



Annual Monitoring Report 2010/11

Brentwood Local Development Plan

December 2011

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Executive Summary

- Each year the Council publishes an Annual Monitoring Report (AMR). This sets out how the Borough's planning policies have been implemented over the previous financial year and informs of progress on local planning documents, such as the local development plan. This AMR is for the period 1 April 2010 to 31 March 2011.
- The Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State. The Localism Act 2011 received Royal Assent on 15 November 2011, with relevant clauses regarding AMRs expected to come into effect in January 2012. Although this will amend Regulations, local authorities will still need to produce monitoring reports. There will no longer be a duty to submit to the Secretary of State, but there will be a duty to make this information available to the public.
- In response to the coalition government's localism agenda and proposed changes to the planning system, the Council decided to align its Core Strategy and Site Allocations to form a single Brentwood local development plan. It was also resolved to cease work on a separate Gypsies and Travellers DPD and incorporate the issue of accommodation needs within the local development plan. A revised timetable for producing the local development plan was agreed at the Policy, Performance and Resources Board on 14 September 2011, as shown in **Appendix 1**.
- The Planning Policy Team has undertaken several projects during 2010/11 and since towards producing a new local development plan. These include:
 - Completion of several technical studies providing key evidence to support planning policy review. Among others these include an Employment Land Review, Retail and Commercial Leisure Study, Strategic Housing Land Availability Assessment (SHLAA) and Viability Assessment.
 - A Borough-wide Neighbourhood Consultation took place Summer 2011. Designed to give local residents, business and other members of the community an opportunity to put forward their views, aspirations and priorities for their area and to influence the Borough's planning policies, the consultation achieved a good response. Around a thousand people took part in consultation events and more than two thousand responses were received.
 - The Essex County Council Vehicle Parking Standards were adopted as SPD in March 2011. This replaces standards set out in the Replacement Local Plan, most significantly setting residential parking standards as minimums rather than maximums.
- The future availability of employment land in the Borough is a significant issue to be considered through the local development plan. New employment land is constrained by the Borough's Green Belt location. A fairly modest total of 236 sqm of business floorspace was completed in 2010/11. There is still a significant amount of floorspace with outstanding planning permission, a total of 0.63 ha for all business uses, which shows potential for further employment provision in the Borough.
- Brentwood Borough is surrounded by major retail centres able to offer greater range and choice to that in Brentwood town centre. However, the Borough's main centres are performing well in testing economic circumstances, all well below the national average for vacant retail units (13%). 332 sqm of new retail floorspace was completed during 2010/11. In addition there is potential for significant town centre shopping and leisure development from unimplemented planning permissions such

as the William Hunter Way town centre scheme, with 7,340 sqm of retail floorspace and six-screen cinema.

- Until their abolition Regional Spatial Strategies (RSS) still form part of the development plan. The East of England Plan requires Brentwood Borough to provide for a minimum of 3,500 homes to be built 2001-2021, an average of 175 homes per year. Government will abolish RSSs once relevant provisions of the Localism Act are in force in 2012. It will then be for the Council to determine an appropriate level of local housing growth.
- 394 (net) homes were completed during 2010/11, well above the RSS annual average requirement. At April 2011, a total of 2,189 homes have been completed within the Borough since 2001. This is 439 above the RSS requirement to 2011, thereby reducing the annual average requirement to 131 homes per year to 2021.
- The Council is required to identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. The five-year supply period is 1 April 2012 to 31 March 2017. Brentwood Borough has an overall amount of identifiable and deliverable housing land supply for 694 homes over the next five years. That is 39 more than the current RSS five year requirement (6%), which equates to a supply of 5.3 years. If account is taken of windfall supply, the total would be 742 homes, which is 87 more than the current requirement (13%) and equates to a supply of 5.7 years.
- There has been a continuing general decline in both the number and proportion of 3+ bedroom completions since 2001. Emphasis on one and two bedroom homes reflects the shift to higher density developments. This is particularly so for recent developments in and around Brentwood town centre. In 2010/11 327 homes completed were one or two bedrooms, 83% of the gross total 394 completions
- Affordable Housing is a significant issue within the Borough with house prices significantly higher than average prices for England. Whilst local income levels are above the national average, house prices and rental levels are well above the affordability of many households. The supply of affordable housing is variable from one year to another. Four affordable housing completions took place in 2010/11. Large development sites are limited in Brentwood, but sites such as Highwood and Little Highwood Hospital continue to bring forward significant numbers.
- A key component of sustainable development patterns is good accessibility by public transport to key local services. 99.75% of homes completed in 2010/11 are within 30 minutes public transport time of all key services.

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 their Local Development Scheme (LDS) and the extent to which policies in their adopted development plan are being achieved. The LDS sets out a three year programme for preparing a local development plan.
- 1.2 This Annual Monitoring Report (AMR) monitors decisions against policies in the current development plan, Brentwood Replacement Local Plan (RLP) (August 2005), in order to assess:
- Whether objectives, and in particular the delivery of sustainable development, are being achieved;
 - Whether policy targets are being achieved;
 - Whether any actions are needed in order to achieve policies and targets; and
 - Whether assumptions and policy objectives need to be reviewed.

Annual Monitoring Report and Monitoring Process

- 1.3 This is the seventh AMR produced by the Council under the Act and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 (The Regulations) and covers the period 1 April 2010 to 31 March 2011. Each AMR is published in December following the monitoring period.
- 1.4 The Localism Act 2011 received Royal Assent on 15 November 2011, with relevant clauses regarding AMRs expected to come into effect in January 2012. Although this will amend Regulations, local authorities will still need to produce monitoring reports. There will no longer be a duty to submit to the Secretary of State, but there will be a duty to make this information available to the public, eg, by publishing on the Council's website.
- 1.5 This AMR has been produced by the Planning Policy Team. Information and statistics used have been collated from the following sources:
- (i) Essex County Council residential and non-residential development data;
 - (ii) Brentwood Council Planning Services planning application data;
 - (iii) Other Borough Council services' databases and monitoring e.g. Countryside Management; and
 - (iv) Available national statistics e.g. Neighbourhood Statistics website.
- 1.6 A letter from the Secretary of State to Chief Planning Officers regarding preparation and monitoring of local plans, published 30 March 2011, withdrew guidance on

local plan monitoring indicating it is a matter for each council to decide what to include in their monitoring reports while ensuring they are prepared in accordance with relevant UK and EU legislation.

- 1.7 Preparation of this seventh AMR builds upon information published in previous AMRs. It is intended to seek continued improvement to 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; and the development of Sustainability Appraisals.

Partnership Working with Essex County Council

- 1.8 Essex County Council has considerable experience in plan and policy monitoring. As stated above, the Council has an SLA with Essex County Council, whereby the County Council monitors specific policies and development types for the Borough Council. The scope and content of the SLA continues to be developed to provide additional monitoring information for the AMR. The current SLA runs for three years up to 31 March 2013.

2 Brentwood Replacement Local Plan

- 2.1 This AMR monitors the overall strategy, policies and proposals set out in the Brentwood Replacement Local Plan (RLP) and their contribution to national policy objectives. This is achieved through monitoring national core output indicators and locally set policy indicators and targets.
- 2.2 Under the Act, the RLP is automatically saved for three years from adoption (August 2005). In May 2008 the Council sought and received the Secretary of State's approval to extend the 'saved' period beyond three years.
- 2.3 In August 2008 the Secretary of State issued a direction setting out which RLP policies have been saved. 127 of the original 155 adopted local plan policies were saved as set out in **Appendix 5** and at www.brentwood.gov.uk/index.php?cid=49.
- 2.4 RLP policies and proposals seek to implement an overarching aim and strategy, conforming to national and strategic policy objectives. By setting indicators and targets for specific policies, monitoring can assess whether key strategic objectives have been achieved.
- 2.5 The Council is committed to ensure that the RLP and future local development plan provide for development in a sustainable manner. This reflects other corporate strategies such as the Corporate Strategic Plan 2010-2013.

Replacement Local Plan Overarching Aim

- 2.6 The Council's overarching aim for the RLP 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

- 2.7 Local planning authorities are expected to carry out a full Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of plans at every stage of the local plan process. This enables environmental, social and economic consequences of plan objectives and policies to be taken into account in formulating the final plan and thus ensure that development is sustainable. SAs undertaken so far can be viewed at www.brentwood.gov.uk/index.php?cid=1219.
- 2.8 The Council undertook an appraisal of the RLP and adopted a set of 'Sustainability Principles' against which 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 Local Development Plan Preparation

- 3.1 A key component of the AMR is to monitor progress on preparation of development plan documents as set out in the Local Development Scheme (LDS).
- 3.2 In response to the coalition government's Localism agenda and proposed changes to the planning system, the Council decided to align its Core Strategy and Site Allocations to form a single Brentwood local development plan. This was agreed by the Policy, Performance and Resources Board on 8 December 2010 where it was also resolved to cease work on a separate Gypsies and Travellers DPD and incorporate the issue of accommodation needs within the local development plan.

Local Development Scheme

- 3.3 Each Local Planning Authority is required to prepare and maintain an LDS. This sets out a three-year timetable for the preparation of various documents that make up a local plan. The First Brentwood LDS was approved by the Secretary of State in August 2006 and formally brought into effect on 12 October 2006. Following approval, the programme was subject to slippage for a number of reasons.
- 3.4 A Second LDS was approved by the Secretary of State in July 2007 and formally brought into effect on 27 September 2007, covering the period January 2007 to December 2009. The Second LDS can be viewed on the Council's website at www.brentwood.gov.uk/pdf/pdf_1374.pdf. The programme in the Second LDS has continued to slip. There have been several changes to Regulations since approval of the Second LDS. In 2008, the government amended regulations with regard to local plan preparation, removing the requirement to list SPD.
- 3.5 The Localism Act received Royal Assent on 15 November 2011, with relevant clauses expected to come into effect in January 2012. This will remove the requirement to submit an LDS and an AMR to the Secretary of State.
- 3.6 A revised timetable for producing the local development plan (as shown in **Appendix 1**) was agreed by the Policy, Performance and Resources Board on 14 September 2011, and will be reflected in an updated LDS in due course.

Statement of Community Involvement

- 3.7 Brentwood Statement of Community Involvement (SCI) sets out how the Council will engage and involve the wider community in local plan preparation and review, and in consideration and determination of planning applications throughout the Borough. The Council formally adopted its SCI in February 2007, in line with the Second LDS. The SCI can be viewed at www.brentwood.gov.uk/index.php?cid=758.

Core Strategy

- 3.8 A consultation on Issues and Options, Pathway to a Sustainable Brentwood, was undertaken in November/December 2009. This was a joint consultation with Brentwood Local Strategic Partnership. Following the consultation six focus groups were convened in January 2010 with a range of different stakeholders to facilitate

in-depth discussion. Analysis of the consultation and focus groups can be viewed at www.brentwood.gov.uk/index.php?cid=1650

New Local Plan

- 3.9 In light of the decision to align the Core Strategy and Site Allocations, and to reflect the Localism agenda, a Borough-wide consultation with individual neighbourhoods was undertaken as part of work towards a new local development plan. The Neighbourhood Consultation took place 7 May – 1 July 2011. Designed to give local residents, business and other members of the community an opportunity to put forward their views, aspirations and priorities for their area and to influence the Borough's planning policies, the consultation achieved a good response. The consultation took the form of a simple questionnaire and 20 community events. Around a thousand people took part in consultation events and more than two thousand responses were received.
- 3.10 As part of the consultation areas identified with potential for housing were shared with the public (as identified in the Strategic Housing Land Availability Assessment (SHLAA)). This enabled people to give their views before any decisions are taken on what land should be allocated for development over the plan period.
- 3.11 Reports setting out consultation findings are available to view at www.brentwood.gov.uk/yourneighbourhood

Planning for Gypsies and Travellers

- 3.12 The previous government required the Council to address Gypsy and Traveller accommodation needs in the Borough by preparing a DPD on this issue. As stated in paragraph 3.2 above, the Council resolved to cease work on a separate Gypsies and Travellers DPD and incorporate the issue of Gypsy and Traveller accommodation needs within the local development plan.
- 3.13 Previous Gypsies and Travellers DPD consultation stages are set out below. All documents can be viewed at www.brentwood.gov.uk/index.php?cid=1233

Previous Consultations

- 3.14 The first stage Issues and Options consultation document was published for public consultation for 6-weeks during June-September 2007, in line with the Second LDS. As a result several sites were suggested to the Council as potential permanent residential Gypsy and Traveller sites. The Council made clear that it would advertise any suggested sites and publish them for public comment.
- 3.15 An Issues and Options Stage 2 consultation took place over an 8-week period during May-July 2008. The consultation paper set out details of 18 suggested sites and invited comments in favour or against the sites being considered to meet any requirement to provide additional permanent sites in the Borough.
- 3.16 In March 2009, the Council resolved that it would be in the best interest of the Borough to provide 15 additional permanent residential Gypsy and Traveller pitches by 2011, as required in the adopted Regional Plan. This was agreed on the basis that the Council would then be able to defend the Borough against further illegal developments and encampments. It was further agreed that it would be

preferable to consider meeting that requirement from existing sites with temporary permission or other unauthorised sites.

3.17 Consultation on proposed sites took place between 16 December 2009 and 24 February 2010. The following preferred sites were identified to meet the 15 pitch requirement to 2011:

- Willow Farm, Stock Lane, Ingatestone (5 pitches)
- Roman Triangle, Roman Road, Mountnessing (5 pitches)
- Hope Farm, Horsemanside/Goatswood Lane, Navestock (1 pitch)
- Treetops, Curtis Mill Lane, Navestock (3 pitches)
- Cottage Garden, Beads Hall Lane, Pilgrims Hatch (1 pitch)

3.18 In addition to preparing this DPD, the Council, together with other Essex authorities, commissioned further work on an Essex-wide Gypsy and Traveller Accommodation Assessment (GTAA). This was published in November 2009.

Vehicle Parking Standards SPD

3.19 At Policy, Performance and Resources Board on 9 March 2011, the Council formally resolved to adopt the 2009 Essex County Council Vehicle Parking Standards as SPD as of 10 March 2011. These standards replace those set out in Appendix 2 of the Brentwood Replacement Local Plan. The most significant change compared to the Council's previous standards is that residential parking standards are now set as minimums rather than maximums. The Vehicle Parking Standards SPD can be viewed on the Council's website at www.brentwood.gov.uk/index.php?cid=1851

Evidence Base

3.20 The Council has continued to develop required evidence to inform planning policy review as part of the local development plan. During the monitoring year the following studies have been published:

- Brentwood Town Centre Regeneration Strategy (May 2010): Prepared by Essex Design Initiative together with the Council for Brentwood Town Centre Renaissance Group. This sets out a plan for change and improvement for the town centre over the next 10 years.
- Affordable Housing Viability Assessment (August 2010): Prepared by consultants Level on behalf of a partnership of authorities (Brentwood, Epping Forest, Harlow, Uttlesford and East Herts). This provides an assessment of the likely economic viability of land in the Borough.
- Employment Land Review (September 2010): Undertaken in partnership with Epping Forest District Council and prepared by consultants Atkins. This study analyses future demand for employment land in the Borough.

- Water Cycle Study and Strategic Flood Risk Assessment (February 2011): Prepared by specialist environmental consultants Entec. The Water Cycle Study assesses capacities of water bodies and water related infrastructure to accommodate future development and growth in the Borough. The SFRA assesses areas at risk of flooding in the Borough.

3.21 Studies completed during 2011 include:

- Strategic Housing Land Availability Assessment (SHLAA) (October 2011); Prepared by consultants Atkins, this study identifies areas of land across the Borough with potential for future housing over the plan period.
- Retail and Commercial Leisure Study (November 2011): Prepared by specialist retail consultants Chase & Partners, this assesses retail provision, capacity, future needs, demand, and market conditions across the Borough.

3.22 These and other earlier studies can be viewed on the Council's website at www.brentwood.gov.uk/index.php?cid=966

3.23 A Local Wildlife Sites (LoWS) Review is now underway to provide essential evidence on delivering nature conservation objectives within the Borough. This review is being undertaken by Essex Ecology Services, a subsidiary company of Essex Wildlife Trust, with expected completion summer 2012.

Conservation Area Appraisals

3.24 Local authorities have a duty to designate conservation areas, are required to formulate policies and devise schemes for the preservation and enhancement of their character and appearance, and keep them under review.

3.25 To this end, the Brentwood Replacement Local Plan sets out the Council's intention to carry out appraisals for all the Borough's conservation areas, to clearly assess and define their character, allowing informed planning decisions and identification of what should be preserved and enhanced.

3.26 To date seven of the Borough's 13 conservation areas have completed appraisals, all undertaken by Essex County Council's historic buildings and conservation team. Two of these appraisals, Great Warley and Herongate Conservation Areas, were published in 2011, followed by a consultation in October/November 2011 on recommended boundary amendments to the two conservation areas.

3.27 Work has begun producing the next appraisal for Fryerning Conservation Area, which will appear on the Council's website once completed. All conservation area appraisals undertaken so far can be viewed on the Council's website at www.brentwood.gov.uk/index.php?cid=31

4 Key Contextual Characteristics

- 4.1 The Borough's key contextual characteristics provide a backdrop against which policy effects can be considered and inform the interpretation of output and indicators. Characteristics set out in table 1 are taken from existing published data, most notably the Office for National Statistics 'Neighbourhood Statistics'.
- 4.2 Brentwood Borough is situated in south west Essex, immediately east of the Greater London Metropolitan area, and entirely within Metropolitan Green Belt.
- 4.3 Proximity to London and situated immediately adjacent the eastern side of the M25 provides good accessibility to 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 south coast ports via the Dartford Crossing.
- 4.4 These location advantages mean that Brentwood has been, and will continue to be, an attractive choice for both business and housing.
- 4.5 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.
- 4.6 London and the Borough's Green Belt setting are 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 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.

Table 1: Brentwood Borough key characteristics

Characteristic	Brentwood	England
Demographic Structure		
Population Size 2001 (Census)	68,456	49,138,831
Population Size 2010 (ONS MYE)	74,800	52,234,000
Population Change 2001 to 2010	9.3%	6.3%
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 1,000 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		
Retired	16.0%	13.6%
No Qualifications	23.4%	29.1%

Deprivation (Out of 326 Local Authorities) (rank 1 highest, rank 326 lowest):		
Average rank (2010)	295	-
Rank of income (2010)	300	-
Rank of employment (2010)	296	-
Life Expectancy at Birth (2008-2010)		
Males	81.1	78.2
Females	84.3	82.3
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%

Source: 2001 Census, Office for National Statistics unless otherwise stated

Note: These characteristics will be monitored, reviewed and amended in future AMRs to reflect changes in information and its sources

5 Local Indicators and Outcomes for 2010/11

- 5.1 Until recently, local authorities were required to monitor a set of core output indicators defined by government. However, in a letter to Chief Planning Officers, dated 30 March 2011, regarding preparation and monitoring of local plans, the Secretary of State gave notice that core output indicator guidance (Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008) would be withdrawn. It is now a matter for each council to decide what to include in their monitoring reports while ensuring they are prepared in accordance with relevant UK and EU legislation.
- 5.2 In order to assess intended Replacement Local Plan (RLP) outcomes, aims, objectives and policies are measured and evaluated throughout the plan period. The RLP includes a set of output indicators and targets for specific policies, relevant to assessing the plan's progress in achieving sustainable development. These performance targets (set out in **Appendix 4**) and other indicators to monitor specific local issues are monitored within this and previous AMRs.

Local Economy

Business Development

- 5.3 New employment land in the Borough is constrained by its Green Belt location. The Replacement Structure Plan's employment land provision figure for 1996 to 2011 amounted to one hectare for the whole Borough. This is provided for in the RLP, with new employment land identified at:
- Land adjacent to the Council's Highways Depot, Warley (approximately 0.65 hectares). This land, together with the adjacent Highways Depot and car parking areas (total area of 1.71 hectares) was granted outline planning permission in May 2004 for a mixed B1(a), B1(b) and Highways Depot development (BBC/BRW/0003/04). This permission has now expired.
 - Hallsford Bridge Industrial Estate extension land, Stondon Massey (approximately 0.58 hectares). The land is owned by the Council and is currently being disposed of for a mixed B1, B2 and B8 use.
 - West Horndon Industrial Estate (approximately 1.05 hectares). The land was part of a larger area of some 10 hectares granted outline permission in 1989, but has remained largely undeveloped, although partly used for open storage of motor vehicles.
 - Childerditch Industrial Park (approximately 0.59 hectares of vacant land within the area allocated for employment buildings rather than open storage).
- 5.4 These land allocations total 2.87 hectares of vacant land. Together with some 0.63 hectares from extant planning permissions this provides a total of 3.5 hectares (net) of land available for employment development (see Table 2). There was no loss of allocated employment land to other uses during 2010/11.

- 5.5 The future availability of employment land within the Borough is a significant issue to be considered through the local development plan. The approved East of England Plan (RSS) (2008), although, 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.
- 5.6 This jobs target will be revoked by the Localism Act once certain clauses come into effect in early 2012 revoking regional plans and the targets and policies contained within them. However, at present the RSS still forms part of the current development plan. The Council will need to agree a locally derived jobs figure to be informed by a forthcoming economic futures review being undertaken in partnership with fellow Heart of Essex authorities Chelmsford and Maldon.

Table 2: Net employment land available by type 2010/11 (hectares)

	B1(a)	B1(b)	B1(c)	B2	B8	Mixed B1/B2 /B8	Total
Extant Planning Permissions	0.49	0.00	0.02	-0.33	0.08	0.37	0.63
Extant Allocations	0.00	0.00	0.00	0.00	0.00	2.87	2.87
Total	0.49	0.00	0.02	-0.33	0.08	3.24	3.50

- 5.7 Due to constraints on new employment land, the Council seeks to provide additional business floorspace through better use of existing employment land and change of use/redevelopment of previously developed land. Table 3 sets out the amount of employment floorspace both completed during 2010/11 and amount with outstanding unimplemented planning permission.

Table 3: Business development 2010/11 (sqm)

Land Use Type	Gross Floorspace	Floorspace Loss	Net Floorspace	Gross Floorspace PDL	% Gross Floorspace PDL	Allocated in Development Plan
Completions						
B1(a)	0	0	0	N/A	N/A	N/A
B1(b)(c)	236	0	236	0	0.0%	N/A
B2	0	0	0	N/A	N/A	N/A
B8	0	0	0	N/A	N/A	N/A
Mixed B1/B2/B8	0	0	0	N/A	N/A	N/A
Total	236	0	236	0	0.0%	N/A
Outstanding Permissions						
B1(a)	4,934	0	4,934	4,934	100.0%	N/A
B1(b)(c)	801	594	207	801	100.0%	N/A
B2	1,030	4,358	-3,328	1,030	100.0%	N/A
B8	884	0	884	884	100.0%	N/A
Mixed B1/B2/B8	3,653	0	3,653	3,653	100.0%	N/A
Total	11,302	4,952	6,350	11,302	100.0%	N/A

Note: Figures in the table relate to developments involving a gain or loss of 100 sqm or more of B1(b) and (c), B2 and B8, and 1,000 sqm or more of B1(a)

- 5.8 A fairly modest total of 236 sqm of business floorspace was completed in 2010/11. This was all on one site at The Barn, Langford Bridge Farm, Ongar Road, where change of use from agricultural to B1 general business was completed. There was no net loss of employment floorspace during the monitoring year.
- 5.9 There is still a significant amount of floorspace with outstanding planning permission, a total of 0.63 ha for all business uses, which shows potential for further employment provision in the Borough. The largest component of this commitment is for B1(a) office use (4,934 sqm) on the former NV Tools site. All outstanding permissions are on previously developed land.

Retail, Office and Leisure Development

- 5.10 Brentwood is surrounded by four major sub-regional centres within a 20 minute drive – Romford, Basildon, Chelmsford and Lakeside. There is also relatively easy access to other facilities in Central London, Westfield Stratford City, and Bluewater in Kent. These are able to offer greater range, choice and quality of shopping and leisure facilities to that in Brentwood.
- 5.11 The Borough's main shopping area is Brentwood town centre, centred on the High Street. There are also important local centres at Shenfield Hutton Road, Ingatestone High Street, and Warley Hill around Brentwood railway station. There are many smaller parades and individual shops serving local residential areas and villages. Each has an important role to play in providing essential local services.
- 5.12 Brentwood's Retail and Commercial Leisure Study (November 2011) provides an essential piece of evidence required to inform planning policy review. It assesses current retail and leisure provision, capacity, future needs and demand as well as market conditions across the Borough. The study is available to view on the Council's website at www.brentwood.gov.uk/index.php?cid=966.
- 5.13 It is important to monitor new floorspace for town centre uses such as retail, financial and professional offices, offices and leisure uses. Table 4 shows additional retail floorspace was provided during 2010/11 as part of The Meads development on Ongar Road, Brentwood (former Sam's nightclub site). There were no significant completions for other uses (any development that has occurred has been below monitoring thresholds).

Table 4: Completed retail, office and leisure development 2010/11 (sqm)

Land Use Type	Gross Floorspace	Net Floorspace Increase	Floorspace in Town Centres	% in Town Centres
Retail [A1]	332	332	332	100%
Financial & Professional Offices [A2]	0	0	0	N/A
Offices [B1(a)]	0	0	0	N/A
Leisure [D2]	0	0	0	N/A

Note: Figures in the table relate to developments over the following thresholds involving a gain or loss: Retail [A1] – 250 sqm or more / Offices [B1(a)] – 1,000 sqm or more / Leisure [D2] – 1,000 sqm or more

- 5.14 Potential for significant shopping and leisure development is identified on the Council owned William Hunter Way car park site, north of the High Street. A planning permission for an additional 7,340 sqm of retail floorspace and a six-screen cinema was approved during the 2008/09 monitoring year. Work on site is expected to begin during 2012. In addition, there is additional potential leisure floorspace from outstanding unimplemented planning permissions.
- 5.15 As set out in Table 3 there is 4,934 sqm of further office floorspace potential in outstanding unimplemented planning permissions.

Vacant Retail Units

- 5.16 It is important to monitor the health of retail in the Borough, particularly in light of the current economic downturn. As part of the Council's Retail and Commercial Leisure Study a street survey was undertaken in August 2011 to assess vacant retail units in the Borough's four major centres.
- 5.17 Table 5 shows that as of August 2011 each area is well below the national retail vacancy average (13%). Combined this equates to 7% and is a clear indication that the Borough's centres are currently performing well in testing economic conditions.

Table 5: Proportion of vacant retail units (August 2011)

Borough Centre	Total Units	Vacant Units	% Vacant	National Average
Brentwood town centre	253	19	8%	13%
Warley Hill (Brentwood station area)	63	7	11%	
Shenfield Hutton Road	90	5	6%	
Ingatstone High Street	62	3	5%	

Source: August 2011 street survey as part of Retail and Commercial Leisure Study (Nov 2011)

Housing

Housing Trajectories

- 5.18 It is important that local authorities monitor the delivery of new housing against agreed provision figures set out in strategic policies. Housing trajectories show past and estimated future performance.
- 5.19 The approved East of England Plan (RSS) (2008) provides for a minimum of 3,500 additional homes (net) for the period 2001-2021, an annual average of 175. This housing target will be revoked by the Localism Act once certain clauses come into effect in early 2012. However, at present the RSS still forms part of the current development plan. The Council will need to agree a locally derived housing figure to be informed by Neighbourhood Consultation responses, a forthcoming housing growth scenarios study, being undertaken in partnership with fellow Heart of Essex authorities Chelmsford and Maldon, and wider evidence.
- 5.20 Major housing sites are identified in Table 6 (ie. sites with planning permission, both implemented and unimplemented, or with potential capacity for 12 or more homes average density assumption).

Table 6: Major housing sites completed or with extant planning permission

Large sites completed by 1 April 2011	Number of units (gross)
Land bounded by Hart Street and Kings Road, Brentwood	65
Land rear of the Robin Hood Public House, Ongar Road, Brentwood	15
Former BT Depot, Hatch Road, Pilgrims Hatch	16
The Limes, Ingatestone	15
Land rear of former Warley Hospital site, Warley Hill, Brentwood	332
Former Anglia Polytechnic University site, Sawyers Hall Lane, Brentwood	70
Farrell Ward, Warley Hospital, Brentwood	26
101-105 High Street, Brentwood	15
Land at Eastfield Road, Brentwood	27
St Raphael's Church, Warley Hospital, Brentwood	16
22 Rayleigh Road, Hutton	14
Heybridge Moat House Hotel, Roman Road, Heybridge	58
Beckett House, Baytree Centre, Brentwood	125
Land at William Hunter Way, Brentwood	14
The Retreat, Costead Manor Road	8
27-31 Ingrave Road	12
Former Holly Trees School and 31 Junction Road, Warley	32
Land adjacent to Britannia Road & 19 Tyrell Rise, Warley	14
Former Sam's Nightclub, Brentwood (The Meads)	54
Former St Helens RC Infants School, Queens Road, Brentwood (St Helen's Mews)	40
Former N V Tools Site, St James Road, Brentwood	81
Total	1,049

Large sites with unimplemented or uncompleted planning permissions at 1 April 2011	Number of units (gross)
43-53 Ingrave Road, Brentwood	15
Phase 4A, Former Transco/British Gas Site, St James Road/Wharf Road, Brentwood	350
Former Warley Hospital, Warley Hill, Warley	147
Former St Charles Youth Treatment Centre, Brentwood	120
Land rear of the Grange, 93 Queens Road, Brentwood	12
122-124 Station Road, West Horndon	13
Land rear of Sylvia Avenue/Brindles Close, Hutton	33
William Hunter Way car park site, Brentwood	14
Willowbrook Primary School, Brookfield Close, Hutton	55
Former Highwood and Little Highwood Hospitals, Geary Drive, Brentwood	204
Total	963

Residual allocated sites or sites with potential for development at 1 April 2011	Number of units (gross)
Land north of Highwood Close, Brentwood	20
Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	100
Trueloves, Trueloves Lane, Ingatestone	30
Brentwood railway station car park	54
Land adjacent to Adult Education Centre, Rayleigh Road, Hutton	15
Land rear of Warley County Infants School, Evelyn Walk, Warley	12
West Horndon Industrial Estate, Childerditch Lane, West Horndon	42
Land rear of 10-20 Orchard Lane, Pilgrims Hatch	12
Total	320

Total (all sites)	2,297
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5.21 **Appendix 2** sets out actual dwelling completion figures between 2001/02 and 2010/11, together with projected annual completions to 2020/21. This table also compares total cumulative net completions against the cumulative approved RSS rate and identifies the annual requirement taking into account past and projected completions. Figures are based on:

- Outstanding planning permissions
- Residual allocated sites
- Urban Capacity Study large site figures (produced for April 2001 and updated to base date April 2008)
- Strategic Housing Land Availability Assessment (SHLAA) sites identified with potential for housing
- Large and small site windfall estimates

5.22 The Housing Trajectory for 2001 to 2021 set out in **Appendix 3** shows existing completions and estimates for the future programme of development on large sites (over 12 units), referred to in Table 6 above, and windfall figure assumptions. The further forward projected completions are made the greater the need to treat figures with care as to their accuracy and reliability.

Chart 1: Brentwood Borough housing trajectory – comparison of cumulative housing completion rates against RSS targets, 2001-2021

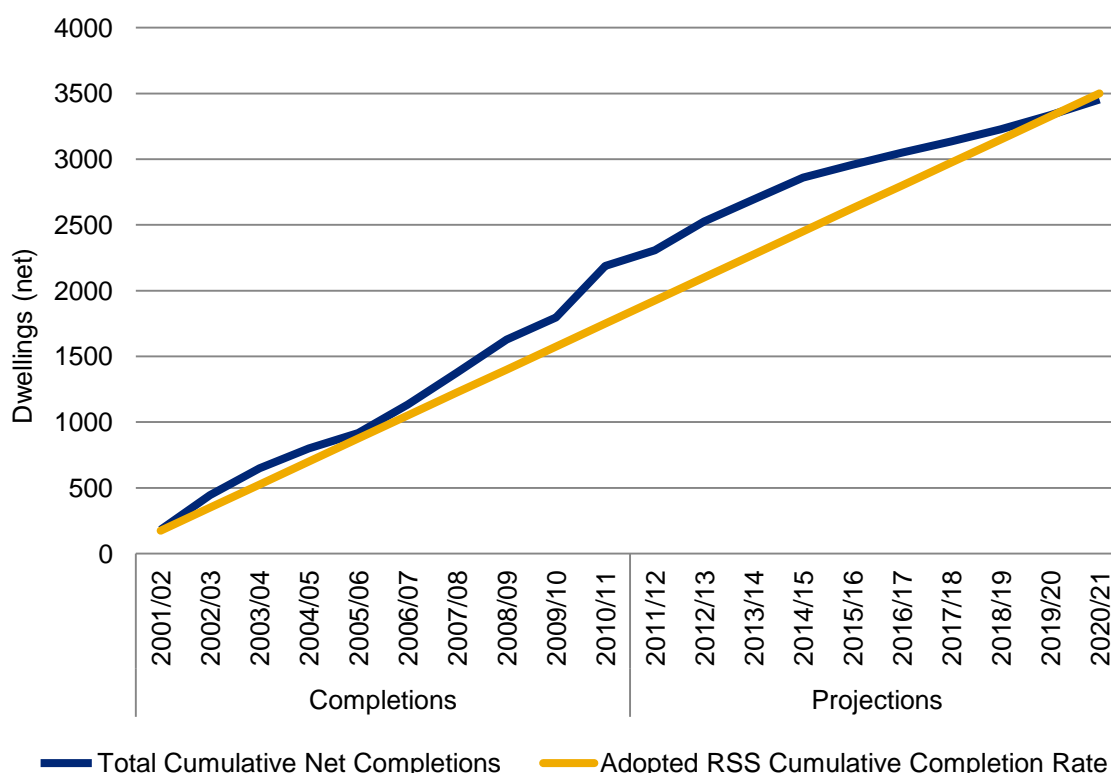
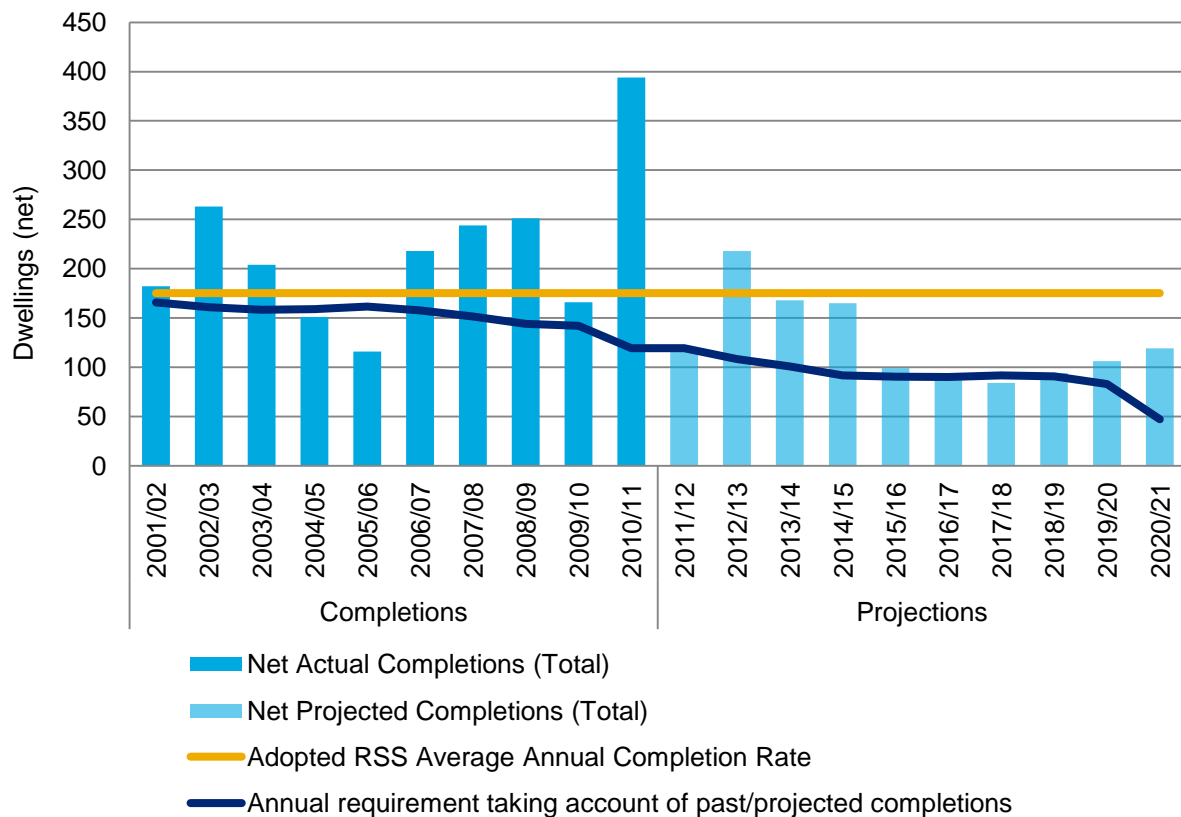


Chart 2: Brentwood Borough housing trajectory – managed delivery target, 2001-2021



5.23 Chart 2 shows a decline in projected housing completions 2011-2021. Figures post 2011 are made up of identified sites from extant planning permissions, RLP allocations and sites identified in the SHLAA, as set out in **Appendix 3**. However, it is likely that more housing will come forward than this as has happened in the last ten years as a result of more sites being identified and windfall housing delivery.

5.24 As can be seen from **Appendix 2** and Chart 1 and 2, housing completions to 2010/11 are higher than the approved RSS cumulative rate. By April 2011 a total of 2,189 homes were completed in the Borough compared to 1,750 RSS target (2001-2011). This equates to an oversupply of 439 homes compared with the RSS target.

5.25 Completions for this monitoring year were significantly higher than the annual RSS target. 394 (net) homes were completed, 219 above target. Reasons for this include completions on a number of large housing sites that have been under construction for some years.

5.26 Due to high completions in recent years forecasts for four of the next five years fall slightly below the RSS annual target. Projected housing remains ahead of the RSS annual rate until the plan period final year in 2020/21. If projected completions materialise as estimated, the RSS provision figure of 3,500 new homes (net) would be under supplied by some 47 homes at 2021.

Five Year Residential Land Supply

5.27 Local Planning Authorities are required to identify and maintain a rolling five-year supply of deliverable land for housing. To be deliverable, sites should be available, suitable and achievable.

- 5.28 As above, the approved RSS housing provision figure is for 3,500 homes in the Borough from 2001 to 2021. At 1 April 2011, some 2,189 homes had been built leaving an outstanding requirement of 1,311 homes, which equates to an average of 131 homes per year. Therefore the five-year requirement is 655 homes.
- 5.29 The five-year supply period is 1 April 2012 to 31 March 2017. **Appendix 3** shows that for this five-year period 354 homes are estimated to be built on large identified sites (allocated and unallocated large brownfield sites with planning permission either not started or under construction). There are also outstanding planning permissions on small sites (11 homes and below) for a further 141 homes to be built and 199 homes identified on contingent sites. All are available, suitable and achievable, and would provide some 694 new homes over the five-year period (equivalent 5.3 years' supply).
- 5.30 It is considered, therefore, that the Council can demonstrate a five-year supply of deliverable land for housing at 1 April 2011. Detailed figures are set out in the 2012 to 2017 Five Year Housing Supply Assessment, available to view on the Council's website at www.brentwood.gov.uk/index.php?cid=1593.

Housing Location

- 5.31 Key to the achievement of sustainable development is making best use of previously developed land (PDL) within urban areas.
- 5.32 PDL is often referred to as brownfield whilst undeveloped land greenfield. The definition of PDL was changed by government in June 2010 to no longer include residential gardens. These are now defined as greenfield but remain as residential use. A significant amount of local housing supply is made up of garden land or land adjoining residential properties. This will therefore affect future monitoring figures although not overall housing supply.

Table 7: 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. PDL	% PDL
2010/11	78	249	25	46	-4	394	416	413	99.3%
2009/10	70	82	13	10	-9	166	188	188	100%
2008/09	67	109	12	19	44	251	273	267	97.8%
2007/08	67	127	39	22	-14	241	262	262	100%
2006/07	59	154	8	23	-26	218	256	256	100%
2005/06	41	31	10	23	11	116	140	139	99.3%
2004/05	25	85	18	28	-5	151	175	175	100%
2003/04	28	100	43	58	-20	209	231	229	99.1%
2002/03	34	128	75	47	-20	264	284	268	94.4%
2001/02	53	60	57	27	-16	181	199	196	98.5%

Source: Brentwood Residential Land Monitor, provided by SLA with Essex County Council

Note: Not known column – 2001/02: 2 unknown completions and 18 unknown losses. 2002/03: 20 unknown completions and 18 unknown losses. 2003/04: 2 unknown completions and 22 unknown losses. 2004/05: 19 unknown completions and 24 unknown losses. 2005/06: 8 unknown completions and 18 unknown losses. 2006/07: 12 unknown completions and 38 unknown losses. 2007/08: 7 unknown completions and 21 unknown losses. 2008/09: 51 unknown completions and 7 unknown losses. 2009/10: 9 unknown losses. 2010/11: 4 unknown losses.

- 5.33 As can be seen from Table 7 above, Brentwood has consistently achieved significantly high proportions of residential development on PDL since 2001, with 99.3% of completions on PDL in 2010/11. This reflects the Borough's Green Belt location and ability over time to provide housing within existing settlement boundaries, Brentwood town in particular.

Small Unit Residential Accommodation

- 5.34 Table 7 also shows housing completions by number of bedrooms. There has been a continuing general decline in both the number and proportion of 3+ bedroom completions since 2001. Emphasis on one and two bedroom homes reflects the shift to higher density developments. This is particularly so for recent developments in and around Brentwood town centre, supported by Replacement Local Plan housing density policies H14, H6 and TC5.
- 5.35 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. Generally, newly forming households will be small households requiring smaller dwellings.
- 5.36 A relatively small proportion of the existing dwelling stock comprises one and two 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.
- 5.37 RLP Policy H6, therefore, seeks to achieve at least 50% of total units to be one and two bedroom units on suitable new housing sites. Table 7 shows that in 2010/11 327 homes completed were one or two bedrooms, 83% of the gross total 394 completions.

Retention of Existing Residential Accommodation

- 5.38 In order to resist pressure for the release of greenfield land, either in the Green Belt or urban open space, it is important that optimum use is made of the existing housing stock. In addition, loss of existing residential units through redevelopment or change of use, especially within or adjoining commercial centres, involves, in the main, small units of accommodation, which make a valuable contribution to the housing stock in terms of housing choice and affordability.
- 5.39 Policy CP1 seeks to prevent any net loss of residential units. During 2010/11 one permission was granted involving the net loss of residential accommodation, as detailed below:
- 18 and 18A Fryerning Lane, Ingatestone (BRW/423/10) – Conversion of two existing flats into one dwelling, construction of new garage to replace existing, demolition of outbuilding, and replacement with single storey rear extension, replacement windows and door. Although Policy CP1 (criterion iv) states that proposals should not give rise to the net loss of a residential unit, the conversion of two flats into one dwelling does not, in itself, require planning permission. The building was originally built as one dwelling house and it was considered that a refusal on this basis could not be justified.

Housing Density

- 5.40 Best use of available urban land for development demands higher residential densities, particularly in town centres and locations accessible to public transport. Maximising densities, whilst ensuring that development is compatible with an area character and not detrimental to surrounding amenities/infrastructure, will ease pressure for release of greenfield land, both Green Belt and urban green spaces.
- 5.41 Table 8 sets out housing density for completed new homes. This shows continued trends of very high proportions of all residential completions on sites of 10 or more homes, achieving densities of 50 homes or more per hectare in the Borough.

Table 8: Housing density 2004 to 2011

Development Stage	Year	Gross Dwellings	Net Developable Area (hectares)	Average Density (dwellings per hectare)	% Dwellings at:		
					Less than 30 dwellings per hectare	30 to 50 dwellings per hectare	Over 50 dwellings per hectare
Completions	2010/11	358	4.68	76.50	0	0	100
	2009/10	120	2.66	45.11	39.2	0	60.8
	2008/09	213	1.68	126.50	0	0	100
	2007/08	227	2.62	86.64	0	16.7	88.3
	2006/07	163	1.67	97.37	6.1	0	93.9
	2005/06	74	1.07	69.16	0	0	100
	2004/05	69	0.78	88.46	0	0	100
Outstanding Permissions	2010/11	437	-	-	5.3	22.9	71.9
	2009/10	572	11.77	48.6	22.4	31.1	46.5
	2008/09	505	8.14	62.04	0	8.9	91.1
	2007/08	672	11.24	59.08	1.6	26.2	72.2
	2006/07	565	8.12	69.58	1.9	27.4	70.6
	2005/06	680	9.68	70.22	3.1	19.3	77.6
	2004/05	138	5.29	26.09	15.2	0	84.8

Source: Brentwood Residential Land Monitor, provided by SLA with Essex County Council

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

Change of Use of Upper Floors

- 5.42 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.
- 5.43 During the monitoring year there were three permissions granted involving residential accommodation above commercial properties, as detailed below:

- French Golf Holidays, The Green, Blackmore (BRW/339/2010) – change of use from A1 (retail) to A3 (restaurant/café) and upper floor to C3 (dwellinghouse).
- 135 High Street, Brentwood (BRW/652/2010) – conversion of first and second floor from office accommodation into two 1-bed self contained flats. Although this proposal conflicts with Policy E1 to ensure no loss of existing employment land and buildings, it was considered that evidence had been provided on the difficulty of letting the space for office use and the proposal complied with Policies H5 and TC4 to provide residential use on upper floors.
- 113-115 High Street, Brentwood (BRW/768/2010) – change of use of second floor office to provide two flats. As above, this proposal was considered on balance to provide for additional residential in line with Policies H5 and TC4 despite conflict with Policy E1. Evidence was also put forward on lack of interest for office use despite consistent marketing.

Use of Upper Floors above Town Centre Commercial Premises

- 5.44 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.
- 5.45 In addition to two town centre permissions granted in paragraph 5.43 above (BRW/652/2010 and BRW/768/2010), there was one permission granted involving residential accommodation above town centre commercial property in 2010/11.
- 22A, Crown Street, Brentwood (BRW446/2010) – conversion of first floor offices into one 1-bed apartment. Originally refused permission on the grounds that this smaller office unit would lend itself to small businesses seeking office space in future and should therefore be retained. This proposal was subsequently allowed on appeal.

Type of Town Centre Residential Accommodation

- 5.46 The town centre is a particularly suitable location for higher density, smaller units and lower cost housing. Therefore, Policy TC5 requires that all new town centre residential accommodation should normally be one or two person units.
- 5.47 In addition to the three town centre permissions listed above in paragraph 5.45, there were two additional planning permissions granted in 2010/11 for residential units within the town centre, as detailed below:
- 3-11 Ongar Road, Brentwood (BRW/186/2010) – conversion of existing first floor beauty treatment training centre to three self contained flats, construction of new second floor including three self contained flats.
 - 63-65 High Street (EXT/BRW/4/2011) – demolition of detached outbuilding and erection of part single, part two and part three storey building comprising extension to existing retail unit to create additional commercial floorspace and formation of ten flats with associated parking, bin stores and bike stores (renewal of BRW/1107/07).

Affordable Housing

- 5.48 Affordable Housing is a significant issue within the Borough with house prices significantly higher than average prices for England. Whilst local income levels are above the national average, house prices and rental levels are well above the affordability of many households.
- 5.49 The Council has undertaken a Strategic Housing Market Assessment (SHMA), with five other Essex and Hertfordshire London Commuter Belt authorities. This report, completed in January 2010, reinforces the importance of affordable housing provision. It concludes that in order to meet needs over the period 2007 to 2026, 29.6% of new housing would need to be social rented and 65.5% intermediate, leaving only 4.9% market housing. In reality demand for market housing will continue and development viability would preclude this proportion of affordable housing provision. However, the SHMA will inform the review of the Council's affordable housing policies.
- 5.50 Affordable housing supply through new build is severely constrained by the Borough's Green Belt location and restricted supply of development land. In addition, much of Brentwood's housing is provided on small sites below 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).
- 5.51 The supply of affordable housing is variable from one year to another, as shown in Table 9 below. A gross total of only four affordable housing completions took place in the monitoring year, all from redevelopment of the former St Helens RC Infants School, Queens Road, Brentwood (now known as St Helen's Mews). This contributes to just 1% of all permanent homes completed in 2010/11. Large development sites are limited in Brentwood, but sites such as Highwood and Little Highwood Hospital continue to bring forward significant numbers.

Table 9: Affordable housing completions 2001 to 2011

Year	Number of Affordable Housing Completions	% of Total Permanent Housing Completions
2010/11	4	1.0%
2009/10	67	35.6%
2008/09	78	27.4%
2007/08	82	34.0%
2006/07	39	17.9%
2005/06	21	18.1%
2004/05	2	1.3%
2003/04	0	0.0%
2002/03	14	5.3%
2001/02	81	44.8%

- 5.52 As shown in Table 10, four total affordable housing completions were made up of two social rented homes and two intermediate (shared ownership) homes.

Table 10: Affordable housing completions 2010/11

Tenure	Number	%
Social Rented Homes	2	50%
Intermediate Homes	2	50%
Total Affordable Homes	4	100%

5.53 The Council's affordable housing policy (Policy H9) seeks to negotiate 35% affordable housing on all suitable sites above the thresholds. In 2010/11 there was one planning permission for residential development on sites above the thresholds:

- 118A High Street, Ingatestone (BRW/540/2010) – renewal of BRW/262/2009 included in last years AMR for erection of 8 residential units comprising 4 two-bed houses and 4 two bed flats. The applicant has offered to enter into a Section 106 agreement detailing 100% affordable units. This agreement is awaiting signature.

Gypsies and Travellers

5.54 Local authorities carry out a count of Gypsy and Traveller caravans twice a year, in January and July, providing a snapshot of caravan numbers on the day of the count. This is then compiled by government and published. Table 11 provides counts for Brentwood Borough since July 2002.

Table 11: Gypsy and Traveller caravan counts Brentwood Borough 2002 to 2011

Date	Total	Unauthorised Sites	Authorised Sites: Council	Authorised Sites: Private
July 2011	98	35	0	63
January 2011	101	50	0	51
July 2010	90	34	0	56
January 2010	93	32	0	61
July 2009	96	26	0	70
January 2009	76	17	0	59
July 2008	85	33	0	52
January 2008	66	37	0	29
July 2007	57	38	0	19
January 2007	34	20	0	14
July 2006	38	17	0	21
January 2006	37	19	0	18
July 2005	39	21	0	18
January 2005	31	18	0	13
July 2004	31	18	0	13
January 2004	31	18	0	13
July 2003	30	18	0	12
January 2003	16	6	0	10
July 2002	14	4	0	10

- 5.55 Table 11 shows a rise in unauthorised caravans after January 2007. This reduced markedly in January 2009, due to a number of temporary permissions being granted on appeal, but recent unauthorised sites have increased the number of caravans on unauthorised sites again.
- 5.56 During 2011 the following planning applications/appeals have been determined regarding Gypsy and Traveller accommodation in the Borough:
- Plot 3, Oak Tree Farm, Chelmsford Road, Blackmore. In April 2009, six Gypsy and Traveller families moved on to this site. An application was subsequently made for change of use of land to provide six residential Gypsy pitches with hard standings (BRW/263/2009). The Council made an application for an injunction relating to the occupation of the land, which was rejected on 23 June 2009. The planning application was refused and a subsequent appeal lodged. The appeal opened on 6 October 2009 and, following two adjournments, closed on 26 February 2010. The appeal was subsequently recovered from the Planning Inspectorate for determination by the Secretary of State. The Section 78 appeal was dismissed by the Secretary of State in October 2011, supporting the Council's decision to refuse planning permission. The Council obtained a High Court Injunction to prevent further development on 18 October 2011. There has now been a legal challenge to the Secretary of State's decision.
 - Rye Etch, Mill Lane, Navestock (EXT/BRW/4/10) [10/00004/FUL]. Renewal of planning permission BRW/36/2002 for continued use of land for stationing of three mobile homes. Permission was granted for a limited period, expiring on 21 May 2013, when the use shall cease and all mobile homes and buildings on site shall be removed, and the land restored to a condition suitable for grazing.
 - The Willows, Place Farm Lane, Doddinghurst (BRW/311/10) [10/00311/FUL]. Permission granted August 2011 for removal of temporary period condition from previous permission BRW/1120/2005 (granted on appeal). This effectively takes two pitches forward on a personal permanent basis.
 - Plots 1-6 Willow Park, Stock Lane, Ingatestone (BRW/96/11) [11/00096/FUL]. Permission granted September 2011 for retention of use as residential Gypsy site (six pitches) for a further two years.
 - Plot 1 Orchard View, Horseman Side/Tysea Hill, Navestock (BRW/232/11) [11/00232/FUL]. Permission granted August 2011 to remove personal temporary condition for three pitches. This effectively extends the temporary period of occupation.
 - Plots 2-4 Orchard View, Horseman Side/Tysea Hill, Navestock (BRW/233/11) [11/00233/FUL]. Permission granted August 2011 to provide temporary personal condition for three pitches. This effectively extends the temporary period of occupation.
 - Plot 4 Lizvale Farm, Goatswood Lane, Navestock (BRW/7/10) [10/00749/FUL]. Application refused June 2011 for change of use of land for

stationing of caravans for occupation by Traveller family with associated hard standing, fencing, cess pit, stable block/utility room and child's Wendy House. The Council considers this to be an unlawful site and enforcement action is being taken. Plots 1, 2 and 3 at the same site received refusals in 2010 and are again subject to pending enforcement action.

Transport Accessibility

- 5.57 A key component of sustainable development patterns is good accessibility by public transport to key local services.
- 5.58 Information in Table 12 shows that new residential development in Brentwood completed during 2010/11 was very well located in this regard, with 99.75% of completions being within 30 minutes public transport time of all key services.

Table 12: Residential development 30 minutes public transport time of local services

2010/11		Total	%
Total net housing completions 2010/11		394	100%
Local Service	GP	393	99.75%
	Hospital	393	99.75%
	Primary school	393	99.75%
	Secondary school	393	99.75%
	Post 16 education	393	99.75%
	Employment area	393	99.75%
	Major retail centre	393	99.75%

Source: Essex County Council

Local Community Facilities

- 5.59 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.
- 5.60 During the monitoring year there were four applications involving potential loss of local community facilities, as detailed below:
- 144 Warley Hill, Brentwood (BRW/200/2010) – two storey rear extension and conversion of extended building from shop/residential to two dwellings. Although this proposal results in the loss of the existing ground floor retail unit, but this is occupied by a plumbing shop and so it is considered that the development would not result in the loss of a local service. Subsequently the application was approved.
 - French Golf Holidays, The Green, Blackmore (BRW/339/2010) – change of use from A1 (retail) to A3 (restaurant/café) and C3 (dwellinghouse). It was considered that the proposed A3 use would fall within the spirit of uses defined as community services in Policy LT11 and that the proposed Tea Room would not have a detrimental effect on the sustainability of the

community. Change of use of upper floors to residential is supported by Policy H5. This application was therefore approved.

- 34 Springfield Avenue, Hutton (BRW/805/2010) – change of use from mixed A1/A3 (bakery) to complementary health studio (D1). The proposal for medical/health use provides an important local community facility and therefore complies with the aims of Policy LT11. Although the proposal was deemed contrary to Policy S4, loss of retail floorspace to the detriment of the shopping parade, it was considered that permission would result in a vacant unit being brought back into use and in turn contribute to the overall vitality and viability of the shopping parade. Subsequently the application was approved.
- Stocks Bar, High Street, Ingatestone (BRW/829/2010) – Part single part two storey rear extension and internal rationalisation of existing public house (with two 3-bed flats over) to provide public house with reduced floor area and one retained 3-bed flat, one 2-bed flat and four 1-bed flats. Whilst the proposed development would result in loss of some floorspace used by the public house, an area of about 65 sqm would be retained. Although this is a small area it has been modernised to allow more efficient use of space when compared to the previous dated interior. Given the location of Stocks Bar within Ingatestone High Street, where there is a good mix of other public houses and community facilities, it was considered that this proposed development would not unacceptably reduce community facilities. This application was therefore approved.

Green Belt and Rural Areas

Inappropriate Development in Green Belt

5.61 The Council is committed protecting the Borough's Green Belt. Policy GB1 seeks to restrict inappropriate development in Green Belt. In the monitoring year five permissions were granted for inappropriate development in Green Belt:

- Rye Etch, Mill Lane, Navestock (EXT/BRW/4/10) – renewal of planning permission BRW/36/2002 for continued use of land for stationing of three mobile homes. Whilst the stationing of mobile homes within the Green Belt is inappropriate development there appears to be no change in circumstances from previous temporary permissions. Special circumstances have been accepted relating to the historical use of the site for Gypsies and Travellers and particular personal circumstances of the applicant's family. Permission was granted for a limited period, expiring on 21 May 2013, when the use shall cease and all mobile homes and buildings on site shall be removed, and the land restored to a condition suitable for grazing.
- Land East of Ongar Road, Pilgrims Hatch (BRW/408/2010) – amendment to planning permission BRW/379/2001 to add a crematorium and reposition approved chapel building and addition of toilets and doors to approved implement store. Whilst the crematorium element of the proposal would be inappropriate development in the Green Belt, it was considered that

improvement to crematorium facilities would outweigh harm due to inappropriateness. Approval was granted due to the very special circumstances which exist to justify the development.

- 59 Middle Road, Ingrave (BRW/618/2010) – permission granted for demolition and reconstruction of previous concrete block barn with a timber structure. Whilst the barn would be inappropriate development in the Green Belt, not being required for any agricultural use or falling within any of the categories considered by PPG2 to be not inappropriate. The proposal would replace a building that was recently demolished due to being structurally unsound and as compared with that building, it is considered that it would not detract from openness or character and appearance of the countryside.
- Fryerning Fisheries, Dog Kennel Lane, Ingatestone (BRW/39/2011) – renewal of planning permission BRW/311/2008 for continued stationing of a residential mobile home for a temporary period of 2 years. Whilst the stationing of mobile homes within the Green Belt is inappropriate development there appears to be no change in circumstances from previous temporary permissions. Approval was granted for a temporary period, expiring on 31 October 2013 or within 30 days of the first occupation of the dwelling approved under reference BRW/309/2008, whichever is the sooner.
- Bakers Farm, 292 Roman Road, Mountnessing (BRW/793/2010) – creation of a rural business court involving the demolition of pre-fabricated sheds, an iron framed barn, a concrete sectional garage, a storage building, stable and the erection of 4 new buildings. Although the proposal to erect new buildings within the Green Belt is in conflict with Policy GB1, it is considered that the reformation of the courtyard layout would significantly contribute to the setting of the two listed buildings and thereby outweigh the harm caused to the Green Belt by inappropriateness. Furthermore, the creation of a rural business court would ensure reuse of the listed buildings.

Re-use and Adaptation of Rural Buildings – Residential Conversions

- 5.62 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 potential harmful impact on Green Belt and 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.
- 5.63 In 2010/11, one permission, originally refused but allowed on appeal, was granted for residential conversion of rural buildings, as detailed below:
- Hill Farm, Childerditch Street, Little Warley (BRW/77/2010) – conversion of two barns to form a single dwelling and change of use of site from private equestrian to mixed private equestrian and residential. The application was refused contrary to officer advice, but allowed on appeal. The inspector concluded that the proposal would have an acceptable affect on the character and appearance of the building and the surrounding Green Belt.

Environment

Flood Protection and Water Quality

- 5.64 Very little of the Borough is located within areas at risk of flooding, therefore the extent of necessary consultation with the Environment Agency is relatively limited.
- 5.65 The Environment Agency did not raise any objections to planning applications during 2010/11 on flood risk grounds.

Development of Existing Open Space

- 5.66 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.
- 5.67 In 2010/11, there were no permissions effecting open space areas.

Development Affecting Sites of Special Scientific Interest

- 5.68 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 Brentwood Borough

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

- 5.69 Policy C1 seeks to prevent harm to SSSI in the Borough, and the Council monitors the number of permissions for development adversely affecting SSSI. As of 24 August 2008, this policy has been deleted from the RLP but permissions effecting SSSIs have continued to be monitored. During the monitoring year there were no permissions effecting SSSIs in the Borough.

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

- 5.70 Policy C3 seeks to prevent harm to protected flora, fauna and their habitats and to sites of nature conservation value (e.g. Local Nature Reserves (LNR) and County Wildlife Sites (CWS)). The Council, therefore, monitors the number of permissions for development adversely affecting species and habitats covered by the Essex

Biodiversity Action Plan and County Wildlife Sites/Local Nature Reserves. The Council's Countryside Management Service is also actively working to try and prevent damage to CWS caused by unauthorised activities on such sites.

5.71 During the monitoring year there were ten applications judged against Policy C3, as detailed below:

- Two storey dwelling and attached garage adjacent to existing dwelling at Strathearn Lodge, Rose Valley, Brentwood (BRW/175/2010). Whilst concerns were raised by Essex Badger Protection Group it was decided their objection would have been difficult to substantiate and was therefore approved in accordance with Policy C3.
- Provision of a tool store within the remains of an old coach house at Warley Place, Warley Road, Great Warley (BRW/268/2010). Approval was granted with scale and design of the proposed side extension to not be significantly more prominent than the existing dilapidated coach house. The proposal complies with Policy C3 without adversely affecting the openness of Green Belt.
- Application to replace an extant planning permission (BRW/119/2006) regarding the erection of five detached dwelling houses, garaging and associated driveways at land to the rear of Netherton, Herington Grove and Three Hedges, Roundwood Avenue, Hutton (EXT/BRW/5/2010). Permission was granted to comply with Policy C3 however buildings are in close proximity to trees which contribute to the overall amenity of the area. Whilst consent for the removal of, or works to these trees in the future may not be forthcoming, it was advised that the foundations take account of the root habit of the trees ensuring they do not adversely affect the structural stability of the buildings.
- Amendment to planning permission BRW/379/2001 to add a crematorium and reposition approved chapel building and addition of toilets and doors to approved implement store at land east of Ongar Road, Pilgrims Hatch (BRW/408/2010). Whilst the crematorium element of the proposal would be inappropriate development in the Green Belt, it was considered that improvement to crematorium facilities would outweigh harm due to inappropriateness. Approval was granted due to the very special circumstances which exist to justify the development.
- Erection of one two storey four bedroom dwelling and new detached double garage at Kelby, The Green, Blackmore, Ingatestone (BRW/475/2010). Consent was granted but this does not override the applicants need to obtain approval or license needed from Natural England in relation to any protected species on site. Whilst the Parish Council objected, Brentwood Borough Council decided the proposal would not cause harm to the amenity of neighbours, there is sufficient space to provide off-street parking and the dwelling would not appear out of keeping with the street scene. Furthermore, compliance with Policy C3 is established resulting in no loss of a single storey dwelling and the state of repair of the existing dwelling is not a material planning consideration.

- Use of land for laser tag games at Brentwood Park, Warley Gap, Warley (BRW/551/2010). Approval was granted as the proposal would not be inappropriate development in the Green Belt and would accord with PPG2. The applicant was advised that consent for advertisements or additional works on or around the site may require a separate planning application.
- Change of use from agricultural to agricultural and equestrian, cladding of existing buildings and retention of mobile home for use in connection with the agricultural and equestrian business at Sandpit Farm, Sandpit Lane, South Weald (BRW/659/2010). Due to the nature, scale and location of the proposed development, it was considered that the proposal would not adversely impact on the adjacent Weald Country Park Conservation Area, the Special Landscape Area or the County Wildlife Site and approval was granted in conformity with Policy C3.
- Conversion and first floor extension of existing garage block to form flat / granny annex at Bower Farm, Tan House Lane, Navestockside (EXT/BRW/24/2010). Application refused due to the proposed first and ground floor extensions to a detached garage would create over 130 sqm of habitable floorspace. This was deemed a disproportionate addition and therefore inappropriate development. The increased height, size and bulk would be detrimental to visual amenity, openness and would therefore be harmful to the Green Belt and contrary to Policy C3.
- Four stock ponds at Fryerning Fisheries, Dog Kennel Lane, Ingatestone (BRW/810/2010). Application refused due to the extent, height and profile of the banking proposed being inappropriate development, resulting in a reduction in openness of the Green Belt. This would be an alien feature to the detriment of character and appearance of the countryside and Special Landscape Area within which the site is located, contrary to Policy C3.

Protecting the Best and Most Versatile Agricultural Land

- 5.72 There were no applications in the monitoring year affecting Policy IR3 (Protecting the Best and Most Versatile Agricultural Land).

Biodiversity

- 5.73 Priority habitats within Brentwood include woodland, grassland, hedgerows and ponds. Priority species include dormice, great crested newts and bats. These are protected and enhanced through planning conditions aimed at protecting breeding and feeding habitats; practical works such as the creation of hibernacula and erection of bat boxes; and targeted management of habitats under Council control.
- 5.74 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.
- 5.75 Brentwood Countryside Management work with the Thames Chase project team on habitat creation and management, providing new planting and green spaces.

- 5.76 The Council is a member of the Essex Biodiversity Project (EBP), a partnership approach to implementing the Essex Biodiversity Action Plan (BAP). A review of the BAP is currently being undertaken and is due for completion early 2012. This will set out local indicators, used to inform future AMRs.

Renewable Energy

- 5.77 It is important to monitor the amount of renewable energy capacity installed by type. The Climate Change Act legislates for a 34% reduction in greenhouse gas emissions against 1990 levels by 2020, and an 80% reduction by 2050. Incorporating renewable energy generation technologies and energy efficiency measures into the design of new development can make a significant contribution to achieving these targets.
- 5.78 The RLP includes policy on renewable energy schemes (Policy IR6). In September 2007 the Council adopted the Urban Place Supplement SPD, which sets out suggested requirements for providing renewable energy as part of residential development.
- 5.79 There were no planning applications received regarding renewable energy schemes during 2010/11. However, there may have been installation of solar panels on individual residential properties in the Borough where planning permission is not required.

Monitoring Overall Use of Local Plan Policies

- 5.80 This AMR identifies RLP policies not being implemented. This is monitored through output indicators discussed above and an analysis of the amount of times RLP policies have been used in the last three years, as set out in **Appendix 5**.
- 5.81 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.
- 5.82 There have been a significant number of policies that were not used in the three monitoring years, particularly in regard to Shopping, Transport and Leisure issues. A policy may not be used in one particular year because no relevant planning applications were made, but more robust conclusions can be drawn from analysis over a period of years. This information will inform preparation of the local development plan which will supersede the RLP.

Appendix 1

Local Development Plan Timetable

The Council has decided to align its Core Strategy and Site Allocations to form a single Brentwood local development plan. This decision will be reflected in a revised LDS in due course. Dates set out in the current LDS have continued to slip and so a revised timetable for producing the local development plan was agreed at the Council's Policy, Performance and Resources Board on 14 September 2011:

Stage	Description	Proposed New Dates
Neighbourhood Vision and Issues (Regulation 25)	Prepare consultation programme/materials	January 2011 – April 2011
	Consult	May 2011 – June 2011
Proposed Submission Local Development Plan (Regulation 27)	Analyse Neighbourhood Consultation responses	June 2011 – September 2011
	Complete evidence base studies	By August 2012
	Prepare consultation plan documents	September 2011 – March 2012
	Consult	May 2012 – July 2012
Submission Local Development Plan (Regulation 30)	Analyse consultation responses	July 2012 – September 2012
	Amend submission plan	September 2012 – October 2012
	Submit local development plan	November 2012
Examination and Adoption (Regulation 31)	Pre-examination meeting	January 2013
	Examination	March 2013
	Inspector's report	June 2013
	Adoption	July 2013

Appendix 2

Housing Trajectory 2001 – 2021: cumulative completion rates

	Completions										Projections									
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Net Actual Completions (Total)	182	263	204	151	116	218	244	251	166	394										
Net Projected Completions (Total)											119	218	168	165	99	92	84	94	106	119
Total Cumulative Net Completions	182	445	649	800	916	1134	1378	1629	1795	2189	2308	2526	2694	2859	2958	3050	3134	3228	3334	3453
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
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
Total Net completions compared to Adopted RSS Cumulative Rate	7	95	124	100	41	84	153	229	220	439	383	426	419	409	333	250	159	78	9	-47
Annual requirement taking account of past/projected completions	166	161	158	159	162	158	152	144	142	119	119	108	101	92	90	90	92	91	83	47

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

Appendix 3

Housing Trajectory 2011 – 2026: site details

Site name/address	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Identified
Extant Planning Permissions on Allocated Sites																
Phase 4A - British Gas Site, St James Road/Wharf Road, Brentwood, CM14 4LF		25	28													53
Former Warley Hospital, Warley Hill, Warley	31	31														62
William Hunter Way car park site, William Hunter Way, Brentwood				14												14
Former Highwood & Little Highwood Hospital, Geary Drive, Brentwood	50	50	50	50	4											204
	81	106	78	64	4	0	0	0	0	0	0	0	0	0	0	333
Extant Planning Permissions on Unallocated Large Sites																
Former St Charles Youth Treatment Centre, Brentwood, CM14 4TP	12															12
43-53 Ingrave Road, Brentwood, CM15 8AZ (SHLAA ref: B216)			11													11
Land rear of the Grange, 93 Queens Road, Brentwood		12														12
122-124 Station Road, West Horndon, CM13 3LZ		11														11
Land rear of Sylvia Avenue/Brindles Close, Hutton, CM13 2HP			16	16												32
Willowbrook Primary School, Brookfield Close, Hutton, CM13 2RG		36														36
	12	59	27	16	0	0	0	0	0	0	0	0	0	0	0	114
Extant Planning Permissions on Small Sites																
	26	53	48	30	10	0	0	0	0	0	0	0	0	0	0	167

Residual Allocated Sites																
Land north of Highwood Close, Brentwood (SHLAA ref: G160)										10	10					20
	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	20
Contingent Sites																
Trueloves, Trueloves Lane, Ingatestone, CM4 0NQ [planning permission subject to Section 106 agreement]			15	15												30
Brentwood railway station car park (SHLAA ref: B190)												18	18	18		54
Essex County Fire Brigade HQ, Rayleigh Road, Brentwood, CM13 1AL (SHLAA ref: B218)				40	40	20										100
Land adj. Adult Education Centre, Rayleigh Road, Hutton, CM13 1BD (SHLAA ref: B094)								5	5	5						15
Land rear of Warley County Infants School, Evelyn Walk, Warley (SHLAA ref: G154)					6	6										12
West Horndon Industrial Estate, Childerditch Lane, West Horndon, CM13 3ED (SHLAA ref: B189)											21	21				42
Land rear of 10-20 Orchard Lane, Pilgrims Hatch, CM15 9RE (SHLAA ref: B025)									6	6						12
Small sites identified with potential in SHLAA					39	18	7	12	8							84
	0	0	15	55	85	44	7	17	19	32	21	18	18	18	0	349
Windfalls																
Small Site Windfalls						48	37	37	37	37	37	37	37	37	37	381
Large Site Windfalls							40	40	40	40	40	40	40	40	40	360
	0	0	0	0	0	48	77	77	77	77	77	77	77	77	77	741
TOTALS:	119	218	168	165	99	92	84	94	106	119	98	95	95	95	77	1,724

Note: Annual windfall forecast calculated as at April 2011 from previous five years housing completions (77 average windfall completions per year 2006-2011)

Appendix 4

Replacement Local Plan Policy Targets and Indicators

Following the direction issued by the Secretary of State setting out which RLP policies had been saved, 28 policies were deleted as of 24 August 2008. Of these deleted policies three were included within the list of local policy indicators (H1: Residential Provision 1996-2011, GB28: Landscape Enhancement, and C1: Sites of Special Scientific Interest). Consequently these policies are no longer included in the list of local output indicators and targets set out below.

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	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 sqm above the original habitable floor space
Indicator	The number of permissions for residential extensions above the 37 sqm limit

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

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	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 5

Replacement Local Plan Policy Usage 2008 – 2011

Brentwood Replacement Local Plan (2005)		Number of Applications		
Policy Ref.	Policy Title	2008/09	2009/10	2010/11
Core Policies				
CP1	General Development Criteria	956	887	955
CP2	New Development & Sustainable Transport Choices	25	12	16
CP3	Transport Assessments	12	5	1
CP4	The Provision of Infrastructure and Community Facilities	7	3	3
Housing				
H3	Community Uses in Residential Development	3	0	0
H4	Mixed Use Development	0	3	0
H5	Change of Use of Upper Floors	10	2	5
H6	Small Unit Accommodation	18	15	13
H7	Single Storey Dwellings	60	27	29
H8	Conversions	11	3	7
H9	Affordable Housing on Larger Sites	6	6	3
H10	Affordable Rural Housing	0	0	1
H11	Supported Accommodation	1	3	0
H12	Residential Homes	0	0	1
H14	Housing Density	36	18	14
H15	Hutton Mount	40	28	33
H16	Lifetime Homes	83	24	10
H17	Dormer Windows	185	107	146
Employment				
E1	Areas Allocated for General Employment	16	11	12
E2	Areas Allocated for Office Purposes	4	7	14
E4	Sites for Additional Employment Land	2	0	0
E5	Land Adjacent to the Council Depot, Warley	0	0	0
E6	Childerditch Industrial Park, Warley	0	3	0
E8	Employment Development Criteria	19	10	5
Shopping				
S1	New Major Retail Developments	1	0	0
S3	Petrol Filling Station Retail Facilities	0	0	0
S4	Non-Retail Uses within Local Shopping Centres and Parades	20	16	16
Transport				
T1	Travel Plans	8	4	3
T2	New Development & Highway Considerations	142	130	92
T3	Traffic Management	0	0	0
T5	Parking - General	70	39	39
T6	Public Car Parking Strategy	2	2	1

T7	Off-Street Public Car Parking	1	2	1
T8	On-Street Parking	0	0	0
T9	Commuter Car Parking	0	0	0
T10	Access for Persons with Disabilities	4	0	0
T11	Bus Services	0	0	0
T12	Rail Services	0	0	0
T13	Taxis	0	1	0
T14	Cycling	8	2	1
T15	Pedestrian Facilities	5	0	0
Green Belt and the Countryside				
GB1	New Development	119	140	141
GB2	Development Criteria	205	224	211
GB3	Settlements Excluded from the Green Belt	0	4	2
GB4	Established Areas of Development	15	9	6
GB5	Extensions to Dwellings	60	63	59
GB6	Replacement Dwellings	14	13	6
GB7	Garages, Swimming Pool/Enclosures and Outbuildings	36	34	25
GB8	Extensions to Gardens	0	2	7
GB9	Haverings Grove	0	2	1
GB10	Subdivision of Dwellings	0	0	0
GB11	Temporary Siting of Mobile Homes	6	1	2
GB12	Permanent Dwellings for Agricultural Workers	6	2	2
GB13	Removal of Agricultural Occupancy Condition	1	0	0
GB14	Agricultural Buildings	5	3	2
GB15	Re-Use and Adaptation of Rural Buildings for Small-Scale Employment, Tourism, Leisure and Community Uses	15	18	23
GB16	Residential Conversions	8	11	13
GB17	Conversion or Change of Use of Listed Buildings	5	3	1
GB18	Existing Inappropriate Development Sites	8	6	4
GB19	Farm Shops and Retailing	2	1	1
GB22	Outdoor Sports Facilities	11	5	3
GB23	Ancillary Buildings	5	3	6
GB25	Riding Schools and Livery Stables	0	0	4
GB26	Other Stables	2	4	1
GB27	Access to the Countryside	0	0	1
Sport & Leisure, Tourism and Community Services				
LT1	Strategic Public Open Space	0	0	0
LT2	Development of Existing Urban Open Spaces	5	4	1
LT3	Areas Deficient in Open Space	0	0	0
LT4	Provision of Open Space in New Development	7	2	0
LT5	Displacement of Open Land Uses	0	3	0
LT6	The Brentwood Centre	2	1	0
LT8	Use of Redundant Institutional, Recreational and Community Buildings	7	1	1
LT9	Highwood Hospital Site	2	0	0
LT10	Changes of Use or New Buildings for Institutional Purposes	5	2	4
LT11	Retention of Existing Local Community Facilities	12	3	5
LT15	Hotel Accommodation in the Urban Area	0	0	2
LT16	Bed and Breakfast and Self-Catering Accommodation	0	0	0
LT19	Accessibility to Premises to which the Public are Admitted and to Employment Generating Developments	5	0	0

Conservation and Protection of the Environment				
C3	County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value	6	12	11
C4	Management of Woodlands	0	0	1
C5	Retention and Provision of Landscaping and Natural Features in Development	65	46	23
C6	Tree Preservation Orders and Works to Preserved Trees	23	102	98
C7	Development Affecting Preserved Trees, Ancient Woodlands and Trees in Conservation Areas	47	20	12
C8	Ancient Landscapes and Special Landscape Areas	164	104	65
C9	Historic Parks and Gardens	2	1	0
C10	Protected Lanes	2	2	3
C11	Thames Chase Community Forest	2	1	1
C12	Landscape Improvements	1	1	1
C14	Development Affecting Conservation Areas	72	75	68
C15	Listed Buildings - Demolition, Alterations or Extensions	68	69	51
C16	Development within the Vicinity of a Listed Building	58	32	33
C17	Change of Use of a Listed Building	15	7	11
C18	Ancient Monuments and Archaeological Sites	7	9	7
C19	Secured by Design	2	0	0
C20	Shop Fronts	10	6	6
C21	Illuminated Advertisements	35	18	11
C22	Signs within Conservation Areas and on Listed Buildings	12	12	9
C23	Externally Illuminated Hanging Signs	3	3	2
C24	Non-Illuminated Advertisements	5	14	19
C25	Floodlighting and Other Forms of Illumination	6	6	0
Infrastructure and Resources				
IR2	Telecommunications	7	2	0
IR3	Protecting the Best and Most Versatile Agricultural Land	0	0	0
IR4	Recycling Facilities	2	0	0
IR5	Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development	89	56	33
IR6	Renewable Energy Schemes	0	3	0
Pollution Control				
PC1	Land Contaminated by Hazardous Substances	4	6	3
PC4	Noise	9	17	7
PC5	Traffic Noise	1	2	0
PC6	Transport Pollution	1	0	0
PC7	Areas of Poor Air Quality	0	3	1
Brentwood Town Centre				
TC1	Vacant and Redevelopment Sites within Residential Allocated Areas	1	0	0
TC2	Residential Replacement	2	0	0
TC3	Mixed Use Development	3	1	2
TC4	Use of Upper Floors Above Commercial Premises	5	3	7
TC5	Type of Accommodation	6	2	8
TC6	Small-Scale Shops	8	4	2
TC7	Non-Retail Uses	11	10	5
TC8	Professional/Financial Office Uses	0	0	0
TC9	The Telephone Exchange	0	0	0
TC10	Site of the William Hunter Way Car Park	1	0	0

TC11	Traffic in the High Street	0	0	0
TC12	Landscaping in the Town Centre	0	0	0
TC13	Pedestrian Areas	2	0	0
TC14	Advertisements and Shop Fronts	11	8	3
TC15	Shops Fronts Facing William Hunter Way	0	0	2
TC16	Non-Illuminated Advertisements fronting William Hunter Way	0	0	0
TC19	Medical/Health Uses	1	1	1
Policies not saved beyond 24 August 2008 (no longer part of development plan)				
H1	Residential Provision 1996-2011	2	3	1
H2	Housing Land Availability Monitor	0	0	0
H13	Permanent Sites for Gypsy Travellers	3	1	0
H18	Satellite Dishes	0	2	0
E3	BT Office Site	0	0	0
E7	Employment in Village Settlements Excluded from the Green Belt	0	0	0
S2	Retail Market	0	0	0
T4	Lorry Traffic in Residential and Other Inappropriate Roads	0	1	2
GB20	Garden Centres	0	1	0
GB21	Cemeteries	0	1	1
GB24	Golf Courses	1	0	0
GB28	Landscape Enhancement	4	5	1
LT7	Provision of Small Scale, Local Recreation, Leisure, Cultural and Entertainment Facilities	2	1	2
LT12	Proposals for Medical Uses	4	0	1
LT13	Footpaths and Cycleways in New Developments	0	0	0
LT14	Recreational Routes	0	0	0
LT17	Transit and Other Picnic Sites	0	0	0
LT18	Caravan/Camp Sites	0	0	0
C1	Sites of Special Scientific Interest	1	8	16
C2	Local Nature Reserves	0	6	2
C13	New Development in the Lakeside Area, Ingatestone	0	0	0
IR1	Utility Providers	0	0	0
IR7	Development in Areas at Risk of Flooding	3	1	1
IR8	Surface Water Run Off	2	1	0
PC2	Hazardous Substances	0	0	0
PC3	Development in the Vicinity of Hazardous Substances	0	1	0
TC17	Open Space/Amenity Areas	0	0	0
TC18	New Cultural, Entertainment or Leisure Uses	1	0	0
Number of Replacement Local Plan (2005) policies saved beyond August 2008:				127
Number of Replacement Local Plan (2005) policies not Saved beyond August 2008:				28

Appendix 6

List of Abbreviations

AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
CWS	County Wildlife Site
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
EBP	Essex Biodiversity Plan
ELR	Employment Land Review
GIS	Geographical Information System
GO-East	Government Office for the East of England
GTAA	Gypsy and Traveller Accommodation Assessment
LDD	Local Development Document
LDF	Local Development Framework
LDP	Local Development Plan
LDS	Local Development Scheme
LoWS	Local Wildlife Site
MYE	Mid-Year Estimate
NPPF	National Planning Policy Framework
ONS	Office of National Statistics
PDL	Previously Developed Land
PINS	Planning Inspectorate
PPG	Planning Policy Guidance note
PPS	Planning Policy Statement
RLP	Brentwood Replacement Local Plan
RSP	Replacement Structure Plan
RSS	Regional Spatial Strategy

SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SLA	Service Level Agreement
SPD	Supplementary Planning Document
SSSI	Site of Specific Scientific Interest
The Act	The Planning and Compulsory Purchase Act 2004
The Regulations	The Town and Country Planning (Local Development) (England) Regulations 2004
UPS	Urban Place Supplement

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