



**BRENTWOOD
BOROUGH COUNCIL**

BRENTWOOD MONITORING REPORT

HOUSING DELIVERY



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Brentwood Borough Council

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INTRODUCTION

1. The introduction of the Localism Act (2011) and updates to the Town and Country Planning Regulations 2012 removed the requirement for local authorities to send an Annual Monitoring Report to the Secretary of State. However, the act retains the overall duty to monitor the implementation of the Local Development Scheme and the extent to which policy targets are being achieved in the Local Plan.
2. The Act allowed for more flexibility when monitoring and amended the name Annual Monitoring Report to "Authorities Monitoring Reports", reflecting the fact that information can be published as and when it becomes available.
3. Indicators used to monitor the Local Plan are in the process of being updated as the Council prepares a new Local Development Plan for the Borough. Once adopted the new Plan will establish targets and indicators that will be used to monitor the effectiveness of policies over time.
4. Prior to the adoption of the new Plan this report provides an update of key residential indicators. It forms one of a series of monitoring reports on separate themes, all with accompanying data available in multiple formats to view or download through the Council's DataShare.
5. Publishing information online in accessible formats meets the Council's commitment to sharing public data in an "open format" that is reusable and available to everyone for social and/or commercial purposes. Available data on specific themes will be published as soon as possible in order to share information on the performance and achievements of the planning service with the local community.
6. This monitoring report for themes related to housing supply and delivery is for the period 1 April 2016 to 31 March 2017. Published in November 2017, data available after March 2017 is included where appropriate.

HOUSING COMPLETIONS

Annual Completions

7. Table 1 shows the number of homes completed in Brentwood Borough since 2001.
8. During 2016/17 a total of 150 net additional dwellings were completed. The net figures comprise of additions to housing stock from new build, change of use and conversions minus any losses as a result of demolitions, changes of use and conversions.

Completions on Previously Developed Land

9. Key to the achievement of sustainable development is making best use of previously developed land (PDL). Previously developed land is often referred to as brownfield whilst undeveloped land is often called

greenfield. The National Planning Policy Framework (NPPF) encourages the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value.

10. As can be seen from Table 1, the Borough has consistently achieved high proportions of residential development on previously developed land since 2001. In the monitoring year 84% of completions were on previously developed land. There has been a slight decline in the levels of completions on previously developed land over recent years, perhaps as a result of economic circumstances but almost certainly because of the change in the definition of previously developed land in 2010 to no longer include residential gardens.

Year	Net Dwelling Completions						Gross Dwelling Completions		
	1 bed	2 bed	3 bed	4 bed	Not known	Total	Total	No. PDL	% PDL
2016/17	45	83	11	17	-6	150	176	148	84.01%
2015/16	41	31	28	19	-8	111	125	107	85.60%
2014/15	55	79	26	15	-16	159	178	147	82.60%
2013/14	20	55	33	14	-15	107	122	97	79.50%
2012/13	42	117	50	21	-18	211	239	212	88.70%
2011/12	6	55	32	43	-4	132	148	131	88.50%
2010/11	78	249	25	46	-4	394	416	413	99.30%
2009/10	70	82	13	10	-9	166	188	188	100%
2008/09	67	109	12	19	44	251	273	267	97.80%
2007/08	67	127	39	22	-14	241	262	262	100%
2006/07	59	154	8	23	-26	218	256	256	100%
2005/06	41	31	10	23	11	116	140	139	99.30%
2004/05	25	85	18	28	-5	151	175	175	100%
2003/04	28	100	43	58	-20	209	231	229	99.10%
2002/03	34	128	75	47	-20	264	284	268	94.40%
2001/02	53	60	57	27	-16	181	199	196	98.50%

Table 1: Housing completions by dwelling size and previously developed land (PDL) 2001 to 2017

Note: Not known column – 2001/02: 2 unknown completions and 18 unknown losses. 2002/03: 20 unknown losses. 2003/04: 2 unknown completions and 22 unknown losses. 2004/05: 19 unknown completions and 24 unknown losses. 2005/06: 8 unknown completions and 18 unknown losses. 2006/07: 12 unknown completions and 38 unknown losses. 2007/08: 7 unknown completions and 21 unknown losses. 2008/09: 51 unknown completions and 7 unknown losses. 2009/10: 9 unknown losses. 2010/11: 4 unknown losses. 2011/12: 4 unknown losses. 2012/13: 18 unknown losses. 2013/14: 14 unknown completions. 2014/15: 16 unknown losses. 2015/16: 3 unknown completions & 11 unknown losses. 2016/17: 6 unknown losses.

Source: Brentwood Residential Land Monitor

Completions by Dwelling Size

11. An important element of the housing supply is to provide a variety of choice in the type and size of accommodation, in order to reflect local need. Table 1 shows housing completions by number of bedrooms. Figure 1 also maps these completions over the past 15 years to better understand trends. There has been a continuing general decline in

both the number and proportion of 3 and 4+ bedroom completions since 2001 with an observed emphasis on two bedroom homes.

12. Table 1 shows that in 2016/17 a total of 128 homes completed were one and two bedroom dwellings, representing 85% percent of all net completions.

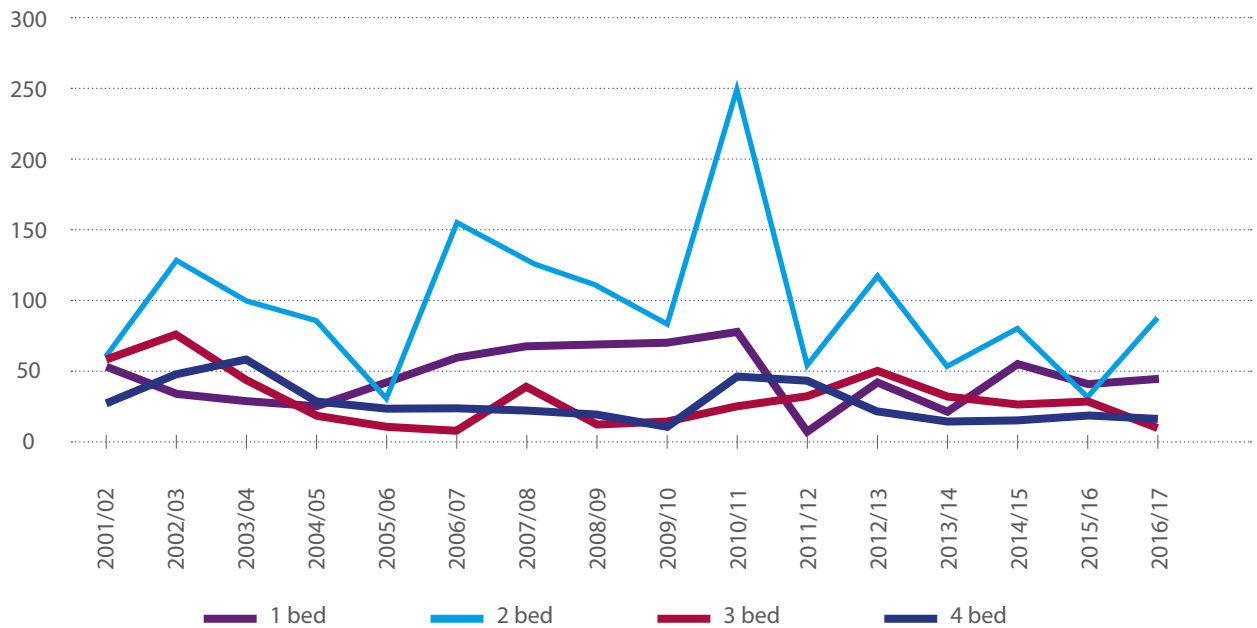


Figure 1: Net Completions by dwelling size 2001 to 2017

Completions by Dwelling Type

13. Figure 2 shows that the net dwellings completed in 2016/17 were significantly (66%) in the form of flats.

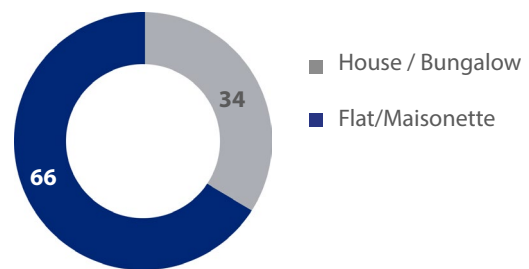


Figure 2: Housing completions (%) by type of dwelling 2016/17

Changes in dwelling stock

14. Figure 3 shows the changes in dwelling stock in Brentwood Borough over the monitoring period 2016/17, according to new build, conversion, change of use¹, and demolitions.

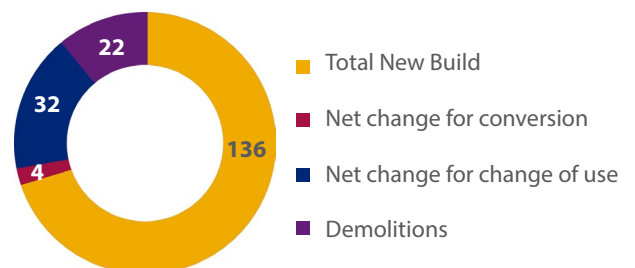


Figure 3: Changes in dwelling stock 2016/17 - additions and losses

1: Changes of use refers to the number of dwellings created through the change of use from non-residential buildings and the number of dwellings lost through changes to non-residential use.

Delivery and Supply

15. Figure 4 compares housing delivery and supply each year since 2009. Housing supply consists of planning permissions, those subject to S106, and residential prior approvals (yet to be completed). For the years 2011 to 2013 a marked fall in housing supply can be observed, in part due to a drop in the number of planning permissions on allocated sites, as those allocated for housing within the Brentwood Replacement Local Plan (2005) were largely built out earlier in the plan period. Since

2014 this downward trend in housing supply has reversed, with contribution from increased permission; an uplift in the housing market and development values; and recent changes to permitted development rights, with prior approvals accounting for 30% of total housing supply (as at 31 March 2017)

16. Despite recent increase in supply, delivery levels have remained relatively constant over the past four years.

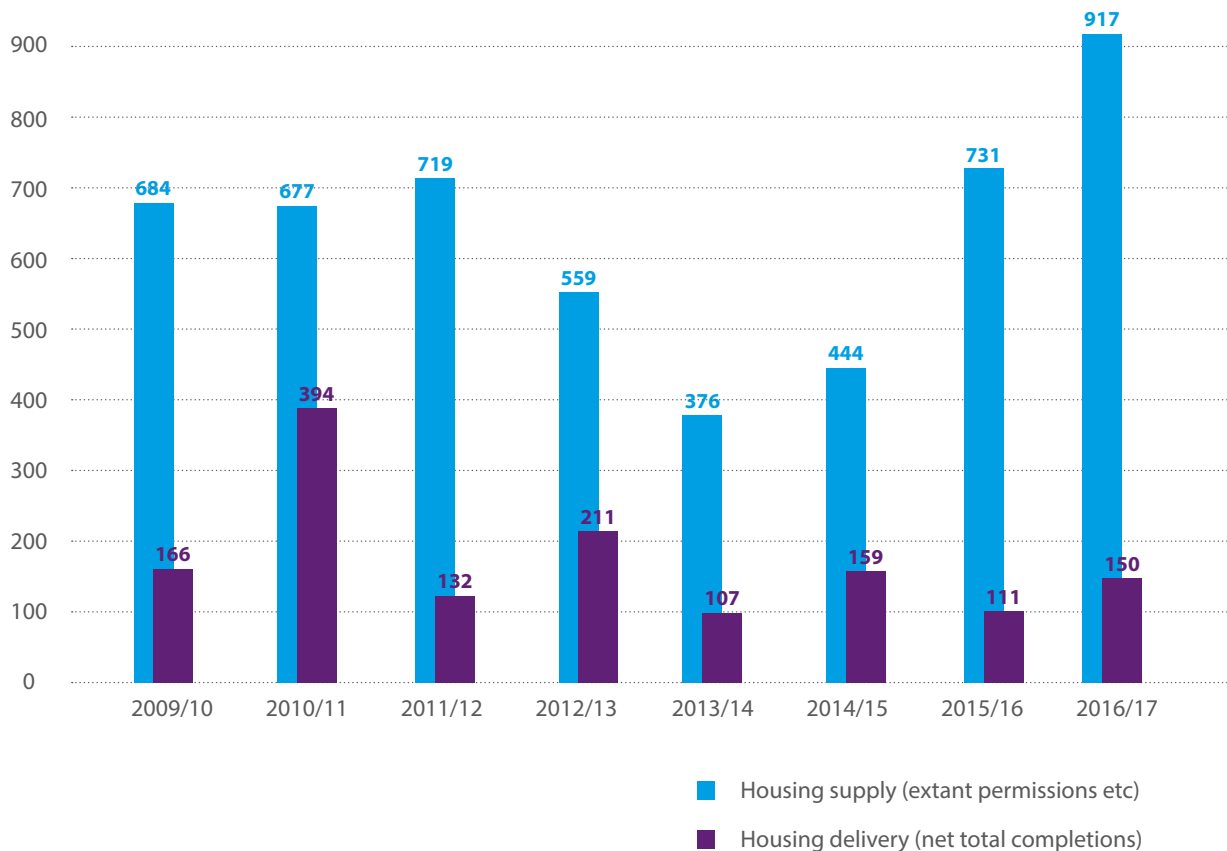


Figure 4: Housing delivery and supply 2009 to 2017

Prior Approvals

17. Over recent years the Government has revised 'permitted development rights' to allow change of use of certain retail units, office and agricultural buildings to be converted into residential use without planning permission, via a prior approval application made to the Council.

18. Since these changes in permitted development rights, first introduced 2013, the number of residential dwellings granted through prior approval has totalled 411 dwellings, as set out in Table 2. Figure 5 sets out prior approvals to residential use by location.

	Completed	Extant permission yet to be completed	Total
Number of Prior Approvals involving change of use to residential (Permission not required / given)	5	21	26
Number of Dwellings	24	387	411

Table 2: Change of use to residential - Prior Approval Count (as at 30 September 2017)

Note: Where multiple prior approvals for one site have been permitted, for the purposes of this analysis, only information submitted in relation to the most recent application has been included.

Source: Brentwood Planning Application Public Access Search Tool

19. During the monitoring year 14 residential properties given prior approval, from office to residential, have been completed at the locations listed below:

- a. 109A High Street, Brentwood (14/00172/PNJ56) - Change of use of first and second floors from office space (B1(a)) to three self-contained flats (C3 use class).
- b. Knight Court, 47 Crown Street, Brentwood (15/00274/PNJ56) - Change of use of ground, first and second floors from office space (B1(a)) to 11 residential flats (C3 use class)



Figure 5: Mapping prior approvals to residential use (March 2017)

AFFORDABLE HOUSING

20. Delivery of sufficient affordable homes is an important issue within the Borough, with house prices significantly higher than average prices for England. Whilst local wages are above the national average, house prices and rental levels are well above what many households can afford.
21. The annual estimate of affordable housing need in Brentwood is calculated as 107 households per year, as set out in the Strategic Housing Market Assessment Part 2 (SHMA, 2016). This represents 30.6% of the annual projected household growth in the Borough between 2016 and 2033.
22. Affordable housing supply through new build is severely constrained by the Borough's Green Belt location, restricted supply of development land and lack of development finance and public subsidy. In addition, much of Brentwood's housing is provided on small sites below adopted thresholds set out in Policy H9 of the Replacement Local Plan (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). This is an issue for review in the Council's emerging Local Development Plan.
23. The supply of affordable housing is variable from one year to another, as shown in Table 3. A total of 22 affordable housing completions took place in the monitoring year, this contributes to 14.6% of all homes completed in 2016/17. The Council has a total of 86 affordable housing units with extant planning permission that are yet to be completed.

Year	Affordable Housing Units Completed	% of Total Housing Completions
2016/17	22	14.6%
2015/16	16	14.4%
2014/15	19	10.7%
2013/14	0	0.0%
2012/13	20	16.4%
2011/12	51	34.5%
2010/11	4	1.0%
2009/10	67	35.6%
2008/09	78	27.4%
2007/08	82	34.0%
2006/07	39	17.9%
2005/06	21	18.1%
2004/05	2	1.3%
2003/04	0	0.0%
2002/03	14	5.3%
2001/02	81	44.8%

Table 3: Affordable housing completions 2004/05 to 2016/17

Direct delivery of affordable housing

24. The Council is currently developing a range of small housing developments to build much needed affordable family homes, senior housing and properties which may be suitable for adaption for people with special mobility needs. These are the first houses that the Council will have built in over 25 years. The current portfolio consists of:
- a. Magdalen Gardens – former garage site currently under redevelopment to accommodate three 3 bedroom family houses (to be complete October 2017)
 - b. Fawters Close – former garage site currently under development for four single storey properties for the over 65s.
 - c. Barnston Way – former garage site with proposals for three two storey townhouses.
 - d. Rear of Carpenter Path and Coram Green – former garage site with proposals for a two, two storey family homes with the potential to be adapted for those with special mobility requirements in the future.
 - e. Whittington Road / Hawkesmoor Green – former garage site with proposals for four single storey bungalows to be allocated for senior living.
25. The above properties will be let with affordable rents to ensure income maximisation and to support the development of new properties which require this additional income. Properties for older residents will attract a social or affordable rent.

WINDFALL SITES

Windfall Data

26. A windfall site is one that has not been specifically identified as available in the Local Plan process. They usually comprise previously developed sites that have unexpectedly become available and could not have been anticipated when the Local Plan was in preparation, or smaller sites not previously identified. Windfall sites can comprise the development of infill sites, conversion of existing buildings to residential use, redevelopment of residential land to provide a net gain in new units, the net gain in units from the sub-division of existing residential units or the bringing back into use empty or derelict buildings or sites. Occasionally, unused 'greenfield' land is developed for housing and this is also classed as a windfall if not allocated.

27. To ensure there is no double counting within the projected housing figures for Brentwood Borough, no housing sites within this windfall assessment are:

a. Allocated sites within the adopted Development Plan;

b. Within the SHLAA (October 2011) / emerging HELAA; or

c. Already granted planning permission for residential use through an existing planning permission. Any permissions which supersede others have not been included.

28. To be consistent with the NPPF the monitoring data has been reassessed and updated to exclude completions involving the development of garden land.

Historic Windfall Completions

29. Table 4 shows an analysis of net housing completions on windfall sites within the Borough over the last eight-year period (1 April 2009 to 31 March 2017). This period provides a long-term view of trends, covering periods of economic growth and decline.

	Year							
	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17
Total net completions	166	394	132	211	107	159	111	150
Total net windfall completions	39	57	9	25	33	57	34	58
% Windfall	23.5%	14.5%	6.8%	11.8%	30.8%	35.8%	30.6%	38.7%
GROSS windfalls	46	65	13	31	34	67	43	76
LOSSES on windfall sites	7	8	4	6	1	10	9	18

Table 4: Total windfall completions 2009 to 2017

30. The Borough has seen an average net windfall completion rate of 39 dwellings per annum over the last eight years.

31. Year on year the number of completions on windfall sites has varied. From a peak of 58 net completions during this year's monitoring period (2016/17) to 9 net completions in 2011/12. When taken

as a percentage of total completions, windfalls account for 22% of net completions between 2009 and 2017, with brownfield windfalls comprising the majority (93.5%) of all windfall completions, as shown in Figure 6.

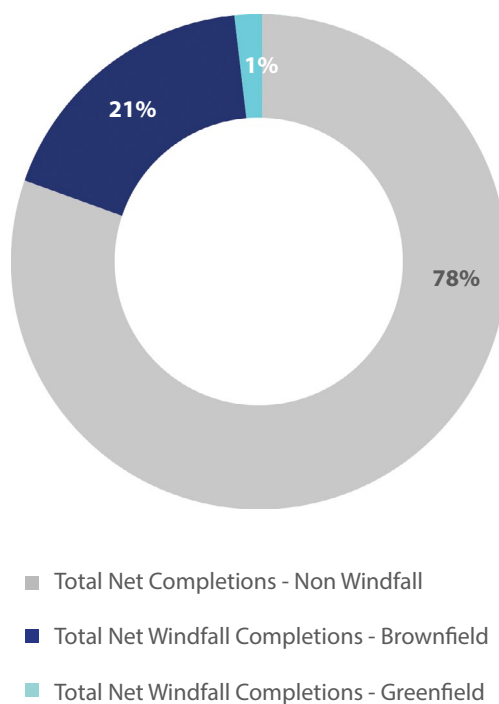


Figure 6: Percentage of total windfall / non-windfall completions 2009 to 2017

SELF & CUSTOM BUILD

32. From 1 April 2016 the Self Build and Custom House Building Act 2015 placed a duty on local authorities to keep a register of people who express an interest in developing land for self-build and custom-built projects.

33. In accordance with national legislation the Council has set up a register and interested parties can complete an online application form from the Council's website. This register helps inform the Council of the level of demand for self build and custom build plots in the Borough and forms a key part of the Council's evidence base informing future local plan preparation.

34. The AMR seeks to monitor the indicators as set out in Table 5, these indicators will be kept under review. Coinciding with

the introduction of legislation, the data extracted is for the period 1 April 2016 to 1 October 2017. This will be adjusted in subsequent AMR's to reflect the monitoring year.

35. Inclusion on the register does not entitle a registered person or organisation to a plot and any planning application will need to be in accordance with the policies in the Council's Local plan.

36. Data collected so far suggests a modest level of interest in Self and Custom Build, as set out in Table 5. 61 have registered and the majority aspire to living in a 3-4+ bedroom detached house or bungalow. There is mixed preference for location between urban and rural areas.

Indicators	Number
Number of individuals registered	61
Number of associations registered	0
Preference for type of house	
Detached House / Detached Bungalow	54
Semi detached	3
Terrace	2
Other	2
Preference for the number of bedrooms	
1 bed	1
2 bed	2
3 bed	20
4 + bed	38
Preference for general location	
Town	13
Village	26
Rural	19
Other	3

**Table 5: Headline data on the demand for self-build and custom house building
(as at 1st October 2017)**

SPECIALIST ACCOMMODATION

37. Housing for older people and people with disabilities can fall within the C2, C3 or sui generis land use class.
- a. 'C2' is defined as "residential institutions - residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres"
 - b. 'C3' is defined as "dwellinghouses, formed of three parts:
 - i. A single person or by people to be regarded as forming a single household;
 - ii. Not more than six residents living together as a single household where care is provided for residents; or
 - iii. Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4 'Houses in multiple occupation').
 - c. 'Sui generis' is defined as "uses which do not fall within any use class. Such uses include larger houses in multiple occupation and hostels providing no significant element of care".
The Brentwood SHMA Part 2 (2016) addresses current and future growth in the numbers of specialist housing across all tenures in terms of their related care and support needs. In terms of specialist accommodation for older people; it identifies a need for 123 affordable and 372 market and extra care houses to be provided between 2013-2033.
38. National planning guidance advises that the future need for specialist accommodation for older people broken down by tenure and type (eg sheltered, enhanced sheltered, extra care, registered care) should be assessed and can be obtained from a number of online tool kits provided by the sector. The assessment should set out the level of need for residential institutions (use class C2).
39. The Council's SHMA Part 2 (2016) uses the Strategic Housing for Older People Analysis Tool – SHOP, which is available from the Housing Learning and Improvement Network (LIN). The Elderly Accommodation Council (EAC) classifications are used for the purpose of defining housing².

2: <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPAT/ Dashboard/CurrentNeeds/>

Need for Specialist Accommodation for older people (Use Class C3)

40. Both specialist housing (that has been specifically designed to meet the needs of people with particular needs) and extra care housing (designed with the needs of frailer older people in mind and with varying levels of care and support available on site) form part of the Borough's overall housing need and tend to fall within use class C3.
41. The Brentwood SHMA Part 2 (2016) addresses current and future growth in the numbers of specialist housing across all tenures in terms of their related care and support needs. In terms of specialist accommodation for older people; it identifies a need for 123 affordable and 372 market and extra care houses to be provided between 2013-2033.

Need for Residential Institutions (Use Class C2)

42. This type of housing relates principally to a C2 use class and does not form part of the Borough's overall housing need (although LPA's should count housing provided for older people, including residential institutions in use class C2, against their housing requirement³). This is housing for people living in

registered care homes which are managed and run by a care provider who is responsible for all aspects of their daily needs and wellbeing. Such housing is not self-contained and is often referred to as either residential or nursing care.

43. The current need for this care as identified through the SHOP analysis is 494 spaces for residential care and 342 spaces for nursing care equalling 836 spaces in total. A snapshot of current provision using the EAC database indicates a total provision of 805 spaces, suggesting a current shortfall of 31 spaces.
44. The SHMA Part 2 identifies a long-term requirement for an additional 424 spaces within registered care to be provided between 2013-2033.

Monitoring Delivery and Supply

45. Once the new Local Development Plan is sufficiently advanced, a detailed housing trajectory will be prepared, and specialist housing indicators clearly set out and monitored. In the interim, development is likely to continue to come forward through the delivery of windfall sites which will continue to be reported, as shown in Table 6.

3: National Planning Policy Framework Planning Policy Guidance - Housing and Economic Land Availability Assessment – Methodology – Stage 5: Final evidence base – Paragraph 037 reference ID: 3-037-20140306 – 6th March 2014 <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

46. For the purposes of policy monitoring the below distinction between use class has been applied in Table 6⁴:

usually of just a bedroom (and possibly a bathroom) but with everything else communal.

a. Residential institutions use class C2: Housing for people living in registered care managed and run by a care provider who is responsible for all aspects of their daily needs and wellbeing. Accommodation consisting

b. Specialist accommodation use class C3: Self-contained accommodation capable of facilitating independent living. Designed to meet particular needs of residents with varying levels of care and support on site.

Site Name (Planning Reference)	Accommodation type	Net gain
Specialist Accommodation Use Class C3 completions & losses from 2013		
Marillac Hospital (11/00149/FUL)	Supported living (units for independent living)	3
25 St Georges Court (13/00967/BBC)	Sheltered accommodation	2
Bermans Close (15/01491/FUL)	Sheltered accommodation (for older people)	3
2 Rayleigh Road (14/00065/FUL)	Supported living (units for independent living)	4
Trueloves Lane (13/00336/FUL)	Supported living accommodation	-10
Total		2
C2 Completions from 2013		
1 - 4 The Beeches (11/00089/FUL)	Residential care home (for older people)	99
Howard Lodge (10/00724/FUL)	Residential care home (for older people)	20
Total		119
Specialist Accommodation Use Class C3 Extant permissions		
43-57 Ingrave Road (12/00725/FUL)	Retirement apartments	51
Quiet Waters, West Horndon (15/01018/FUL)	Supported living (units for independent living)	2
24 Norton Road (16/01729/FUL)	Supported living (units for independent living)	5
Total		58
C2 Extant permissions		
Total		0

Table 6: Planning permission and completions for Specialist Accommodation 2013 to 2017

4: For Use Class distinction of each development in individual planning application terms refer to details in planning decision.

GYPSY AND TRAVELLER ACCOMMODATION

Local Need

47. National policy is clear that Brentwood Borough Council has a duty to identify land to meet the local needs of Gypsies and Travellers. The Council is required to update annually a supply of specific deliverable sites sufficient to maintain a five-year supply of deliverable land for traveller accommodation.

48. There is currently no up to date adopted Gypsy, Traveller and Travelling

Showpeople requirement for Brentwood. However, the Brentwood Gypsy and Traveller Accommodation Assessment⁵ (GTAA) (October 2017) accesses the housing needs of the Travelling Community, it concludes the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller is for 11 additional pitches over the GTAA period to 2033. Table 7 shows this need broken down by 5-year bands.

Year	0-5	6-10	11-15	16-17	Total
	2016-21	2021-26	2026-31	2031-33	
	8	1	1	1	11

Table 7: Additional need for Gypsy and Traveller households in Brentwood that meet the Planning definition by 5-year periods (extracted from GTAA 2017)

49. The need for households who meet the definition increases to 12 additional pitches over the GTAA period to 2033 if

a 10% allowance is applied to represent unknown need⁶, as shown in Table 8.

5: The Brentwood GTAA is part of a wider study that covers the whole of Essex. The overall Essex GTAA Report has not yet been completed. However, the fieldwork for Brentwood has been completed & final assessment made.

6: As well as calculating need for households that meet the planning definition, the needs of the households where an interview was not completed have been considered as part of the GTAA.

Site Status	Gypsy and Traveller Local Plan Policy	SHMA Housing Policy	TOTAL
Meet Planning Definition (+ 10% Unknown)	12	0	12
Not meeting Planning Definition (+ 90% Unknown)	0	66	66
Total	12	66	78

Table 8: Additional need for Gypsy and Traveller households (extracted from GTAA 2017)

50. Assuming a 90% allowance is applied to represent unknown Gypsy and Traveller need not meeting the planning definition. The total need for non-travelling Gypsy and Traveller households is 66 additional pitches to the year 2033.
51. The accommodation needs of non-travelling households will need to be addressed as part of the settled population and/or through criteria based policies for additional non-traveller caravan sites or park-home developments considered through specialist housing policies in the Local Development Plan.
52. Once the new Local Development Plan is sufficiently advanced, a detailed Gypsy and Traveller pitch trajectory will be prepared and monitored. In the interim, development is likely to continue to come forward through the delivery of windfall sites which can be monitored.
53. Historically, windfall sites have been the main source of Gypsy and Traveller pitch delivery in the Borough as demonstrated by the number of personal, temporary and permanent permissions show in Table 9.
54. There have been no permissions for Travelling Showpeople sites in the Borough and no local need has been identified in the GTAA (2017).
55. There are currently no transit sites in the Borough although the GTAA (2017) recommends the Council engage, through the Duty to Cooperate, with the other Essex authorities to establish whether there is a need for investment in more formal transit sites or emergency stopping places.

Monitoring Delivery and Supply

Permanent Permissions			
Site	Location	Tenure Type	Pitches

Permanent permissions pre 2013

The Willows	Place Farm Lane, Kelvedon Hatch	Private	1
Clementines Farm	Murthuring Lane, Navestock	Private	1
Total			2

From 2013 to 2016

Rye Etch	Mill Lane, Navestock	Private	3
Tree Tops	Curtis Mill Lane, Navestock	Private	3
Total			6

Temporary Permissions			
Site	Location	Tenure Type	Pitches
The Willows	Place Farm Lane, Kelvedon Hatch	Private	2
Hope Farm ⁷	Hope Farm, Horsemanside Navestock	Private	3
Orchard View ⁸	Horsemanside, Navestock	Private	4

Total 9

7: Temporary Permission Expired

8: Temporary Permission Expired

Personal permission for duration of occupation			
Site	Location	Tenure Type	Pitches
Cottage Garden	Beads Hall Lane, Pilgrims Hatch	Private	1
Lilliputs	Chelmsford Road, Blackmore	Private	2
Meadow View	Ingatestone Road, Blackmore	Private	3 (approx)
Pond End	Clapgate Estate, Kelvedon Hatch	Private	2 (approx)
Ponderosa	Place Farm Lane, Kelvedon Hatch	Private	1
Poplar Farm	Roman Road, Ingatestone	Private	2 (approx)
Warren Lane	Warren Lane, Doddinghurst	Private	1
Wenlock Meadow	Wenlocks Lane, Blackmore	Private	1
Roman Triangle	Roman Road, Mountnessing	Private	5
Deep Dell Park (Willow Farm)	Stock Road, Ingatestone	Private	6
Total			24

Unauthorised			
Site	Location	Tenure Type	Pitches
Oaktree Farm (Greenacres)	Plot 3, Chelmsford Road, Blackmore	Private	9
Hunters Green	Albyns Lane, Navestock	Private	1
Lizvale Farm	Goatswood Lane, Navestock	Private	6
Total			16

Table 9: Overview of the number of pitches and status of Gypsy and Traveller sites in Brentwood Borough

Caravan Counts

56. Local authorities carry out a count of Gypsy and Traveller caravans twice a year, in January and July, providing a snapshot of caravan numbers on the day of the count. This is then compiled by Government and published. Table 10 provides counts for Brentwood Borough since July 2002.

57. As the caravan count data is only representative of caravan numbers at one point in time it should not be relied upon to provide estimates of actual need. Instead, data collected in the Council's GTAA should be used to guide future pitch provision. It is also important to note that a caravan and a pitch are not the same, and so the two are not comparable.

Date	Total Caravans	Unauthorised Caravans	Authorised Caravans: Council Sites	Authorised Caravans: Private Sites
July 2017	143	67	0	76
July 2016	123	58	0	65
January 2016	117	44	0	73
July 2015	122	50	0	72
January 2015	98	33	0	65
July 2014	97	35	0	62
January 2014	101	37	0	64
July 2013	103	34	0	69
January 2013	99	38	0	61
July 2012	96	36	0	60
January 2012	97	41	0	56
July 2011	98	35	0	63
January 2011	101	50	0	51
July 2010	90	34	0	56
January 2010	93	32	0	61
July 2009	96	26	0	70
January 2009	76	17	0	59
July 2008	85	33	0	52
January 2008	66	37	0	29
July 2007	57	38	0	19
January 2007	34	20	0	14
July 2006	38	17	0	21
January 2006	37	19	0	18
July 2005	39	21	0	18
January 2005	31	18	0	13
July 2004	31	18	0	13
January 2004	31	18	0	13
July 2003	30	18	0	12
January 2003	16	6	0	10
July 2002	14	4	0	10

Table 10: Gypsy and Traveller caravan counts Brentwood Borough 2002 to 2017

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