



Brentwood
Borough Council

Brentwood Local Development Framework

DECEMBER 2008



Annual Monitoring Report 2007/2008

Joanna Killian
Chief Executive

Peter Geraghty
Chief Planning Officer

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LOCAL DEVELOPMENT FRAMEWORK**

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Chief Executive**

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Chief Planning Officer**

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

Telephone: 01277 312500
Website: www.brentwood.gov.uk
E-mail: planning@brentwood.gov.uk

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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 fourth Annual Monitoring Report (AMR) to be produced by the Council under the Act and the Town and Country Planning (Local Development) (England) Regulations 2004 (The Regulations) and covers the period 1 April 2007 to 31 March 2008. 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 Policy and Implementation Section of the Council's Planning Services. 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 fourth 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 SLA was renewed last year for a further 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 a full list is set out at Appendix 1.

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 2.

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 has recently amended the regulations in regard to LDF preparation, 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 will be assessing the need to review and amend the adopted SCI.

2.5 As set out in last year’s AMR, during 2006/07, work progressed on preparation and adoption of the Urban Place Supplement (UPS) as a Supplementary Planning Document (SPD). Essex County Council has produced the UPS to provide additional urban planning guidance to the Essex Design Guide for Residential and Mixed-Use Areas. Essex County Council formally launched the UPS on 23 May 2007 and it was formally adopted by this Council on 28 September 2007, again in line with the Second LDS.

2.6 Work on the LDF evidence base has continued, some in partnership with other Essex authorities. A ‘Landscape Character Assessment’ was completed in October 2007 for Brentwood, Chelmsford, Maldon, Braintree and Uttlesford councils. An ‘Assessment of Open Space, Sport and Recreation Facilities’ was also finally completed in November 2007.

2.7 A study of hotel and other overnight accommodation was commissioned in November 2007 and completed in April 2008.

2.8 These documents can all be viewed on the Council’s website Planning pages.

2.9 The Council, together with five other 'London Commuter Belt' authorities, is in the process of having a Strategic Housing Market Assessment (SHMA) undertaken. The study commenced in April 2008 and is due for completion by the end of the year or early next.

2.10 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, will not now take place until early 2009.

2.11 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, which has meant that the 'Preferred Options' consultation will have slipped to early 2009.

2.12 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. The draft policy document was published in February 2008 and an examination was held in October 2008. The report of the panel is currently awaited. The Essex local authorities have also commissioned a further Essex Gypsy and Traveller Accommodation Assessment (GTAA), which will include a district level assessment of need, and is due for completion towards the end of 2008/early 2009. This study and the completion of the RSS Single Issue Review will inform progress on the Gypsy and Traveller DPD.

Local Plan Policy Implementation

2.13 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.

2.14 The proximity to London also has a significant impact on employment structure and high levels of commuting, particularly into the City.

2.15 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.

2.16 Strategic planning, as set out in both the previous County Structure Plan, 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.

2.17 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.

2.18 Since 2001, annual net dwelling completions have been above the RSS average annual requirement, apart from 2004/05 and 2005/06. 244 dwellings were completed in the monitoring year, resulting in a total of 1,378 dwelling completions since 2001, which is 153 dwellings above the RSS cumulative completion rate of 1,225 dwellings. Annual completions are forecast to continue to exceed the RSS annual rate until 2012, 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 220 dwellings. However, additional windfalls continue to materialise year on year (last year's AMR forecast the shortfall would be some 480 dwellings), and the trajectory figures will continue to monitor the actual and projected outcomes.

2.19 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. 973 dwellings on identified sites (equivalent to 5.76 years' supply) and 1051 dwellings (6.22 years' supply) taking into account windfall numbers based on historic completion rates.

2.20 Brentwood has consistently achieved high proportions of development on previously developed land (pdl), and the monitoring year has been no different with 100% of completions on pdl.

2.21 In line with government objectives, housing development in the Borough continues to make more efficient use of urban land through higher densities, with 83.3% of new housing completed during 2007/2008 being built at more than 50 dwellings to the hectare (although slightly down on previous years). The average density of outstanding housing permissions is 59.8 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; 194 units of the 262 gross dwellings completed in 2007/08 were 1 or 2 bedroom properties (74%). Within Brentwood town centre, 100% (23 residential units) of completions during the year were either 1 or 2 bedrooms.

2.22 Accessibility of residential development to local services (schools, GPs, shopping, employment, etc) is a key component of sustainable communities. Between 99.17% and 100% of all residential completions during 2007/08 were located within 30 minutes public transport time of all key services.

2.23 Pressure also continues to be averted for the release of green field land for housing by retaining existing residential units. Over 2007/2008, there was no net loss of residential units on any site in the Borough.

2.24 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 82 affordable housing completions took place in the monitoring year, comprising 24 units at The Retreat,

Costead Manor Road, Brentwood, and 58 units at the former Transco site, Wharf Road, Brentwood. This amounts to 34% of the gross dwelling completions for the monitoring year; the highest number and percentage since 2001. Of these completions, 57 units (69.5%) were social rented homes.

2.25 Gypsy and Traveller accommodation is a particular issue for the East of England. The number of authorised residential gypsy caravans in the Borough has remained fairly constant over the last few of years, but since January 2007, the number has risen significantly in terms of temporary permissions. In July 2008 there were 44 caravans with temporary permission and 15 caravans with permanent permission. As a result, the number of caravans on unauthorised sites has decreased to 17 caravans at July 2008, a figure similar to the numbers prior to last year's large increase. During the monitoring year, 3 additional pitches on two new sites were granted temporary permission.

2.26 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 3.22 hectares, which, together with some 2.46 hectares of extant planning permissions, provides a total of 5.68 hectares (net) of available employment land.

2.27 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 2007/2008 there was, as in the previous two years, no B1(a) office completions (over the 1,000 sq.m. threshold). Some 4,780 sq.m. (gross) of B1(b)(c), B2 and B8 floorspace was completed on 0.72 hectares, with an overall net increase of business floorspace of some 1,934 sq.m. There are also outstanding planning permissions for 26,677 sq.m. (net) of B1(a) office floorspace and 5,575 sq.m. (net) of B1(b)(c), B2 and B8 floorspace, giving a total of 32,252 sq.m. of outstanding business floorspace.

2.28 As with the previous three years, all of this new business development was on pdl.

2.29 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 (12,294 sq.m.) with the completion of the Baytree Centre refurbishment recorded in last year's AMR, there have been no significant completions in town centre uses during this monitoring year. There is, however, further potential from the proposed redevelopment of the William Hunter Way car park.

2.30 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.

2.31 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 the refurbishment of an outbuilding in the grounds of the Anglo European School, Willow Green, Ingatestone.

2.32 Three permissions were granted for inappropriate development in the Green Belt during 2006/2007, due to the very special circumstances being accepted.

2.33 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.

2.34 There was one application potentially affecting the Borough's SSSIs; a new dwelling proposed on land adjoining The Coppice SSSI, Kelvedon Hatch, but English Heritage raised no objection subject to appropriate conditions. The application was subsequently refused on Green Belt and amenity grounds. There was also one application potentially affecting a distinctive and well-developed badger path, which again, could have been dealt with by condition, but the application was refused due to traffic noise.

2.35 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 unless it is replaced by LDDs or becomes redundant and is withdrawn by the Council. However, it is important that the move towards Local Development Frameworks does not lead to any gaps in development plan policy coverage and, therefore, 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 period.

3.3 In seeking to extend the period, the Council needed to demonstrate that the policies are compliant with criteria set out in government planning policy statement, as follows:

- where appropriate, there is a clear central strategy;
- the policies have regard to the Community Strategy for the area;
- the policies are in general conformity with the regional spatial strategy or spatial development strategy;
- the policies are in conformity with the core strategy development plan document (where the core strategy has been adopted);
- there are effective policies for any parts of the authority's area where significant change in the use or development of land or conservation of the area is envisaged; and
- the policies are necessary and do not merely repeat national or regional policy.

3.4 In determining which policies should be saved regard was also had to Appendix 6 of the Annual Monitoring Report 2006/2007 (and updated in this AMR), which set out the number of times each policy has been referred to in the determination of planning applications over the previous 3 years. Whilst this was a factor in assessing whether a policy should be saved, it was not necessarily the determining factor; the criteria set out above being the government's prescribed assessment.

3.5 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 and a full list is set out at Appendix 1. The policies not saved can also be viewed on the Council's website at www.brentwood.gov.uk/index.php.cid=49.

3.6 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.

3.7 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) and the Corporate Strategic Plan 2005-2010.

The Overarching Aim of the Replacement Local Plan

3.8 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

3.9 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.

3.10 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

Environmental:

- To conserve and protect natural resources
- To conserve and protect the built heritage
- To make best use of existing urban land and buildings
- To minimise the impact of pollution on the environment and upon public health and safety
- To enhance the quality of the urban and rural environment
- To minimise the need to travel and the use of private vehicles

- To promote waste minimisation and maximise the reuse and recovery of waste
- To minimise the consumption of energy
- To maximise biodiversity

Social:

- To encourage choice of transport mode, particularly non-car modes
- To maximise the choice of housing
- To increase accessibility to employment, services, facilities etc.
- To increase accessibility to open space
- To secure a more accessible environment for those with disabilities

Economic:

- To provide for local economic development
- To provide local employment opportunities
- To locate development in areas accessible by a choice of transport modes, particularly public transport, cycling and walking
- To improve infrastructure provision
- To enhance the vitality and viability of existing town centres

3.11 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

3.12 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.

3.13 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.

3.14 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

3.15 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 2, and the document can be viewed on the Council's website at 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. The Council has and continues to explore means by which this lack of capacity can be improved.

4.5 The government has also recently amended the regulations in regard to LDF preparation, 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 review once again 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.

(1) Statement of Community Involvement

4.7 The first document to be prepared, as part of the LDF, is 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).

4.9 However, in the light of the amended regulations, the Council will be assessing the need to review the adopted SCI.

(2) Core Strategy and Generic Development Control Policies DPD

4.10 The Council has continued to develop the evidence base for the Core Strategy and the wider LDF, with some studies undertaken in partnership with other Essex authorities.

4.11 A 'Landscape Character Assessment' was completed in October 2007 for Brentwood, Chelmsford, Maldon, Braintree and Uttlesford councils. Work has also been undertaken for the Council by consultants on an 'Assessment of Open Space, Sport and Recreation Facilities' (as per Planning Policy Guidance Note [PPG] 17), which was finally completed in November 2007.

4.12 A study of hotel and other overnight accommodation has been prepared and 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 These and other earlier studies can be viewed on the Council's website at www.brentwood.gov.uk/index.php?cid=966.

4.14 The Council is also in the process of having a Strategic Housing Market Assessment (SHMA) undertaken, as set out in Planning Policy Statement (PPS3) 'Housing'. Again, this study is being 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 is due for completion by the end 2008/early 2009.

4.15 Whilst work on expanding the evidence base will continue, the Council began the process of community engagement on the Core Strategy DPD, with an informal consultation on the preparation of the key issues and options for the Core Strategy commencing in December 2006 through to April 2007, as set out in the Second LDS, prior to the production of the formal 'Issues and Options' consultation document (pursuant to Regulation 25). Informal engagement continues with developers and landowners and other stakeholders. However, due to the ongoing capacity issues referred to and priority being given to the Gypsies and Travellers DPD (see below), the programme for the formal consultation has slipped from that set out in the LDS for September 2007 and will now not take place until early 2009.

(3) 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 As with the Core Strategy, an informal consultation stage was undertaken between December 2006 and April 2007.

4.18 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.

4.19 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, the 'Preferred Options' stage.

4.20 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). The consultation has given rise to more than 2250 responses. The analysis of these comments has yet to be completed and reported in detail through the appropriate Member working group and committee, before moving to the next consultation stage.

4.21 Consultation on the 'Preferred Options' has therefore slipped from the January 2008 date in the Second LDS, to early 2009.

4.22 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).

4.23 Last year's AMR set out a summary of the work undertaken on an Essex-wide GTAA in mid 2005 ('Looking Back, Moving Forward' SHUSU 2006) together with an assessment of that study as part of the evidence base for the RSS Single Issue review on Gypsy and Traveller Accommodation also being undertaken by EERA at this time. The RSS work considered the Essex GTAA to be an underestimation of need (249 pitches to 2011) and produced a higher Essex need figure (438 pitches), which was translated into district level requirements (15 pitches for Brentwood to 2011).

4.24 As a consequence, the Essex authorities commissioned Fordham Associates to undertake a critical assessment of both the Essex GTAA methodology and the work undertaken for the RSS single issue review. This study, completed in August 2007, found fault with both methodologies and concluded that the level of need in Essex was a figure between the other two studies (301 pitches). Whilst EERA's consultants have continued to criticise the later Essex study, they have amended the Essex figure down (371 pitches).

4.25 In order to provide a more robust figure for Essex, Fordham's are now undertaking the further Essex GTAA, which will include district level assessments of need, and is due for completion towards the end of 2008/early 2009.

4.26 The information from these studies and the completion of the RSS single issue review will inform progress on the Council's Gypsy and Traveller DPD.

(4) Urban Place Supplement SPD

4.27 The Council undertook public consultation on a draft Urban Place Supplement (UPS) in October/November 2006, in conjunction with Essex County Council and a number of other Essex district and borough councils. Essex County Council formally launched the UPS on 23 May 2007 and it was adopted by the Council in September 2007.

4.28 The UPS is the first SPD to form part of the Brentwood LDF and provides additional guidance to the Essex Design Guide for Residential and Mixed Use Areas for development at higher densities across the county. It also promotes a high standard of environmental

performance in all new development. [The Urban Place Supplement SPD can be viewed on the Council's website at www.brentwood.gov.uk/pdf/pdf_1362.pdf]

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. Such contextual characteristics should be structured to establish the baseline position for the wider social, environmental and economic circumstances, and should be tailored to reflect the key characteristics and issues of the Borough.

5.2 The following characteristics, amended and added to since the first AMR, 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
Demographic Structure		
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%
Socio-cultural Issues		
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
Economy		
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
Housing and the Built Environment		
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	
Transport		
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%
<i>Source: 2001 Census, Office for National Statistics unless otherwise stated</i>		

[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:

- (i) Land adjacent to the Council's Highways Depot, Warley (approximately 1 hectare). 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).
- (ii) 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.
- (iii) 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.
- (iv) Childerditch Industrial Park (approximately 0.59 hectares of vacant land within the area allocated for employment buildings rather than open storage).

6.4 These land allocations total some 3.22 hectares of vacant land, which, together with some 2.46 hectares of land available from extant planning permissions, provides a total of 5.68 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 considering undertaking a joint employment land availability study with Epping Forest 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
Extant Planning Permissions	8.55	0.00	0.01	-0.14	-0.44	-5.52	2.46
Extant Allocations	0.00	0.00	0.00	0.00	0.00	3.22	3.22
Total	8.55	0.00	-0.01	-0.14	-0.44	-2.30	5.68
<i>This information corresponds to National Core Output Indicator BD3</i>							

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 2006/2007 and the amount of floorspace with outstanding unimplemented planning permission.

TABLE 2: BUSINESS DEVELOPMENT 2007/2008						
Land Use Type	Gross Floorspace (sq.m.)	Floorspace Loss (sq.m.)	Net Floorspace (sq.m.)	Amount of Gross Floorspace PDL	%age Gross Floorspace PDL	Allocated in Development Plan (sq.m.)
Completions						
B1 (a)	0	0	0	N/A	N/A	N/A
B1(b)(c)	0	0	0	N/A	N/A	N/A
B2	0	156	-156	N/A	N/A	N/A
B8	0	0	0	N/A	N/A	N/A
Mixed B1/B2/B8	4,780	2,690	2,090	4,780	100.0	0
Total	4,780	2,846	1,934	4,780	100.0	0
Outstanding Permissions						
B1 (a)	26,677	0	26,677	26,677	100.0	7,907
B1(b)(c)	182	0	182	0	0.0	0
B2	250	1,629	-1,379	250	100.0	0
B8	246	2,865	-2,619	246	100.0	0
Mixed B1/B2/B8	5,079	4,210	869	5,079	100.0	0
Total	32,434	8,704	23,730	32,252	99.4	7,907
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 4,780 sq.m. (gross) of business floorspace was completed in 2007/08, on 0.72 hectares of land. The monitoring year shows a net gain of 1,934 sq. m. (due to the loss of 2,846 sq.m., predominantly as a result of the demolition of 2,690 sq. m. of industrial/office floorspace at Tallon Road, yet to be redeveloped). This is the first year

since 2004/05 that there has been a net increase in floorspace. 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 For the third year running there was no B1(a) floorspace completed during the year, which is in part a reflection of the current office market.

6.11 There is still a significant amount of floorspace with outstanding planning permission, a total of 32,434 sq.m. (2.46 ha.) 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 (26,677 sq.m. on 8.55 ha.). This is made up from an outline permission for an Office Business Park (13,938 sq. m.) on the Chep Site, Warley; two sites adjacent to Brentwood rail station on St James Road, the former NV Tools site (4,934 sq.m.) and former British Gas site (2,973 sq.m.); Unit C Hubert Road (2,865 sq.m.); and the former Essex and Suffolk Water Pumping Station, Great Warley Street (1,967 sq.m.). The vast majority of these outstanding permissions are on previously developed land (99.4%). The exception is the conversion of agricultural buildings to business use at New Pump Farm, Warley Gap, Little Warley (182 sq.m.), in line with government and the Council's policies to support agricultural diversification and re-use of rural buildings.

TABLE 3: BUSINESS CHANGE BETWEEN 2000 AND 2007

Year		Offices	Commercial	Other	Factories	Warehouses
2000	Number of units	396	333	63	238	163
	Floorspace (1000 m2)	165	141	23	126	82
2004	Number of units	417	352	63	253	178
	Floorspace (1000 m2)	170	146	24	128	91
2005	Number of units	427	362	65	254	181
	Floorspace (1000 m2)	170	147	23	119	102
2006	Number of units	475	411	64	256	184
	Floorspace (1000 m2)	172	148	23	120	101
2007	Number of units	461	395	66	249	188
	Floorspace (1000 m2)	168	144	24	115	101

Source: National Statistics. Reproduced under the terms of the Click Use Licence.

6.12 Table 3 sets out the government figures for business change since 2000. 2007 is the first year over that period that shows a reduction in both the number and floorspace of 'office', 'commercial' and 'factory' units, although 'other' and 'warehouse' numbers have

continued to increase. This may reflect losses in the last monitoring year (2006/2007) now being reflected in the government figures for 2007.

Housing

(i) Housing Trajectories

6.13 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.

6.14 Previous AMRs have assessed housing supply against the provision figures set out in the Replacement Structure Plan (RSP) for the period 1996 to 2011. However, the RSP was largely deleted in September 2007 and 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.

6.15 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; many of which are also identified as Major Housing Site allocations on the RLP Proposals Map:

Sites completed by 1 April 2008		No. of Units (gross)
1.	Land bounded by Hart Street and Kings Road, Brentwood	65
2.	Land rear of the Robin Hood Public House, Ongar Road, Brentwood	15
3.	Former BT Depot, Hatch Road, Pilgrims Hatch	16
4.	The Limes, Ingatestone	15
5.	Land rear of former Warley Hospital site, Warley Hill, Brentwood	332
6.	Former Anglia Polytechnic University site, Sawyers Hall Lane, Brentwood	70
7.	Farrell Ward, Warley Hospital, Brentwood	26
8.	101-105 High Street, Brentwood	15
9.	Land at Eastfield Road, Brentwood	27
10.	St Raphael's Church, Warley Hospital, Brentwood	16
11.	22 Rayleigh Road, Hutton	14
12.	Heybridge Moat House Hotel, Roman Road, Heybridge	58
13.	Beckett House, Baytree Centre, Brentwood	125
14.	Land at William Hunter Way, Brentwood	14
15.	The Retreat, Costead Manor Road	8
Total		816

Sites with unimplemented or uncompleted planning permissions at 1 April 2008

16.	43-53 Ingrave Road, Brentwood	11
17.	Former Transco site, Wharf Road, Brentwood	350
18.	Former Warley Hospital Core Buildings, Warley Hill, Brentwood	131

19.	NV Tools site, St. James Road, Brentwood	81
20.	St Charles Youth Treatment Centre, Brentwood	120
21.	St Helens RC Infants School, Brentwood	40
22.	27-31 Ingrave Road, Brentwood	12
23.	Land rear of the Grange, 93 Queens Road, Brentwood	12
24.	Former Holly Trees School, and 31 Junction Road, Warley	32
25.	122-124 Station Road, West Horndon	13
26.	Land rear of Sylvia Avenue and Brindles Close, Hutton	33
27.	Land adj. to Britannia Road and 19 Tyrrel Rise, Warley	14
Total		849

Sites with potential identified in the Urban Capacity Study update

28.	Land at Highwood Close, Brentwood	16
29.	Highwood Hospital, Geary Drive, Brentwood	108
30.	Little Highwood Hospital, Brentwood	72
31.	Sam's Nightclub, Ongar Road	54
32.	William Hunter Way Car Park site	14
33.	Essex Fire and Rescue site, Rayleigh Road	41
Total		305

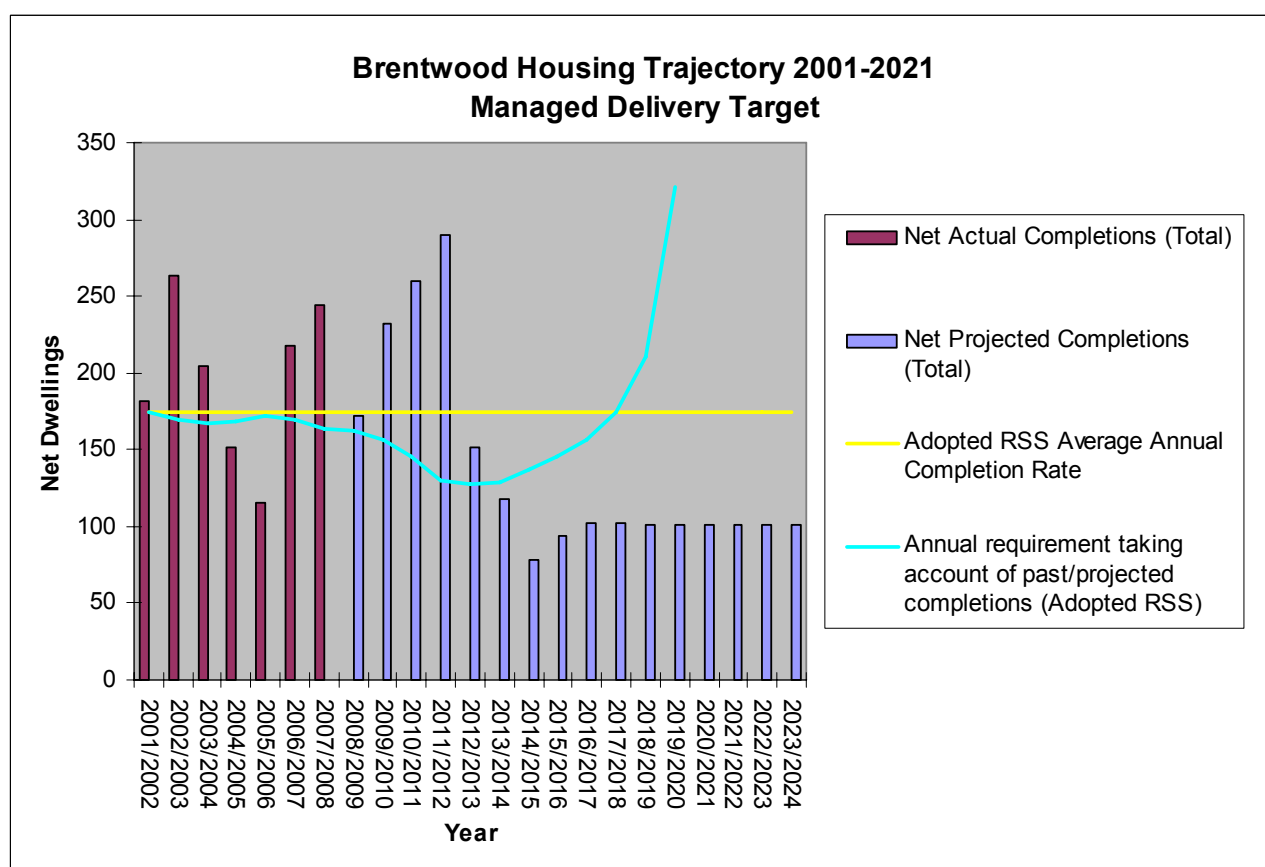
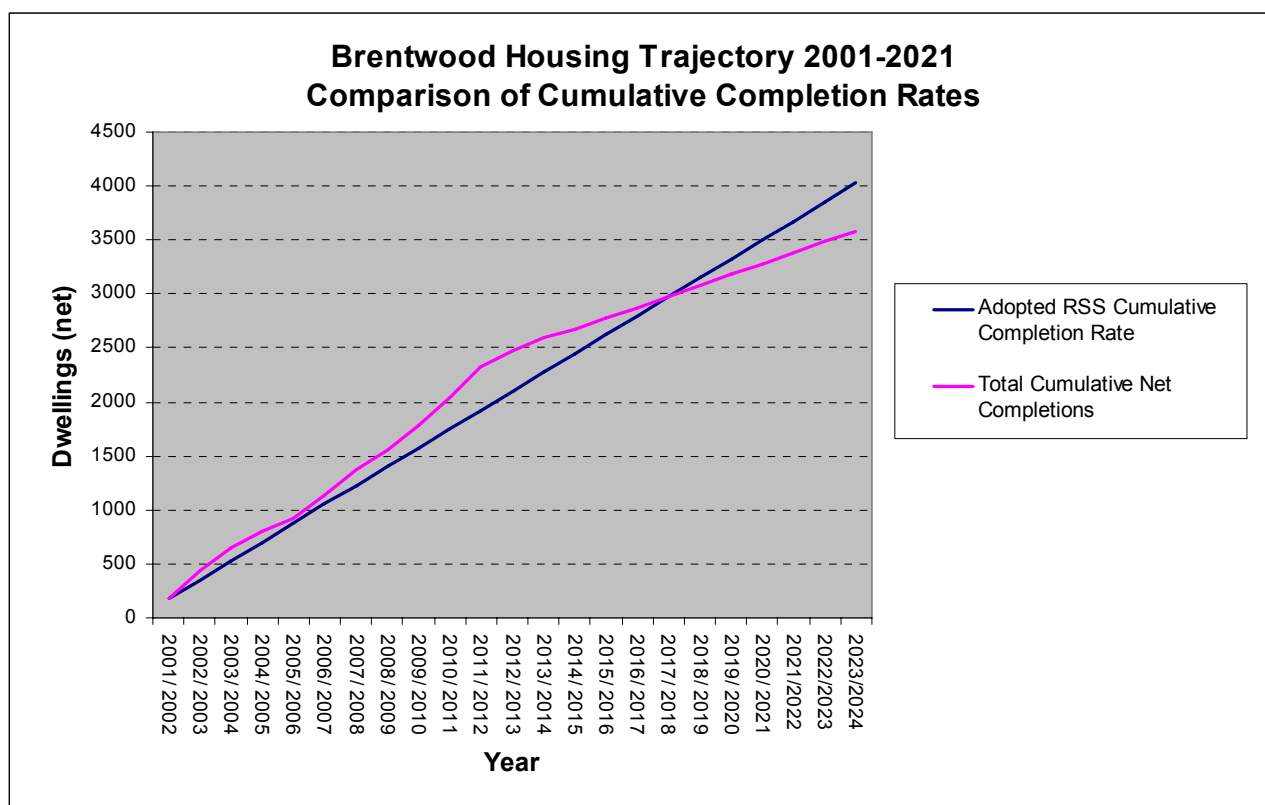
Total All Sites 1,970

6.16 The Table at Appendix 3 sets out actual dwelling completion figures between 2001/2002 and 2007/2008, together with projected annual completions to 2023/2024, based on outstanding planning permissions, 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.

6.17 The Housing Trajectory for the period 2001 to 2024 set out in the Table at Appendix 4 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.

6.18 The Table at Appendix 5 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.

6.19 These relationships are also set out in the charts below. It can be seen from the tables and charts that actual completions to 2007/2008 have been slightly higher than the approved RSS cumulative rate (1,378 dwellings compared to 1,225 dwellings i.e. 153 dwellings). Between 2008 and 2012 annual completions are forecast to continue to exceed the RSS annual rate (peaking at an excess of 407 dwellings in 2011/12). Beyond 2012, however, 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 2017/18. If the projected completions materialise as estimated, the RSS provision figure of 3,500 new dwellings (net) would be under supplied by some 220 dwellings at 2021 (although this is now less than the 480 dwelling shortfall estimated in last year's AMR).



6.20 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.

(ii) Five Year Residential Land Supply

6.21 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.

6.22 The approved RSS has a housing provision figure of 3,500 dwellings for Brentwood over the period 2001 to 2021. At 1 April 2007, some 1,134 dwellings had been built within the Borough leaving an outstanding requirement of 2366 dwellings, which equates to an average of 169 dwellings per year. The five-year requirement, therefore, is 845 dwellings.

6.23 The five-year supply period is 1 April 2009 to 31 March 2014. The Table at Appendix 4 shows that for the five-year period from 1 April 2009, 776 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 2008 there was also outstanding planning permissions on small sites (11 dwellings and below) for a further 233 dwellings of which 197 are estimated to be built over the five-year period (there being 44 dwellings on sites that had commenced or were under construction). All of these sites are available, suitable and achievable, and would provide some 973 dwellings over the five-year period (or the equivalent of 5.76 years' supply).

6.24 In addition, based on historic figures for both large and small site windfall completions, it is considered justifiable to include 78 dwellings on windfall sites in the final year of the five-year supply (2013/14), which would provide a total five year supply of 1051 dwellings (or the equivalent of 6.22 years' supply).

6.25 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 2009 to 31 March 2014', and can be viewed on the Council's website.

6.26 It is considered, therefore that, with or without the windfall site component, the Council can demonstrate a five-year supply of deliverable land for housing at 1 April 2009.

(iii) Housing Location

6.27 Key to the achievement of sustainable development is making best use of previously developed land within urban areas.

6.28 As can be seen from Table 4 below, Brentwood has consistently achieved significantly high proportions of residential development on Previously Developed Land (PDL) since 2001, with 100% of completions being on PDL in 2007/08. 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	% age 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

Notes: *This table provides information on completions on pdl for National Core Output Indicator H3. 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.*

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

6.29 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.

(iv) Net Additional Dwellings

6.30 Government requires councils to provide information on levels of housing delivery for the reporting year, which is set out in Table 5. In addition to 262 gross permanent dwelling completions, there was also 3 additional 'temporary' or non-permanent dwelling additions as a result of temporary permission being granted for 3 gypsy and traveller mobile homes on 2 new sites.

6.31 Taking into account dwelling losses, there were 244 net additional dwellings for the year 2007/08.

TABLE 5: NET ADDITIONAL DWELLINGS (1 APRIL 2007 - 31 MARCH 2008)

	Permanent			Non-Permanent	Total
	New Build	Conversions	Change of Use		
Gains	250	8	4	3	265
Losses	20	1	0	0	21
Net	230	7	4	3	244

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

(v) Density

6.32 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 green field sites, both Green Belt land and urban green spaces.

6.33 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. The figure of 83.3% was slightly down on previous years, but the average density of 86.64 dwellings per hectare remains high and there were no developments less than 30 dwellings per hectare.

6.34 The average density on sites under construction or with unimplemented detailed planning permission is 59.8 dwellings per hectare (slightly lower than the previous two years). Just over 72% of dwellings are on sites above 50 dwellings per hectare. The 1.6% on sites below 30 dwellings per hectare, as last year, relates to one site (first referred to in the AMR 2005/2006), being the conversion of a large house in substantial grounds in the Green Belt (Dytchleys, Coxtie Green Road).

TABLE 6: HOUSING DENSITY FOR 2004/2005 TO 2007/2008

Development Stage	Year	Gross Dwellings	Net Developable Area	Average Density	Percentage 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	0.0	100.0
	2005/06	74	1.07	69.16	0.0	0.0	100.0
	2006/07	163	1.67	97.37	6.1	0.0	93.9
	2007/08	227	2.62	86.64	0.0	16.7	83.3
Outstanding permissions	2004/05	138	5.29	26.09	15.2	0.0	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	59.8	1.6	26.2	72.2

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

(vi) Affordable Housing

6.35 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.

6.36 The 2004 Housing Needs 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).

6.37 The Council is currently undertaking a Strategic Housing Market Assessment (SHMA), with five other Essex and Hertfordshire London Commuter Belt authorities, which will update information of affordability, together with other evidence on the local housing market and housing needs.

6.38 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).

6.39 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 82 affordable housing completions took place in the monitoring year, comprising 24 units at The Retreat, Costead Manor Road, Brentwood and 58 homes at the former Transco site, Wharf Road, Brentwood. This is the first year since 2001/02 in which affordable completions have reached such levels, but 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

6.40 As shown in Table 8, the 82 affordable housing completions were made up of 57 social rented homes and 25 intermediate homes, reflecting the Council's affordable housing policies' required emphasis on discounted rented properties to meet the identified local need.

TABLE 8 : AFFORDABLE HOUSING COMPLETIONS 2007/08		
Tenure	Number	%age
Social Rented Homes	57	69.5
Intermediate Homes	25	30.5
Total Affordable Homes	82	100.0
<i>This information corresponds to National Core Output Indicator H5.</i> <i>Note: 13 intermediate homes included in HSSA figures for 2007/08 were shown as completions in 2006/07</i>		

(vii) Gypsy and Traveller Issues

6.41 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 DCLG's 'Good Practice Guide'.

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

TABLE 9: GYPSY AND TRAVELLER CARAVAN COUNTS IN BRENTWOOD					
Date	Total	Unauthorised Sites	Authorised Sites: Council	Authorised Sites: Private	
				Temporary	Permanent
July 2008	76	17	0	44	15
January 2008	66	37	0	13	16
July 2007	57	38	0	7	12
January 2007	34	20	0	3	11
July 2006	38	17	0	5	16
January 2006	37	19	0	3	15
July 2005	39	21	0	3	15
January 2005	31	18	0	2	11
July 2004	31	18	0	2	11
January 2004	31	18	0	2	11
July 2003	30	18	0	2	10
January 2003	16	6	0	0	10
July 2002	14	4	0	0	10
<i>Source: DCLG. Reproduced under the terms of the Click Use Licence.</i>					

6.43 It can be seen that there has been a rise in unauthorised caravans since January 2007, with 38 caravans on unauthorised sites at July 2007, due in large part to a number of new unauthorised developments in the Horsemanside area of Navestock to the north of

the Borough. However, in July 2008, the number of unauthorised caravans had decreased to 17, due to a number of unauthorised sites being granted temporary planning permissions on appeal (see details below).

6.44 During the reporting year 2007/08, 2 new sites were granted temporary planning permission at The Willows, Place Farm Lane, Doddingtonhurst (2 pitches) and at Cottage Garden, Beads Hall Lane, Pilgrims Hatch (1 pitch) [see Table 10 below]. These new sites, together with the temporary permissions recently granted on existing unauthorised sites, means that at July 2008, there were a total of 44 caravans with temporary planning permission. At the same date there were 15 caravans on authorised sites with permanent planning permission.

TABLE: 10 ADDITIONAL GYPSY AND TRAVELLER PITCHES DELIVERED IN 2007/08			
	Permanent	Transit	Total
Number of Pitches (Net)	3 ¹	0	3
<i>This information corresponds to National Core Output Indicator H4. Note: ¹ This information refers to temporary permissions.</i>			

6.45 There are no local authority owned sites in the Borough.

6.46 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, Place Farm Lane, Doddingtonhurst.** An application was made in December 2005 for the retention of 2 mobile homes and touring caravans at (BRW/1120/2005). At the Planning Development Control Committee in September 2006, taking into account, among other matters, Circular 1/2006, the Essex GTAA and six-monthly count information, the Council refused planning permission, due to the site not being considered suitable as a permanent site for additional Gypsy accommodation and therefore the proposal constituted inappropriate development in the Green Belt. It also resolved to take all necessary legal action, including the issue of an enforcement notice, to secure removal of the mobile homes and associated works, with 3 years considered as a reasonable period for compliance. Within this period the work on the RSS mini-review and the Gypsy and Traveller DPD is programmed for completion. An appeal was subsequently allowed on 24 April 2007 for a temporary 3 year period.

(ii) **Cottage Garden, Beads Hall Lane, Pilgrims Hatch.** An application was made for the retention of the residential use of land and associated hard standing together with the siting of a mobile home in December 2005 (BRW/1100/2005). In this case, on balance, given the scale of the development, it was considered that there were very special circumstances to justify the grant of planning permission, but for a temporary period to allow for the resolution of the issues concerning the Gypsy and Traveller DPD and the efforts of the applicant to consider alternatives. A personal temporary permission to 1 July 2009 was granted at the Planning Development Control Committee in June 2007.

(iii) **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 3 years.

(iv) **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.

(v) **Land off Roman Road, Mountnessing.** The site was first occupied in 2003, and in April 2003 a Stop Notice and Enforcement Notice was served on the occupiers. A planning application was subsequently made for, among other things, the change of use of the land from agriculture to residential use and the stationing of 5 mobile homes and 2 touring caravans. The application was refused and enforcement action taken. A subsequent appeal against each notice was part allowed, part dismissed; in that the time for compliance was extended from 28 days to 1 year (compliance was required by 30 September 2005).

A further application was submitted in November 2005 seeking the continued use of land for residential purposes together with the stationing and occupation of 5 replacement mobile homes and 5 touring caravans. Following an inquiry, in May 2007, the Inspector allowed the appeal and granted a temporary permission for 5 years.

(vi) **Pondend, Chivers Road, Stondon Massey.** The site was first occupied in October 2002 and an application for continued use of the land as a long stay caravan site for residential occupation by a Gypsy family was submitted in November 2002 and refused by the Council in January 2003 and enforcement action taken. An appeal against the refusal of planning permission was dismissed in January 2004.

An application was submitted in August 2007 for the retention of two adjoining mobile homes to form a single residential unit, which was refused in October 2007 (BRW/843/2007).

A further application was submitted in December 2007 (BRW/1216/2007) for change of use of the land to paddock, stables and two linked mobile homes for occupation by a Gypsy family, which remains to be determined.

(vii) **Treetops, Curtis Mill Lane, Navestock.** The site was first occupied in 2003. In November 2003, the Council refused planning permission for retention of mobile homes on the 3 plots and took enforcement action. The subsequent appeals were dismissed in November 2004. In November 2005 a further planning application was submitted for the

retention of use of the land to residential and the stationing of 3 mobile homes for occupation by a Gypsy family (BRW/1029/2005). This was subsequently refused by the Council on 25 August 2008.

6.47 As referred to in the section earlier on the Local Development Framework, the Second LDS includes the preparation of a Gypsy and Traveller DPD. An update on the progress of this DPD and associated work is set out in that section.

Transport Accessibility

6.48 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.

6.49 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.

6.50 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 2007/2008 was well located in this regard, with between 99.17% and 100% 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 2007/2008		
Net Dwelling Completions	Total	%
All Dwellings	241	100.00
Local Service		
General Practitioner	240	99.59
Hospital	240	99.59
Primary School	241	100.00
Secondary School	240	99.59
Employment Area	239	99.17
Major Retail Centre	240	99.59
<i>Source: Essex County Council</i>		

Local Services

(i) Retail, Office and Leisure Development

6.51 Brentwood is surrounded by four major sub-regional centres within a 20 minute drive time i.e. Romford, Basildon, Chelmsford and Lakeside, Thurrock. 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.

6.52 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; Ingatestone 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.

6.53 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.

6.54 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 has been no significant completions for any of these uses (any development that has occurred has been below the monitoring thresholds).

TABLE 12: RETAIL, OFFICE AND LEISURE DEVELOPMENT 2007/2008				
Land Use Type	Completions - Gross Floorspace (sq.m.)	Net Floorspace Increase (sq.m.)	Amount of Floorspace in Town Centres	% in Town Centres
Retail [A1]	0	0	0	N/A
Financial & Professional Offices [A2]	0	0	0	N/A
Offices [B1(a)]	0	0	0	N/A
Leisure [D2]	0	0	0	N/A
<p><i>This information corresponds to National Core Output Indicator BD4.</i></p> <p><i>Notes: Figures in the Table relate to developments over the following thresholds involving a gain or loss:</i></p> <p><i>Retail [A1] - 250 sq.m. or more</i></p> <p><i>Office [B1(a)] - 1,000 sq.m. or more</i></p> <p><i>Leisure [D2] - 1,000 sq.m. or more</i></p>				

6.55 Whilst there have been no significant completions this year, last year's AMR reported completion of the refurbishment of the Baytree Centre in Brentwood town centre. The total amount of shopping floorspace in the refurbished centre is 12,294 sq.m. The majority of this was existing floorspace but also included an additional 2,394 sq.m. of shopping floorspace. The development is not only a quantitative improvement in shopping provision, but also a qualitative improvement, providing an enhanced shopping environment.

6.56 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. An

application for an additional 7,340 sq.m. of retail floorspace and a six-screen cinema is currently awaiting determination.

6.57 As set out in Table 2 there is also 26,677 sq.m. of further office floorspace potential in outstanding unimplemented planning permissions within the Borough.

(ii) Open Space

6.58 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.

6.59 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. 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

6.60 Very little of the Borough is located within areas at risk of flooding as shown on maps provided by the Environment Agency and, therefore, the extent of necessary consultation with the Environment Agency is relatively limited.

6.61 Information provided by the Environment Agency shows that, during 2007/2008, objections were raised by the Agency on four applications on flood risk grounds as follows, although none were granted planning permission:

- (1) Demolition of existing agricultural buildings and erection of building for dog re-homing centre, detached and semi-detached dwellings for site manager and caretakers and associated works at Putwell Bridge Farm, Brook Street (BRW/768/2007) due to adverse impact on surface water run-off. The application was refused by the Council on 25 September 2008.
- (2) Demolition of existing house and erection of building containing 5 2-bed flats at Grasmere, Alexander Lane, Hutton (BRW/763/2007) due to request for Flood Risk Assessment and sequential test not being adequately demonstrated. The application was subsequently withdrawn on 6 September 2007.
- (3) Demolition of existing structures, erection of new buildings and structures to provide a cinema, retail stores, multi-storey car park, 14 one-bedroom flats and associated car parking together with other ancillary works at William Hunter Way Car Park, William Hunter Way, Brentwood (BRW/978/2007) due to request for Flood Risk Assessment. The application was subsequently withdrawn on 5 December 2007.
- (4) Change of use of site to waste transfer/recycling station at Unit 6, Everik Business Centre, Prospect Way, Hutton Industrial Estate (BRW/1099/2007) due to unsatisfactory Flood Risk Assessment submitted. The application was subsequently withdrawn on 19 May 2008.

Biodiversity

6.62 Biodiversity monitoring in the 2007/08 year was undertaken by a variety of methods including:

- (i) Volunteer surveys for water voles, bats and newts
- (ii) Surveys by Council staff recording habitats and species on Borough Council owned countryside sites
- (iii) Surveys by external bodies such as Natural England assessing the condition of designated sites

6.63 Following surveys of all suitable newt habitats on Borough Council owned countryside sites, work started in the monitoring year on fundraising for the creation of new ponds to support and increase the existing populations.

6.64 Curtis Mill Green and Hartswood/Little Warley Common are both classified as Sites of Special Scientific Interest (SSSI) with the majority in 'unfavourable' condition. In 2007/08 work started on both sites to reverse this decline through scrub clearance, sycamore removal and changes to the annual maintenance regime. Natural England will reassess the sites to determine whether they can now be classified as 'recovering'.

6.65 In 2007/08 work continued on Local Wildlife Sites (LoWS) in the Council's ownership aimed at improving and maintaining the features for which they were designated. 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.

6.66 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.

6.67 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.

6.68 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.

6.69 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

6.70 A key output indicator is the amount of renewable energy capacity installed by type.

6.71 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.

6.72 The RLP includes a policy on renewable energy schemes (Policy IR7A), 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.

6.73 There have, however, been no applications/permissions for renewable energy schemes during 2007/2008. 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 successful 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 not been saved. Future AMRs will, therefore, be amended to reflect these deletions. 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.

7.5 The RLP Monitoring policies, together with their Targets and Indicators are set out in Appendix 6 to this report.

7.6 **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 (see Appendix 7).**

Brentwood Replacement Local Plan Policy Indicators

(i) Retention of Existing Residential Accommodation

7.7 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 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.

7.8 Policy CP1 seeks to prevent any net loss of residential units. During 2007/2008 there were no permissions granted involving the net loss of residential accommodation.

(ii) Change of Use of Upper Floors

7.9 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.

7.10 Over the monitoring year there have been four permissions granted, involving residential accommodation above commercial properties, either through change of use or additional floorspace, creating 13 additional flats in total:

- (i) Two storey rear extension over existing retail unit to extend existing first floor flat and create additional second floor one no. 1 bedroom flat at 3 High Street, Brentwood (BRW/469/2007)
- (ii) Change of use of first floor offices into 1 bedroom flat at 49 Ongar Road, Brentwood (BRW/825/2007)
- (iii) Formation of second floor incorporating two 2-bedroom flats at 7 to 11 Ongar Road, Brentwood (BRW/1080/2007)
- (iv) Change of use of first floor to residential use to form 9 flats at Arcade Chambers, 26-28 High Street, Brentwood (BRW/1039/2007)

(iii) Small Unit Residential Accommodation

7.11 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.

7.12 Generally, newly forming households will be small households requiring smaller units of accommodation.

7.13 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.

7.14 Policy H6, therefore, seeks to achieve at least 50% of total units to be 1 and 2 bedroom units on suitable new housing sites.

7.15 Table 4 in the section on core output indicators shows that in 2007/2008 194 units were 1 and 2 bedroom units, which was 74% of the gross total of 262 dwelling completions or 80.5% of the net total of 241 dwelling completions.

(iv) Affordable Housing Policy

7.16 The Council's affordable housing policy (Policy H9) seeks to negotiate 35% affordable housing on all suitable sites above the thresholds.

7.17 In 2007/2008 there were the following planning permissions for residential development on sites above the thresholds:

- (i) 120 residential units at the former St. Charles Youth Treatment Centre, Weald Road, Brentwood (BRW/1081/2006). Permission includes 24 one-bed flats and 12 three-bed houses for social rent and 6 one-bed flats for shared ownership for key workers (35% of total units).
- (ii) 40 apartment units at the former St Helens Infants School, Sawyers Hall Lane, Brentwood (BRW/297/2005). Permission includes 4 one-bed apartments for sale on a shared equity basis (only 10% of total units, given the other perceived community benefits of the scheme).
- (iii) 147 units (Phase 3B) on the former Transco site, Wharf Road, Brentwood (BRW/1103/2006). Permission includes 38 affordable units (26%, although 40% of whole development is affordable) consisting of 25 one-bed, 6 two-bed and 7 three-bed flats.
- (iv) 32 flats on the former Holly Trees School and 31 Junction Road, Warley (BRW/1175/2007). There is no affordable provision as the scheme is for sheltered housing, on which the Council does not require affordable units.
- (v) Demolish 6 dwellings and erect 14 units on land at Britannia Road and 19 Tyrell Rise, Warley (BRW/1092/2007). All 14 units are affordable housing (100%), consisting of 7 two-bed flats, 1 one-bed flat, 5 three-bed houses and 1 two-bed house (3 flats and the two-bed house will be for shared ownership, the remainder are social rented).
- (vi) 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).
- (vii) 33 residential units on land rear of Sylvia Close and Brindles Close, Hutton (BRW/1053/2006). Permission includes 13 affordable units (39.4%) comprising 11 rented and 2 shared equity.

(v) Inappropriate Development in the Green Belt

7.18 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 three permissions were granted for inappropriate development in the Green Belt:

- (i) Former St. Charles Youth Treatment Centre, Weald Road, Brentwood. Demolition of existing buildings and construction of 120 dwellings, car parking spaces, garages, bin stores and cycle stores; access onto Weald Road, estate roads and footpaths; foul and surface water drainage; use of land as public open space including provision of play area; landscaping (BRW/1081/2006). A small area of the site proposed to be developed (393 sq.m.) fell within the Green Belt. However, the application compensates for this loss by substituting two other areas, totalling 394 sq. m, as landscaped space on the edge of the development and the Green Belt, which was accepted. (This site was referred to in last year's AMR, but the approval was subject to a Sect. 106 agreement signed this year).
- (ii) Cottage Garden, Beads Hall Lane, Pilgrims Hatch. Retention of the residential use of land and associated hard standing together with the siting of a mobile home (BRW/1100/2005). In this case, on balance, given the scale of the development, it was considered that there were very special circumstances to

justify the grant of planning permission, but for a temporary period to 1 July 2009 to allow for the resolution of the issues concerning the Gypsy and Traveller DPD and the efforts of the applicant to consider alternatives.

- (iii) Mascalls, Mascalls Lane, Great Warley. Change of use of part of the residential dwelling to B1(a) office (BRW/678/2004). Although the development represented a change of use in the Green Belt, it was considered acceptable being a small scale employment use within an existing building and the open elements associated with the use (i.e. car park) were considered not to be visually intrusive.

(vi) Re-use and Adaptation of Rural Buildings – Residential Conversions

7.19 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.

7.20 In 2007/2008, five applications were made for the residential conversion of rural buildings. One was in respect of an enforcement notice and was dismissed on appeal. The four planning applications were all refused and in the one case where an appeal was lodged it was subsequently dismissed.

(vii) Development of Existing Open Space

7.21 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.

7.22 In 2007/2008, two planning permissions were granted for development within an open space area. One related to a single storey front and rear extension to provide additional changing rooms etc. 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 was for the refurbishment of an outbuilding within the grounds of the Anglo European School, Willow Green, Ingatestone, to be used as a Multi-Faith meeting room (BRW/1109/2007). Whilst the building was within an area of 'Protected Urban Open Space', apart from porch/entrance there was no increase in the footprint of the buildings and was considered not to have a detrimental impact on the open space and acceptable within Policy LT2.

(viii) Development Affecting Sites of Special Scientific Interest

7.23 There are three Sites of Special Scientific Interest (SSSI) in the Borough, as set out in Table 13 below:

TABLE 13: SITES OF SPECIAL SCIENTIFIC INTEREST IN BRENTWOOD

Site Name	Citation Summary	Size in hectares
Coppice, Kelvedon Hatch	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
Curtis Mill Green	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
Thorndon Park	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

7.24 Policy C1 seeks to prevent harm to SSSI in the Borough, and the Council monitors the number of permissions for development adversely affecting SSSI. During the monitoring year there was just one application considered against Policy C1. The proposal was for a new dwelling on land between Woodside and Heathlands, School Road, Kelvedon Hatch (BRW/982/2007). The site adjoined the boundary of The Coppice SSSI. Natural England were consulted and advised that no objection was raised subject to a condition which required that no vehicles, materials or waste were stored, assembled or deposited within or on the boundary of the SSSI. In the event, the application was refused on Green Belt and amenity grounds.

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

7.25 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 are also actively working to try and prevent damage to CWS caused by unauthorised activities on such sites.

7.26 During the monitoring year there was just one application judged against Policy C3; the conversion of 29 Rose Valley, Brentwood into 9 one-bed flats (BRW/109/2008). A distinctive and well-developed badger path was found crossing the site; however it was considered that a condition regarding landscaping and protecting foraging for this protected species would satisfy Policy C3. The application was refused by committee due to noise generated by additional traffic movement, and the subsequent appeal was dismissed.

(x) Use of Upper Floors above Commercial Premises in the Town Centre

7.27 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.

7.28 In 2007/2008, all of the permissions referred to in paragraph 7.10 above were located in the Brentwood town centre area, providing, therefore, for 13 additional residential units above commercial premises in the town centre.

(xi) Type of Residential Accommodation in the Town Centre

7.29 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.

7.30 In 2007/2008, planning permission was granted for a total of 83 residential units on 9 separate sites, of which 26 units were one bedroom and 56 were two bedroom (98.8% of total provision). There was 1 three-bed flat included within the scheme for 9 flats above Arcade Chambers, 26-28 High Street, Brentwood (BRW/1039/2007).

(xii) Retention of Local Community Facilities

7.31 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.

7.32 In the monitoring year, 2007/2008, there were two applications involving the loss of local community facilities.

- (i) An application for the demolition of nos. 3 and 5 High Street, Ingatestone, and the erection of 2 three-bed linked dwellings (BRW/808/2007) involved the loss of a small, local shop. The applicant had not clearly demonstrated the current use was not viable or, additionally, that there was no interest from an alternative retail use, and was refused on this and other grounds.
- (ii) An application for the change of use of a ground floor shop to two residential flats at 54 Station Road, West Horndon, was refused as the applicant had failed to demonstrate that the existing use was no longer viable and that there was no interest from an alternative similar commercial or community use.

(xiii) Protecting the Best and Most Versatile Agricultural Land

7.33 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

7.34 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.

7.35 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.

7.36 An analysis of this information for the last four years is set out in Appendix 7, and shows the use of each policy in the Adopted Brentwood Local Plan (March 1995), and the Replacement Local Plan (August 2005). The policy references used in this section show the relationship between those in the 1995 Plan and both the pre-final composite version and final version of the RLP (published on 1 April 2007).

7.37 Many policies were reviewed during the process of preparing the RLP and the number of policies was reduced through the incorporation of a number of 'Core Policies'. Overall, there has been a reduction of 40 policies by merging, replacing or deleting policies.

7.38 There have been a significant number of policies that were not used in the four 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.

7.39 This information has also been useful in making the Council's submission to the Secretary of State on which policies of the RLP should be 'saved' beyond the automatic three year period from adoption (i.e. up to 25 August 2008) as set out in Appendix 1.

APPENDIX 1: LIST OF SAVED REPLACEMENT LOCAL PLAN POLICIES

Policy Number	Policy Title
CP1	General Development Criteria
CP2	New Development and Sustainable Transport Choices
CP3	Transport Assessments
CP4	The Provision of Infrastructure and Community Facilities
H3	Community Uses in Residential Development
H4	Mixed Use Development
H5	Change of Use of Upper Floors
H6	Small Unit Accommodation
H7	Single Storey Dwellings
H8	Conversions
H9	Affordable Housing on Larger Sites
H10	Affordable Rural Housing
H11	Supported Accommodation
H12	Residential Homes
H14	Housing Density
H15	Hutton Mount
H16	Lifetime Homes
H17	Dormer Windows
E1	Areas Allocated for General Employment
E2	Areas Allocated for Office Purposes
E4	Sites for Additional Employment Land
E5	Land Adjacent the Council Depot, Warley
E6	Childerditch Industrial Park, Warley
E8	Employment Development Criteria
S1	New Major Retail Developments
S3	Petrol Filling Station Retail Facilities
S4	Non-Retail Uses within Local Shopping Centres and Parades
T1	Travel Plans
T2	New Development and Highway Considerations
T3	Traffic Management
T5	Parking – General
T6	Public Car Parking Strategy
T7	Off Street Public Car Parking
T8	On-Street Parking
T9	Commuter Car Parking
T10	Access for Persons with Disabilities
T11	Bus Services
T12	Rail Services
T13	Taxis
T14	Cycling
T15	Pedestrian Facilities
GB1	New Development
GB2	Development Criteria
GB3	Settlements Excluded from the Green Belt
GB4	Established Areas of Development
GB5	Extensions to Dwellings
GB6	Replacement Dwellings

GB7	Garages, Swimming Pools/Enclosures and Outbuildings
GB8	Extensions to Gardens
GB9	Haverings Grove
GB10	Subdivision of Dwellings
GB11	Temporary Siting of Mobile Homes
GB12	Permanent Dwellings for Agricultural Workers
GB13	Removal of Agricultural Occupancy Condition
GB14	Agricultural Buildings
GB15	Re-Use and Adaptation of Rural Buildings for Small-Scale Employment, Tourism, Leisure and Community Uses
GB16	Residential Conversions
GB17	Conversion or Change of Use of Listed Buildings
GB18	Existing Inappropriate Development Sites
GB19	Farm Shops and Retailing
GB22	Outdoor Sports Facilities
GB23	Ancillary Buildings
GB25	Riding Schools and Livery Stables
GB26	Other Stables
GB27	Access to the Countryside
LT1	Strategic Public Open Spaces
LT2	Development of Existing Urban Open Spaces
LT3	Areas Deficient in Open Space
LT4	Provision of Open Space in New Development
LT5	Displacement of Open Land Uses
LT6	The Brentwood Centre
LT8	Use of Redundant Institutional, Recreational and Community Buildings
LT9	Highwood Hospital Site
LT10	Changes of Use or New Buildings for Institutional Purposes
LT11	Retention of Existing Local Community Facilities
LT15	Hotel Accommodation in the Urban Area
LT16	Bed & Breakfast and Self-Catering Accommodation
LT19	Accessibility to Premises to which the Public are Admitted and to Employment Generating Developments
C3	County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value
C4	Management of Woodlands
C5	Retention and Provision of Landscaping and Natural Features in Development
C6	Tree Preservation Orders and Works to Preserved Trees
C7	Development Affecting Preserved Trees, Ancient Woodland and Trees in Conservation Areas
C8	Special Landscape Areas
C9	Ancient Landscapes and Historic Parks and Gardens
C10	Protected Lanes
C11	Thames Chase Community Forest
C12	Landscape Improvements
C14	Development Affecting Conservation Areas
C15	Listed Buildings – Demolitions, Alterations or Extensions
C16	Development within the Vicinity of a Listed Building
C17	Change of Use of a Listed Building
C18	Ancient Monuments and Archaeological Sites

C19	Secured by Designs
C20	Shop Fronts
C21	Illuminated Advertisements
C22	Signs within Conservation Areas or on Listed Buildings
C23	Externally Illuminated Hanging Signs
C24	Non-Illuminated Advertisements
C25	Floodlighting and Other Forms of Illumination
IR2	Telecommunications
IR3	Protecting the Best and Most Versatile Agricultural Land
IR4	Recycling Facilities
IR5	Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development
IR6	Renewable Energy Schemes
PC1	Land Contaminated by Hazardous Substances
PC4	Noise
PC5	Traffic Noise
PC6	Transport Pollution
PC7	Areas of Poor Air Quality
TC1	Vacant and Redevelopment Sites within Residentially Allocated Areas
TC2	Residential Replacement
TC3	Mixed Use Development
TC4	Use of Upper Floors above Commercial Development
TC5	Type of Accommodation
TC6	Small Scale Shops
TC7	Non-Retail Uses
TC8	Professional/Financial Office Uses
TC9	The Telephone Exchange
TC10	Site of the William Hunter Way Car Park
TC11	Traffic in the High Street
TC12	Landscaping in the Town Centre
TC13	Pedestrian Areas
TC14	Advertisements and Shop Fronts
TC15	Shop Fronts Facing William Hunter Way
TC16	Non-Illuminated Advertisements Fronting William Hunter Way
TC19	Medical/Health Uses
APP 1	Extracts from the Essex Design Guide for Residential and Mixed use Areas
APP 2	Vehicle Parking Standards
APP 3	Advertisements and Shop Front Guidance: Additional Advice to Applicants
APP 4	Access for Disabled Persons
APP5	Miscellaneous Residential Design Guidance

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															
Regional Spatial Strategy																																																			
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										
Local Development Framework Documents																																																			
Development Plan Documents																																																			
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 ⁴	Every 3 Years
Proposals Map ¹																																					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 ⁴	Every 3 Years					
Supplementary Planning Documents																																																			
Urban Place Supplement ³	Pre-production				Prepare Draft				Consult				Consider comments and Amend							Ad																					Jun. 2007	Jan. 2009									
Advertisement and Shop Front Guidance ²																																										Mar. 2010 ⁴	Every 5 Years								
Miscellaneous Residential Design Guidance ²																																										Mar. 2010 ⁴	Every 5 Years								
Planning Obligations & Developer Contributions ³																													Pre-production				Prepare Draft				Consult		CR	Mar. 2010 ⁴	Every 2 Years										
Other Non-Development Plan Documents																																																			
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				Dec.	Every Year					
Brentwood Replacement Local Plan	Saved until August 2008																																																Aug. 2005	N/A	

Notes: ¹ Proposals Map will be updated and changes adopted as and when changes are adopted in other DPDs that require geographical expression; ² Existing SPG to be adopted: ³ New SPD; ⁴ For further information on key milestone dates after 2008, see Detail

Key: CR - Consider Representations; PEM - Pre-examination Meeting; EIP - Examination in Public; BR - Preparation of Binding Report; AD - Adopt

APPENDIX 3: BRENTWOOD HOUSING TRAJECTORY 2001 – 2024: COMPARISON OF CUMULATIVE COMPLETION RATES

BRENTWOOD HOUSING TRAJECTORY 2001 - 2024: COMPARISON OF CUMULATIVE COMPLETION RATES																							
Year	COMPLETIONS							PROJECTIONS															
	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024
Net Actual Completions (Urban)	152	247	176	96	68																		
Net Actual Completions (Rural)	30	16	28	55	48																		
Net Actual Completions (Total)	182	263	204	151	116	218	244																
Net Projected Completions (Total)								172	232	260	290	151	118	78	94	102	102	101	101	101	101	101	101
Total Cumulative Net Completions	182	445	649	800	916	1134	1378	1550	1782	2042	2332	2483	2601	2679	2773	2875	2977	3078	3179	3280	3381	3482	3583
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
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
Total Net completions compared to Adopted RSS Cumulative Rate	7	95	124	100	41	84	153	150	207	292	407	383	326	229	148	75	2	-72	-146	-220	-294	-368	-442
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) and H2(c).																							

APPENDIX 4: BRENTWOOD HOUSING TRAJECTORY 2001–2024: LARGE SITE DETAILS

BRENTWOOD HOUSING TRAJECTORY 2001 - 2024: LARGE SITE DETAILS																								
SITE	Total net Dwellings	COMPLETIONS							PROJECTIONS															
		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Land rear of former Warley Hospital	360	80	161	91	26																			
Land bounded by Hart Street/Kings Road	65	48			17																			
The Limes, Ingatestone	15	15																						
Rear of Robin Hood PH, Ongar Road	15		15																					
Anglia Polytechnic Site, Sawyers Hall Lane	70		58	12																				
Former BT Depot, Hatch Road	16		16																					
Land off Eastfield Road	27			27																				
Heybridge Moat House, Roman Road	58				29	29																		
101-105 High Street, Brentwood	15				15																			
St Raphael's Church, Clements Park	16					16																		
Becket House, Baytree Centre	125						125																	
Former Transco Site, Wharf Road	350						57	146	50	50	47													
22 Rayleigh Road	14						14																	
43-53 Ingrave Road	11										11													
Land at William Hunter Way	14						14																	
Core Buildings, Warley Hospital	131								41	40	50													
Little Highwood Hospital, Ongar Road	72										32	40												
Land at Highwood Close	16															16								
St Charles Youth Treatment Centre	120										40	40	40											
Highwood Hospital, Geary Drive	108											28	40	40										
NV Tools Site, St. James Road	81							10	40	31														
The Retreat, Costead Manor Road	8						-16	24																
Sam's Night Club, Ongar Road	54									30	24													
William Hunter Way Car Park	14									14														
Essex Fire HQ, Rayleigh Road	41											41												
St Helens RC Infants School	40											20	20											
27-31 Ingrave Road	9								5	4														
Land r/o the Grange, 93 Queens Road	12										12													
Former Holly Trees School	32											15	16											
122-124 Station Road, West Horndon	11											11												
Land rear of Sylvia Avenue	32											16	16											
Land adj. to Britannia Road	8									8														
Urban Capacity Study Large Sites (0.4ha.+))	274																24	24	23	23	23	23	23	23
Large Site Sub Total	2071	143	250	130	87	45	194	177	136	177	216	211	132	40	0	16	24	24	23	23	23	23	23	23
Small Site Permissions	585	39	13	74	64	71	24	67	36	55	44	79	19											
Small Site Windfalls/WOPPS	384													48	48	48	48	48	48	48	48	48	48	48
Small Sites Sub Total	969	39	13	74	64	71	24	67	36	55	44	79	19	48	48	48	48	48	48	48	48	48	48	48
Large Site Windfalls	240													30	30	30	30	30	30	30	30	30	30	30
Total	3280	182	263	204	151	116	218	244	172	232	260	290	151	118	78	94	102	102	101	101	101	101	101	101

Note: The Schedule sets out the trajectory data for the 15 year period to 2024. This information corresponds to National Core Output Indicators H2(a) and H2(c). Allocated large sites with and without permission and large unallocated sites with planning permission (12 or more dwellings) are specified in the table. The small site supply includes all small sites with planning permission (11 and below) at April 2008 i.e. 233 units net, plus identified sites without permission (WOPPS) and small site windfalls. The latter two have been estimated for the period beyond 2012/13 on the basis of an annual average small site completion rate of 48 dwellings (net), which equates to the average for the period 1996/97 to 2007/08, and indeed the average for all small site permissions projected to be completed over the period 2008/09 to 2012/13. A figure for large site windfalls has also been included for the period beyond 2012/13 (at which time outstanding large site windfall permissions as at 1 April 2008 will have been completed) and is based on an annual average large site windfall completion rate of 32 dwellings net arising from those permissions and completion rates over the period 2001 to 2013.

APPENDIX 5: BRENTWOOD HOUSING TRAJECTORY 2001 TO 2024 (COMPARISON WITH THE REGIONAL SPATIAL STRATEGY)

BRENTWOOD HOUSING TRAJECTORY 2001 - 2024																							
Year	COMPLETIONS							PROJECTIONS															
	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024
Net Actual Completions (Total)	182	263	204	151	116	218	244																
Net Projected Completions (Total)								172	232	260	290	151	118	78	94	102	102	101	101	101	101	101	101
Total Cumulative Net Completions	182	445	649	800	916	1134	1378	1550	1782	2042	2332	2483	2601	2679	2773	2875	2977	3078	3179	3280	3381	3482	3583
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
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
Total Net completions compared to Adopted RSS Cumulative Rate	7	95	124	100	41	84	153	150	207	292	407	383	326	229	148	75	2	-72	-146	-220	-294	-368	-442
Annual requirement taking account of past/projected completions (Adopted RSS)	175	170	168	169	172	169	163	163	156	146	130	127	128	137	145	156	174	211	321				
Note: The housing targets for the 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 6: BRENTWOOD REPLACEMENT LOCAL PLAN - DETAILED POLICY TARGETS AND INDICATORS

Core Policies

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

Housing

Policy	H1 Residential Provision 1996-2011
Target	Net dwelling stock increase of 1450 dwellings being achieved by 2011
Indicator	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

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

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

Policy	H9 Affordable Housing on Larger Sites
Target	At least 35% Affordable Housing on all suitable sites
Indicator	Affordable Housing numbers granted planning permission as a proportion of total site provision

Policy	H14 Housing Density
Target	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.
Indicator	Percentage of planning permissions for residential development meeting the target

Employment

Policy	E1 Areas Allocated for General Employment
Target	Wider choice of employment opportunities through the provision of additional B1(c), B2 and B8 uses
Indicator	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

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

Transport

Policy	T1 Travel Plans
Target	To promote the adoption of Travel Plans
Indicator	Number of Travel Plans agreed each year

Policy	T14 Cycling
Target	To improve cycle facilities
Indicator	Length of additional cycle ways provided each year

Green Belt and the Countryside

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

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

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

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

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

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

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

Sports & Leisure, Tourism and Community Services

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

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

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

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

Conservation and Protection of the Environment

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

Policy	C3 County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value
Target	To prevent harm to protected flora, fauna and their habitats and to sites of nature conservation value
Indicator	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

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

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

Infrastructure and Resources

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

Town Centre

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

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

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

APPENDIX 7: ADOPTED LOCAL PLAN POLICY USAGE 2004/05 TO 2007/08

THE USE OF LOCAL PLAN POLICIES 2004/2005 – 2007/2008							
Policy Reference			Policy Title	Number of Applications			
Local Plan 1995	Replacement Local Plan 2005			2004/05	2005/06	2006/07	2007/08
	Comp- osite	Final					
Core Policies							
	CP1	CP1	General Development Criteria	0	547	1090	1188
	CP2	CP2	New Development & Sustainable Transport Choices	0	46	78	24
	CP3	CP3	Transport Assessments	0	7	38	7
	CP4	CP4	The Provision of Infrastructure and Community Facilities	0	0	7	1
Housing							
H1	H1	H1	New Housing Development/Residential Provision 1996-2011	2	0	13	2
H2	H2	H2	Housing Land Availability Monitor	0	0	1	0
	H3	H3	Community Uses in Residential Development	0	0	3	0
	H4A	H4	Mixed Use Development	0	2	1	3
H5			Development of Urban Open Space	33	13	0	0
H6			Changes of Use	3	3	0	0
H7	H5	H5	Change of Use of Upper Floors	5	1	1	8
H8	H6	H6	Small Unit Accommodation	14	16	32	20
	H6A	H7	Single Storey Dwellings	0	44	83	66
H9	H7	H8	Conversions	15	6	3	11
H4	H8	H9	Affordable Housing on Larger Sites	2	1	12	3
H3	H10	H10	Affordable Rural Housing	0	0	1	0
H10	H11	H11	Sheltered Housing/Supported Accommodation	0	1	5	2
H11	H12	H12	Residential Homes	0	1	0	3
H12	H13	H13	Permanent Sites for Gypsy Travellers	1	2	3	4
H13	H15	H14	Design of New Residential Developments/Housing Density	88	41	43	21
H14			Scale and Character of New Residential Development	87	33	0	0
H15	H17	H15	Hutton Mount	44	42	64	40
	H18	H16	Lifetime Homes	0	1	38	62
H16			Extensions	690	252	0	0
H17			Conversion of Garages	23	17	0	0
H18	H21	H17	Dormer Windows	189	190	196	220
H19			Porches	63	23	0	0
H20			Bin Enclosures	1	0	0	0
H21			Non-Residential Uses	3	0	0	0
H22			Noise	10	2	0	0
	H25	H18	Satellite Dishes	0	0	0	4
Employment							
E1	E1	E1	General Employment Strategy/Areas Allocated for General Employment	5	6	10	13
E2	E2	E2	Offices/Areas Allocated for Office Purposes	3	2	7	5
	E3	E3	BT Office Site	0	1	0	0
E3			Existing Employment Areas	3	3	0	0

E4	E4	E4	Sites for Additional Employment Land	0	0	0	0
E5	E5	E5	Land Adjacent to the Council Depot, Warley	0	0	0	0
E6			<i>Hallsford Bridge Industrial Estate Extension, Stondon Massey</i>	0	0	0	0
E7	E6	E6	Childerditch Industrial Park, Warley	0	2	1	1
E8			<i>Existing Premises Outside Employment Areas</i>	1	0	0	0
E9	E8	E7	Employment in Village Settlements Excluded from the Green Belt	0	0	0	0
E10			<i>Development Outside Employment Areas</i>	4	0	0	0
E11	E9	E8	Employment Development Criteria	15	17	24	14
E12			<i>Polluting Developments</i>	0	0	0	0
Shopping							
S1	S1	S1	New Large Stores/New Major Retail Developments	0	0	0	0
	S2	S2	Retail Market	0	0	0	0
	S3	S3	Petrol Filling Station Retail Facilities	0	0	1	0
S2			<i>Local Shops</i>	2	0	0	0
S3	S4	S4	Non-Retail Uses in Shopping Areas	19	18	20	12
S4			<i>Retail Warehouses</i>	0	0	0	0
Transport							
TR1			<i>New Development and Road Capacity</i>	30	21	0	0
	T3	T1	Travel Plans	0	0	7	1
TR2	T4	T2	New Development and Traffic Considerations/New Development & Highway Considerations	79	73	106	58
TR3	T5	T3	Traffic Management	0	1	4	0
TR4			<i>Road Safety</i>	0	0	0	0
TR5	T6	T4	Lorry Traffic in Residential Streets/and Other Inappropriate Roads	0	5	8	2
TR6	T7	T5	Parking - General	18	28	82	42
	T8	T6	Public Car Parking Strategy	0	0	0	2
	T9	T7	Off-Street Public Car Parking	0	0	0	1
	T10	T8	On-Street Parking	0	0	1	0
TR7			<i>Town Centre Short-Stay Shoppers Car Parking</i>	0	0	0	0
TR8			<i>Town Centre Long-Stay Employee Car Parking</i>	0	0	0	0
TR9			<i>Parking, Brentwood Station Area</i>	0	0	0	0
TR10			<i>Parking, Shenfield</i>	0	0	0	0
TR11			<i>Parking, Ingatestone</i>	0	0	0	0
TR12			<i>Additional Parking, Land to the rear of The Bell Public House, Ingatestone</i>	0	0	0	0
TR13			<i>Residential Parking</i>	0	0	0	0
TR14	T11	T9	Commuter Car Parking	0	0	0	1
TR15	T12	T10	Parking for Disabled Persons/Access for Persons with Disabilities	0	0	0	1
TR16			<i>Bus and Rail Services</i>	0	0	0	0
	T13	T11	Bus Services	0	0	0	0
	T14	T12	Rail Services	0	0	0	0
TR17	T15	T13	Taxis	1	0	0	0
	T16	T14	Cycling	0	0	4	3
	T17	T15	Pedestrian Facilities	0	0	3	1
TR18			<i>Railway Station Improvements</i>	2	0	0	0

TR19			Traffic Noise	0	0	0	0
Green Belt and the Countryside							
GB1	GB1	GB1	New Development	131	67	108	103
GB2	GB2	GB2	Development Criteria	272	199	213	230
GB3	GB3	GB3	Towns and Villages/Settlements Excluded from the Green Belt	0	0	0	1
GB4	GB5	GB4	Residential Development Within /Established Areas of Development	13	11	11	11
GB5			<i>Residential Development Outside Existing Settlements</i>	0	1	0	0
GB7	GB6	GB5	Extensions to Dwellings	107	82	71	66
GB6	GB7	GB6	Replacement Dwellings	22	10	11	12
GB9	GB8	GB7	Swimming Pool Enclosures	3	12	23	39
GB8	GB9	GB8	Extensions to Gardens	11	6	3	3
GB10	GB10	GB9	Haverings Grove	0	2	0	0
GB11	GB11	GB10	Subdivision of Dwellings	1	1	0	0
GB12	GB12	GB11	Temporary Siting of Mobile Homes	2	0	0	1
GB13	GB13	GB12	Permanent Dwellings for Agricultural Workers	0	3	3	3
GB14	GB14	GB13	Relaxation of Agricultural Workers Conditions/Removal of Agricultural Occupancy Condition	2	1	1	1
GB19	GB15	GB14	Agricultural Buildings	0	3	2	2
GB17	GB16	GB15	Re-Use and Adaptation of Rural Buildings for Small-Scale Employment, Leisure and Community Use	17	16	19	12
GB18	GB17	GB16	Re-Use and Adaptation of Rural Buildings - Residential Conversions	5	6	7	5
GB16	GB18	GB17	Conversion or Change of Use of Listed Buildings	6	7	6	8
GB15	GB19	GB18	Existing Commercial Sites/Existing Inappropriate Development Sites	7	13	18	11
GB20	GB20	GB19	Farm Shops and Retailing	0	0	0	0
GB21	GB21	GB20	Garden Centres	0	0	0	0
GB22			<i>Village Halls</i>	1	0	0	0
GB24			<i>Redundant Hospital or Other Institutional Use</i>	0	1	0	0
GB25	GB22	GB21	Cemeteries	3	0	1	1
GB26	GB23	GB22	Outdoor Sports Facilities	4	1	4	3
GB27	GB24	GB23	Ancillary Buildings to Recreational Facilities	11	7	8	7
GB28	GB25	GB24	Golf Courses	0	0	0	2
GB29			<i>Accommodation for Indoor Sports</i>	1	0	0	0
GB30	GB26	GB25	Riding Schools and Livery Stables	4	3	6	2
GB31	GB27	GB26	Other Stables	5	3	3	6
GB32	GB28	GB27	Access to the Countryside	0	0	1	1
GB33	GB29	GB28	Landscaping/Landscape Enhancement	0	0	4	5
GB34			<i>Natural Features</i>	0	0	0	0
Sport & Leisure, Tourism and Community Services							
	LT2	LT1	Strategic Public Open Space	0	0	0	0
L1	LT3	LT2	Development of Existing Urban Open Spaces	4	1	5	4
L2	LT4	LT3	Areas Deficient in Open Space	0	0	3	0
L3			<i>Gas Board Sports Field</i>	0	0	0	0
L4	LT5	LT4	Provision of Open Space in New Developments	0	0	8	0
L5	LT6	LT5	Displacement of Open Land Uses	0	0	0	3

L6	LT7	LT6	The Brentwood Centre	0	0	0	0
L7	LT8	LT7	Provision of Cultural, Entertainment and/or Leisure Facilities/Provision of Small Scale, Local Recreation, Leisure, Cultural and Entertainment Facilities	0	1	5	2
L8			<i>Potential of Natural Features</i>	0	0	0	0
L20	LT9	LT8	Use of Redundant Institutional, Recreational and Community Buildings	2	1	11	4
	LT10	LT9	Highwood Hospital Site	0	0	0	0
L21	LT11	LT10	Changes of Use or New Buildings for Institutional Purposes	15	4	4	7
	LT12	LT11	Retention of Existing Local Community Facilities	0	0	2	2
L22	LT14	LT12	Changes of Use from Residential to Medical Use/Proposals for Medical Uses	3	1	4	2
L9	LT15	LT13	Footpaths in New Developments/Footpaths and Cycleways in New Developments	0	0	3	0
L10			<i>Cycleways</i>	0	0	0	0
	LT16	LT14	Recreational Routes	0	0	0	0
L11	LT17	LT15	New Hotels, Motels and Guest Houses in Built Up Areas/Hotel Accommodation in the Urban Area	1	2	0	0
L12			<i>Redevelopment or Change of Use to Hotels Within Residential Areas</i>	0	0	0	0
L13			<i>Hotel Accommodation in the Green Belt</i>	0	0	0	0
L14	LT18	LT16	Bed and Breakfast and Self-Catering Accommodation in the Urban Area	0	0	1	0
L15			<i>Change of Use to Bed and Breakfast or Self-Catering Accommodation in the Green Belt</i>	0	0	0	0
L16			<i>Youth Hostel</i>	0	0	0	0
L17	LT20	LT17	Transit Picnic Sites/Transit and Other Picnic Sites	0	0	0	0
L18			<i>Other Picnic Sites</i>	0	0	0	0
L19	LT21	LT18	Caravan/Camp Sites	0	0	0	0
L23			<i>Crematoria</i>	0	0	0	0
L24	LT22	LT19	Access for the Disabled to Premises to which the Public are Admitted/ Accessibility to Premises to which the Public are Admitted and to Employment Generating Developments	2	1	1	1
L25			<i>Disabled Access Arrangements in Employment Generating Developments</i>	0	0	0	0
L26			<i>Proportion of Access Standard Housing in New Developments</i>	0	0	0	0
L27			<i>Access for the Disabled to Flat Developments</i>	0	1	0	0
L28			<i>Access for the Disabled - Change of Use</i>	0	0	0	0
Conservation and Protection of the Environment							
CT1			<i>Development and Conservation of the Environment</i>	9	5	0	0
CT2	C2	C1	Sites of Special Scientific Interest	0	0	0	1
CT3	C3	C2	Local Nature Reserves	0	0	0	0
CT4	C4	C3	Sites of Importance for Nature Conservation/County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local	1	0	5	1

			Value				
CT5			<i>Ancient Landscapes and Special Landscape Areas</i>	84	18	0	0
CT7	C6	C4	Management of Woodlands	2	0	0	1
CT8	C7	C5	Retention/and Provision of Landscaping and Natural Features	21	29	66	53
CT9	C8	C6	Tree Preservation Orders/and Works to Preserved Trees	146	172	180	184
	C9	C7	Development Affecting Preserved Trees, Ancient Woodlands and Trees in Conservation Areas	0	6	22	27
	C10	C8	Special Landscape Areas	0	29	53	80
CT6	C11	C9	Historic Parks and Gardens/Ancient Landscapes and Historic Parks and Gardens	2	2	2	3
CT10	C12	C10	Protected Lanes and Verges of Special Interest	0	0	1	1
CT11			<i>Article 4 Directions</i>	0	0	0	0
CT12	C14	C11	Thames Chase Community Forest	0	0	0	1
CT13	C15	C12	Landscape Improvements	4	4	0	1
CT14			<i>Public Access to the Lakeside Area, Ingatestone</i>	0	0	0	0
CT15	C16	C13	New Development in the Lakeside Area, Ingatestone	0	0	0	0
CT16			<i>Scale, Design and Materials of New Development</i>	161	41	0	0
CT17			<i>Scale, Design and Materials of Extensions</i>	28	15	0	0
CT18			<i>Designation and Enhancement of Conservation Areas</i>	0	0	0	0
CT19	C18	C14	Development Affecting Conservation Areas	91	55	76	86
CT20			<i>Outline Planning Permission in Conservation Areas</i>	0	0	0	0
CT21	C19	C15	Demolition, Alterations or Extensions to Listed Buildings	89	73	57	82
	C20	C16	Development within the Vicinity of a Listed Building	0	20	44	49
CT22	C21	C17	Development Affecting the Setting or Change of Use of Listed Buildings/ Change of Use of a Listed Building	44	26	13	9
CT23	C22	C18	Ancient Monuments and Archaeological Sites	3	2	5	3
	C25	C19	Secured by Design	0	0	6	0
CT24	C26	C20	Shop Fronts	19	27	14	6
CT25	C27	C21	Illuminated Advertisements	22	26	26	35
CT26	C28	C22	Signs within Conservation Areas and on Listed Buildings	10	2	5	17
CT27	C29	C23	Externally Illuminated Hanging Signs	4	1	2	4
CT28	C30	C24	Non-Illuminated Advertisements	23	15	15	20
CT29			<i>Areas of Special Control</i>	0	0	0	0
CT30	C32	C25	Floodlighting and Other Forms of Illumination	10	1	3	5
Infrastructure and Resources							
RS1			<i>Infrastructure</i>	1	1	0	0
RS2			<i>Planning Obligations</i>	0	1	0	0
RS3			<i>Development Briefs</i>	0	0	0	0
RS10	IR3	IR1	Public Utilities/Utility Providers	0	0	0	0
RS11	IR4	IR2	Telecommunications	14	5	8	1

RS4	IR5	IR3	Protecting the Best/and Most Versatile Agricultural Land	0	0	0	1
RS5	IR6	IR4	Recycling Facilities	0	0	0	0
RS6	IR7	IR5	Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development	0	1	25	66
	IR7A	IR6	Renewable Energy Schemes	0	0	0	2
RS7			<i>Energy Efficient Means of Transport</i>	0	0	0	0
RS8	IR8	IR7	Development on Flood Plains/Development in Areas at Risk of Flooding	0	0	3	5
RS9	IR9	IR8	Surface Water Run Off	0	3	12	0
RS12			<i>Contaminated Land</i>	0	0	0	0
Pollution Control							
	PC1	PC1	Land Contaminated by Hazardous Substances	0	0	7	1
	PC2	PC2	Hazardous Substances	0	0	0	0
	PC3	PC3	Development in the Vicinity of Hazardous Substances	0	0	0	0
	PC5	PC4	Noise	0	4	17	8
	PC6	PC5	Traffic Noise	0	0	1	2
	PC7	PC6	Transport Pollution	0	0	0	0
	PC8	PC7	Areas of Poor Air Quality	0	1	4	1
Brentwood Town Centre							
TH1			<i>Existing Residential Accommodation</i>	0	0	0	0
TH2	TC2	TC1	Vacant and Redevelopment Sites/within Residential Allocated Areas	0	1	3	1
TH3	TC3	TC2	Residential Replacement	0	0	0	1
TH4	TC4	TC3	Mixed Use Redevelopment	2	1	3	7
TH5	TC5	TC4	Use of Upper Floors Above Commercial Premises	3	1	0	5
TH6	TC6	TC5	Type of Accommodation	4	7	7	10
TH7			<i>Land at Westbury Road/High Street</i>	0	0	0	0
TS1			<i>New Shopping Development</i>	0	0	0	0
TS2	TC8	TC6	Small-Scale Shops	3	0	2	5
TS3	TC9	TC7	Non-Retail Uses	3	0	10	7
T01			<i>Office Development Outside Allocated Areas</i>	0	0	0	0
T02			<i>Office Development Within Allocated Areas</i>	1	0	0	0
T03	TC10	TC8	Areas Allocated for Professional/Financial Office Uses	1	0	0	1
T04			<i>Non-Professional/Financial Offices Outside Allocated Areas</i>	0	0	0	0
TIS6	TC11	TC9	The Telephone Exchange	0	0	0	0
	TC12	TC10	Site of the William Hunter Way Car Park	0	0	0	0
	TC15	TC11	Traffic in the High Street	0	0	0	0
TTR1			<i>Short-Stay Parking</i>	0	0	0	0
TTR2			<i>Parking for New Shopping Development</i>	0	0	0	0
TTR3			<i>Rear Service Facilities</i>	0	0	0	0
TTR4			<i>Ongar Road Layby</i>	0	0	0	0
TTR5			<i>Alfred Road Closure</i>	0	0	0	0
TTR6			<i>Lorry Traffic</i>	0	0	0	0
TTR7			<i>Cycling</i>	0	0	0	0
TT1			<i>St. Thomas-a-Becket Chapel</i>	0	0	0	0
TT2	TC19	TC12	Landscaping in the Town Centre	0	1	0	0
TT3	TC20	TC13	Pedestrian Areas	0	0	0	0

TT4	TC21	TC14	Advertisement Signs on Buildings of Special Character and in Areas of Special Control/Advertisements and Shop Fronts	13	12	19	15
	TC22	TC15	Shops Fronts Facing William Hunter Way	0	0	0	1
	TC23	TC16	Non-Illuminated Advertisements fronting William Hunter Way	0	0	1	3
TL1	TC24	TC17	Existing Open Space/Amenity Areas	0	0	0	0
TL2			<i>Amenity Areas in New Development</i>	0	0	0	0
TL3			<i>Existing Cultural, Entertainment and Leisure Facilities</i>	0	1	0	0
TL4	TC26	TC18	Change of Use to Cultural, Entertainment and Leisure Uses/New Cultural, Entertainment or Leisure Uses	0	0	0	0
TL5	TC27	TC19	Medical/Health Uses	1	1	0	1
TIS1			<i>Hart Street/Crown Street</i>	1	0	0	0
TIS2			<i>Thermos/Bus Depot Site</i>	1	0	0	0
TIS3			<i>Former County Library, Library Hill, Coptfold Road</i>	0	0	0	0
TIS4			<i>Anglia Polytechnic University, Sawyers Hall Lane</i>	0	0	0	0
TIS5			<i>The Meads Ballroom</i>	0	0	0	0
196	156	Total Number of Policies					

N.B. The Replacement Local Plan was adopted in August 2005, and therefore the monitoring of Local Plan policies will have switched from the Original Local Plan (March 1995) to the Replacement Local Plan at that point in time.

APPENDIX 8: 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
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
SHMA	Strategic Housing Market Assessment
SLA	Service Level Agreement
SPD	Supplementary Planning Document
SSSI	Site of Special 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



Brentwood
Borough Council

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

Telephone: 01277 312500
Website: www.brentwood.gov.uk
E-mail: planning@brentwood.gov.uk