



Brentwood
Borough Council

Brentwood Local Development Framework

DECEMBER 2007



Annual Monitoring Report 2006/2007

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Monday - Friday
9.00am - 5.00pm



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LOCAL DEVELOPMENT FRAMEWORK**

**Annual Monitoring Report
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1 INTRODUCTION

Background

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

The Annual Monitoring Report and the Monitoring Process

- 1.5 This is the third Annual Monitoring Report (AMR) to be produced by the Council under the Act and the Town and Country Planning (Local Development) (England) Regulations 2004 (The Regulations). The first two AMRs covered the years 2004/2005 and 2005/2006 respectively. This third AMR covers the period 1 April 2006 to 31 March 2007. Each AMR is published by the end of December following the period that the monitor covers.
- 1.6 The monitoring document has been produced by the Policy and Implementation Section of the Council's Planning Services. The information and statistics used for the first AMR have been collected and provided from the following sources:
 - (i) Essex County Council Residential and Non-Residential Development Progress System;
 - (ii) The Brentwood Council Planning Services Planning Application Progress System;
 - (iii) Other Borough Council services' databases and monitoring e.g. Countryside Management Service
 - (iv) Available national statistics e.g. the Neighbourhood Statistics website.

- 1.7 The content of this report builds upon the information published in previous AMRs, which were limited by the monitoring processes and experience in producing such documents. It is intended to continue to seek improvement to the existing monitoring systems, including those developed with Essex County Council through further development of the monitoring Service Level Agreement (SLA), as identified in the previous AMRs, and through the improved use of electronic monitoring (particularly an enhanced planning application progress system) and GIS; improved partnership working with other relevant bodies and agencies; and the development of the sustainability appraisal of LDDs as they are produced over the next 3 years and beyond.
- 1.8 Whilst preparation of this third AMR has sought to extend coverage of the required content of such documents as set out in the legislation and Planning Policy Statements, and more specifically detailed in the government document 'Local Development Framework Monitoring: A Good Practice Guide', there remain monitoring issues that, as yet, have not been covered or will require better and more comprehensive coverage in future AMRs.

Partnership Working with Essex County Council

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

2 SUMMARY OF KEY FINDINGS

Development Plan Preparation

- 2.1 The Replacement Brentwood Local Plan (RLP) was adopted in August 2005. Under the Act, the RLP is automatically saved for three years from adoption unless it is replaced by LDDs or becomes redundant and is withdrawn by the Council. Prior to the end of the three year period, the Council can request the Secretary of State to extend the “saved” period.
- 2.2 The First LDS was submitted for approval by the Secretary of State in February 2005, but was not approved until 1 August 2006, following agreement with the Secretary of State on a programme for preparation of a Gypsy and Traveller DPD to be included in the LDS, and was formally brought into effect on 12 October 2006. However, following approval, the programme for document preparation set out in the LDS was subject to slippage for a number of reasons. Discussions were had with the government office (GO-East) during the first half of 2007 on revisions to the LDF timetable and a Second LDS was approved by the Secretary of State on 25 July 2007 and was formally brought into effect on 27 September 2007. The Second LDS timetable is set out in Appendix 1.
- 2.3 Work had commenced on the production of the LDF in 2005, with the preparation of the Statement of Community Involvement (SCI). The SCI was submitted to the Secretary of State in May 2006, in line with the First LDS. Having undergone the necessary examination by the Planning Inspectorate (PINS) in the Autumn of 2006, the Inspector’s final report and recommendations was received in January 2007 and the SCI was formally adopted in February 2007, in line with the Second LDS.
- 2.4 During 2006/07 work was also progressed on preparation and adoption of the Urban Place Supplement (UPS) as a Supplementary Planning Document (SPD). Essex County Council has produced the UPS to provide additional urban planning guidance to the Essex Design Guide for Residential and Mixed-Use Areas.
- 2.5 The Council formally adopted the UPS as SPD on 28 September 2007, again in line with the Second LDS.
- 2.6 Much work on the LDF evidence base has continued to be undertaken during the monitoring year, some in partnership with other Essex authorities. Following completion of the ‘Economic Futures’ study by the University of the West of England for Brentwood, Chelmsford, Maldon and Braintree councils in February 2006, a ‘Landscape Character Assessment’ was completed in October 2007 for the same four authorities and Uttlesford Council.
- 2.7 Work was also undertaken for the Council by consultants on an ‘Assessment of Open Space, Sport and Recreation Facilities’, which was finally completed in November 2007.
- 2.8 This work together with other pre-production and survey work has been undertaken to inform the preparation of the first two Development Plan Documents (DPDs), the Core Strategy and Development Control Policies DPD and the Gypsies and Travellers DPD. Due to slippage in the proposed preparation of these DPDs as set out in the First LDS, the Second LDS amended the programme and informal consultation on issues for both documents was undertaken between December 2006 and April 2007. Work on the

Gypsies and Travellers DPD continued as programmed with an 'Issues and Options' consultation being undertaken during July to September 2007. However, progress on the Core Strategy DPD has continued to slip, and the proposed 'Issues and Options' consultation set out in the Second LDS for September/October 2007, will not now take place until early 2008.

Local Plan Policy Implementation

- 2.9 Brentwood's location on the edge of the Greater London area and wholly within the Metropolitan Green Belt has and will continue to be a significant factor influencing future development in the Borough. Pressures for development will continue as a result of the proximity to London and the major road and rail connections that radiate from London and, in terms of the M25, orbit the capital.
- 2.10 The proximity to London also has a significant impact on employment structure and high levels of commuting, particularly into the City.
- 2.11 The only sizeable settlement is the town of Brentwood, but all settlements are constrained by the Green Belt, which provides an attractive setting to the main town and smaller villages.
- 2.12 Whilst the Borough is well located in regard to the strategic road network, the local road network is severely congested, particularly at peak times.
- 2.13 Strategic planning, as set out in both the County Structure Plan and the emerging Regional Spatial Strategy (RSS), has and continues to recognise the important function of the Green Belt in the Borough.
- 2.14 The Replacement Structure Plan (RSP) requires 1450 new dwellings (net) to be built in the Borough over the period 1996 to 2011 (an average of some 97 dwelling per year). During 2006/2007, 218 dwellings (net) were completed in the Borough, all of which were built on previously developed land within existing urban areas. Since 1996, 1553 dwellings (net) have been built. Between 1996 and 2002, the rate of completions was very much in line with the RSP. However, since 2002 the rate of completion has been higher than the necessary rate to meet the RSP housing provision total, and if the projected rates of completions materialise, the RSP housing provision figure is likely to be exceeded by some 937 dwellings by 2011 (slightly up on the previous two AMR estimates of 850 and 910 dwellings respectively). The emerging Regional Spatial Strategy (RSS) will undoubtedly increase the housing requirement for the Borough. The draft RSS housing figures would increase the average annual housing provision figure to 145 dwellings and the Secretary of States Proposed Changes would increase this further to 175 dwellings, which would lead to a current shortfall in supply in the last quarter of the RSS plan period. However, at present there is a 5 year supply of deliverable residential land to meet the requirement set out in Planning Policy Statement (PPS) 3 'Housing' i.e. 973 dwellings to meet a requirement for 850 dwellings 1 April 2007 to 31 March 2012.
- 2.15 In line with government objectives, housing development in the Borough continues to make more efficient use of urban land through higher densities, with 93.9% of new housing completed during 2006/2007 being built at more than 50 dwellings to the hectare (slightly less than the 100% figure for the previous two years, but the average density has

increased significantly to 97.4 dwellings per hectare). The average density of outstanding housing permissions is 69.6 dwellings per hectare. These figures are a reflection of the government's objectives being followed by the housing industry and a large proportion of sites being located within highly accessible central areas, combined with a continuing high proportion of small units, 213 units of the 256 gross dwellings completed were 1 or 2 bedroom properties (83%). Within Brentwood Town Centre, 93% (13 residential units) of completions during the year were either 1 or 2 bedrooms.

- 2.16 Accessibility of residential development to local services (schools, GPs, shopping, employment, etc) is a key component of sustainable communities. 100% of all residential completions during 2006/07 were located within 30 minutes public transport time of all key services.
- 2.17 Pressure also continues to be averted for the release of green field land for housing by retaining existing residential units. Over 2006/2007, there was no net loss of residential units on any site in the Borough.
- 2.18 Whilst affordable housing is a significant issue within the Borough, provision is severely constrained by the availability and size of housing sites. Supply tends to vary considerably from one year to the next. A gross total of 39 affordable housing completions took place in the monitoring year, comprising 8 units at Beckett House, Baytree Centre, Brentwood, and 31 units at the former Transco site, Wharf Road, Brentwood. This amounts to 15% of the gross dwellings completions for the monitoring year.
- 2.19 The number of authorised residential gypsy caravans in the Borough has remained fairly constant over the last couple of years, but the number of unauthorised sites has risen from 21 caravans in July 2005 to 38 caravans in July 2007.
- 2.20 Employment development is also constrained by the Borough's Green Belt. The RSP provides for just 1 hectare of new employment land within the Borough over the period 1996 to 2011. However, local employment opportunities continue to increase through intensification, change of use and redevelopment. In 2006/2007 there was, as in the previous year, no B1(a) office completions (over the 1,000 sq.m. threshold). Some 1,540 sq.m. (gross) of B1(b)(c), B2 and B8 floorspace was completed on 0.13 hectares, but there was an overall net loss of business floorspace of some 2,588 sq.m. There are, however, outstanding planning permissions for 30,585 sq.m. (net) of B1(a) office floorspace and 5,676 sq.m. (net) of B1(b)(c), B2 and B8 floorspace.
- 2.21 As with the previous two years, all of this new business development was on previously developed land, with 3 of the 4 developments completed complying with the Council's car parking standards.
- 2.22 Shopping policies seek to direct new shopping development to town centres (including district centre) in order to maintain the vitality and viability of existing shopping centres and in line with government policy advice. There has been a significant qualitative and quantitative improvement in shopping provision in the town centre (12,294 sq.m.) with the completion of the Baytree Centre refurbishment, although the actual net increase in floorspace was 2,394 sq.m.

- 2.23 In addition to accommodating new housing and business development in the most sustainable manner, policies in the local plan continue to successfully conserve and protect the natural environment, both within the Green Belt and with urban areas.
- 2.24 During the monitoring year there was only one permission for development within an existing urban open space. This was for extensions to Hutton Community Centre, Harrison Close, Hutton.
- 2.25 Five permissions were granted for inappropriate development in the Green Belt during 2006/2007, due to the very special circumstances being accepted.
- 2.26 Local Plan policies seek to prevent harm to Sites of Special Scientific Interest (SSSI) and other protected flora, fauna and their habitats and to sites of nature conservation value (e.g. Local Nature Reserves and County Wildlife Sites). The Council, therefore, monitors the number of permissions for development adversely affecting species and habitats covered by the Essex Biodiversity Action Plan and County Wildlife Sites/Local Nature Reserves.
- 2.27 There were no applications affecting the Borough's SSSI. Two permissions were granted affecting County Wildlife Sites in the Borough during 2006/2007, both of which were determined not to have any adverse affects.
- 2.28 Further and more specific monitoring information is set out in the AMR but, generally, development in the Borough has been in line with the overall aims and objectives of the Local Plan and its detailed policies, and consistent with the principles of sustainable development.

3 THE BRENTWOOD REPLACEMENT LOCAL PLAN

- 3.1 As with the first AMR, until replaced by new Local Development Framework documents, the AMR will monitor the overall strategy and detailed policies and proposals set out in the Brentwood Replacement Local Plan (RLP) and their contribution to national policy objectives, through the monitoring of both prescribed national 'Core Output Indicators' and locally set policy indicators and targets.
- 3.2 The policies and proposals set out in the RLP, which was adopted in August 2005, seek to implement an over arching aim and strategy for the plan, conforming to national and strategic policy objectives. By setting policy indicators and targets for specific policies, monitoring can assess the success or otherwise in achieving these key strategic objectives, which in turn describe how the 'vision' for the Borough over the plan period is to be achieved.
- 3.3 The government believes that the planning system, and development plans in particular, can make a major contribution to the achievement of the government's objectives for sustainable development (as described further in Planning Policy Statement (PPS)1 'Delivering Sustainable Development' and PPS 12 'Local Development Frameworks'). The Council is equally committed to ensuring that the Replacement Local Plan (and future LDF documents) provides for development in a sustainable manner and, thus, linking with and reflecting its other corporate strategies as set out, for example, in the Brentwood Community Strategy (2004-2009) and the LA21 Strategy "A Better Quality of Life for Brentwood" (February 2001).

The Overarching Aim of the Replacement Local Plan

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

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

Sustainability Appraisal

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

Sustainability Principles

Environmental:

- To conserve and protect natural resources
- To conserve and protect the built heritage
- To make best use of existing urban land and buildings
- To minimise the impact of pollution on the environment and upon public health & 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

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

The Replacement Local Plan Strategy

- 3.8 The Community Plan 2000-2005 (now replaced by the Council's Corporate Strategic Plan 2005-2010) sets out a number of Core Values, of which those relating to Equality of Opportunity, Countering Poverty and Inequality, The Environment and Sustainable Development, Community Safety and Economic Development were directly relevant to and have been reflected in the Replacement Local Plan. The Community Plan also sets out strategic objectives for the Council in relation to specific areas of the Council's work and the interrelationship of these with the RLP are identified under each Local Plan chapter heading.

3.9 The RLP seeks to implement an overall strategy for future development of the Borough based on planning for sustainable development and taking into account these Community Plan Core Values and Strategic Objectives.

3.10 The strategic aims of the Plan are to:

- Direct development towards locations that provide the greatest opportunities for the use of transport modes other than the private motorcar
- Make best use of previously developed land within urban areas
- Seek to improve the quality of public transport and facilities for pedestrians and cyclists
- Improve the relationship between where people live and their place of work or their proximity to community facilities and shopping
- Enhance the economic prosperity of the area
- Direct shopping development towards the town centre and other shopping areas
- Extend equality of opportunity and social integration
- Protect the character and openness of the Borough's countryside, together with existing urban open spaces
- Enhance the character and quality of the built environment
- Help to create sustainable rural communities
- Protect the environment and the amenities of those living, working and visiting the area from the potential negative impacts of development
- Enhance the quality of life, increase community safety and reduce the fear of crime

3.11 Achievement of this strategy is not within the sole control of the Council. It will require the Council to work in partnership with other authorities, agencies and bodies as well as the private sector and/or influencing their programmes and investment decisions.

4 PROGRESS ON THE PREPARATION OF THE LOCAL DEVELOPMENT PLAN

- 4.1 As referred to in the second AMR, Planning Services has been affected by staffing capacity issues since late 2005, which has had an effect on the LDF programme. Five experienced members of staff (including a planning officer in the Policy Section and the Chief Planning Officer) left the Council's employ during the period up to September 2006. The lead-in time on recruitment of suitable replacements, and the settling in time once appointed, has had unavoidable temporary implications on capacity and effectiveness. All posts other than the 'Chief Planning Officer' were filled by September 2006, with the Policy Section post being filled in August; a nine month vacancy period. The Chief Planning Officer post was not filled until April 2007

The Brentwood Replacement Local Plan

- 4.2 As set out in the introduction, a key component of the AMR is the requirement to monitor progress on the preparation of development plan documents as set out in the Local Development Scheme (LDS).
- 4.3 Under the transitional arrangements incorporated into the Act and the associated Regulations, Brentwood was sufficiently advanced with the preparation of the Replacement Local Plan (RLP) to be able to decide to continue to progress it to adoption under the old development plan regulations rather than immediately begin preparation of the new LDF.
- 4.4 The first AMR set out the progress made on the RLP up to the publication of the Proposed Modifications in April 2005. The Plan was subsequently progressed to adoption in line with the programme in the LDS on 25 August 2005.

The Local Development Framework

- 4.5 Each Local Planning Authority is required to prepare and maintain a Local Development Scheme (LDS), which sets out a three-year timetable for the preparation of various Local Development Documents (LDDs) that make up the LDF. The First Brentwood Local Development Scheme was approved by the Secretary of State in August 2006 and was formally brought into effect on 11 October 2006.
- 4.6 However, following approval, the programme for document preparation set out in the LDS was subject to slippage for a number of reasons, including the staffing issues referred to above. Discussions were had with the Government Office for the East of England (GO-East) during the first half of 2007 on revisions to the LDF timetable and a Second LDS was approved by the Secretary of State on 25 July 2007 and was formally brought into effect on 27 September 2007, and covers the period January 2007 to December 2009. The Second LDS timetable is set out in Appendix 1, and the document can be viewed on the Council's website http://www.brentwood.gov.uk/pdf/pdf_1374.pdf.
- 4.7 The 3 year timetable for document preparation set out in the Second Brentwood LDS covers the following prioritised documents:

(1) Statement of Community Involvement

- 4.8 The first document to be prepared, as part of the LDF, is the Statement of Community

Involvement (SCI). This document sets out how the Council will engage with and involve the wider community in the preparation and review of the LDF and in the consideration and determination of planning applications throughout the Borough.

- 4.9 Following consultation on a draft SCI during November/December 2005, the Council submitted the Submission SCI to the Secretary of State for approval in May 2006 and passed the document and representations received to the Planning Inspectorate for examination in August 2006, in line with the First LDS. The Inspector's draft report was received in November 2006, but the final report was received in January 2007. Having included the Examination Inspector's recommendations, the Council formally adopted the SCI in February 2007, in line with the Second LDS. (The SCI can be viewed on the Council's website at http://www.brentwood.gov.uk/pdf/pdf_1201.pdf).

(2) Core Strategy and Generic Development Control Policies DPD

- 4.10 The Council has continued to develop the evidence base for the Core Strategy and the wider LDF, with some studies undertaken in partnership with other Essex authorities.
- 4.11 Following completion of the 'Economic Futures' study by the University of the West of England for Brentwood, Chelmsford, Maldon and Braintree councils in February 2006, a 'Landscape Character Assessment' was completed in October 2007 for the same four authorities and Uttlesford Council. Work was also undertaken for the Council by consultants on an 'Assessment of Open Space, Sport and Recreation Facilities' (as per Planning Policy Guidance Note [PPG] 17), which was finally completed in November 2007.
- 4.12 A full list of studies and reports undertaken, reviewed or still to be undertaken is set out in Table 2 of the LDS.
- 4.13 Whilst work on expanding the evidence base will continue, the Council has begun the process of community engagement on the Core Strategy DPD and an informal consultation on the preparation of the key issues and options for the Core Strategy commenced in December 2006 through to April 2007, as set out in the Second LDS, prior to the production of the 'Issues and Options' consultation document (pursuant to Regulation 25). However, due to the ongoing capacity issues referred to and priority being given to the Gypsies and Travellers DPD, the programme for the formal consultation has slipped from that set out in the LDS for September 2007.

(3) Gypsies and Travellers DPD

- 4.14 The Council is required by the government to address the issue of Gypsy and Traveller accommodation in the Borough through the preparation of a Gypsies and Travellers DPD as part of the Brentwood LDF.
- 4.15 As with the Core Strategy, an informal consultation stage was undertaken between December 2006 and April 2007. The first formal consultation stage, the 'Issues and Options', was published in July 2007 for a six week consultation, in line with the Second LDS. This document sets out the background and context for the consideration of the issues and options, provides links to more detailed sources of information and asks a number of specific questions. Following consideration of the responses to that document the Council intends to produce a further second stage 'Issues and Options' consultation,

before moving to the 'Preferred Options' consultation, in order to consult on sites for permanent residential Gypsy and Traveller sites in the Borough suggested in responses to the first stage of consultation.

- 4.16 The 'Issues and Options' consultation document can be viewed on the Council's website at http://www.brentwood.gov.uk/pdf/pdf_1321.pdf.

(4) Urban Place Supplement SPD

- 4.17 The Council also undertook public consultation on a draft Urban Place Supplement (UPS) in October/November 2006, in conjunction with Essex County Council and a number of other Essex district and borough councils. The first LDS envisaged adoption in February 2007 but, following consideration of the representations received and the necessary amendments, Essex County Council formally launched the UPS on 23 May 2007 and it was formally adopted by the Council in September 2007.
- 4.18 The UPS is the first SPD to form part of the Brentwood LDF and provides additional guidance to the Essex Design Guide for Residential and Mixed Use Areas for development at higher densities across the county. It also promotes a high standard of environmental performance in all new development. (The Urban Place Supplement SPD can be viewed on the Council's website at http://www.brentwood.gov.uk/pdf/pdf_1362.pdf).

5 KEY CONTEXTUAL CHARACTERISTICS

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

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

Socio-cultural Issues		
Crime Rates: (Rates per 1000 population)		
Violence against the Person	4.4%	11.4%
Sexual Offences	0.3%	0.7%
Robbery	0.4%	1.8%
Burglary from a Dwelling	2.9%	7.6%
Theft of a Motor Vehicle	3.3%	6.4%
Theft from a Motor Vehicle	7.3%	1.9%
Unemployment Levels	1.9%	3.4%
Retired	16.0%	13.6%
No Qualifications	23.4%	29.1%
Deprivation (Out of 354 Local Authorities)		
Rank of Average Score	312	
Rank of Income Score	321	
Rank of Employment Score	323	
Health - "Good"	72.9%	68.6%
Economy		
Economic Activity Rates: Employed	64.4%	60.6%
Median Gross Annual Pay (2006)	£29,387	£19,712
Socio-economic Classification: Large Employers/Higher Managerial Occupations/Higher Professional/ Lower Managerial and Professional	45.0%	31.5%
House Price Level:		
Detached	£320,121	£178,806
Semi	£166,552	£101,733
Terraced	£135,119	£89,499
Flat	£95,916	£120,185
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%
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

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

6 CORE OUTPUT INDICATORS

- 6.1 Local authorities are required to monitor a set of local development framework core output indicators. These are defined by government and divided up into a number of 'Key Policy Themes' as set out below. Whilst coverage of these indicators has been improved since the first AMR, there are still indicators set out in the good practice guide that require further improvement, but these will be developed, as referred to previously, in future AMRs.

Business Development

- 6.2 The provision of new employment land in the Borough is constrained by its Green Belt location and was reflected in the, now expired, Replacement Structure Plan's new employment land provision figure for the period 1996 to 2011, being just 1 hectare for the whole Borough. This is provided for in the Brentwood Replacement Local Plan, with new employment land identified at:
- (i) Land adjacent to the Council's Highways Depot, Warley (approximately 1 hectare). This land, together with the adjacent Highways Depot and car parking areas was granted outline planning permission in May 2004 for a mixed B1(a), B1(b) and Highways Depot development (BBC/BRW/0003/04).
 - (ii) Hallsford Bridge Industrial Estate extension land, Stondon Massey (approximately 0.6 hectares). The land is owned by the Council and is currently being disposed of for a mixed B1, B2 and B8 use.
 - (iii) West Horndon Industrial Estate (approximately 1.05 hectares). The land was part of a larger area of some 10 hectares granted outline permission in 1989, but has remained largely undeveloped, although partly used for open storage of motor vehicles.
 - (iv) Childerditch Industrial Park (approximately 0.59 hectares of vacant land within the area allocated for employment buildings rather than open storage).
- 6.3 The future availability of employment land within the Borough will become a significant issue to be considered through the LDF process if, as proposed in the emerging East of England Plan, the proposed number of additional jobs to be provided jointly within the two authorities of Brentwood and Epping Forest is 14,000 over the period 2001 to 2021. Both authorities are within the Green Belt and included within the Regional Spatial Strategy's 'London Arc' sub-region, an area of development restraint.
- 6.4 Notwithstanding the existing constraints on new employment land, additional business floorspace continues to be provided through better use of existing employment land and the change of use/redevelopment of previously developed land, although the amount of floorspace is down on the previous two years.
- 6.5 Table 1 sets out figures on the amount of employment floorspace both completed during the year 2006/2007 and the amount of floorspace with outstanding unimplemented planning permission.
- 6.6 A total of 1540 sq.m. (gross) of business floorspace was completed in 2006/07, on 0.13 hectares of land. However, figures for the year show a net loss of 2588 sq.m., due in the

main to the demolition of 2,765 sq.m. and 420 sq.m. of B1/B2/B8 floorspace on the former NV Tools site on St. James Road, Brentwood and on Plot 8 of the Childerditch Industrial Park respectively, with the replacement buildings yet to be completed. Whilst none of this development was within the new employment land allocations referred to above the vast majority (1,363 sq.m. gross) was within existing employment areas identified on the Replacement Local Plan Proposals Map, and all was on previously developed land.

6.7 There was no B1(a) floorspace completed during the year.

6.8 There is still a significant amount of floorspace with outstanding planning permission, a total of 45,655 sq.m. (8.83 ha.) for all business uses, which shows that there is potential for a considerable amount of further employment provision in the Borough. The largest component of this commitment is for B1(a) use (30,585 sq.m. on 4.78 ha.), predominantly made up from an outline permission for an Office Business Park (13,938 sq.m.) on the Chep site, Warley and two sites adjacent to Brentwood rail station on St James Road, the former NV Tools site (4,934 sq.m.) and former British Gas site (2,973 sq.m.). The vast majority of these outstanding permissions are on previously developed land (99.6%). The exception is the conversion of agricultural buildings to business use at New Pump Farm, Warley Gap, Little Warley (182 sq.m.), in line with government and the Council's policies to support agricultural diversification and re-use of rural buildings.

TABLE 1: BUSINESS DEVELOPMENT 2006/2007

Land Use Type	Gross Floorspace (sq.m.)	Hectares	Net Floorspace Gain (sq.m.)	Amount of Floorspace PDL	% Floorspace PDL	Allocated in Development Plan (sq.m.)
Completions						
B1 (a)	0	0	0	N/A	N/A	N/A
B1 (b)(c)	0	0	-943	N/A	N/A	N/A
B2	1,363	0.11	1,363	1,363	100.0	0
B8	0	0	0	N/A	N/A	N/A
Mixed B1/B2/B8	177	0.02	-2,831	177	100.0	0
Total	1,540	0.13	-2,588	1,540	100.0	0
Outstanding Permissions						
B1 (a)	30,585	4.78	30,585	30,585	100.0	6,881
B1 (b)(c)	2,562	0.58	399	2,380	92.9	2,380
B2	708	0.85	552	708	100.0	0
B8	2,027	0.4	-838	2,027	100.0	1,086
Mixed B1/B2/B8	9,773	2.22	5,563	9,773	100.0	0
Total	45,655	8.83	36,261	45,473	99.6	10,347
<i>Notes: Figures in the Table relate to developments involving a gain or loss of 100 sq. m. or more of B1 (b) and (c), B2 and B8; and 1,000 sq. m. or more of B1 (a).</i>						

- 6.9 As was the case in last year's AMR, the overall net loss in business floorspace during 2006/2007 is again also reflected in the government figures for business change set out in Table 2, which shows that whilst the number of units has increased in all sectors since 2005, the overall floorspace has increased only marginally, presumably as a result of a number of small business developments below the thresholds used in Table 1.

TABLE 2: BUSINESS CHANGE BETWEEN 2000 AND 2006						
Year		Offices	Commercial	Other	Factories	Warehouses
2000	Number of units	396	333	63	238	163
	Floorspace (1,000 sq.m.)	165	141	23	126	82
2004	Number of units	417	352	63	253	187
	Floorspace (1,000 sq.m.)	170	146	24	128	91
2005	Number of units	427	362	65	254	181
	Floorspace (1,000 sq.m.)	170	147	23	119	102
2006	Number of Units	475	411	64	256	184
	Floorspace (1,000 sq.m.)	172	148	23	120	101
<i>Source: National Statistics. Reproduced under the terms of the Click Use Licence.</i>						

- 6.10 There was no loss of allocated employment land to other uses during the monitoring year.

Housing

(i) Housing Trajectories

- 6.11 One of the most important core output indicators, required by government of local authorities, is to monitor the delivery of new housing against the Borough's agreed provision figures set out in strategic policies, particularly through 'Housing Trajectories', which show past and estimated future performance.
- 6.12 The Replacement Structure Plan (RSP) provides for 1,450 additional dwellings (net) to be built within the Borough over the period 1996 to 2011, which equates to an annual average requirement of some 97 dwellings. However, the emerging Regional Spatial Strategy (RSS), titled the East of England Plan, proposes to increase the annual average requirement. The draft plan proposed 2,900 additional dwellings (net) for the period 2001 to Proposed Changes has increased this to 3,500 dwellings (net), an average of 175 dwellings per year.

6.13 The major housing sites (i.e. sites with planning permission, both implemented and unimplemented, or with potential capacity [at an average density assumption] for 12 or more dwellings), contributing to both the RSP housing provision figure over the period 1996 to 2011, and the RSS housing provision figure to 2021 are identified below and the majority of which are also identified on the RLP Proposals Map:

Sites completed by 1 April 2007		No. of Units (gross)
1.	Former Advanced Laundry, Ongar Road, Brentwood	15
2.	Highwood Hospital, north of Copperfield Gardens, Brentwood	112
3.	Land to the western side of Gresham Close, Brentwood	18
4.	Land to the eastern side of Gresham Close, Brentwood	15
5.	Land to the rear of Kings Chase, Brentwood	28
6.	Cotswold Lodge, Hutton Village	18
7.	Land bounded by Hart Street and Kings Road, Brentwood	65
8.	Land rear of the Robin Hood Public House, Ongar Road, Brentwood	15
9.	Former BT Depot, Hatch Road, Pilgrims Hatch	16
10.	The Limes, Ingatestone	15
11.	Land rear of former Warley Hospital site, Warley Hill, Brentwood	334
12.	Former Anglia Polytechnic University site, Sawyers Hall Lane, Brentwood	70
13.	Farrell Ward, Warley Hospital, Brentwood	26
14.	101-105 High Street, Brentwood	15
15.	Land at Eastfield Road, Brentwood	27
16.	St Raphael's Church, Warley Hospital, Brentwood	16
17.	22 Rayleigh Road, Hutton	14
18.	Heybridge Moat House Hotel, Roman Road, Heybridge	58
19.	Beckett House, Baytree Centre, Brentwood	125
20.	Land at William Hunter Way, Brentwood	14
Total		1,016

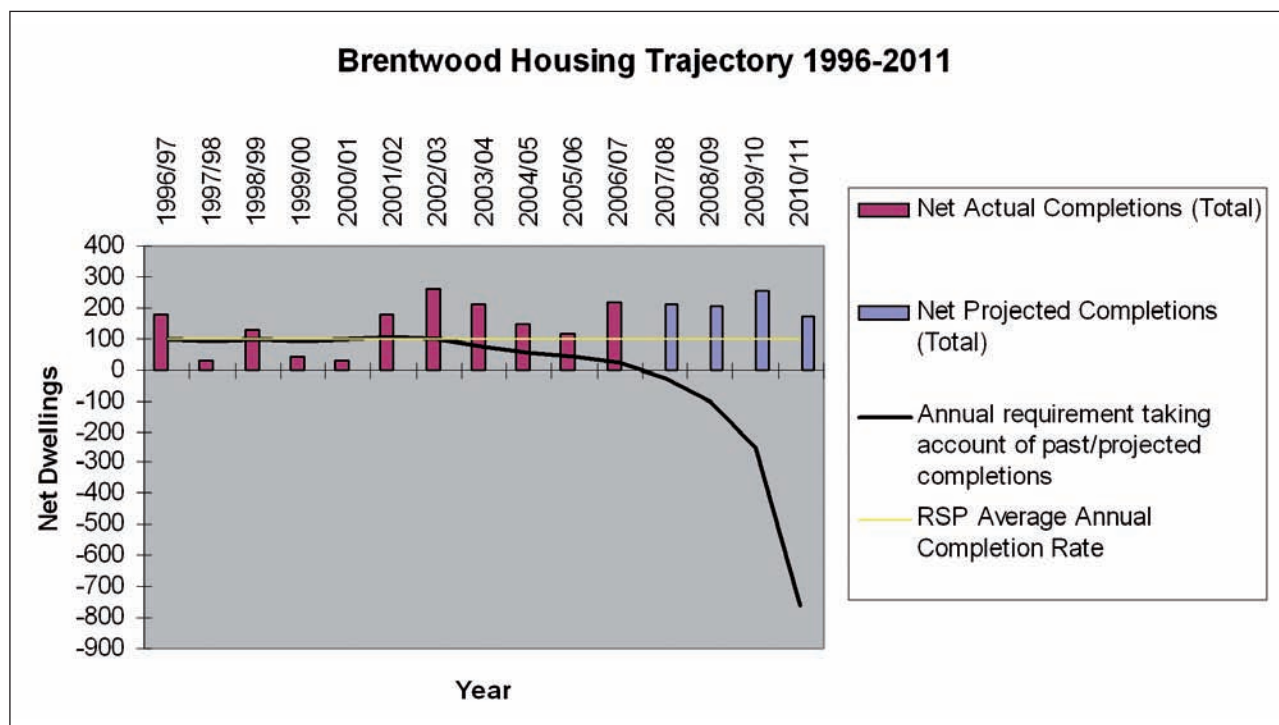
Sites with unimplemented or uncompleted planning permissions at 1 April 2007

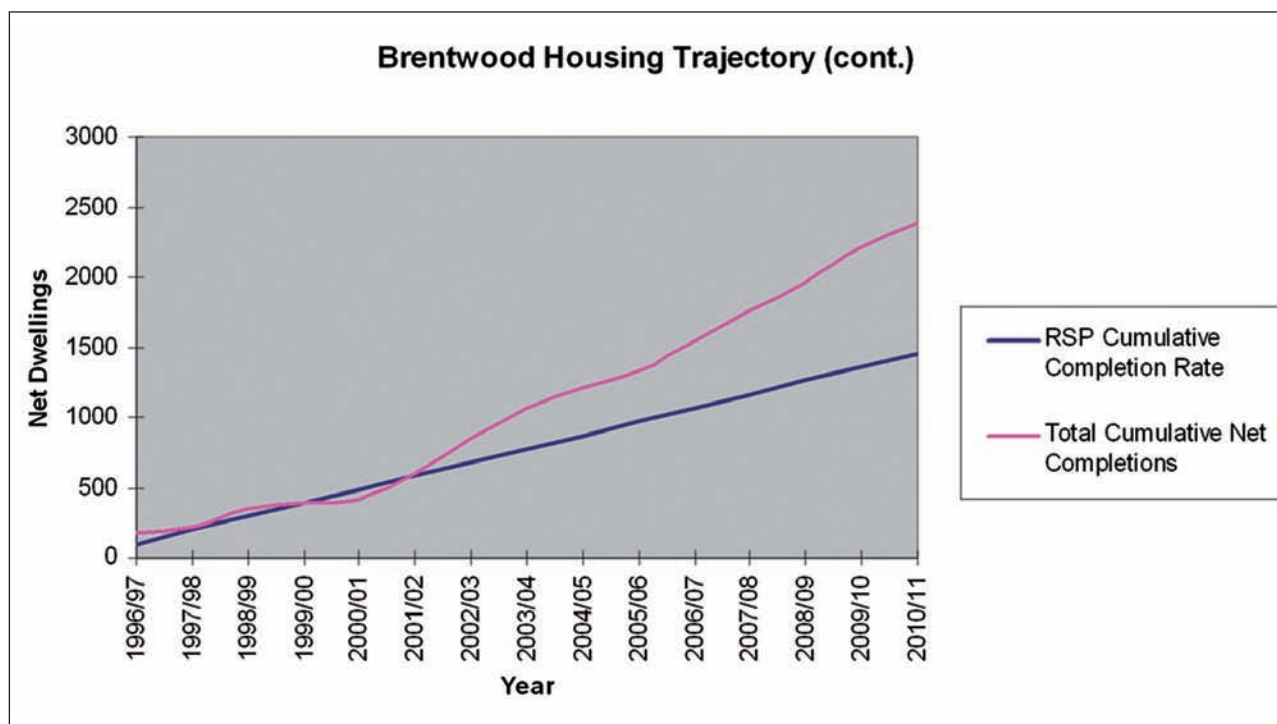
21.	43-53 Ingrave Road, Brentwood	11
22.	Former Transco site, Wharf Road, Brentwood	350
23.	Former Warley Hospital Core Buildings, Warley Hill, Brentwood	131
24.	NV Tools site, St. James Road, Brentwood	81
25.	The Retreat, Costead Manor Road	8
Total		581

Sites with potential identified in the Urban Capacity Study

26.	Land at Highwood Close, Brentwood	16
27.	Highwood Hospital, Geary Drive, Brentwood	108
28.	Little Highwood Hospital, Brentwood	72
29.	St Charles Youth Treatment Centre, Brentwood	120
30.	Sam's Nightclub, Ongar Road	54
31.	William Hunter Way Car Park site	14
32.	Essex Fire and Rescue site, Rayleigh Road	41
Total		425

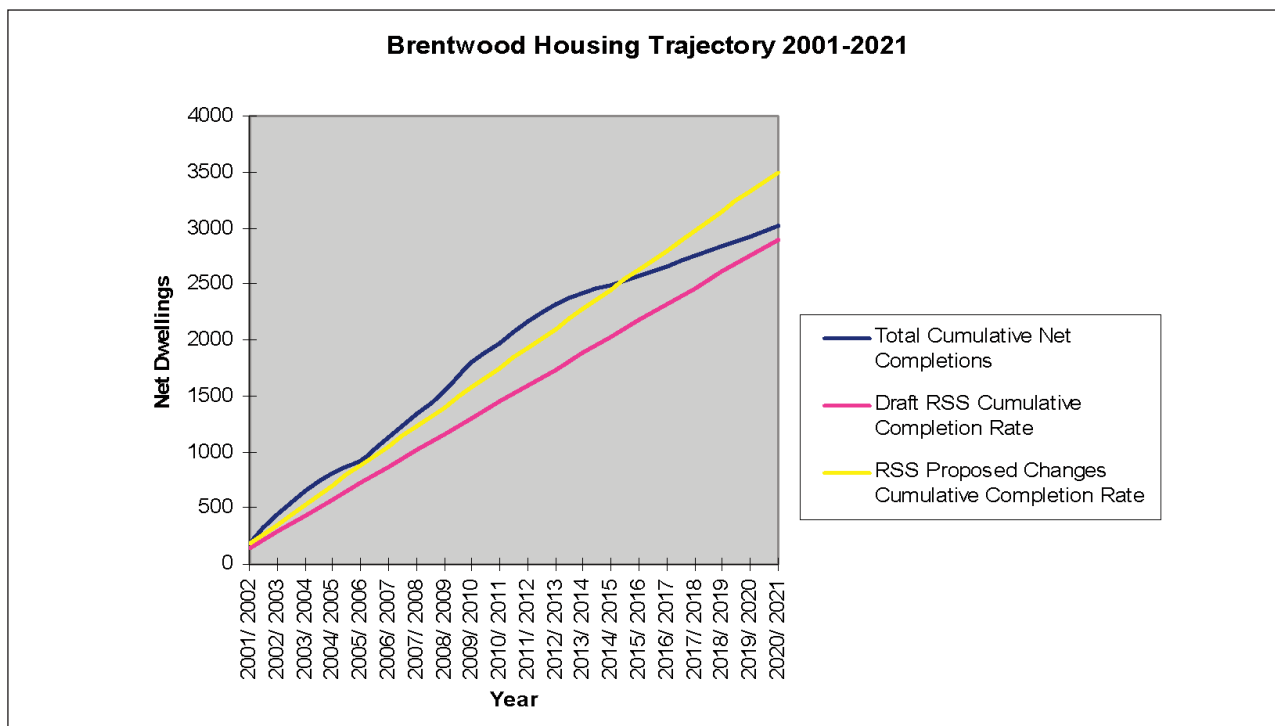
- 6.14 The Table at Appendix 2 sets out actual dwelling completion figures between 1996/1997 and 2006/2007, together with projected annual completions based on outstanding planning permissions, the Brentwood Urban Capacity Study figures (which were produced for April 2001 and have been updated to a base date of April 2007), and both large and small site windfall estimates. The Housing Trajectory for the period 1996 to 2021 set out in the table at Appendix 3 sets out the large sites (over 12 units), with and without permission, that contribute to the projected annual completions, and the windfall figure assumptions. It should be borne in mind that the further forward that projected completions are made the greater the need to treat the figures with care as to their accuracy and reliability. On-going annual monitoring and review will need to be undertaken and the figures amended as necessary in future AMRs.
- 6.15 The Table at Appendix 2 also compares the total cumulative net completions against the cumulative Replacement Structure Plan Rate and identifies the annual requirement taking into account the past and projected completions.
- 6.16 These relationships are also set out in the charts below. It can be seen that actual completions to 2002/2003 provide a cumulative rate of completions comparable to the Replacement Structure Plan cumulative rate. However, actual completions and projected completions after that date show an increasing overprovision compared to the RSP rate, most clearly shown in the 'annual requirement taking into account past and projected completions'. If the projected completions materialise as estimated, the RSP provision figure of 1,450 new dwellings (net) would be exceeded by some 937 dwellings by 2011 (an increase in the estimate of 844 dwellings in the AMR 2004/2005 and 911 dwellings in the AMR 2005/2006).





6.17 However, this level of 'overprovision' does not continue with the housing provision figures in the Regional Spatial Strategy (RSS). The Table at Appendix 4 sets out the actual and estimated annual completions against the Draft RSS and the Secretary of State's 'Proposed Changes' housing provision figures. If the Draft RSS housing provision figures were adopted, and the Borough's new dwelling provision figure for the period 2001 to 2021 is increased to 2,900 dwellings (net), the estimated supply of 3,017 dwellings (net) would exceed the provision by some 117. However, if the 'Proposed Changes' housing provision figure of 3,500 dwellings is adopted there would be a shortfall of some 480 dwellings for the period, with supply falling below the required completion rate for the last quarter of the RSS period.

6.18 The relationship between these provision rates and the projected completions are set out in the chart below. Once again, the further forward that projected completions are made the greater the need to treat the figures with care as to their accuracy and reliability. Figures for projected completions beyond 2016 are provided as annual averages over the five year period 2016 to 2021. The Housing Trajectories will continue to be monitored annually to take account of any amendments to the projected completions and the final RSS housing provision figures.



(ii) Five Year Residential Land Availability

- 6.19 Planning Policy Statement (PPS) 3 'Housing', requires Local Planning Authorities to assess and demonstrate the extent to which existing plans fulfil the requirement to identify and maintain a rolling five-year supply of deliverable land for housing. To be deliverable, sites should be available, suitable and achievable.
- 6.20 The Proposed Changes to the emerging RSS has a housing provision figure of 3,500 dwellings for Brentwood over the period 2001 to 2021. At 1 April 2006, some 920 dwellings had been built within the Borough, leaving an outstanding requirement of 2,580 dwellings, which equates to an average of 170 dwellings per year. The five-year requirement, therefore, is 850 dwellings.
- 6.21 The Table at Appendix 3 shows that for the five-year period from 1 April 2007 (the end of the monitoring year), 826 dwellings are estimated to be built on large identified sites. At 1 April 2007 there was also outstanding planning permissions on small sites (11 dwellings and below) for a further 204 dwellings of that 147 are estimated to be built over the five-year period (there being 70 dwellings on sites which had commenced or were under construction). All of these sites are available, suitable and achievable, and would provide some 973 dwellings over the five-year period.
- 6.22 It is considered, therefore, that the Council can demonstrate a five-year supply of deliverable land for housing at 1 April 2007.

(iii) Housing Location

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

- 6.24 As can be seen from Table 3 below, Brentwood has consistently achieved significantly high proportions of residential development on Previously Developed Land (PDL) over the last six years, with 100% of completions being on PDL in 2006/07. This continues to reflect Brentwood's Green Belt location and the ability over the years to provide for the Borough's housing provision within existing settlement boundaries, in particular, the main town of Brentwood.
- 6.25 Table 3 also shows housing completions in terms of dwelling size. It can be seen that there has been a continuing reduction in both the number and proportion of 3+ bedroom new builds in the last 5 years. The emphasis on 1 and 2 bedroom dwellings reflects the shift to higher density developments (as referred to in the next section). This is particularly the case with recent developments within and adjacent to Brentwood Town Centre, supported by Policy H14 on 'Housing Density' and Policies H6 and TC5, both encouraging the provision of smaller unit accommodation, in the Replacement Local Plan.

TABLE 3: HOUSING COMPLETIONS SINCE 2001 BY DWELLING SIZE AND PDL									
Year	Net Dwelling Completions					Gross Dwelling Completions			
	1 bed	2 bed	3 bed	4+ bed	Not Known	Total	Total	No. on PDL	% on PDL
2001/02	53	60	57	27	-16	181	199	196	98.5
2002/03	34	128	75	47	-20	264	284	268	94.4
2003/04	28	100	43	58	-20	209	231	229	99.1
2004/05	25	85	18	28	-5	151	175	175	100.0
2005/06	41	37	16	32	-10	116	140	139	99.3
2006/07	59	154	8	23	-26	218	256	256	100.0
<i>Notes: 'Not Known' column, 2001/2002 - 2 unknown completions and 18 unknown losses. 2002/2003 - 20 unknown losses. 2003/2004 - 2 unknown completions and 22 unknown losses. 2004/2005 - 19 unknown completions and 24 unknown losses. 2005/2006 - 8 unknown completions and 18 unknown losses. 2006/2007 - 12 unknown completions and 38 unknown losses.</i>									

(iv) Density

- 6.26 Best use of available urban land for development also demands that higher residential densities be achieved, particularly in town centres and locations accessible to public transport. Maximising densities, whilst ensuring that development is compatible with the character of the area and the capacity of the transport network and is not detrimental to surrounding amenities, will ease pressure for the release of green field sites, both Green Belt land and urban green spaces.
- 6.27 Table 4 shows that in the monitoring year there was a continuation of the very high proportion of all residential completions, on sites of 10 or more dwellings, achieving densities of 50 dwellings or more per hectare in the Borough. The figure of 93.7% was slightly down on the 100% for the previous two years (the 6.1% below 30 dwellings per hectare being one site on Heron Way, referred to in previous AMRs), but the average density of 97.37 dwellings per hectare was a significant increase.

6.28 The average density on sites under construction or with unimplemented detailed planning permission is 69.58 dwellings per hectare (a similar level to last year). Just over 70% of dwellings are on sites above 50 dwellings per hectare. The 1.9% on sites below 30 dwellings per hectare relates to one site referred to in the AMR 2005/2006, being the conversion of a large house in substantial grounds in the Green Belt (Dytchleys, Coxtie Green Road).

TABLE 4: HOUSING DENSITY FOR 2006/2007

Development Stage	Year	Gross Dwellings	Net Developable Area	Average Development Density	Percentage of Dwellings at:		
					Less than 30 dwellings per hectare	30 to 50 dwellings per hectare	Over 50 dwellings per hectare
Completions	2004/05	69	0.78	88.46	0	0	100.0
	2005/06	74	1.07	69.16	0	0	100.0
	2006/07	163	1.67	97.37	6.1	0	93.9
Sites with permission under construction or not stated	2004/05	138	5.29	26.09	15.2	0	84.8
	2005/06	680	9.68	70.22	3.1	19.3	77.6
	2006/07	565	8.12	69.58	1.9	27.4	70.6

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

(v) Affordable Housing

6.29 Affordable housing is a significant issue within the Borough. As can be seen from the statistics on average house prices set out in the section on key contextual characteristic of the Borough, Brentwood prices are significantly above average prices for England and Wales.

6.30 The 2004 Housing Needs Study estimated average net household income in the Borough to be £524 per week. Whilst this level of income is above the county and regional average, house prices and rental levels are well above the affordability of many households. The total housing need within the Borough was estimated in the 2004 Housing Study to total 720 units per annum (both backlog of existing need and newly arising need).

6.31 Affordable housing supply through new build is severely constrained by the Borough's Green Belt location and, therefore, the restricted supply of development land. In addition, much of Brentwood's housing is provided on small sites below the adopted thresholds set out in Policy H9 of the RLP (20 units and above or 0.66 hectares or more within the Brentwood Urban Area and 5 units and above or 0.16 hectares or more within defined settlements elsewhere in the Borough).

- 6.32 The supply of affordable housing is very variable from one year to another as can be seen from Table 5 below, for completions since 2001/02. A gross total of 39 affordable housing completions took place in the monitoring year, comprising 8 units at Beckett House, Baytree Centre, Brentwood and 31 units at the former Transco site, Wharf Road, Brentwood. The figure for 2001/02 relates mainly to the provision of affordable housing on the former Warley Hospital site (now known as Clements Park). Such large development sites are limited in Brentwood, but future supply will be enhanced with the prospect of significant development numbers on the Former Transco site, Wharf Road; the Highwood and Little Highwood Hospital sites, Geary Drive; and St Charles Youth Treatment Centre site, St Charles Road.

TABLE 5: AFFORDABLE HOUSING COMPLETIONS					
2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
81	14	0	2	21	39

(vi) Gypsy and Traveller Issues

- 6.33 Gypsy and Traveller issues have been identified by the Government Office for the Eastern region (GO-East) as an issue of sufficient regional relevance to promote beyond the local level indicated in the DCLG's 'Good Practice Guide'.
- 6.34 Local authorities undertake six-monthly counts of Gypsy and Traveller caravans for submission to the government. Table 6 provides the counts for Brentwood Borough since July 2002.

TABLE 6: GYPSY AND TRAVELLER CARAVAN COUNTS IN BRENTWOOD				
Date	Total	Unauthorised Sites	Authorised Sites: Council	Authorised Sites: Private
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
<i>Source: DCLG</i>				

- 6.35 It can be seen that there has been a rise in unauthorised caravans since January 2007, with 37 caravans on unauthorised sites at July 2007, due in large part to a number of new unauthorised developments in the Horsemanside area of Navestock to the north of the Borough. There are no Council owned sites in the Borough, and in July 2007 there were 19 authorised caravans on private sites, all located in the Metropolitan Green Belt, and benefiting from planning permission granted on appeal.
- 6.36 As referred to in the section above on the Local Development Framework, the Second LDS includes the preparation of a Gypsy and Traveller DPD to be adopted by April 2009. Informal consultation on issues for the DPD was undertaken between December 2006 and April 2007 and an 'Issues and Options' consultation was undertaken during July to September 2007 in line with the approved LDS programme.
- 6.37 As part of the evidence base, in early 2004, the Council engaged Fordham Associates to undertake a quantitative and qualitative assessment of the needs of all resident Gypsies and Travellers in the Borough, on both authorised and unauthorised sites.
- 6.38 Furthermore, in mid 2005 the Council, in partnership with other Essex authorities, jointly commissioned Salford University to undertake an Essex-wide Gypsy and Traveller Accommodation Assessment (GTAA) Study, which reported in early 2006 ('Looking Back, Moving Forward'. SHUSU 2006). This study, together with other GTAA's, was assessed, as part of the evidence base work for the current RSS mini review on Gypsy and Traveller accommodation needs across the region, as to its conformity with ODPM Circular 1/2006 and the robustness of the methodology. This assessment criticised the results of the Essex GTAA as being an underestimation of need. The assessment's alternative methodology produced a higher Essex needs figure, which was translated into district level requirements for additional permanent residential Gypsy and Traveller pitches for debate, as part of the RSS mini-review 'Issues and Options' consultation during May to July 2007. Two options for district level figures were put forward; in both the level of additional pitch provision in Brentwood for the period to 2011 were 15 pitches.
- 6.39 As a consequence, the Essex authorities commissioned Fordham Associates to undertake a further review of both the Essex GTAA methodology and the work undertaken for the RSS mini-review. This study, completed in August 2007, found fault with both methodologies and concluded that the level of need in Essex was a figure mid way between the other two studies.
- 6.40 Further work is likely to be commissioned by the Essex authorities prior to the examination into the RSS mini-review. The information from these studies will inform the Council's Gypsy and Traveller DPD preparation and its contribution to the RSS mini-review.
- 6.41 During the monitoring year, and subsequently, the following planning applications/appeals have been determined regarding Gypsy and Traveller accommodation in the Borough:
- (i) The stationing of a mobile home and touring caravan for a Gypsy family at land west of Goatswood Lane, Navestock (BRW/536/2005). In July 2006, a temporary (3 years) and personal planning permission was granted on appeal, based on the appellant and his family meeting the planning definition of Gypsies set out in Circular 1/2006. A temporary permission was granted due to the acknowledged difficulties of finding a suitable alternative site within the locality and as this period would allow for the preparation of a the Gypsy and Traveller DPD.

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

(iii) The renewal of a time limited permission granted on appeal in November 2005 for the change of use of land from agriculture to residential use for the stationing of no more than one twin mobile home, two single unit mobile homes (or two large touring caravans) and one touring caravan at Hope Farm, Goatswood Lane, Navestock. Whilst on the basis of the Essex GTAA, it was considered reasonable to conclude that there is a demonstrable need for further authorised Gypsy and Traveller site provision (whether public or private) within both Essex and Brentwood, this conclusion and the lack of any alternative, vacant authorised Gypsy and Traveller sites within the Borough, needed to be balanced against the fact that the family had been on the site since 2002 and the apparent failure to make reasonable attempts to find alternative living arrangements, despite having been given an extended opportunity to by the previous appeal inspector to do so. In the circumstances, it was considered inappropriate to renew the temporary permission. Permission was therefore refused and new enforcement notices issued. However, bearing in mind the advice in Circular 1/2006, the period for compliance was extended to 2 years to allow the family time to seek alternative accommodation.

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

(v) Continued use of land as a residential Gypsy caravan site with ancillary buildings, hard standing, together with the creation of a new vehicular access to Stock Lane, at land on the north side of Stock Lane, east of The Nutshell. The application was submitted immediately prior to the expiration of a period of 18 months to comply with an enforcement notice. The Secretary of State had dismissed an appeal against the notices, but had extended the period for compliance from 3 months to 18 months. In July 2007, the Planning Development Control Committee refused the application due to, inter alia, inappropriate development in the Green Belt, and the adverse effect on the character and appearance of the Metropolitan Green Belt and Special Landscape Area. An appeal has been lodged.

(vi) Change of use of land from agricultural to residential and formation of 3 plots with two caravans per plot (BRW/412/2007) and 1 plot with three caravans (BRW/413/2007) for

occupation by Traveller families on land opposite Goatswood Farm, Horsemanside, Navestock. The applications for planning permission were submitted following appeals against enforcement and stop notices on the land served in April/May 2007, and were refused in September 2007. An appeal has also been lodged on the refusal of planning permission.

Transport

(i) Car Parking

- 6.42 Other key components of the government's objective to achieve sustainable forms of development are to minimise the need to travel and discourage the use of the private motorcar and encourage the use of other more sustainable transport modes.
- 6.43 Planning Policy Guidance Note (PPG13) 'Transport' states that the availability of car parking has a major influence on the choice of means of transport and advises that some studies suggest that levels of parking can be more significant than levels of public transport provision in determining means of travel, even for locations very well served by public transport.
- 6.44 Car parking standards set out at Appendix 2 of the RLP are now written as maximum standards rather than the former minimum standards, in line with PPG13. One of the core output indicators is the percentage of completed non-residential development complying with car parking standards set out in the LDF.
- 6.45 The following Table shows that non-residential completions over the monitoring year have largely complied with the Council's maximum parking standards. The one exception was the change of use from B1 to General Industrial (B2). The existing provision of 19 spaces on the site was 2 spaces above the maximum for a B2 use, but was some 12 spaces below the maximum for the former B1 use.
- 6.46 The shopping completion relates to the refurbishment of the Baytree Centre, in Brentwood town centre. The total amount of shopping floorspace is 12,294 sq.m. The majority of this was existing, but the refurbishment included an additional 2,394 sq.m. of shopping floor-space, for which no additional car parking provision was made (it being an existing town centre site with an associated multi-storey car park). The car parking standard has been applied to both these figures, and in both cases the provision complies with the Council's standards.

**TABLE 7: NON-RESIDENTIAL COMPLETIONS AND CAR PARKING PROVISION
2006/2007**

Business						
Site Location	Land Use Type	Floor space (sq.m.)	Car Parking Provision	Car Parking Standard	Provision According to Standard	Compliant with Standard
Maylons Yard, Trueloves Lane	General Industrial	177	0 spaces	1 per 50 sq.m.	4 spaces	Yes
Unit 3 Hallsford bridge Industrial Estate, Ongar Road	General Industrial	943	21 spaces	1 per 50 sq.m.	19 spaces	No
31 Childerditch Industrial Park, Childerditch Hall Drive	General Industrial	420	0 spaces	1 per 50 sq.m.	9 spaces	Yes
Land at Tooks Farm, Great Warley Street	General Industrial	217	8 spaces	1 per 30 sq.m.	8 spaces	Yes
Total Amount of Business Development Complying with Car Parking Standards					814 sq.m	46.3
Total Amount of Business Development Not Complying with Car Parking Standards					943 sq.m	53.7
Shopping						
Baytree Centre	Retail	12,294 (2,394 net increase)	264 spaces (0 spaces)	1 per 20 sq.m.	615 spaces (120 spaces)	Yes
Total Amount of Shopping Development Complying with Car Parking Standards					12,294 sq.m (2,394 net increase)	100.0
Total Amount of Shopping Development Not Complying with Car Parking Standards					0	0.0
Offices – No completions						
Leisure – No completions						
Notes: Figures in the Table relate to developments over the following thresholds: (i) Retail [A1] - 250 sq.m. (ii) Business [B1(b) & (c), B2 and B8] - 100 sq.m. (iii) Office [B1(a)] - 1,000 sq.m. (iv) Leisure [D2] - 1,000 sq.m.						

(ii) Transport Accessibility

- 6.47 The government's core output indicators include the amount of new residential development within 30 minutes public transport time of various services. Through the SLA with Essex County Council, this information has been assessed for the monitoring year and is shown in Table 8.
- 6.48 A key component of sustainable development patterns is good accessibility by public transport to key local services. The information in Table 8 shows that new residential development in Brentwood completed during 2006/2007 was well located in this regard, with 100% of completions being within 30 minutes public transport time of all the key services.

TABLE 8: RESIDENTIAL DEVELOPMENT WITHIN 30 MINUTES PUBLIC TRANSPORT TIME OF LOCAL SERVICES 2006/2007		
Net Dwelling Completions	Total	%age
All Dwellings	218	100.00
Local Service		
General Practitioner	218	100.00
Hospital	218	100.00
Primary School	218	100.00
Secondary School	218	100.00
Employment Area	218	100.00
Major Retail Centre	218	100.00
<i>Source: Essex County Council</i>		

Local Services

(i) Retail, Office and Leisure Development

- 6.49 Brentwood is surrounded by four major sub-regional centres within a 20 minute drive time i.e. Romford, Basildon, Chelmsford and Lakeside, Thurrock. Accessibility is also relatively easy to other facilities in Central London and Bluewater in Kent. Such centres are able to offer a greater range, choice and quality of shopping and leisure facilities to that in Brentwood.
- 6.50 The main shopping area in Brentwood is the town centre itself, centred on the High Street. There are also important local centres at Hutton Road, Shenfield; Ingatestone High Street; and Warley Hill around Brentwood Station. There are many smaller parades and individual shops serving the local residential areas and villages. Each has an important role to play in providing essential local services for residents of the Borough.

- 6.51 The success and continued viability of existing facilities in the Borough is dependent in the long-term on the Borough being able to withstand competition from the surrounding higher order centres and minimise the outflow of expenditure. Shopping facilities, particularly within the town centre, must continue to develop in ways that will maintain their attraction and encourage Brentwood residents to use local facilities.
- 6.52 Table 9 below shows a significant increase in retail completions over the monitoring year, but no significant expansion in office or leisure facilities. Any development in the latter two uses that has occurred has been below the monitoring thresholds.
- 6.53 The increase in retail development reflects the completion of the refurbishment of the Baytree Centre in Brentwood town centre. The total amount of shopping floorspace in the refurbished centre is 12,294 sq.m. The majority of this was existing, but, as referred to previously, the refurbishment also included an additional 2,394 sq.m. of shopping floorspace. The development is not only a quantitative improvement in shopping provision, but also a qualitative improvement, providing an enhanced shopping environment (covered shopping area, new surface treatment and shop fronts, and amended shop unit sizes and occupiers). The loss in retail floorspace results from the change of use of 72-74 High Street, Brentwood from A1 to A3 use.
- 6.54 Further potential for significant shopping and leisure development is identified on the Council owned William Hunter Way car park site, north of the High Street.
- 6.55 As set out in Table 1 there is also a significant amount of further office floorspace potential in outstanding unimplemented planning permissions.

TABLE 9: RETAIL, OFFICE AND LEISURE DEVELOPMENT 2006/2007				
Land Use Type	Completions - Gross Floorspace (sq.m.)	Net Floorspace Increase (sq.m.)	Amount of Floorspace in Town Centres	% in Town Centres
Retail [A1]	12,294	11,094	12,294	100.0
Financial & Professional Offices [A2]	0	0	N/A	N/A
Offices [B1(a)]	0	0	N/A	N/A
Leisure [D2]	0	0	N/A	N/A
<i>Notes: Figures in the Table relate to developments over the following thresholds involving a gain or loss: Retail [A1] - 250 sq.m. or more Office [B1(a)] - 1,000 sq.m. or more Leisure [D2] - 1,000 sq.m. or more</i>				

(ii) Open Space

- 6.56 One of the government's key output indicators is the percentage of open spaces managed to green flag award standard.
- 6.57 The Council has undertaken a comprehensive Open Space, Sport and Recreation Facilities Study, in line with the advice in Planning Policy Guidance Note 17 'Planning for Open Space, Sport and Recreation'. The final report was completed in November 2007 and will shortly be available on the Council's website. This will enable information on this indicator to be provided in subsequent AMRs.

Flood Protection and Water Quality

- 6.58 Very little of the Borough is located within areas at risk of flooding as shown on maps provided by the Environment Agency and, therefore, the extent of necessary consultation with the Environment Agency is relatively limited.
- 6.59 Information provided by the Environment Agency shows that, during 2006/2007, objections were raised by the Agency on four applications on flood risk grounds and two applications on water quality grounds as follows:
- (i) Residential development on the former St. Charles Youth Treatment Centre, Weald Road, Brentwood (BRW/1081/2006) due to adverse impact on surface water run-off. The Environment Agency subsequently removed the objection subject to the imposition of a condition requiring the restriction on surface water discharge from the site. The application decision is still awaiting the completion of a legal agreement.
 - (ii) Change of use of land to a golf academy on land at east side of Ongar Road, Pilgrims Hatch, Brentwood (BRW/747/2006) due to adverse impact on surface water run-off and request for a Flood Risk Assessment or Flood Consequence Assessment. The application was subsequently refused for reasons including failure to provide a flood risk assessment to accompany the proposals and, therefore, the Local Planning Authority not being satisfied that the proposals would not result in a material increase in flooding risk.
 - (iii) Remodelling of existing grounds at Stapleford Abbots Golf Club, Tysea Hill, Stapleford Abbots (BRW/433/2006) due to adverse impact on surface water run-off and submission of an unsatisfactory Flood Risk Assessment. The Environment Agency subsequently withdrew the objection following the receipt of additional information. The application is yet to be determined.
 - (iv) Residential development on the Highwood and Little Highwood Hospital site, Geary Drive, Brentwood (BRW/749/2006) due to adverse impact on surface water run-off, submission of an unsatisfactory Flood Risk Assessment and unsatisfactory means of trade and sewage disposal. The application was subsequently withdrawn on 30 April 2007.
 - (v) Application for continuation of land as a residential Gypsy caravan site for plots 1-6 Stock Lane, Ingatestone (BRW15/2007) due to requirement for a Circular 3/99 or 10/99 assessment. However, by letter dated 6 February 2007, the Environment Agency confirmed that no objection was raised. The application was subsequently refused.

Biodiversity

6.60 Biodiversity monitoring in the Borough is undertaken by a variety of methods including:

1. Volunteer surveys for watervoles, bats and newts
2. Commissioned surveys by ecological consultancies for species rich grassland sites
3. Surveys by external bodies to assess the condition of designated sites

6.61 This year a survey of a section of the River Wid, running through Hutton Country Park, was undertaken for watervoles. Bats were surveyed at Merrymeade Country Park and Donkey Lane Plantation. Doormouse surveys are also being undertaken for Little Warley Common Woods and Donkey Lane Plantation.

6.62 Natural England surveyed the SSSI sites at Curtis Mill Lane, Little Warley Common and Hartswood. The first two sites have been classified as being in 'unfavourable' condition.

6.63 The Council is currently working on long term improvement plans for both sites, aimed at bringing them into 'recovering' or 'favourable' condition.

6.64 The majority of 'Countryside' sites in the Borough have management plans, but these should all be formalised by reviewing and re-writing them so that they are all in a compatible format. This process will take place over the next five years.

6.65 There is just one Local Nature Reserve (LNR) site in the Borough at Hutton Country Park, comprising 34 hectares of mainly unimproved grassland. The Essex Wildlife Trust also manages a site at Warley Place as a nature reserve, but this is not a statutory designation. There has been no increase in the number of LNRs designated by the Council. However, several sites have been proposed, including the 'Unnamed Wood' and 'Donkey Lane Plantation' in Warley. These are being investigated further with the Essex Wildlife Trust.

6.66 In regard to priority habitats and species, the Borough's key areas include: woodlands, grasslands, hedgerows, scrub, ponds etc. and the management of these will have a positive effect on key species e.g. dormice, great crested newt, bats etc.

6.67 This year the Brentwood Conservation Management Volunteers have built hibernacula for amphibians at Warley Country Park, created nesting spaces for grass snakes at St. Faiths and Hutton Country Parks, and started work on a pond creation scheme at Merrymeades Country Park.

6.68 The Council is a member of the Essex Biodiversity Project (EBP), a partnership approach to implementing the Essex Biodiversity Action Plan (BAP) and thus the Council's practical involvement in that e.g. Ancient Woodland management and dormouse projects.

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

Renewable Energy

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

Government guidance on renewable energy is set out in Planning Policy Statement (PPS) 22 'Renewable Energy', which states that the development of renewable energy alongside improvements in energy efficiency and the development of combined heat and power, will make a vital contribution to the aims of cutting carbon dioxide emissions by some 60% by 2050, and to maintain reliable and competitive energy supplies. The government has set a target to generate 10% of UK electricity from renewable sources by 2010 and an aspiration to double this figure to 20% by 2020.

6.71 The RLP includes a policy on renewable energy schemes (Policy IR7A), and in September 2007 the Council formally adopted the Urban Place Supplement SPD, which sets out suggested requirements for the provision of renewable energy for residential development.

6.72 There have been no applications/permissions for renewable energy schemes during 2006/2007. As with the previous two AMRs, therefore, other than for the possible installation of solar panels on individual residential properties, there has been no renewable energy capacity installed in the Borough over the monitoring year.

7 LOCAL INDICATORS

Background

- 7.1 In order to assess the successful achievement of the intended outcomes of the RLP, the plan itself needs to show how the aims, objectives and policies of the RLP are measured and evaluated throughout the plan period. To this end, the RLP includes a set of output indicators and targets for a limited number of specific policies, which are relevant to the assessment of the plan's progress in achieving sustainable development.
- 7.2 Monitoring of these 'performance' targets is included within this and future AMRs. A number of them have been covered in the government's core output indicators dealt with in the previous section of the AMR, namely Policies H1 (Net Residential Dwelling Stock Change), H15 (Residential Density), E1 (Provision of B1, B2 and B8 Employment Uses), E4 (Net Change in Employment Land Provision), and GB3 (Development on Previously Developed Land).
- 7.3 Other indicators are set out in this section to monitor specific local issues. Not all of the policy indicators have yet been incorporated fully into this AMR, and it is intended that future AMRs will continue to seek to provide a more comprehensive coverage as the Council's monitoring processes are improved, both in-house and through improved working with other partner organisations.
- 7.4 The AMR itself will also enable the policy targets and indicators themselves to be monitored and reviewed in relation to their usefulness and appropriateness, such that they may be amended either by deletion or substitution or through the addition of new indicators. As with implementation, achievement of the development plan's targets requires a partnership of action and cooperation between various organisations and bodies, public and private, involved in the sustainable social, economic and environmental development of the Borough.
- 7.5 The RLP Monitoring Policies, together with their Targets and Indicators are set out in Appendix 3 to this report. The policy references used in this section are still those as set out in the pre-final composite version of the RLP, which was not published until 1 April 2007 (see Appendix 5).

Brentwood Replacement Local Plan Policy Indicators

(i) Retention of existing residential accommodation

- 7.6 In order to resist pressure for the release of greenfield land, either in the Green Belt or urban open space, it is important that optimum use is made of the existing housing stock. In addition, loss of residential units through redevelopment or change of use, especially within or adjoining commercial centres, involves, in the main, small units of accommodation, which make a valuable contribution to the housing stock in terms of housing choice and affordability.
- 7.7 Policy CP1 seeks to prevent any net loss of residential units. During 2006/2007 there were no permissions granted involving the net loss of residential accommodation.

(ii) Change of Use of Upper Floors

- 7.8 Upper floors above shops or other commercial premises frequently tend to be under utilised, being either used for storage or in many cases not used at all. This under use of space is not only a waste of valuable resources but tends to lead to neglect with a negative impact on the street scene. In order to make best use of existing urban land and provide additional small unit accommodation in sustainable central locations, Policy H5 encourages changes of use above commercial premises to residential accommodation.
- 7.9 Although there have been applications made for new builds providing residential use above commercial premises, there have been no applications made in the monitoring year involving such a change of use.

(iii) Small Unit Residential Accommodation

- 7.10 The number of small households is increasing due to extended life expectancy, household break up and the increasing number of young people who choose to live alone.
- 7.11 Generally, newly forming households will be small households requiring smaller units of accommodation.
- 7.12 Only a small proportion of the existing dwelling stock comprises 1 and 2 bedroom properties, and existing small unit accommodation is reduced through extensions to provide additional bedrooms or amalgamation to form larger units. A lack of small unit accommodation affects housing affordability and choice, and has and may continue to result in the loss of young economically active sections of the population and lead to an imbalance in the population structure in the longer term.
- 7.13 Policy H6, therefore, seeks to achieve at least 50% of total units to be 1 and 2 bedroom units on suitable new housing sites.
- 7.14 Table 3 in the section on core output indicators shows that in 2006/2007 213 units were 1 and 2 bedroom units, which was 83.2% of the gross total of 256 dwelling completions or 97.7% of the net total of 218 dwelling completions.

(iv) Affordable Housing Policy

- 7.15 The Council's affordable housing policy (Policy H8) seeks to negotiate 35% affordable housing on all suitable sites above the thresholds.
- 7.16 In 2006/2007 there were the following planning permissions for residential development on sites above the thresholds:
- i. 24 Housing Association residential units at The Retreat, Costead Manor Road, Brentwood (BRW/239/2006). Permission for demolition of existing 16 bungalows and the erection of 12 No. three-bedroom houses and 12 No. flats (4 x two-bedroom and 8 x one-bedroom units).
 - ii. 51 residential units for Phase 2 of the Former Transco site, Wharf Road, Brentwood (BRW/472/2006). Permission includes 32 units for shared ownership (62.7% of total units on this phase).

iii. 81 residential units at the NV Tools site, St. James Road, Brentwood (BRW/989/2005). Permission includes provision of 28 affordable units (34.6% of total units).

(v) Inappropriate Development in the Green Belt

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

- (i) Former St. Charles Youth Treatment Centre, Weald Road, Brentwood. Demolition of existing buildings and construction of 120 dwellings, car parking spaces, garages, bin stores and cycle stores: access onto Weald Road, estate roads and footpaths; foul and surface water drainage; use of land as public open space including provision of play area; landscaping (BRW/1081/2006). A small area of the site proposed to be developed (393 sq. m.) fell within the Green Belt. However, the application compensates for this loss by substituting two other areas, totalling 394 sq.m, as landscaped space on the edge of the development and the Green Belt, which was accepted.
- (ii) Tipps Cross Remembrance Hall, Blackmore Raod, Hook End. Erection of a single storey extension to rear for storage purposes (BRW/122/2006). The small extension would replace a metal container granted temporary permission, due to an acknowledgement that there was an operational requirement for additional storage to serve the existing uses of the Hall. It was considered, therefore, that very special circumstances existed and that the proposed extension (measuring 4.8m wide, 5.4m deep and 5.2m high) would have a minimal impact on the character and openness of the Green Belt.
- (iii) Peniel Academy, Brizes Park, Ongar Road, Kelvedon Hatch. Erection of a swimming pool enclosure (BRW/622/2006). The RLP recognises that very special circumstances may exist in the case of a school that needs to make provision for improved facilities. In this case, the very special circumstances also included the benefits accruing from the permanent removal of an existing inflatable cover.
- (iv) Blackmore Millennium Park, Blackmore Village Hall, Nine Ashes Road, Blackmore. Erection of a Youth Centre with the formation of an access road and car parking spaces (BRW/306/2006). The Council accepted that the very special circumstances needed to justify inappropriate development existed, due, inter alia, to the closure of the former Blackmore Youth Centre, the demand for expanded youth provision in the area and the difficulty of provision within the existing village envelope.
- (v) Lyndsays Farm, Beggar Hill, Fryerning. Replacement of a mobile home with a permanent dwelling in connection with an equestrian business (BRW/173/2005). The application proposed the replacement of a permanent mobile home and two large, unattractive buildings with a total floor area of 405 sq.m. with a single storey dwelling of some 157 sq.m., erected on the site of one of the replaced buildings.

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

7.18 In line with government policy, the RLP takes a positive attitude to the re-use of rural buildings for business use, in order to support the rural economy. However, a more restrictive attitude is taken to residential conversions due to the potential harmful impact on

the Green Belt and the detrimental effect on the character of the rural building itself. Policy GB17, therefore, presumes against residential conversion unless a number of specific criteria are met and special justifications apply.

7.19 In 2006/2007, six applications were made for the residential conversion of rural buildings, four of which were refused. The two applications that were approved are set out below:

- (a) Change of use from agriculture to residential at Little Warley Hall Farm, Little Warley Hall Lane, Little Warley (BRW/55/2006). It was noted that every reasonable effort had been made to secure a business use on the premises prior to this application. It was decided that the proposal did not detract from the character or openness of the Green Belt and all the criteria of policies GB16 and GB2 could be satisfied subject to conditions. With these conditions the building was deemed to be capable of conversion without resulting in unacceptable intrusive domestic elements. It was also not considered that the building itself would be unduly harmed by the addition of windows and doors.
- (b) Erection of a replacement dwelling together with the conversion of a stable building to a residential annex at Wealdside, Weald Road, South Weald (BRW/384/2006). The site formerly comprised a substantial residential property and permission was granted for its demolition and replacement dwelling in 2005. This application sought amendments to the design of the replacement dwelling and was granted subject to several conditions, such as the proposed dwelling not exceeding the habitable floorspace of the permitted dwelling incorporating the additional 37 sq.m. allowed under Policy GB7. It was considered that the proposed dwelling would not be detrimental to the amenities of the adjoining residential occupiers. The conversion of the stable building was granted on the grounds that the proposed two bedroom annex was ancillary to the residential use of the main dwelling.

(vii) Development of Existing Open Space

7.20 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 LT3 precludes the development of existing open space, although buildings related to the main use of the land, which do not involve major ground coverage, may be considered favourably.

7.21 In the monitoring year, the Council produced a draft Open Spaces Strategy, which has been published for public consultation, and is expected to be approved during 2008.

7.22 In 2006/2007, one planning permission was granted for development within an open space area. This was for extensions to the Community Centre with associated car parking, Hutton Community Centre, Harrison Close, Hutton (BRW/392/2006). The existing community hall site is allocated for 'Indoor Recreation' purposes, but part of the proposed extensions encroached on to land allocated as 'Protected Urban Space'. In order to conform with Policy LT3, the applicant entered into a 'land swap' agreement with the Council, trading a parcel of land currently part of the existing site and thus allocated for 'Indoor Recreation Purposes' (approximately 0.23 hectares) for a parcel of land (owned by the Council) currently allocated as 'Protected Urban Space' (approximately 0.21 hectares). Given this and the resultant lack of harm arising from the proposed encroachment, planning permission was approved.

(viii) Development Affecting Sites of Special Scientific Interest

7.23 There are three Sites of Special Scientific Interest (SSSI) in the Borough, as set out in Table 11 below:

TABLE 10: SITES OF SPECIAL SCIENTIFIC INTEREST IN BRENTWOOD		
Site Name	Citation Summary	Size in hectares
Coppice, Kelvedon Hatch	Ancient semi-natural broad leaved woodland including base-rich springline alder woodland which is uncommon nationally and in Essex and oak/hornbeam woodland	9.43
Curtis Mill Green	Unimproved grassland/scrub, a small relic of Waltham Ancient Forest. Both damp and dry grassland are found with several uncommon or decreasing species	47.3
Thorndon Park	Semi-natural broad leaved woodland and ancient parkland. The woodland includes lowland birch/s oak and oak/hornbeam types and the site supports an outstanding assemblage of Coleoptera (beetles) including one species that is rare and vulnerable in Britain	141.4

7.24 Policy C2 seeks to prevent harm to SSSI in the Borough, and the Council monitors the number of permissions for development adversely affecting SSSI. During the monitoring year there were no applications within any of the Borough's SSSI.

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

7.25 Policy C4 seeks to prevent harm to protected flora, fauna and their habitats and to sites of nature conservation value (e.g. Local Nature Reserves (LNR) and County Wildlife Sites (CWS). The Council, therefore, monitors the number of permissions for development adversely affecting species and habitats covered by the Essex Biodiversity Action Plan and County Wildlife Sites/Local Nature Reserves. The Council's Countryside Management Service is also actively working to try and prevent damage to CWS caused by unauthorised activities on such sites.

7.26 During the monitoring year, there were five applications affecting County Wildlife Sites, two of which were refused. One application was deferred by the Planning Development Control Committee to be decided at a later date, which will fall into the next monitoring year. The remaining two applications were granted permission and are set out below:

- (1) Demolition of garage, single storey element and terrace, alterations and repairs to fenestration, roof, timber frame and render, installation of flues, erection of bay window and replacement terrace together with internal alterations of a listed building at Germans Farm, Kelvedon Hall Lane, Kelvedon Hatch. (LB/BRW/1/2006). Some comments were made in a survey by English

nature with regard to bats and barn owls on the site. It was agreed that permission could be granted with a condition that regard be given to the proposals set out within the submitted report to ensure the protection of the protected species.

- (2) Former Village Hall site at Navestock Side, Brentwood (BRW/593/2006). Application for erection of two 2-storey buildings containing six residential units with the provision of access drive and five parking spaces and three car ports at the rear. The application was accompanied by a report on a risk assessment of ecology/landscape survey. This report identified the site as having the potential to be used by nesting birds and habitat for reptiles and bats, and recommended several specific surveys to be carried out in relation to this. Confirmation that these surveys were subsequently carried out was received and demonstrated that development on site would not adversely affect any wildlife on the site. It was therefore considered that the proposals complied with Policy C4, and permission was granted.

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

- 7.27 As for the commercial areas elsewhere in the Borough, Policy TC5 looks favourably on the change of use to residential of upper floors above ground floor commercial uses.
- 7.28 In 2006/2007, there were no applications granted permission for the change of use of upper floors above commercial premises for residential use in the town centre.

(xi) Type of Residential Accommodation in the Town Centre

- 7.29 The town centre is a particularly suitable location for higher density, smaller units and lower cost housing. In the town centre, therefore, Policy TC6 requires that all new residential accommodation should normally be one or two person units.
- 7.30 In 2006/2007, planning permission was granted for a total of 14 residential units on four separate sites, of which 7 units were one bedroom and 6 were two bedroom (93% of total provision). The outstanding is unknown in terms of bedrooms as it was for a change of use of the ground floor from a dental surgery (Class D1) to residential (Class C3) to form a two storey dwelling house at 34 St. Thomas Road, Brentwood (BRW/825/2006).

(xii) Retention of Local Community Facilities

- 7.31 Policy LT12 seeks to restrict the loss of local community facilities as the provision of such facilities within residential neighbourhoods and smaller rural settlements help to create sustainable communities. Any proposed re-use is therefore critically assessed.
- 7.32 In the monitoring year 2006/2007, there was one application involving the loss of local community facilities. The application was for alterations to and change of use of the former Blackmore Youth Centre to a two bedroom dwelling and the demolition of the former Blackmore Library and erection of a three bedroom dwelling house. The application was refused, but on the effect that the proposals would have on the amenities of the area.

(xiii) Protecting the Best and Most Versatile Agricultural Land

- 7.33 There were no applications in the monitoring year that affected the local indicator for IR5 (Protecting the Best and Most Versatile Agricultural Land).

Monitoring the Overall Use of Local Plan Policies

- 7.34 The 2004 Regulations require the AMR to identify any policy not being implemented, the steps (if any) that the authority intend to take to secure that the policy is implemented and whether the authority intend to prepare a DPD or a revision to a DPD to replace or amend it.
- 7.35 The Council's reporting of the consideration of planning applications and their decisions sets out all relevant policies that have been material to the determination of the application. An analysis of this information for the monitoring year is set out in Appendix 5, and shows the use of each policy in the Adopted Brentwood Local Plan (March 1995) and the Replacement Local Plan (August 2005). The Council's reporting of the consideration of planning applications and their decisions sets out all relevant policies that have been material to the determination of the application.
- 7.36 An analysis of this information for the last three years is set out in Appendix 5, and shows the use of each policy in the Adopted Brentwood Local Plan (March 1995) and the Replacement Local Plan (August 2005). As referred to earlier, the policy references used in this section are still those as set out in the pre-final composite version of the RLP, which was not published until 1 April 2007.
- 7.37 Many policies were reviewed during the process of preparing the RLP and the number of policies was reduced through the incorporation of a number of 'Core Policies'. Overall, there has been a reduction of 40 policies by merging, replacing or deleting policies.
- 7.38 There has been a significant number of policies that were not used in the three monitoring years, particularly in regard to Transport and Leisure issues. A policy may not be used in one particular year because no relevant planning applications were made, but more robust conclusions can be drawn from analysis over a period of years. The Council will use this information to inform the preparation of the LDF, and specifically, the development control policies that will supersede the RLP.
- 7.39 Importantly, next year, the Council will need to make a submission to the Secretary of State on which policies of the RLP should be 'saved' beyond the automatic three year period from adoption. This period will end in August 2008. Again, the information on policy usage set out in the first three AMRs will provide valuable information for this process.

APPENDIX 2: BRENTWOOD HOUSING TRAJECTORY 1996 TO 2011 (REPLACEMENT STRUCTURE PLAN)

YEAR	COMPLETIONS												PROJECTIONS			
	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	
Net Actual Completions (Total)	180	32	133	40	29	181	264	209	151	116	218					
Net Projected Completions (Total)												209	204	253	173	
Total Cumulative Net Completions	180	212	345	385	414	595	859	1,068	1,219	1,335	1,553	1,762	1,966	2,219	2,392	
RSP Average Annual Completion Rate	97	97	97	97	97	97	97	97	97	97	97	97	97	97	97	97
RSP Cumulative Completion Rate	97	194	291	388	485	582	679	776	873	970	1,067	1,164	1,261	1,358	1,455	
Total Net completions compared to RSP Cumulative Rate	83	18	54	-3	-71	13	180	292	346	365	486	598	705	861	937	
Annual requirement taking account of past/projected completions	97	91	96	93	97	104	96	75	55	39	24	-25	-102	-256	-764	

APPENDIX 3: BRENTWOOD HOUSING TRAJECTORY 1996-2021: LARGE SITE DETAILS

BRENTWOOD HOUSING TRAJECTORY 1996 - 2021: LARGE SITE DETAILS																										
SITE	Total Dwellings	COMPLETIONS										PROJECTIONS														
		96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Former Advanced Laundry, Ongar Road	15	15																								
Highwood Hospital, north of Copperfield Gardens	112	98	2																							
Land to western side of Gresham Close	18			18																						
Land to the eastern side of Gresham Close	15			15																						
Land to rear of Kings Chase	28			28																						
Coatswood Lodge, Hutton Village	18			18																						
Land rear of Former Warley Hospital	360					2	80	161	91	26																
Land bounded by Hart Street/Kings Road	65						48			17																
The Lines, Ingatstone	15						15																			
Rear of Robin Hood PH, Ongar Road	15							15																		
Former Anglia Polytechnic Site, Sawyers Hall Lane	70							58	12																	
Former BT Depot, Hatch Road	16							16																		
Land off Eastfield Road	27								27																	
Heybridge Moat House, Roman Road	58									29	29															
101-105 High Street, Brentwood	15									15																
St Raphael's Church, Clements Park	16										16															
Becket House, Baytree Centre	125											125														
Former Transco Site, Wharf Road	350											57	50	50	50	50	50	43								
22 Rayleigh Road	14											14														
43-53 Ingrave Road	11												11													
Land at William Hunter Way	14											14														
Core Buildings, Warley Hospital	131												41	40	50											
Little Highwood Hospital, Ongar Road	72														32	40										
Land at Highwood Close	16																			16						
St Charles Youth Treatment Centre	120														40	40	40									
Highwood Hospital Geary Drive	108																28	40	40							
NV Tools Site, St James Road	81												40	41												
The Retreat, Costeard Manor Road	8											-16	24													
Sam's Night Club, Ongar Road	54													30	24											
William Hunter Way Car Park	14														14											
Essex Fire HQ, Rayleigh Road	41																41									
Urban Capacity Study Large Sites (over 0.4 ha.)	274																									
Large Site Sub Total	2296	113	2	79	0	2	143	250	130	87	45	194	166	161	210	130	159	83	40	0	16	24	24	23	23	23
Small Site Permissions		67	30	54	40	27	38	14	79	64	71	24	32	32	31	31	21	21	21	15						
Small Site WOPPS													3	3	3	4	9	9	9	9	9	9	9	9	9	9
Small Site Windfalls																				6	21	21	21	21	21	21
Small Sites Sub Total		67	30	54	40	27	38	14	79	64	71	24	35	35	35	35	30	30	30	36	36	36	36	36	36	36
Large Site Windfalls																										
Total	3399	180	32	133	40	29	181	264	209	151	116	218	201	196	245	165	189	149	106	66	82	90	90	89	89	89

Note: The Schedule sets out the trajectory data for the period to 2021. Allocated large sites with and without permission and large unallocated sites with planning permission (12 or more dwellings) are specified in the table.

The small site supply includes all small sites with planning permission (11 and below) at 1 April 2007 i.e., 204 units net, plus identified sites without permission (WOPPS) and small site windfalls, and have been estimated for the period beyond 2006/07 on the basis of an annual average small site completion rate 43 dwellings (net) for the period to 2011 and 30 dwellings (net) to 2021 (as set out in the Urban Capacity Study).

A figure for large site windfalls has also been included for the period beyond 2012/13 (at which time existing outstanding large site windfall permissions will have been completed) and is based on an annual average large site windfall completion rate of 36 dwellings net arising from those permissions and completion rates over the period 2001 to 2006.

APPENDIX 4: BRENTWOOD HOUSING TRAJECTORY 2001 TO 2021 (REGIONAL SPATIAL STRATEGY)

BRENTWOOD HOUSING TRAJECTORY 2001 - 2021																						
Year	COMPLETIONS						PROJECTIONS															
	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021		
Net Actual Completions (Urban)	151	248	181	96	68																	
Net Actual Completions (Rural)	30	16	28	55	48																	
Net Actual Completions (Total)	181	264	209	151	116	218																
Net Projected Completions (Total)							209	204	253	173	189	149	106	66	82	90	90	89	89	89		
Total Cumulative Net Completions	181	445	654	805	921	1139	1348	1552	1805	1978	2167	2316	2422	2488	2570	2660	2750	2839	2928	3017		
Draft RSS Average Annual Completion Rate	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	
Draft RSS Cumulative Completion Rate	145	290	435	580	725	870	1015	1160	1305	1450	1595	1740	1885	2030	2175	2320	2465	2610	2755	2900		
Total Net completions compared to Daft RSS Cumulative Rate	36	155	219	225	196	269	333	392	500	528	572	576	537	458	395	340	285	229	173	117		
RSS Proposed Changes Average Annual Completion Rate	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	
RSS Proposed Changes 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 RSS Proposed Changes Cumulative Rate	6	95	129	105	46	89	123	152	230	228	242	216	147	38	-55	-140	-225	-311	-397	-483		

APPENDIX 5: BRENTWOOD REPLACEMENT LOCAL PLAN - DETAILED POLICY TARGETS AND INDICATORS

Core Policies

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

Housing

Policy	H1 Residential Provision 1996-2011
Target	Net dwelling stock increase of 1,450 dwellings being achieved by 2011
Indicator	Net dwelling stock increase since April 1996 Number of dwellings with unimplemented planning permission Dwelling capacity of sites without planning permission likely to be developed by 2011 from Urban Capacity Study

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

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

Policy	H8 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	H15 Housing Density
Target	Densities of not less than 65 dwellings per hectare in central areas or other location with good public transport accessibility, and not less 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	T3 Travel Plans
Target	To promote the adoption of Travel Plans
Indicator	Number of Travel Plans agreed each year

Policy	T16 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 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	GB6 Extensions to Dwellings
Target	To restrict the size of residential extensions in the Green Belt to 37 sq.m. above the original habitable floor space
Indicator	The number of permissions for residential extensions above the 37 sq.m. limit

Policy	GB7 Replacement Dwellings
Target	To restrict the size of replacement dwellings in the Green Belt to 37 sq.m. above the original habitable floor space
Indicator	The number of permissions for replacement dwellings that exceed the 37 sq.m. limit

Policy	GB17 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	GB28 Access to the Countryside
Target	To enhance and extend the Borough's rural public rights of way
Indicator	Length of improved and new rural public rights of way

Policy	GB29 Landscaping
Target	To increase tree and hedge cover, year on year
Indicator	Area of new tree plantings and length of new hedgerows

Sports & Leisure, Tourism and Community Services

Policy	LT3 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	LT4 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	LT12 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	LT16 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	C2 Sites of Special Scientific Interest
Target	To prevent harm to Sites of Special Scientific Interest
Indicator	Number of permissions for development adversely affecting Sites of Special Scientific Interest

Policy	C4 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	C9 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	C19 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	IR5 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	TC5 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	TC6 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 with in the town centre that are one or two person properties

Policy	TC9 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 6: ADOPTED LOCAL PLAN POLICY USAGE 2005/2006

THE USE OF LOCAL PLAN POLICIES 2004/2005 - 2006/2007					
Local Plan 1995	Replacement Local Plan 2005	Policy Title	Number of Applications		
			2004/2005	2005/2006	2006/2007
Policy Ref.					
Core Policies Chapter					
	CP1	General Development Criteria	0	547	109
	CP2	New Development & Sustainable Transport Choices	0	46	78
	CP3	Transport Assessments	0	7	38
	CP4	The Provision of Infrastructure and Community Facilities	0	0	7
Housing Chapter					
H1	H1	New Housing Development/Residential Provision 1996-2011	2	0	13
H2	H2	Housing Land Availability Monitor	0	0	1
	H3	Community Uses in Residential Development	0	0	3
	H4A	Mixed Use Development	0	2	1
H3	H10	Affordable Rural Housing	0	0	1
H4	H8	Affordable Housing on Larger Sites	2	1	12
H5		Development of Urban Open Space	33	13	0
H6		Changes of Use	3	3	0
H7	H5	Change of Use of Upper Floors	5	1	1
H8	H6	Small Unit Accommodation	14	16	32
	H6A	Single Storey Dwellings	0	44	83
H9	H7	Conversions	15	6	3
H10	H11	Sheltered Housing/Supported Accommodation	0	1	5
H11	H12	Residential Homes	0	1	0
H12	H13	Permanent Sites for Gypsy Travellers	1	2	3
H13	H14	Design of New Residential Developments/Housing Density	88	41	43
H14		Scale and Character of New Residential Development	87	33	0
H15	H17	Hutton Mount	44	42	64
	H18	Lifetime Homes	0	1	38
H16		Extensions	690	252	0
H17		Conversion of Garages	23	17	0
H18		Dormer Windows	189	190	196
H19	H21	Porches	63	23	0
H20		Bin Enclosures	1	0	0
H21		Non-Residential Uses	3	0	0
H22		Noise	10	2	0
	H25	Satellite Dishes	0	0	0

Employment Chapter					
E1	E1	General Employment Strategy/Areas Allocated for General Employment	5	6	10
E2	E2	Offices/Areas Allocated for Office Purposes	3	2	7
	E3	BT Office Site	0	1	0
E3		Existing Employment Areas	3	3	0
E4	E4	Sites for Additional Employment Land	0	0	0
E5	E5	Land Adjacent to the Council Depot, Warley	0	0	0
E6		Hallsford Bridge Industrial Estate Extension, Stondon Massey	0	0	0
E7	E6	Childerditch Industrial Park, Warley	0	2	1
E8		Existing Premises Outside Employment Areas	1	0	0
E9	E8	Employment in Village Settlements Excluded from the Green Belt	0	0	0
E10		Development Outside Employment Areas	4	0	0
E11	E9	Employment Development Criteria	15	17	24
E12		Polluting Developments	0	0	0
Shopping Chapter					
S1	S1	New Large Stores/New Major Retail Developments	0	0	0
	S2	Retail Market	0	0	0
	S3	Petrol Filling Station Retail Facilities	0	0	1
S2		Local Shops	2	0	0
S3	S4	Non-Retail Uses in Shopping Areas	19	18	20
S4		Retail Warehouses	0	0	0
Transport Chapter					
TR1		New Development and Road Capacity	30	21	0
	T3	Travel Plans	0	0	7
TR2	T4	New Development and Traffic Considerations/New Development & Highway Considerations	79	73	106
TR3	T5	Traffic Management	0	1	4
TR4		Road Safety	0	0	0
TR5	T6	Lorry Traffic in Residential Streets/and Other Inappropriate Roads	0	5	8
TR6	T7	Parking - General	18	28	82
	T8	Public Car Parking Strategy	0	0	0
	T9	Off-Street Public Car Parking	0	0	0
	T10	On-Street Parking	0	0	1
TR7		Town Centre Short-Stay Shoppers Car Parking	0	0	0
TR8		Town Centre Long-Stay Employee Car Parking	0	0	0
TR9		Parking, Brentwood Station Area	0	0	0
TR10		Parking, Shenfield	0	0	0
TR11		Parking, Ingatestone	0	0	0

TR12		Additional Parking, Land to the rear of The Bell Public House, Ingatestone	0	0	0
TR13		Residential Parking	0	0	0
TR14	T11	Commuter Car Parking	0	0	0
TR15	T12	Parking for Disabled Persons/Access for Persons with Disabilities	0	0	0
TR16		Bus and Rail Services	0	0	0
	T13	Bus Services	0	0	0
	T14	Rail Services	0	0	0
TR17	T15	Taxis	1	0	0
	T16	Cycling	0	0	4
	T17	Pedestrian Facilities	0	0	3
TR18		Railway Station Improvements	2	0	0
TR19		Traffic Noise	0	0	0
Green Belt and the Countryside Chapter					
GB1	GB1	New Development	131	67	108
GB2	GB2	Development Criteria	272	199	213
GB3	GB3	Towns and Villages/Settlements Excluded from the Green Belt	0	0	0
GB4	GB5	Residential Development Within /Established Areas of Development	13	11	11
GB5		Residential Development Outside Existing Settlements	0	1	0
GB6	GB7	Replacement Dwellings	22	10	11
GB7	GB6	Extensions to Dwellings	107	82	71
GB8	GB9	Extensions to Gardens	11	6	3
GB9	GB8	Swimming Pool Enclosures	3	12	23
GB10	GB10	Haverings Grove	0	2	0
GB11	GB11	Subdivision of Dwellings	1	1	0
GB12	GB12	Temporary Siting of Mobile Homes	2	0	0
GB13	GB13	Permanent Dwellings for Agricultural Workers	0	3	3
GB14	GB14	Relaxation of Agricultural Workers Conditions/Removal of Agricultural Occupancy Condition	2	1	1
GB15	GB19	Existing Commercial Sites/Existing Inappropriate Development Sites	7	13	18
GB16	GB18	Conversion or Change of Use of Listed Buildings	6	7	6
GB17	GB16	Re-Use and Adaptation of Rural Buildings for Small-Scale Employment, Leisure and Community Use	17	16	19
GB18	GB17	Re-Use and Adaptation of Rural Buildings - Residential Conversions	5	6	7
GB19	GB15	Agricultural Buildings	0	3	2
GB20	GB20	Farm Shops and Retailing	0	0	0
GB21	GB21	Garden Centres	0	0	0

GB22		Village Halls	1	0	0
GB24		Redundant Hospital or Other Institutional Use	0	1	0
GB25	GB22	Cemeteries	3	0	1
GB26	GB23	Outdoor Sports Facilities	4	1	4
GB27	GB24	Ancillary Buildings to Recreational Facilities	11	7	8
GB28	GB25	Golf Courses	0	0	0
GB29		Accommodation for Indoor Sports	1	0	0
GB30	GB26	Riding Schools and Livery Stables	4	3	6
GB31	GB27	Other Stables	5	3	3
GB32	GB28	Access to the Countryside	0	0	1
GB33	GB29	Landscaping/Landscape Enhancement	0	0	4
GB34		Natural Features	0	0	0
Sport & Leisure, Tourism and Community Uses/Services Chapter					
	LT2	Strategic Public Open Space	0	0	0
L1	LT3	Development of Existing Urban Open Spaces	4	1	5
L2	LT4	Areas Deficient in Open Space	0	0	3
L3		Gas Board Sports Field	0	0	0
L4	LT5	Provision of Open Space in New Developments	0	0	8
L5	LT6	Displacement of Open Land Uses	0	0	0
L6	LT7	The Brentwood Centre	0	0	0
L7	LT8	Provision of Cultural, Entertainment and/or Leisure Facilities/Provision of Small Scale, Local Recreation, Leisure, Cultural and Entertainment Facilities	0	1	5
L8		Potential of Natural Features	0	0	0
L9	LT15	Footpaths in New Developments/Footpaths and Cycleways in New Developments	0	0	3
L10		Cycleways	0	0	0
	LT16	Recreational Routes	0	0	0
L11	LT17	New Hotels, Motels and Guest Houses in Built Up Areas/Hotel Accommodation in the Urban Area	1	2	0
L12		Redevelopment or Change of Use to Hotels Within Residential Areas	0	0	0
L13		Hotel Accommodation in the Green Belt	0	0	0
L14	LT18	Bed and Breakfast and Self-Catering Accommodation in the Urban Area	0	0	1
L15		Change of Use to Bed and Breakfast or Self-Catering Accommodation in the Green Belt	0	0	0
L16		Youth Hostel	0	0	0
L17	L20	Transit Picnic Sites/Transit and Other Picnic Sites	0	0	0
L18		Other Picnic Sites	0	0	0
L19	L21	Caravan/Camp Sites	0	0	0

L20	LT9	Use of Redundant Institutional, Recreational and Community Buildings	2	1	11
	LT10	Highwood Hospital Site	0	0	0
L21	LT11	Changes of Use or New Buildings for Institutional Purposes	15	4	4
	LT12	Retention of Existing Local Community Facilities	0	0	2
L22	LT14	Changes of Use from Residential to Medical Use/Proposals for Medical Uses	3	1	4
L23		Crematoria	0	0	0
L24	LT22	Access for the Disabled to Premises to which the Public are Admitted/Accessibility to Premises to which the Public are Admitted and to Employment Generating Developments	2	1	1
L25		Disabled Access Arrangements in Employment Generating Developments	0	0	0
L26		Proportion of Access Standard Housing in New Developments	0	0	0
L27		Access for the Disabled to Flat Developments	0	1	0
L28		Access for the Disabled - Change of Use	0	0	0
Conservation and Townscape/Protection of the Environment Chapter					
CT1		Development and Conservation of the Environment	9	5	0
CT2	C1	Sites of Special Scientific Interest	0	0	0
CT3	C3	Local Nature Reserves	0	0	0
CT4	C4	Sites of Importance for Nature Conservation/County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value	1	0	5
CT5		Ancient Landscapes and Special Landscape Areas	84	18	0
	C10	Special Landscape Areas	0	29	53
CT6	C11	Historic Parks and Gardens/Ancient Landscapes and Historic Parks and Gardens	2	2	2
CT7	C6	Management of Woodlands	2	0	0
CT8	C7	Retention/and Provision of Landscaping and Natural Features	21	29	66
CT9	C8	Tree Preservation Orders/and Works to Preserved Trees	146	172	180
	C9	Development Affecting Preserved Trees, Ancient Woodlands and Trees in Conservation Areas	0	6	22
CT10	C12	Protected Lanes and Verges of Special Interest	0	0	1
CT11		Article 4 Directions	0	0	0
CT12	C14	Thames Chase Community Forest	0	0	0
CT13	C15	Landscape Improvements	4	4	0
CT14		Public Access to the Lakeside Area, Ingatestone	0	0	0
CT15	C16	New Development in the Lakeside Area, Ingatestone	0	0	0
CT16		Scale, Design and Materials of New Development	161	41	0

CT17		Scale, Design and Materials of Extensions	28	15	0
CT18		Designation and Enhancement of Conservation Areas	0	0	0
CT19	C18	Development Affecting Conservation Areas	91	55	76
CT20		Outline Planning Permission in Conservation Areas	0	0	0
CT21	C19	Demolition, Alterations or Extensions to Listed Buildings	89	73	57
	C20	Development within the Vicinity of a Listed Building	0	20	44
CT22	C21	Development Affecting the Setting or Change of Use of Listed Buildings/Change of Use of a Listed Building	44	26	13
CT23	C22	Ancient Monuments and Archaeological Sites	3	2	5
	C25	Secured by Design	0	0	6
CT24	C26	Shop Fronts	19	27	14
CT25	C27	Illuminated Advertisements	22	26	26
CT26	C28	Signs within Conservation Areas and on Listed Buildings	10	2	5
CT27	C29	Externally Illuminated Hanging Signs	4	1	2
CT28	C30	Non-Illuminated Advertisements	23	15	15
CT29		Areas of Special Control	0	0	0
CT30	C32	Floodlighting and Other Forms of Illumination	10	1	3
Infrastructure and Resources Chapter					
RS1		Infrastructure	1	1	0
RS2		Planning Obligations	0	1	0
RS3		Development Briefs	0	0	0
RS4	IR5	Protecting the Best/and Most Versatile Agricultural Land	0	0	0
RS5	IR6	Recycling Facilities	0	0	0
RS6	IR7	Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development	0	1	25
	IR7A	Renewable Energy Schemes	0	0	0
RS7		Energy Efficient Means of Transport	0	0	0
RS8	IR8	Development on Flood Plains/Development in Areas at Risk of Flooding	0	0	3
RS9		Surface Water Run Off	0	3	12
RS10	IR9	Public Utilities/Utility Providers	0	0	0
RS11	IR3	Telecommunications	14	5	8
RS12	IR4	Contaminated Land	0	0	0
Pollution Control Chapter					
	PC1	Land Contaminated by Hazardous Substances	0	0	7
	PC2	Hazardous Substances	0	0	0

	PC3	Development in the Vicinity of Hazardous Substances	0	0	0
	PC5	Noise	0	4	17
	PC6	Traffic Noise	0	0	1
	PC7	Transport Pollution	0	0	0
	PC8	Areas of Poor Air Quality	0	1	4
Brentwood Town Centre Chapter					
TH1		Existing Residential Accommodation	0	0	0
TH2	TC2	Vacant and Redevelopment Sites/within Residential Allocated Areas	0	1	3
TH3	TC3	Residential Replacement	0	0	0
TH4	TC4	Mixed Use Redevelopment	2	1	3
TH5	TC5	Use of Upper Floors Above Commercial Premises	3	1	0
TH6	TC6	Type of Accommodation	4	7	7
TH7		Land at Westbury Road/High Street	0	0	0
TS1		New Shopping Development	0	0	0
TS2	TC8	Small-Scale Shops	3	0	2
TS3	TC9	Non-Retail Uses	3	0	10
T01		Office Development Outside Allocated Areas	0	0	0
T02		Office Development Within Allocated Areas	1	0	0
T03	TC10	Areas Allocated for Professional/Financial Office Uses	1	0	0
T04		Non-Professional/Financial Offices Outside Allocated Areas	0	0	0
	TC12	Site of the William Hunter Way Car Park	0	0	0
	TC15	Traffic in the High Street	0	0	0
TTR1		Short-Stay Parking	0	0	0
TTR2		Parking for New Shopping Development	0	0	0
TTR3		Rear Service Facilities	0	0	0
TTR4		Ongar Road Layby	0	0	0
TTR5		Alfred Road Closure	0	0	0
TTR6		Lorry Traffic	0	0	0
TTR7		Cycling	0	0	0
TT1		St. Thomas-a-Becket Chapel	0	0	0
TT2	TC19	Landscaping in the Town Centre	0	1	0
TT3	TC 20	Pedestrian Areas	0	0	0
TT4	TC21	Advertisement Signs on Buildings of Special Character and in Areas of Special Control/Advertisements and Shop Fronts	13	12	19
	TC22	Shops Fronts Facing William Hunter Way	0	0	0
	TC23	Non-Illuminated Advertisements fronting William Hunter Way	0	0	1

TL1	TC24	Existing Open Space/Amenity Areas	0	0	0
TL2		Amenity Areas in New Development	0	0	0
TL3		Existing Cultural, Entertainment and Leisure Facilities	0	1	0
TL4	TC26	Change of Use to Cultural, Entertainment and Leisure Uses/New Cultural, Entertainment or Leisure Uses	0	0	0
TL5	TC27	Medical/Health Uses	1	1	0
TIS1		Hart Street/Crown Street	1	0	0
TIS2		Thermos/Bus Depot Site	1	0	0
TIS3		Former County Library, Library Hill, Coptfold Road	0	0	0
TIS4		Anglia Polytechnic University, Sawyers Hall Lane	0	0	0
TIS5		The Meads Ballroom	0	0	0
TIS6	TC11	The Telephone Exchange	0	0	0
196	156	Total Number of Policies			

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

APPENDIX 7: LIST OF ABBREVIATIONS

AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
CWS	Country Wildlife Site
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
EBP	Essex Biodiversity Project
EPOA	Essex Planning Officers Association
GIS	Geographical Information System
GO-East	Government Office for the Eastern Region
GTAA	Gypsy and Traveller Accommodation Assessment
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LNR	Local Nature Reserve
ODPM	Office of the Deputy Prime Minister
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
SLA	Service Level Agreement
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
The Act	The Planning and Compulsory Purchase Act 2004
The Regulations	The Town and Country Planning (Local Development)(England) Regulations 2004
UPS	Urban Place Supplement



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