



Brentwood
Borough Council

5 Year Deliverable Housing Supply Assessment: 1 April 2010 to 31 March 2015

November 2009

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

1 Background and Government Requirement

PPS3 Requirements

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

Homes for the Future: More Affordable, More Sustainable

- 1.5 The Housing Green Paper, 'Homes for the future: more affordable, more sustainable' (July 2007), sets out Government proposals to deliver 3 million new homes nationally by 2020.
- 1.6 The Government expects Local Authorities to do more to bring forward suitable developable land for housing and provides incentives in the form of a New Housing and Planning Delivery Grant (HPDG). From 2008, the new Housing and Planning Delivery Grant will reward the delivery of both new housing on the ground, and the identification of at least five years worth of sites ready for development and a further 10 years worth in plans as required by planning policy. The new grant will be paid to those local authorities that meet their agreed development timetables for new housing, based upon the requirements set out in PPS3.

- 1.7 If a local authority cannot demonstrate that it has an up to date five year supply of deliverable sites, planning applications for development on other sites should be considered favourably. If applications relate to sites that are allocated in the overall land supply, but which are not yet in the up to date five year supply, local authorities should still consider whether granting planning permission would undermine achievements of their policy objectives.

Demonstrating a Five Year Supply of Deliverable Sites

- 1.8 The Department for Communities and Local Government (DCLG) have produced guidance on how to assess a five year supply. The guidance sets out three main stages to consider when assessing supply, as follows:
1. Identify the housing provision to be delivered over the following five years;
 2. Identify sites that have potential to deliver housing over the five year period, including:
 - a) Housing allocations in the Development Plan,
 - b) Sites that have planning permission (outline or full planning permission that have not been implemented),
 - c) Specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the five year period; and,
 3. Assess deliverability of potential sites in terms of paragraph 54 of PPS3.
- 1.9 This paper sets out an assessment of whether or not there is a five year supply of deliverable housing land within the Brentwood Borough.
- 1.10 Specific sites are identified that the Council considers are likely to contribute to the delivery of the five years provision. Included are sites already under construction but not yet complete, those with planning permission but where building work has not yet commenced; sites allocated in the Replacement Local Plan; and sites that have potential to come forward for development within the next five years where there is a realistic expectation that development will take place, as identified in the Council's Urban Capacity Study.

2 Sources of Information

Annual Residential Land Monitor

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

Urban Capacity Study

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

Annual Monitoring Report

- 2.5 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 monitoring of the current Local Development Plan. Monitoring these policies enables the assessment of whether objectives are being met in terms of the delivery of housing in line with policy targets.
- 2.6 The Council's fifth AMR was produced for the years 2008/2009. The housing section of the report sets out the large residential sites completed, those with unimplemented or uncompleted planning permissions, and those with potential as identified in the Urban Capacity Study. The appendices of the AMR show housing trajectories for these sites for the period 2001-2024.
- 2.7 The monitoring of the delivery of new housing against the Borough's agreed provision figures is one of the most important core output indicators. The housing trajectories have been used in producing the five year housing land supply.

Strategic Housing Land Availability Assessment (SHLAA)

- 2.8 Strategic Housing Land Availability Assessments (SHLAAs) are a requirement set out in PPS3 (Annex C), and are designed to supersede the Urban Capacity Study. According to DCLG practice guidance the primary role of the SHLAA is to:
- Identify sites with potential for housing;
 - Assess their housing potential; and
 - Assess when they are likely to be developed.
- 2.9 The SHLAA should aim to identify sufficient specific sites for at least the first 10 years of a plan (minimum), from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period. Such an assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development. The assessment should not be a one-off study but would be updated regularly and be an integral part of the AMR process, although a comprehensive first assessment would need to form the basis.
- 2.10 The Council is currently in the process of completing its first SHLAA, which is due to be completed by April 2010.

3 The Five Year Requirement

- 3.1 The five year housing requirement is based on the housing provision figure set out in the strategic development plan. At present this is set out in the Regional Spatial Strategy (RSS), 2001-2021, which was approved by the Secretary of State in May 2008. The Approved RSS provides for a minimum of 3500 dwellings (net) to be built between 2001 and 2021, an average of 175 dwellings per year.
- 3.2 Table 1 sets out the housing provision figures as set out in the RSS (2001-2021) and completions to date.
- 3.3 By April 2009, a total of 1631 dwellings were completed within the Borough, with a residual, therefore, of 1869 for the remaining RSS period, thereby requiring a reduced annual average of 156 dwellings.

Table 1: Housing Requirement based on the Approved RSS 2001-2021		
	Number of Dwellings	Average Dwellings Per Annum
RSS Housing Provision 2001-2021	3500	175
Net Completions 2001-2008	1631	204
Residual RSS Provision 2008-2021	1869	156

4 The Five Year Provision Figure

4.1 According to advice published by DCLG in 'Demonstrating a 5 year supply of deliverable sites', in order to assess the deliverability of identified potential sites, PPS3 (paragraph 54) states three deliverability criteria that any deliverable site should meet:

- Be available – the site is available now;
- Be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities; and
- Be achievable – there is a reasonable prospect that housing will be delivered on the site within 5 years.

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

Available Land

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

Suitable Sites

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

Achievable Sites

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

4.3 The five year period is taken as the period beginning 1 April for the forthcoming year at the time of the assessment. The current five year period is, therefore, 1 April 2010 to 31 March 2015. The schedule of housing sites in Appendix A to this paper provides details of sites that make up the five year supply of deliverable sites. The schedule is summarised in Table 2 and

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

Year	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Extant Planning Permissions on Allocated Sites	97	50	21	0	0	168
Extant Planning Permissions on Unallocated Large Sites	111	111	66	0	0	288
Extant Planning Permissions on Small Sites	69	94	46	12	0	221
Residual Allocated Sites	0	57	96	40	40	233
Contingent/Strategic Sites	0	0	20	21	0	41
Total	277	312	249	73	40	951

- 4.4 Table 2 makes no allowance for windfalls, or small Brownfield sites without planning permission, in the calculation of the 5 year supply of 951 dwellings. PPS3 states that windfalls should not be included in the study. However, windfalls have been a continuous supply of housing in the Borough for a number of years and are expected to contribute additional housing supply in the future. Based on historic figures for both large and small windfall completions it is considered justifiable to include 78 dwellings on windfall sites in the final year of the 5 year supply (2014/2015), at which time it is projected that existing planning permissions would have been completed. Clearly further permissions will be granted on sites as yet unidentified (windfalls) and therefore it is estimated that taking into account this, as yet unidentifiable supply, the total 5 year supply would be 1029 dwellings.

How Many Years Deliverable Land?

- 4.5 Brentwood Borough therefore has an overall amount of identifiable and deliverable housing land supply for 951 dwellings over the next five years. That is 172 dwellings more than the current RSS five year requirement (22%). This equates to a housing land supply of 6.1 years as set out in Table 3.

- 4.6 If account is taken of windfall supply, the total would be 1029 dwellings, which is 250 dwellings more than the current requirement (32%) and equates to a housing land supply of 6.6 years.

Table 3: Summary of 5 Year Deliverable Housing Supply - 1 April 2010 to 31 March 2015	
Approved RSS 5 Year requirement	779 dwellings
Approved RSS Annual Average residual requirement	156 dwellings
Total Identifiable Five Year Supply	951 dwellings
Annual average supply	190 dwellings
Excess supply over requirement for 5 year period	172 dwellings
How many years housing supply?	6.1 years

5 Conclusion

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

6 Appendix A: Schedule of Housing Sites

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Name and address of site	Site Size	Greenfield/Brownfield	Existing Dwellings	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15
Formally Identified															
Extant Planning Permissions on Allocated Sites															
BRW/0989/05	Full	Former N V Tools Site, St James Road, Brentwood.	0.47	B	0	28	53	81	0	53					
BRW/1103/06	Full	Former British Gas Site, St James Road/Wharf Road, Brentwood	0.65	B	0	253	97	350	47	50	47				
BRW/0021/05, BRW/0269/08, BRW/0414/06, BRW/0415/06, BRW/0416/06, BRW/0417/06, BRW/0421/06, BRW/0425/06, BRW/0595/06	Full	Warley Hospital, Warley Hill, Warley	4.05	B	0	21	147	168	107	40	50	50	7		
BRW/672/05	Full	William Hunter Way car park site	0.16	B	0	0	14	14	14				14		
Sub Total					0	302	311	613	168	143	97	50	21	0	0

Extant Planning Permissions on Unallocated Large Sites														
BRW/1081/06	Full	St Charles Youth Treatment Centre, Brentwood	6.79	B	0	0	120	120	120		40	40	40	
BRW/0369/07	Full	Former Sam's Nightclub, Brentwood	0.44	B	0	0	54	54	54		30	24		
BRW/1148/03		43-53 Ingrave Road, Brentwood	0.23	B	4	0	11	15	11		11			
BRW/0297/05	Full	St Helens RC Infants School, Queens Road, Brentwood	0.41	B	0	0	40	40	40		10	20	10	
BRW/0610/07	Full	Land rear of the Grange, 93 Queens Road, Brentwood	0.35	B	0	0	12	12	12		12			
BRW/0883/07	Full	122-124 Station Road, West Horndon	0.15	B	2	0	11	13	11			11		
BRW/1053/06	Full	Land rear of Sylvia Avenue/Brindles Close, Hutton	0.84	B	1	0	32	33	32			16	16	
BRW/1092/07	Full	Land adj Britannia Road & 19 Tyrrel Rise, Warley	0.26	B	6	0	8	14	8	0	8			
Sub Total					13	0	288	301	288	0	111	111	66	0

Extant Planning Permissions on Small Sites														
BRW/0449/07	Full	Land adj 35 St Charles Road, Brentwood.	0.05	B			1	1	0	1				
BRW/0177/08	Full	Merrymeade House, Merrymeade Chase, Brentwood.	0.05	B			9	9	9		5	4		
BRW/0986/08	Full	38 St Stephens Crescent, Brentwood.	0.02	B			4	4	2	2	2			
BRW/0634/08	Full	Land rear of 65-67 Cromwell Road, Warley.	0.04	B			4	4	2	2	2			
BRW/0012/08	Full	Searchlight, School Road, Kelvedon Hatch.	0.13	B	1	0	2	3	2		2			
BRW/0063/06	Full	Land at 22 Newmans Drive and land rear of 196, 198, 200 and 200A Hanging Hill Lane, Hutton, Brentwood	0.22	B		2	3	5	2	1	2			
BRW/1056/07	Full	319 Rayleigh Road, Brentwood.	0.10	B	1	0	3	4	3	0	2	1		
BRW/0796/08	Full	72 Arnold Avenue, Hutton.	0.00	B		0	1	1	1	0	1			
BRW/0011/93	Full	Rawden, Herrington Grove	0.28	B		0	2	2	2	0	2			
BRW/1061/06	Full	39 Ridgeway, Hutton.	0.16	B		0	1	1	0	1				
BRW/0852/87	Full	R/O 35 and between 27/35 Crow Green Road	0.17	B		0	3	3	2	1	2			
BRW/0482/07	Full	Land adj 367 Ongar Road, Brentwood.	0.03	B		0	1	1	1		1			

BRW/0072/08	Full	503 Ongar Road, Pilgrims Hatch.	0.04	B	1	0	1	2	1	1				
BRW/0521/92	Full	Putwell Bridge Farm, Brook Street	0.06	G		0	1	1	0	1	0			
BRW/0260/88	Full	Dytchleys, Coxtie Green Road	2.61	B	1	0	10	11	10		4	4	2	
BRW/0013/03	Full	Blacksmiths Cottage, Church Street	0.06	B		0	1	1	0	1	0			
BRW/0707/07	Full	15 Avenue Road, Warley, Brentwood.	0.11	B		0	11	11	11			6	5	
BRW/0298/08	Full	26 Warley Hill, Warley, Brentwood.	0.03	B		0	4	4	4	0	2	2		
BRW/0171/04	Full	5 Security House, Ongar Road	0.00	B		0	1	1	1		1			
BRW/0544/04	Full	Imperial Peking, 67A High Street	0.02	B		0	1	1	1		1			
BRW/0875/04	Full	12 Western Road	0.03	B		0	2	2	2		2			
BRW/0469/07	Full	3 High Street, Brentwood.	0.00	B		0	1	1	1			1		
BRW/0002/07	Full	21 The Vale, Brentwood.	0.03	B		0	1	1	1			1		
BRW/1107/07	Full	63-65 High Street, Brentwood.	0.09	B		0	10	10	10			10		
BRW/1134/07	Full	242 Ongar Road, Brentwood.	0.03	B	1	0	1	2	1			1		
BRW/1080/07	Full	Brentwood Academy of Health & Beauty, 7-11 Ongar Road, Brentwood.	0.03	B		0	2	2	2			2		
BRW/0171/08	Full	60 Ongar Road, Brentwood.	0.01	B		0	1	1	1				1	
BRW/0477/08	Full	52a Robin Hood Road, Brentwood.	0.05	B	1	0	1	2	1				1	
BRW/0450/08	Full	(Jewellers) 58 Ongar Road, Brentwood.	0.01	B		0	1	1	1				1	
BRW/0624/08	Full	54 Ongar Road, Brentwood.	0.01	B		0	1	1	1				1	
BRW/0766/08	Full	Daylite Windows, 49 Ongar Road, Brentwood.	0.01	B		0	1	1	1				1	
BRW/0802/08	Full	31 St Charles Road, Brentwood.	0.09	B	1	0	1	2	1				1	
BRW/0728/08	Full	73-73a High Street, Brentwood (Between Barclays Bank & Currys).	0.14	B		0	4	4	4					4
BRW/0454/04	Full	21 & 23 Eastfield Road, Brentwood.	0.04	B	2	0	2	4	2			2		
BRW/0403/06	Full	96 Queens Road, Brentwood.	0.04	B		0	4	4	4		2	2		
BRW/0696/06	Full	Rose Valley House, Rose Bank, Brentwood.	0.30	B	1	0	8	9	8		4	4		
BRW/0996/07	Full	31 Queens Road, Brentwood.	0.09	B	1	0	5	6	5			5		
BRW/0025/08	Full	19-23 Crown Street, Brentwood.	0.02	B		0	2	2	2				2	
BRW/0505/08	Full	29 Rose Valley, Brentwood.	0.08	B	1	0	8	9	8				4	4
BRW/0424/04	Full	25 Warley Hill and 4-6 Crescent Road	0.04	B	0	0	7	7	7		4	3		
BRW/0663/06	Full	Land rear of 54 Cromwell Road, Brentwood.	0.05	B	0	0	2	2	2		2			
BRW/0443/06	Full	7 Honeypot Lane, Brentwood.	0.06	B	1	0	1	2	1		1			
BRW/0534/07	Full	30 Westbury Road, Brentwood.	0.03	B	0	0	1	1	1			1		
BRW/0169/07	Full	Rear of 101 - 107 Warley Hill, Warley.	0.06	B	0	0	5	5	5				5	

BRW/0268/08	Full	Garden land of 8 Ashford Avenue, Brentwood.	0.03	B	0	0	1	1	1			1		
BRW/0110/09	Full	17, 19, 21, 23 Border Edge House, Firs Grove Road, Brentwood.	0.02	B	0	0	8	8	8				4	4
BRW/0930/08	Full	Land adj to 1 Fox Hatch, Kelvedon Hatch, Brentwood.	0.03	B	0	0	1	1	1		1			
BRW/0931/08	Full	The Barn, Doddinghurst Road, Doddinghurst, Brentwood.	0.05	B	0	0	2	2	2			2		
BRW/0432/06	Full	164 Brentwood Road, Herongate, Brentwood.	0.03	B	0	0	1	1	1		1			
BRW/0393/08	Full	54 Station Road, West Horndon, Brentwood.	0.03	B	0	0	2	2	2			2		
BRW/0562/07	Full	201-207 Rayleigh Road, Hutton.	0.03	B	0	0	4	4	4		4			
BRW/0896/07	Full	Larkrise Farm, The Tyburns, Hutton.	0.38	G	0	0	1	1	1			1		
BRW/0027/09	Full	10 Park Avenue, Hutton, Brentwood.	0.10	B	0	0	1	1	1			1		
BRW/0525/04	Full	1 Kelvedon Close, Hutton	0.02	B	0	0	1	1	1			1		
BRW/0987/08	Full	1 Chelmer Drive, Hutton, Brentwood.	0.06	B	0	0	1	1	1			1		
BRW/0458/07	Full	Land adj 12 Alexander Lane, Shenfield.	0.02	B	0	0	2	2	2		2			
BRW/0983/06	Full	St Ninian, Alexander Lane, Hutton.	0.09	B	1	0	6	7	6			6		
BRW/1129/07	Full	Grasmere, Alexander Lane, Hutton.	0.08	B	1	0	4	5	4			4		
BRW/0897/08	Full	Land rear of St Ninian, Alexander Lane, Shenfield.	0.10	B	0	0	2	2	2				2	
BRW/0119/06	Full	Rear of Netherton & Three Hedges, Hutton Mount Brentwood.	0.70	B	1	0	4	5	4			4		
BRW/0330/04	Full	1 Bermans Close, Hutton, Brentwood.	0.28	B	1	0	1	2	1			1		
BRW/0509/04	Full	Land rear of 118a High Street Ingatestone.	0.17	B	0	0	9	9	9			5	4	
BRW/0162/06	Full	Land at 51 High Street, Ingatestone, Brentwood.	0.02	B	0	0	3	3	3				3	
BRW/0573/06	Full	Land to the rear of 28 - 30 Pine Drive, Ingatestone.	0.07	G	0	0	1	1	1		1			
BRW/0309/08	Full	Fryerning Fisheries, Dog Kennel Lane, Ingatestone, Brentwood	0.33	G	0	0	1	1	1			1		
BRW/0749/08	Full	60 High Street, Ingatestone.	0.01	B	0	0	1	1	1			1		
BRW/0814/08	Full	3 & 5 High Street, Ingatestone.	0.04	B	0	0	4	4	4				4	
BRW/0903/08	Full	Land rear of the Crown Public House, High Street, Ingatestone.	0.22	G	0	0	5	5	5				5	
BRW/0645/02	Full	Brickhouse Farm, Doddinghurst Road	0.11	G	0	0	1	1	1		1			

BRW/1036/06	Full	Land adj 14 Lancaster Close, Pilgrims Hatch, Brentwood.	0.05	B	0	0	2	2	2		2				
BRW/0482/07	Full	87 Hatch Road, Pilgrims Hatch, Brentwood.	0.02	B	0	0	1	1	1			1			
BRW/0072/08	Full	50 Balmoral Road, Pilgrims Hatch.	0.02	B	0	0	1	1	1			1			
BRW/0044/09	Full	6 Kensington Road, Pilgrims Hatch, Brentwood.	0.05	B	1	0	1	2	1			1			
BRW/0379/07	Full	182a Hutton Road, Shenfield.	0.02	B	0	0	2	2	2		2				
BRW/1056/06	Full	Jacqueline, Friars Close	0.11	B	0	0	1	1	1		1				
BRW/0157/07	Full	1-5 Chelmsford Road, Hutton.	0.04	B	0	0	2	2	2		2				
BRW/1143/07	Full	79 Priests Lane, Shenfield.	0.12	B	1	0	1	2	1			1			
BRW/0470/08	Full	56 Hutton Road, Shenfield.	0.00	B	0	0	1	1	1			1			
BRW/0674/08	Full	77 Shenfield Place, Shenfield.	0.16	B	1	0	1	2	1			1			
BRW/0906/06	Full	119 Shevon Way, Brentwood.	0.03	B	0	0	4	4	4		2	2			
BRW/0724/08	Full	35 Brook Street, Brentwood.	0.07	B	0	0	1	1	1			1			
BRW/0460/07	Full	Tipps Cross Garage, Blackmore Road, Hook End, Brentwood.	0.08	B	0	0	5	5	5		5				
BRW/1173/07	Full	Former Blackmore Youth Centre and library, The Green, Blackmore.	0.07	B	0	0	1	1	1			1			
BRW/0270/08	Full	Land adj 14 Blackmore Mead, Blackmore.	0.02	B	0	0	1	1	1			1			
BRW/0444/08	Full	33 Henrys Terrace, Ongar Road, Stondon Massey.	0.03	B	0	0	1	1	1			1			
BRW/0273/08	Full	Lathams timber yard, Wrights Lane, Wyatts Green, Brentwood.	0.62	B	0	0	1	1	1			1			
BRW/0034/09	Full	Blackmore Centre & Library, Blackmore Road.	0.07	B	0	0	1	1	1			1			
Sub Total					20	2	231	253	221	10	69	94	46	12	0

Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)															
Policy H1 and LT9	Allocation	Highwood Hospital, Geary Drive, Brentwood	5.19	B	0	0	108	108	108				28	40	40
Policy H1 and LT9	Allocation	Little Highwood Hospital, Geary Drive		B	0	0	72	72	72			32	40		
Policy H1	Allocation	North of Highwood Close, Brentwood	0.47	B	0	0	16	16	0						
BRW/661/2009	TBD	Phase 4A, Former British Gas/Transco site, Wharf Road and St James Road, Brentwood	0.47	B	0	0	53	53	53			25	28		
Sub Total					0	0	249	249	233	0	0	57	96	40	40

Informally Identified															
Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted)															
					0	0	0	0	0	0	0	0	0	0	
Sub Total					0	0	0	0	0	0	0	0	0	0	
Contingent sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth)															
		Essex County Fire Brigade HQ, Rayleigh	1.26	B	0	0	41	41	41				20	21	
Sub Total					0	0	41	41	41	0	0	0	20	21	0
TOTALS															
					33	304	1,120	1,457	951	153	277	312	249	73	40