigh Road, Brentwood, CM13 1PL	0.1	B	4	1	3	0	0	0	0	0	0	0	0
BRW/796/08	Full	72 Arnolds Avenue, Hutton, CM13 1EX	0.1	B	1	0	1	0	0	0	0	0	0	0	0
BRW/11/93	Full	Rawdon, Herington Grove, Hutton, CM13 2NN	0.28	B	2	0	1	0	0	0	0	0	0	0	0
BRW/1061/06	Full	39 Ridgeway, Ingatestone, CM4 9AS	0.16	B	1	0	1	0	0	0	0	0	0	0	0
BRW/852/87	Full	Rear of 35 and between 27-35 Crow Green Road	0.17	B	3	0	1	2	2	0	0	0	0	0	0
BRW/482/07	Full	Land adj. 367 Ongar Road, Brentwood, CM15 9HU	0.03	B	1	0	1	0	0	0	0	0	0	0	0
BRW/72/08	Full	50 Balmoral Road, Pilgrims Hatch, CM15 9PN	0.04	B	1	0	0	1	0	1	1	0	0	0	0
BRW/521/92	Full	Putwell Bridge Farm, Brook Street, Brentwood, CM14 5LZ	0.06	B	1	0	0	1	1	0	0	0	0	0	0
BRW/260/08	Full	Dytchleys, Coxtie Green Road, CM14 5RJ	2.61	B	11	1	0	10	0	10	4	4	2	0	0
BRW/13/03	Full	Blacksmiths Cottage, Church Street	0.06	B	1	0	1	0	0	0	0	0	0	0	0
BRW/707/07	Full	15 Avenue Road, Warley, Brentwood, CM14 5EL	0.11	B	11	0	11	0	0	0	0	0	0	0	0
BRW/298/08	Full	26 Warley Hill, Warley, Brentwood, CM14 5HA	0.03	B	5	0	5	0	0	0	0	0	0	0	0
BRW/469/07	Full	3 High Street, Brentwood, CM14 4RG	0.01	B	1	0	0	1	1	0	0	0	0	0	0
BRW/2/07	Full	21 The Vale, Brentwood, CM14 4UP	0.03	B	1	0	0	1	1	0	0	0	0	0	0

BRW/1107/07	Full	63-65 High Street, Brentwood, CM14 4RH	0.09	B	10	0	0	10	5	5	5	0	0	0	0
BRW/1134/07	Full	242 Ongar Road, Brentwood, CM15 9DX	0.03	B	2	1	0	1	1	0	0	0	0	0	0
BRW/1080/07	Full	Brentwood Academy of Health & Beauty, 7-11 Ongar Road, Brentwood, CM15 9AU	0.03	B	2	0	0	2	0	2	2	0	0	0	0
BRW/171/08	Full	60 Ongar Road, Brentwood, CM15 9AX	0.01	B	1	0	0	1	0	1	0	1	0	0	0
BRW/477/08	Full	52A Robin Hood Road, Brentwood, CM15 9EN	0.05	B	2	1	0	1	0	1	0	1	0	0	0
BRW/450/08	Full	(Jewlers) 58 Ongar Road, Brentwood, CM15 9AX	0.01	B	1	0	0	1	0	1	0	1	0	0	0
BRW/624/08	Full	54 Ongar Road, Brentwood, CM15 9AX	0.01	B	1	0	0	1	0	1	0	1	0	0	0
BRW/766/08	Full	Daylite Windows, 49 Ongar Road, Brentwood, CM15 9AZ	0.01	B	1	0	0	1	0	1	0	1	0	0	0
BRW/802/08	Full	31 St Charles Road, Brentwood, CM14 4TS	0.09	B	2	1	0	1	0	1	0	1	0	0	0
BRW/728/08	Full	73-73A High Street, Brentwood, CM14 4RW (between Barclays Bank & former Currys store)	0.14	B	4	0	0	4	0	4	0	0	4	0	0
BRW/454/04	Full	21 & 23 Eastfield Road, Brentwood, CM14 4HB	0.04	B	4	2	0	2	2	0	0	0	0	0	0
BRW/696/06	Full	Rose Valley House, Rose Bank, Brentwood, CM14 4HX	0.3	B	9	1	0	8	4	4	4	0	0	0	0
BRW/996/07	Full	31 Queens Road, Brentwood, CM14 4HE	0.09	B	6	1	0	5	0	5	5	0	0	0	0
BRW/25/08	Full	19-23 Crown Street, Brentwood, CM14 4BA	0.02	B	2	0	0	2	0	2	0	2	0	0	0
BRW/505/08	Full	29 Rose Valley, Brentwood, CM14 4HZ	0.08	B	9	1	0	8	0	8	0	4	4	0	0
BRW/534/07	Full	30 Westbury Road, Brentwood, CM14 4JR	0.03	B	1	0	0	1	1	0	0	0	0	0	0

BRW/169/07	Full	Rear of 101-107 Warley Hill, Warley	0.06	B	5	0	0	5	5	0	0	0	0	0	0
BRW/268/08	Full	Garden land of 8 Ashford Avenue, Brentwood	0.03	B	1	0	0	1	0	1	1	0	0	0	0
BRW/110/09	Full	17, 19, 21, 23 Border Edge House, Fishgrove Road, Brentwood, CM14 5JJ	0.02	B	8	4	4	0	0	0	0	0	0	0	0
BRW/930/08	Full	Land adj. 1 Fox Hatch, Kelvedon Hatch	0.03	B	1	0	0	1	0	1	1	0	0	0	0
BRW/931/08	Full	The Barn, Doddinghurst Road, Doddinghurst, CM15 0QH	0.05	B	2	1	0	1	0	1	1	0	0	0	0
BRW/393/08	Full	54 Station Road, West Horndon, CM13 3TW	0.03	B	2	0	0	2	2	0	0	0	0	0	0
BRW/562/07	Full	201-207 Rayleigh Road, Hutton, CM13 1LZ	0.03	B	4	0	0	4	2	2	2	0	0	0	0
BRW/896/07	Full	Larkrise Farm, The Tyburns, Hutton, CM13 2JD	0.38	G	1	0	1	0	0	0	0	0	0	0	0
BRW/27/09	Full	10 Park Avenue, Hutton, CM13 2QL	0.1	B	1	0	0	1	0	1	1	0	0	0	0
BRW/987/08	Full	1 Chelmer Drive, Hutton, CM13 1NR	0.06	B	1	0	0	1	0	1	1	0	0	0	0
BRW/458/07	Full	Land adj. 12 Alexander Lane, Shenfield	0.02	B	2	0	0	2	2	0	0	0	0	0	0
BRW/983/06	Full	St Ninian, Alexander Lane, Shenfield, CM13 1AG	0.09	B	7	1	0	6	0	6	6	0	0	0	0
BRW/1129/07	Full	Grasmere, Alexander Lane, Hutton, CM13 1AG	0.08	B	5	1	0	4	0	4	4	0	0	0	0
BRW/897/08	Full	Land rear of St Ninian, Alexander Lane, Shenfield	0.1	B	2	0	0	2	0	2	2	0	0	0	0
BRW/119/06	Full	Rear of Netherton & Three Hedges, Hutton Mount	0.7	B	5	0	0	5	5	0	0	0	0	0	0
BRW/330/04	Full	1 Bermans Close, Hutton, CM13 2HX	0.28	B	2	1	1	0	0	0	0	0	0	0	0

BRW/262/09	Full	Land rear of 118A High Street, Ingatestone, CM4 0BA	0.17	B	8	0	0	8	0	8	4	4	0	0	0
BRW/309/08	Full	Fryerning Fisheries, Dog Kennel Lane, Ingatestone	0.33	G	1	0	0	1	0	1	1	0	0	0	0
BRW/749/08	Full	60 High Street, Ingatestone, CM14 9DW	0.01	B	1	0	0	1	0	1	1	0	0	0	0
BRW/167/09	Full	3 & 5 High Street, Ingatestone, CM4 9ED	0.04	B	4	1	0	3	3	0	0	0	0	0	0
BRW/903/08	Full	Land rear of The Crown Public House, High Street, Ingatestone	0.22	G	5	0	0	5	0	5	0	5	0	0	0
BRW/492/09	Full	Brickhouse Farm, Doddinghurst Road, CM15 0SG	0.11	G	1	0	0	1	0	1	0	0	1	0	0
BRW/1036/06	Full	Land adj. 14 Lancaster Close, Pilgrims Hatch, Brentwood (now known as 91B & 91C Hatch Road, CM15 9QA)	0.05	B	2	0	2	0	0	0	0	0	0	0	0
BRW/482/07	Full	87 Hatch Road, Pilgrims Hatch, Brentwood (now known as 87C Hatch Road, CM15 9QA)	0.02	B	1	0	1	0	0	0	0	0	0	0	0
BRW/44/09	Full	6 Kensington Road, Pilgrims Hatch, Brentwood	0.05	B	2	1	0	1	0	1	1	0	0	0	0
BRW/1143/07	Full	79 Priests Lane, Shenfield, CM15 8HG	0.12	B	2	1	0	1	1	0	0	0	0	0	0
BRW/470/08	Full	56 Hutton Road, Shenfield, CM15 8LB	0.01	B	1	0	1	0	0	0	0	0	0	0	0
BRW/674/08	Full	77 Shenfield Place, Shenfield, CM15 9AJ	0.16	B	2	1	0	1	0	1	1	0	0	0	0
BRW/44/10	Full	119 Shevon Way, Brentwood, CM14 4PR	0.03	B	4	0	0	4	0	4	0	0	2	2	0
BRW/724/08	Full	35 Brook Street, Brentwood, CM14 5LZ	0.07	B	1	0	1	0	0	0	0	0	0	0	0
BRW/460/07	Full	Tipps Cross Garage, Blackmore Road, Hook End, CM15 0HR	0.08	B	5	0	0	5	2	3	3	0	0	0	0
BRW/34/09	Full	Former Blackmore Youth Centre & Library, The Green, Blackmore Road, CM4 0QX (Now known as The Old School House)	0.07	B	1	0	1	0	0	0	0	0	0	0	0

BRW/270/08	Full	Land adj 14 Blackmore Mead, Blackmore, CM4 0SP	0.02	B	1	0	1	0	0	0	0	0	0	0	0
BRW/273/08	Full	Lathams Timber Yard, Wrights Lane, Wyatts Green	0.62	B	1	0	0	1	0	1	1	0	0	0	0
BRW/65/10	Full	25 The Avenue, Ingrave, CM13 2AD	0.11	B	2	1	0	1	0	1	0	0	1	0	0
BRW/518/09	Full	Greenways, School Road, Kelvedon Hatch, CM15 0DH	0.19	B	4	0	0	4	0	4	0	0	0	4	0
BRW/795/09	Full	Adj 28 Stocks Lane, Kelvedon Hatch, CM15 0BL	0.03	B	1	0	0	1	0	1	0	0	1	0	0
BRW/238/09	Full	Rear of 197 Brentwood Road, Herongate, Brentwood, CM13 3PH	0.04	B	1	0	0	1	0	1	0	0	1	0	0
BRW653/09	Full	1 Bournebridge Close, Hutton, CM13 1RJ	0.02	B	1	0	0	1	0	1	0	0	1	0	0
BRW/285/09	Full	552 Rayleigh Road, Hutton, CM13 1SG	0.17	B	1	0	0	1	0	1	0	0	1	0	0
BRW/28/10	Full	11 Wilkes Road, Brentwood, CM13 1LH	0.02	B	2	1	0	1	0	1	0	0	1	0	0
BRW/732/09	Outline	Land adj 27 Longaford Way, Hutton Mount, CM13 2LT	0.23	B	2	0	0	2	0	2	0	0	2	0	0
BRW/799/09	Full	Long Ridings, Roundwood Avenue, Brentwood, CM13 2ND	0.4	B	3	1	0	2	0	2	0	0	2	0	0
BRW/9/10	Full	Garden land at 7 Albany Road, Pilgrims Hatch, Brentwood, CM15 9PJ	0.02	B	1	0	0	1	0	1	0	0	1	0	0
BRW/587/09	Full	Adj. Jacqueline House, Friars Close, Shenfield, CM15 8HX	0.11	B	1	0	0	1	0	1	0	0	1	0	0
BRW/406/09	Full	Adj. 33 Henrys Terrace, Ongar Road, Stondon Massey	0.04	B	1	0	0	1	0	1	0	0	1	0	0
BRW/424/09	Full	Adj. 20 Cricketers Lane, Herongate, Brentwood, CM13 3PZ	0.03	B	1	0	0	1	0	1	0	0	1	0	0
BRW/660/08	Full	Salmonds Farm, Salmonds Grove, Ingrave, CM13 3RS	0.01	G	1	0	0	1	0	1	0	1	0	0	0

BRW/888/08	Full	18 Gresham Road, Brentwood, CM14 4HN	0.01	B	3	0	0	3	0	3	0	0	3	0	0
Sub Total:					244	27	59	158	44	114	52	26	30	6	0

Residual Allocated Sites (currently allocated and sites in local development plan)															
	Allocation	Land north of Highwood Close, Brentwood	0.47	B	16	0	0	16	0	0	0	0	0	0	0
Sub Total:					16	0	0	16	0	0	0	0	0	0	0

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

Contingent Sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/Urban Capacity Study e.g. broad locations for growth)															
		Essex County Fire Brigade HQ, Rayleigh Road, Brentwood, CM13 1AL	1.26	B	41	0	0	41	0	41	0	0	20	21	0
		Keys Hall, Eagle Way, Warley, CM13 3BP	0.44	B	35	0	0	35	0	35	0	0	0	0	35
Sub Total:					76	0	0	76	0	76	0	0	20	21	35

TOTALS:					1,553	40	415	1,098	257	825	250	245	165	77	88
----------------	--	--	--	--	--------------	-----------	------------	--------------	------------	------------	------------	------------	------------	-----------	-----------