



Brentwood
Borough Council

Annual Monitoring Report 2009/10

Brentwood Borough local development plan

December 2010

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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 their Local Development Scheme (LDS) and the extent to which policies set out in the adopted development plan are being achieved. The LDS sets out a three year programme for preparing Local Development Framework (LDF) Development Plan and Supplementary Planning Documents (DPDs and SPDs) under The Act.
- 1.2 The Council has yet to complete any DPDs under the above process and this AMR, therefore, monitors decisions against policies in Brentwood Replacement Local Plan (RLP), adopted in August 2005 in order to assess:
- Whether objectives, and in particular the delivery of sustainable development, are being achieved;
 - Whether policy targets are being achieved;
 - Whether any actions are needed in order to achieve policies and targets; and
 - Whether assumptions and policy objectives need to be reviewed.

The Annual Monitoring Report and Monitoring Process

- 1.3 This is the sixth Annual Monitoring Report (AMR) to be produced by the Council under the Act and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 (The Regulations) and covers the period 1 April 2009 to 31 March 2010. Each AMR is published in December following the monitoring period.
- 1.4 The AMR has been produced by the Planning Policy Team. Information and statistics used have been collated from the following sources:
- (i) Essex County Council Residential and Non-Residential Development 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; and
 - (v) The Regional Spatial Strategy Annual Monitoring Report.
- 1.5 The content of this report builds upon information published in previous AMRs. It is intended to seek continued improvement to existing monitoring systems, including

those developed with Essex County Council through further development of the monitoring Service Level Agreement (SLA) and Geographical Information Systems (GIS); improved partnership working with other relevant bodies; and the development of the sustainability appraisal of LDDs as they are produced over the next three years and beyond.

- 1.6 Preparation of this sixth AMR has sought to cover matters required as set out in legislation and Planning Policy Statements, and to reflect national indicators set out in DCLG's 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008'. However, there remain monitoring issues that, as yet, have not been covered or will require better, or more comprehensive coverage in future AMRs.

Partnership Working with Essex County Council

- 1.7 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, whereby the County Council monitors specific policies and development types for the Borough Council. The scope and content of the SLA continues to be developed to provide additional monitoring information for the AMR. The current SLA runs for three years up to 31 March 2013.
- 1.8 The County Council co-ordinated input of monitoring information for the Regional Spatial Strategy (RSS) Annual Monitoring Report.
- 1.9 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 Brentwood Replacement Local Plan (RLP) was adopted in August 2005. Under the Act, the RLP is automatically saved for three years from adoption unless it is replaced by Local Development Documents (LDDs) or becomes redundant and is withdrawn by the Council. Prior to the end of the three year period, the Council made a request to the Secretary of State to extend the “saved” period. The Secretary of State responded, issuing a direction setting out which RLP policies were saved beyond the three year period. The majority of local plan policies have been saved and are listed in Appendix 5.
- 2.2 Each Local Planning Authority is required to prepare and maintain a Local Development Scheme (LDS), which sets out a three-year timetable for preparing LDF Documents which will eventually replace the RLP. The First LDS, approved by the Secretary of State on 1 August 2006, was formally brought into effect on 12 October 2006. However, following approval, the programme for document preparation set out in the LDS was delayed for a number of reasons. Following discussions with the government office (GO-East) during 2007 a Second LDS was approved by the Secretary of State on 25 July 2007 and formally brought into effect on 27 September 2007. The Second LDS timetable is set out in Appendix 1. However, the preparation of Local Development Documents has continued to slip and the Second LDS itself is also now out of date and in need of review.
- 2.3 The first LDF document produced by the Council was the Statement of Community Involvement (SCI), formally adopted in February 2007, in line with the Second LDS. The Council is presently reviewing the SCI to reflect changes to regulations on LDF preparation [The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008] and the emerging localism agenda.
- 2.4 Work on the LDF evidence base has continued, some in partnership with other Essex authorities, publishing a Strategic Housing Market Assessment (commissioned and published jointly with five other ‘London Commuter Belt’ authorities) in January 2010. Further work completed during 2010 includes an Employment Land Review, with Epping Forest District Council, published September 2010 and a Viability Study, again commissioned with four of the previous five Commuter Belt authorities, (August 2010). Other studies carried out include a Strategic Housing Land Availability Assessment, Strategic Flood Risk Assessment, Water Cycle Study, and a Retail and Leisure Study. These are nearing completion and due to be published early in 2011.
- 2.5 A full list of documents currently adopted can be viewed on the Council’s website Planning pages at www.brentwood.gov.uk/index.php?cid=966.
- 2.6 This work, together with other pre-production and survey work previously or yet to be undertaken, will inform the preparation of the Brentwood Local Development Plan and Development Control Policies. Due to priority being given to the Gypsy and Traveller DPD and the capacity of the policy team, progress on the Core Strategy DPD continued to slip. However, an ‘Issues and Options’ consultation, took place in November and December 2009. Six focus groups were held in January 2010 to facilitate in depth discussion with a range of stakeholders. Detailed analysis of responses to this consultation together with feedback from the focus

groups was carried out during Spring 2010 (*Pathway to a Sustainable Brentwood Analysis Part 1 and 2*).

- 2.7 As set out in previous AMRs work on the Gypsy and Traveller DPD initially continued as programmed with an 'Issues and Options' consultation during July to September 2007. An additional 'Issues and Options Stage 2' consultation on sites suggested to the Council as potential permanent residential Gypsy and Traveller sites took place between May and July 2008. Following detailed analysis of the consultation, in March 2009, the Council accepted the need to provide for 15 additional authorised permanent residential Gypsy and Traveller sites in the Borough By 2011 (as set out in the review to the East of England Plan referred to below). The Council identified five sites to meet the 15 pitch provision, and consultation on the proposed sites took place from December 2009 to January 2010.
- 2.8 While the Council was preparing the Gypsy and Traveller DPD, the East of England Regional Assembly (EERA) were progressing the RSS Single Issue Review on Gypsy and Traveller accommodation needs. Following an examination into the Draft Policy in October 2008, the Secretary of State approved the policy review in May 2009. Essex local authorities commissioned a further Essex Gypsy and Traveller Accommodation Assessment (GTAA) to assess need at a district level. This was completed in December 2009.
- 2.9 In December 2009, the Council consulted on two draft SPDs: Brentwood Town Centre Regeneration Strategy and Shopfront Guidance. In March 2010 The Council agreed to adopt the latter as an SPD but adopted the Regeneration Strategy as part of the evidence base for the Core Strategy.

Local Plan Policy Implementation

- 2.10 Brentwood's location on the edge of the Greater London area and wholly within the Metropolitan Green Belt has and will continue to be a significant factor influencing future development in the Borough. Pressures for development will continue as a result of the proximity to London and access to the major road and rail connections that radiate from London and, in terms of the M25, orbit the capital. Whilst the Borough is well served by the strategic road network, the local road network is severely congested, particularly at peak times.
- 2.11 Proximity to London also has a significant impact on employment structure and high levels of commuting, particularly into the City.
- 2.12 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.
- 2.13 Strategic planning, as set out in both the previous County Structure Plan (RSP), now largely deleted in September 2007, and the approved Regional Spatial Strategy (RSS), has and continues to recognise the important function of the Green Belt in the Borough.
- 2.14 The RSS, the East of England Plan, approved in May 2008, provides for a minimum of 3,500 additional dwellings (net) to be built in the Borough between 2001 and 2021: an annual average of 175 dwellings. This is a significant increase on the annual average of 97 dwellings set out in the previous RSP for the period

- 1996 to 2011, and provides a challenging figure for the Borough. However, it is the second lowest provision figure across the whole of the Eastern Region and reflects Brentwood's location within an area of Green Belt restraint. In the Autumn of 2009, The East of England Regional Assembly undertook a review of the East of England Plan which proposed to roll forward of the plan period to 2031. A consultation on 4 growth scenarios was completed on 23 November 2009.
- 2.15 Since 2001, annual net dwelling completions have been above the RSS average annual requirement, apart from 2004/05, 2005/06 and this monitoring year. 166 dwellings were completed in 2009/10, resulting in a total of 1795 dwelling completions since 2001, which is 220 dwellings above the RSS cumulative completion rate of 1575 dwellings. Annual completions are forecast to continue to exceed the RSS annual rate until 2013, but thereafter to fall below the rate, such that if projected completions materialise as estimated, the supply of new dwellings at 2021 will fall short of the RSS 3,500 dwelling provision figure by some 81 dwellings. However, additional windfalls continue to materialise year on year and the trajectory figures will continue to monitor the actual and projected outcomes.
- 2.16 The housing trajectory also continues to show a 5 year supply of deliverable residential land to meet the requirement set out in Planning Policy Statement (PPS) 3 'Housing', i.e. 796 dwellings on identified sites (equivalent to 5.13 years' supply) and 844 dwellings (5.45 years' supply) taking into account windfall numbers based on historic completion rates.
- 2.17 Brentwood has consistently achieved high proportions of development on previously developed land (pdl), and the monitoring year has been no different with 100% of completions on pdl.
- 2.18 In line with government objectives, housing development in the Borough continues to make more efficient use of urban land through higher densities, with 60.8% of new housing completed during 2009/10 being built at more than 50 dwellings to the hectare. The average density of outstanding housing permissions is 48.6 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; 152 units of the 188 gross dwellings completed in 2009/10 were 1 or 2 bedroom properties (81%).
- 2.19 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 2009/10 were located within 30 minutes public transport time of all key services.
- 2.20 Pressure also continues to be averted for the release of greenfield land for housing by retaining existing residential units. During 2009/10, there was one site with a net loss of one residential unit due to the demolition of two properties and replacement with one dwelling at Fryerngate and Chestnut Cottage, Mill Lane, Fryerning. Whilst the proposal conflicted with the policy to prevent the net loss of residential units, it was considered that the development represented a net gain to the character, appearance and openness of the Green Belt and adjacent Fryerning Conservation Area.
- 2.21 Whilst affordable housing is a significant issue within the Borough, provision is severely constrained by the availability and size of housing sites. Supply tends to vary considerably from one year to the next. However, a gross total of 67 affordable

housing completions took place in the monitoring year, comprising 42 units at the former St Charles Youth Treatment Centre, Weald Road, Brentwood, 9 units at Merrymeade House, Merrymeade Chase, Brentwood, 14 units at land adjacent Britannia Road, Brentwood and 2 units at land adjacent to 14 Lancaster Close, Pilgrims Hatch. This amounts to 35.6% of the gross dwelling completions for the monitoring year. Of these completions, 48 units (72%) were social rented homes.

- 2.22 Gypsy and Traveller accommodation is a particular issue for the East of England. The number of residential gypsy caravans in the Borough remained fairly constant to July 2007, but since that date the number has risen significantly. Between 2007 and 2009 the number of authorised caravans increased due to temporary permissions being granted, generally on appeal. Since January 2009 there has been a further significant increase of unauthorised caravans due to further illegal incursions in to the Borough. In July 2010 there were 56 caravans with either temporary or permanent permission with 34 caravans on unauthorised sites. During the monitoring year, 5 additional pitches on four sites were granted either permanent or temporary permission.
- 2.23 Employment development is also constrained by the Borough's Green Belt. The now deleted RSP provided for just 1 hectare of new employment land within the Borough over the period 1996 to 2011. Vacant employment land allocations in the RLP total some 2.87 hectares, which, together with some 2.6 hectares of extant planning permissions, provides a total of 5.47 hectares (net) of available employment land.
- 2.24 Future availability of employment land will be a key issue for the emerging LDF, with the RSS providing for some 56,000 additional jobs within the 'Rest of Essex' (Braintree, Brentwood, Chelmsford, Epping Forest, Harlow, Maldon and Uttlesford) for the period 2001 to 2021. Local employment opportunities continue to increase through intensification, change of use and redevelopment. However, in 2009/10 there was no B1(a) office completions (over the 1,000 sqm threshold) and, largely due to the demolition of 3,190 sqm of buildings on the former Danish Bacon site at Tallon Road without any commencement of the replacement buildings, there was an overall net loss of 2,154 sqm of business. There are outstanding planning permissions for 8,172 sqm of business floorspace, largely consisting of 7,907 sqm (net) of B1(a) office floorspace
- 2.25 All of this new business development is on pdl.
- 2.26 Policies seek to direct new shopping, office and leisure development to town centres (including district centres) in order to maintain the vitality and viability of existing shopping centres and in line with government policy advice. Following the significant qualitative and quantitative improvement in shopping provision in the town centre in 2006/07 (12,294 sqm) with the completion of the Baytree Centre refurbishment, there have been no retail, office or leisure completions in the town centre during this monitoring year. There is, however, further potential from the proposed redevelopment of the William Hunter Way car park.
- 2.27 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.
- 2.28 During the monitoring year there were no permissions for development within an existing urban open space.

- 2.29 There were also no permissions granted for inappropriate development in the Green Belt during 2009/10.
- 2.30 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.
- 2.31 There were no permissions affecting the Borough's SSSIs. There were ten other applications with potential biodiversity impacts. Two applications were refused due to insufficient survey information regarding the effect on legally protected species; two applications were refused due to the detrimental impact on badger foraging ground; two applications were refused, not on biodiversity grounds but unacceptable form of development; one application was approved as complying with policy; and three applications were approved subject to conditions regarding protected species.
- 2.32 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 This AMR monitors the overall strategy, policies and proposals set out in the Brentwood Replacement Local Plan (RLP) and their contribution to national policy objectives. This is achieved, through monitoring in light of both prescribed national 'Core Output Indicators' and locally set policy indicators and targets.
- 3.2 Under the Act, the RLP is automatically saved for three years from adoption in (August 2005), although in May 2008 the Council sought and received the Secretary of State's approval to extend the 'saved' period beyond the three years.
- 3.3 In August 2008 the Secretary of State issued a direction setting out which RLP policies have been saved beyond the 3 year period. 127 of the original 155 adopted local plan policies have been saved as set out at Appendix 5. Policies not saved can also be viewed on the Council's website at www.brentwood.gov.uk/index.php.cid=49.
- 3.4 Policies and proposals set out in the RLP seek to implement an overarching aim and strategy for the plan, conforming to national and strategic policy objectives. By setting policy indicators and targets for specific policies, monitoring can assess the success or otherwise in achieving key strategic objectives, which in turn describe how the 'vision' for the Borough over the plan period is to be achieved.
- 3.5 The government believes that the planning system, and development plans in particular, can make a major contribution to the achievement of national objectives for sustainable development. The Council is equally committed to ensuring that the Replacement Local Plan and future development plan documents provide for development in a sustainable manner. These link with and reflect other corporate strategies as set out, for example, in the Brentwood Community Strategy (2004-2009), currently being reviewed, and the Corporate Strategic Plan 2010-2013.

The Overarching Aim of the Replacement Local Plan

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

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

Sustainability Appraisal

- 3.7 Under the 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 taken into account in formulating the final plan and thus ensure that development is sustainable.

- 3.8 The Council undertook an appraisal of the Replacement Local Plan and, in doing so, adopted a set of 'Sustainability Principles' against which the Plan policies were assessed. These were set out in regard to environmental, social and economic issues, as follows:

Sustainability Principles

Environmental:

- To conserve and protect natural resources
- To conserve and protect the built heritage
- To make best use of existing urban land and buildings
- To minimise the impact of pollution on the environment and upon public health and safety
- To enhance the quality of the urban and rural environment
- To minimise the need to travel and the use of private vehicles
- To promote waste minimisation and maximise the reuse and recovery of waste
- To minimise the consumption of energy
- To maximise biodiversity

Social:

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

Economic:

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

- 3.9 The content and conclusions of the appraisal are set out and published in "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 new Local Development Documents.

The Replacement Local Plan Strategy

- 3.10 The Council's Corporate Strategic Plan 2005-2010 set out a number of Core Values of which those relating to Equality of Opportunity, Countering Poverty and Inequality, The Environment and Sustainable Development, Community Safety and Economic Development were directly relevant to and reflected in the Replacement Local Plan. The Community Plan 2000-2005, now superseded by the Corporate Strategy, also set out strategic objectives for the Council and the interrelationship of these with the RLP is identified under each Local Plan chapter heading.
- 3.11 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.
- 3.12 The strategic aims of the Plan are to:
- Direct development towards locations that provide the greatest opportunities for the use of transport modes other than the private motor car
 - Make best use of previously developed land within urban areas
 - Seek to improve the quality of public transport and facilities for pedestrians and cyclists
 - Improve the relationship between where people live and their place of work or their proximity to community facilities and shopping
 - Enhance the economic prosperity of the area
 - Direct shopping development towards the town centre and other shopping areas
 - Extend equality of opportunity and social integration
 - Protect the character and openness of the Borough's countryside, together with existing urban open spaces
 - Enhance the character and quality of the built environment
 - Help to create sustainable rural communities
 - Protect the environment and the amenities of those living, working and visiting the area from the potential negative impacts of development
 - Enhance the quality of life, increase community safety and reduce the fear of crime
- 3.13 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, who have historically delivered the majority of development in the Borough and will probably continue to do so for the foreseeable future, and/or influencing their programmes and investment decisions.

4 Progress on Preparation of the Local Development Framework

- 4.1 As set out in the introduction, a key component of the AMR is the requirement to monitor progress on the preparation of development plan documents as set out in the Local Development Scheme (LDS).

The Local Development Scheme

- 4.2 Each Local Planning Authority is required to prepare and maintain a Local Development Scheme (LDS). This sets out a three-year timetable for the preparation of various Local Development Documents (LDDs) that make up the LDF. The First Brentwood LDS was approved by the Secretary of State in August 2006 and formally brought into effect on 12 October 2006.
- 4.3 Following approval, the programme for document preparation set out in the LDS was subject to slippage for a number of reasons. Following discussions with the Government Office for the East of England (GO-East) during the first half of 2007 on revisions to the LDF timetable a Second LDS was approved by the Secretary of State on 25 July 2007 and formally brought into effect on 27 September 2007, covering the period January 2007 to December 2009. The Second LDS timetable is set out in Appendix 1, and can be viewed on the Council's website at http://www.brentwood.gov.uk/pdf/pdf_1374.pdf.
- 4.4 The programme for LDD preparation has continued to suffer from slippage, in large part due to capacity within the policy section and the additional requirement to prioritise a Gypsy and Traveller DPD. In March 2009 the Council recognised the need to prioritise work on the Core Strategy DPD (together with the review of the Sustainable Community Strategy) and agreed to expand the planning policy team by two additional staff. The additional posts were not filled, however, until August 2009.
- 4.5 In 2008, the government amended regulations with regard to LDF preparation. This affected the process of public consultation and requirement to list SPD in the LDS [The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008].
- 4.6 In light of the above factors, the Council is now reviewing the LDS.

Statement of Community Involvement

- 4.7 The first LDF document to be prepared was the Statement of Community Involvement (SCI). This document sets out how the Council will engage and involve the wider community in the preparation and review of the LDF and in the consideration and determination of planning applications throughout the Borough.
- 4.8 The Council formally adopted the SCI in February 2007, in line with the Second LDS. (The SCI can be viewed on the Council's website at http://www.brentwood.gov.uk/pdf/pdf_1201.pdf).

- 4.9 In the light of the amended regulations, the Council is undertaking a review of the adopted SCI.

Core Strategy and Generic Development Control Policies DPD

- 4.10 An Issues and Options consultation was undertaken between 11 November 2009 and 23 December 2009. This was a joint consultation with Brentwood Local Strategic Partnership. Following the formal consultation the Council convened six focus groups in January 2011 with a range of different stakeholders to facilitate in-depth discussion on the issues and options. Analysis of the consultation and focus groups was published in February 2010.
- 4.11 The Council has continued to develop the evidence base for the Core Strategy and wider LDF, with some studies undertaken in partnership with other Essex authorities.
- 4.12 During the monitoring year, the Council published a Strategic Housing Market Assessment (SHMA). This study was prepared by consultants (ORS Savills) on behalf of a partnership of authorities in the London Commuter Belt (Brentwood, Epping Forest, Harlow, Uttlesford, East Herts. and Broxbourne). The study commenced in April 2008 and was completed published in January 2010.
- 4.13 Studies undertaken during 2010 include a Strategic Housing Land Availability Assessment (SHLAA), an Employment Land Review (in partnership with Epping Forest DC), a Viability Assessment (in partnership with four of the SHMA London Commuter Belt authorities), Strategic Flood Risk Assessment and Water Cycle Study and Retail and Leisure Study. The Viability Study and Employment Land Review were published in 2010. The remaining studies are nearing completion and expected to be published early in 2011.
- 4.14 These and other earlier studies can be viewed on the Council's website at www.brentwood.gov.uk/index.php?cid=966.

Gypsies and Travellers DPD

- 4.15 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.
- 4.16 The first formal consultation stage, the 'Issues and Options', was published in July 2007 for a six week consultation, in line with the Second LDS. This document sets out the background and context for the consideration of the issues and options, provides links to more detailed sources of information and asks a number of specific questions and can still be viewed on the Council's website at www.brentwood.gov.uk/pdf/pdf_1321.pdf.
- 4.17 As a result of this consultation, 18 sites or general locations were suggested to the Council as potential permanent residential Gypsy and Traveller sites. The Council made clear in the consultation document that it would advertise any suggested sites and publish them for further public comment, before progressing to the next stage of the DPD production.

- 4.18 This 'Issues and Options Stage 2' consultation was undertaken between May and July 2008 (and can viewed on the Council's web site at www.brentwood.gov.uk/pdf/27052008114305u.pdf). The consultation gave rise to more than 2250 responses. The analysis of these comments was completed and reported to the LDF Member Working Group and Policy Board in March 2009. The Council resolved that it is in the best interest of the Borough to accept that 15 additional authorised permanent residential pitches be provided by 2011 as set out in the approved Regional Spatial Strategy Policy H3 (Policy Board 11 March 2009 Min 610). It was further agreed that it would be preferable to consider meeting that requirement from the existing sites with temporary permission or existing unauthorised sites.
- 4.19 The Council, therefore, identified five preferred sites to meet the 15 pitch requirement to 2011 and published these for consultation commencing on 16 December 2009 (Pre-Submission Plan). Following analysis of the representations received, further work on the DPD was put on hold whilst the Council considers how best to take forward the issue, reflecting on the new coalition government's proposed changes to the Development Plan process.
- 4.20 In addition to the preparation of this DPD, the Council, together with other Essex authorities, commissioned further work on an Essex-wide Gypsy and Traveller Accommodation Assessment (GTAA). This was completed and published in November 2009.

Brentwood Town Centre SPD

- 4.21 In November 2009, Brentwood Town Centre Renaissance Group considered a draft Town Centre Regeneration Strategy, which sets out a plan for change and improvement for the town centre over the next 10 years. The document was prepared by the Essex Design Initiative together with the Council. A separate document on Shopfront Guidance for Brentwood Town Centre was also prepared. Both documents were recommended to the Council's Policy Board to be published as draft SPD. This was agreed at Policy Board on 1 December 2009, and consultation commenced for six weeks on 16 December 2009. The Council adopted the Shopfront Guidance as a Supplementary Planning Document in March 2010 but resolved not to adopt the Town Centre Regeneration Strategy as an SPD but as part of the evidence base for the emerging Core Strategy DPD.

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

Characteristic	Brentwood	England
Demographic Structure		
Population Size: 2001 (Census)	68,456	49,138,831
Population Size 2009 (ONS MYE)	73,800	51,809,700
Population Change 2001 to 2009:	7.8%	5.4%
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		
Retired	16.0%	13.6%
No Qualifications	23.4%	29.1%
Deprivation (Out of 354 Local Authorities):		
Rank of Average Score (Jan 2001)	315	-
Rank of Average Score (Jan 2004)	312	-
Rank of Income Score (Jan 2001)	320	-
Rank of Income Score (Jan 2004)	321	-
Rank of Employment Score (Jan 2001)	321	-
Rank of Employment Score (Jan 2004)	323	-
Health – “Good”	72.9%	68.6%
Life Expectancy at Birth (Jan 04-Dec 06):		
Males	79.7	77.3
Females	83.3	81.5
Economy		
Economically Active	68.3%	66.9%
Median Gross Annual Pay (2006)	£29,387	£19,712
Social Grade:		
Higher & Intermediate Managerial/Admin/Professional	31.6	22.2
Supervisory, Clerical, Junior Managerial/Admin/Professional	33.9	29.7
Skilled Manual	10.0	15.1
Semi-Skilled & Unskilled Manual	10.1	17.0
On State Benefit, Unemployed, Lowest Grade	14.3	16.0
House Price Indicator (mean):		
All Dwellings 2001	£192,251	£121,769

All Dwellings 2006	£315,781	£206,715
Detached	£537,240	£314,542
Semi-Detached	£275,498	£186,950
Terraced	£216,604	£165,031
Flat	£217,614	£188,227
Housing and the Built Environment		
House Types:		
Detached	32.6%	22.8%
Semi	33.2%	31.6%
Terraced	16.5%	26.0%
Flat	17.5%	19.2%
Total Unfit Dwellings (2006)	2.3%	4.2%
Housing Tenure:		
Owner Occupied	79.2%	68.9%
Rented from Council/RSL	11.6%	19.2%
Private Rented	9.1%	11.9%
Population Density (Persons per Hectare)	4.47	3.45
Quality and Assets of the Built Environment:		
Number of Listed Buildings	512	-
Number of Conservation Areas	13	-
Transport		
Car Ownership:		
No Car	16.0%	26.8%
2 or more Cars	40.2%	29.4%
Travel Mode to Work:		
Train	20.1%	4.1%
Bus	2.3%	7.4%
Car	56.72%	61.48%

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

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

6 Core Output Indicators

- 6.1 Local authorities are required to monitor a set of local development framework core output indicators. These are defined by government and divided up into a number of 'Key Policy Themes' as set out below. Whilst coverage of these indicators has been improved since the first AMR, there are still indicators set out in the good practice guide that require further improvement, but these will be developed, as referred to previously, in future AMRs.
- 6.2 The government amended the core output indicators in 2008 (Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008), and these changes have been incorporated into successive AMRs as far as possible.

Business Development

- 6.3 The provision of new employment land in the Borough is constrained by its Green Belt location and was reflected in the, now expired, Replacement Structure Plan's new employment land provision figure for the period 1996 to 2011, being just 1 hectare for the whole Borough. This is provided for in the Brentwood Replacement Local Plan, with new employment land identified at:
- Land adjacent to the Council's Highways Depot, Warley (approximately 0.65 hectares). This land, together with the adjacent Highways Depot and car parking areas (total area of 1.71 hectares) was granted outline planning permission in May 2004 for a mixed B1(a), B1(b) and Highways Depot development (BBC/BRW/0003/04). This permission has now expired.
 - Hallsford Bridge Industrial Estate extension land, Stondon Massey (approximately 0.58 hectares). The land is owned by the Council and is currently being disposed of for a mixed B1, B2 and B8 use.
 - West Horndon Industrial Estate (approximately 1.05 hectares). The land was part of a larger area of some 10 hectares granted outline permission in 1989, but has remained largely undeveloped, although partly used for open storage of motor vehicles.
 - Childerditch Industrial Park (approximately 0.59 hectares of vacant land within the area allocated for employment buildings rather than open storage).
- 6.4 These land allocations total some 2.87 hectares of vacant land, which, together with some 2.6 hectares of land available from extant planning permissions, provides a total of 5.47 hectares (net) of land available for employment development (see Table 1 below).
- 6.5 There was no loss of allocated employment land to other uses during the monitoring year.
- 6.6 The future availability of employment land within the Borough will become a significant issue to be considered through the LDF process. The approved East of England Plan includes Brentwood within a 'Rest of Essex (Braintree, Brentwood,

Chelmsford, Epping Forest, Harlow, Maldon, Uttlesford)' indicative growth target of 56,000 jobs (net) for the period 2001-2021.

- 6.7 The Council commissioned a joint employment land review with Epping Forest District Council in December 2009, in order to inform the LDF process. The study was completed in September 2010 and is available to view on the Council's website at <http://www.brentwood.gov.uk/pdf/13102010165639u.pdf>.

Table 1: Net employment land available by type (hectares)

	B1(a)	B1(b)	B1(c)	B2	B8	Mixed B1/B2/B8	Total
Extant Planning Permissions	1.06	0.00	0.40	0.03	0.46	0.65	2.60
Extant Allocations	0.00	0.00	0.00	0.00	0.00	2.87	2.87
Total	1.06	0.00	0.40	0.03	0.46	3.52	5.47

This information corresponds to National Core Output Indicator BD3

- 6.8 Due to the existing constraints on new employment land, the Council seeks to provide additional business floorspace through better use of existing employment land and the change of use/redevelopment of previously developed land.
- 6.9 Table 2 sets out figures on the amount of employment floorspace both completed during the year 2009/10 and the amount of floorspace with outstanding unimplemented planning permission.

Table 2: Business development 2009/10 (sqm)

Land Use Type	Gross Floorspace	Floorspace Loss	Net Floorspace	Gross Floorspace PDL	% Gross Floorspace PDL	Allocated in Development Plan
Completions						
B1(a)	0	0	0	0	N/A	N/A
B1(b)(c)	790	810	-20	790	100.0	N/A
B2	810	0	810	810	100.0	N/A
B8	246	0	246	246	100.0	N/A
Mixed B1/B2/B8	0	3,190	-3,190	N/A	N/A	N/A
Total	1,846	4,000	-2,154	1,846	100.0	N/A
Outstanding Permissions						
B1(a)	7,907	0	7,907	7,907	100.0	N/A
B1(b)(c)	721	331	390	721	100.0	N/A
B2	250	4,912	-4,662	250	100.0	N/A
B8	884	0	884	884	100.0	N/A
Mixed B1/B2/B8	3,653	0	3,653	3,653	100.0	N/A
Total	13,415	5,243	8,172	13,415	100.0	N/A

This information corresponds to Core National Indicators BD1 and BD2

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

- 6.10 A total of 1,846 sqm (gross) of business floorspace was completed in 2009/10. The monitoring year shows a net loss of 2,154 sqm (due largely to the demolition of 3,190 sqm on the former Danish Bacon site at Tallon Road with, as yet, no commencement of the replacement buildings). Whilst none of this development was within the new employment land allocations referred to above it was within existing employment areas identified on the Replacement Local Plan Proposals Map, and all was on previously developed land.
- 6.11 There has been no B1(a) floorspace completed during the year.
- 6.12 There is still a significant amount of floorspace with outstanding planning permission, a total of 2.6 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 (7,907 sqm). This is made up from the former NV Tools site (4,934 sqm) and the former British Gas site (2,973 sqm). However, since the end of the monitoring year the office permission on the British Gas site has been replaced with a residential permission (in conformity with the site's allocation on the Local Plan). All of these outstanding permissions are on previously developed land.

Housing

Housing Trajectories

- 6.13 One of the most important core output indicators, required by government of local authorities, is to monitor the delivery of new housing against the Borough's agreed provision figures set out in strategic policies, particularly through 'Housing Trajectories', which show past and estimated future performance.
- 6.14 In May 2008 the Regional Spatial Strategy (RSS), titled the East of England Plan, was approved by the government and forms part of the current development plan. The approved RSS provides for a minimum of 3,500 additional dwellings (net) for the period 2001 to 2021, an annual average requirement of 175 dwellings.
- 6.15 The major housing sites (i.e. sites with planning permission, both implemented and unimplemented, or with potential capacity [at an average density assumption] for 12 or more dwellings), contributing to the RSS housing provision figure to 2021 are identified below:

Table 3: Major housing sites

Large sites completed by 1 April 2010	Number of units (gross)
Land bounded by Hart Street and Kings Road, Brentwood	65
Land rear of the Robin Hood Public House, Ongar Road, Brentwood	15
Former BT Depot, Hatch Road, Pilgrims Hatch	16
The Limes, Ingatestone	15
Land rear of former Warley Hospital site, Warley Hill, Brentwood	332
Former Anglia Polytechnic University site, Sawyers Hall Lane, Brentwood	70
Farrell Ward, Warley Hospital, Brentwood	26
101-105 High Street, Brentwood	15
Land at Eastfield Road, Brentwood	27

St Raphael's Church, Warley Hospital, Brentwood	16
22 Rayleigh Road, Hutton	14
Heybridge Moat House Hotel, Roman Road, Heybridge	58
Beckett House, Baytree Centre, Brentwood	125
Land at William Hunter Way, Brentwood	14
The Retreat, Costead Manor Road	8
27-31 Ingrave Road	12
Former Holly Trees School and 31 Junction Road, Warley	32
Land adj. Britannia Road & 19 Tyrell Rise, Warley	14
Total	874

Large sites with unimplemented or uncompleted planning permissions at 1 April 2010	Number of units (gross)
43-53 Ingrave Road, Brentwood	15
Former Transco/British Gas Site, St James Road/Wharf Road, Brentwood	350
Former Warley Hospital, Warley Hill, Warley	147
Former N V Tools Site, St James Road, Brentwood	81
St Charles Youth Treatment Centre, Brentwood	120
St Helens RC Infants School, Queens Road, Brentwood	40
Land rear of the Grange, 93 Queens Road, Brentwood	12
122-124 Station Road, West Horndon	13
Land rear of Sylvia Avenue/Brindles Close, Hutton	33
Former Sam's Nightclub, Brentwood	54
William Hunter Way car park site, Brentwood	14
Willowbrook Primary School, Brookfield Close, Hutton	55
Total	934

Residual allocated sites or sites with potential for development at 1 April 2010	Number of units (gross)
North of Highwood Close, Brentwood	16
Highwood Hospital, Geary Drive, Brentwood	108
Little Highwood Hospital, Geary Drive, Brentwood	72
Essex County Fire Brigade HQ, Rayleigh	41
Total	237

Total (all sites)	2,045
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- 6.16 Appendix 2 sets out actual dwelling completion figures between 2001/02 and 2009/10, together with projected annual completions to 2024/25, based on outstanding planning permissions, residual allocated sites, the Brentwood Urban Capacity Study large site figures (which were produced for April 2001 and have been updated to a base date of April 2008), and both large and small site windfall estimates. This table also compares the total cumulative net completions against the cumulative approved East of England Plan (RSS) rate and identifies the annual requirement taking into account the past and projected completions.
- 6.17 The Housing Trajectory for the period 2001 to 2025 set out in Appendix 3 shows the existing completions and estimates for the future programme of development on large sites (over 12 units), referred to in Table 3 above, and windfall figure assumptions. It should be noted that the further forward projected completions are

made the greater need to treat figures with care as to their accuracy and reliability. On-going annual monitoring and review will need to be undertaken and the figures amended as necessary in future AMRs.

6.18 These relationships are also set out in the charts below. It can be seen from these tables and charts that actual completions to 2009/10 have been slightly higher than the approved RSS cumulative rate (1,795 dwellings compared to 1,575 dwellings). Completions for this monitoring year were just below the annual target. However, forecasts for the next three years (2010-2013) are expected to exceed annual targets. From 2013/14, projected completions are forecast to reduce below the RSS annual rate such that at present total cumulative completions are predicted to fall below the RSS cumulative completion rate after 2019/20. If the projected completions materialise as estimated, the RSS provision figure of 3,500 new dwellings (net) would be under supplied by some 81 dwellings at 2021.

Chart 1: Brentwood Borough housing trajectory – comparison of cumulative housing completion rates against RSS targets, 2001-2025

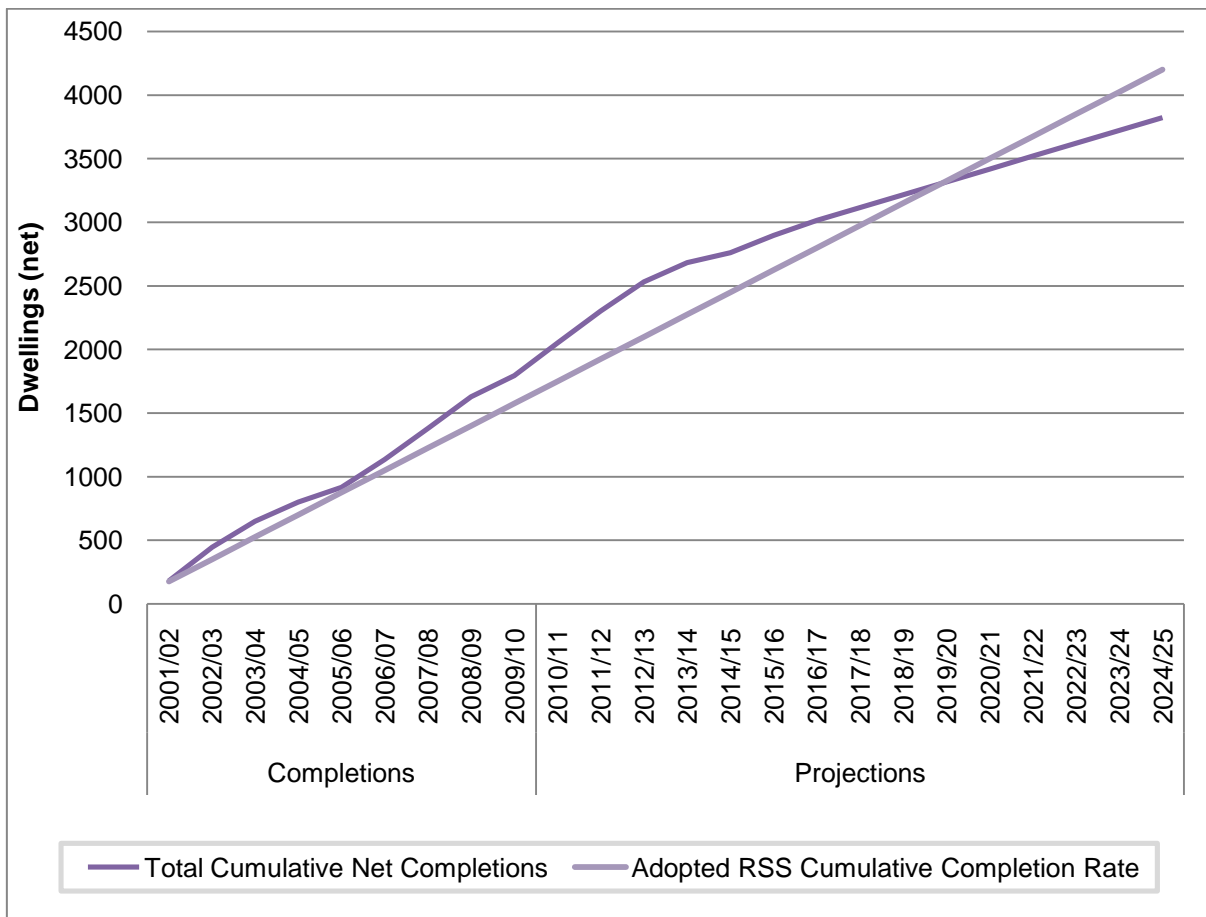
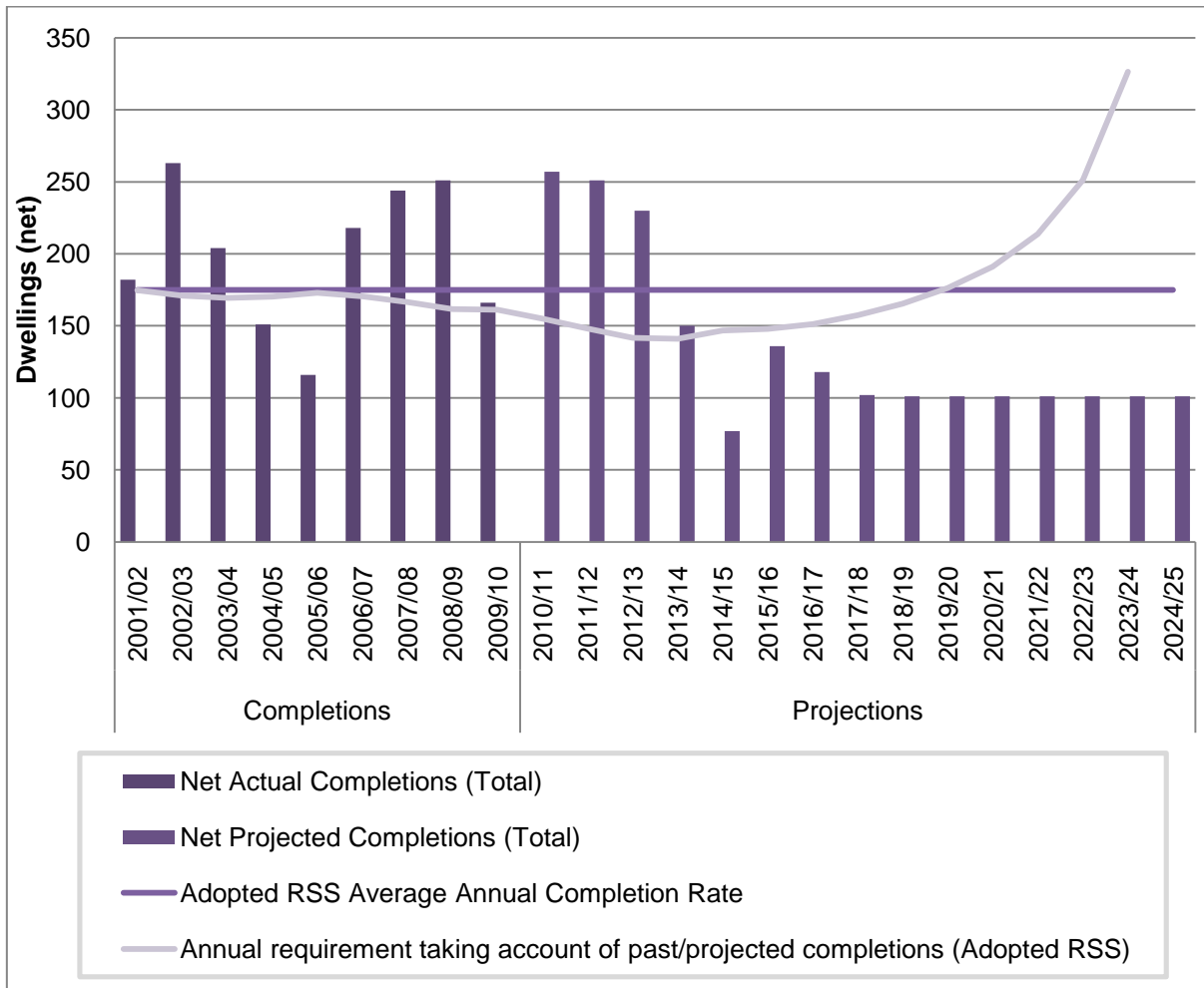


Chart 2: Brentwood Borough housing trajectory – managed delivery target, 2001-2025



6.19 Figures for projected completions beyond 2016 are provided as annual averages. The Housing Trajectories will continue to be monitored annually to take account of any changes in supply and consequent amendments to the projected completions.

Five Year Residential Land Supply

6.20 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.

6.21 The approved RSS has a housing provision figure of 3,500 dwellings for Brentwood over the period 2001 to 2021. At 1 April 2010, some 1,795 dwellings had been built within the Borough leaving an outstanding requirement of 1,705 dwellings, which equates to an average of 155 dwellings per year. The five-year requirement, therefore, is 779 dwellings.

6.22 The five-year supply period is 1 April 2011 to 31 March 2016. Appendix 3 shows that for this five-year period 605 dwellings are estimated to be built on large identified sites (allocated and unallocated brownfield sites without planning permission; large sites with planning permission either not started or under construction). There was also outstanding planning permissions on small sites (11 dwellings and below) for a further 115 dwellings to be built and 76 dwellings

identified on contingent sites. All of these sites are available, suitable and achievable, and would provide some 796 dwellings over the five-year period (or the equivalent of 5.13 years' supply).

- 6.23 Details of all the identified large and small site figures are set out in the Council's Five Year Deliverable Housing Supply Assessment 2011 to 2016, available to view on the Council's website.
- 6.24 It is considered, therefore, that the Council can demonstrate a five-year supply of deliverable land for housing at 1 April 2010.

Housing Location

- 6.25 Key to the achievement of sustainable development is making best use of Previously Developed Land (PDL) within urban areas.
- 6.26 As can be seen from Table 4, Brentwood has consistently achieved significantly high proportions of residential development on PDL since 2001, with 100% of completions on PDL in 2009/10. This reflects the Borough's Green Belt location and ability over time to provide housing within existing settlement boundaries, Brentwood town in particular.

Table 4: Housing completions since 2001 by dwelling size and PDL

Year	Net Dwelling Completions						Gross Dwelling Completions		
	1 bed	2 bed	3 bed	4+ bed	Not known	Total	Total	No. PDL	% 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
2005/06	41	31	10	23	11	116	140	139	99.3
2006/07	59	154	8	23	-26	218	256	256	100
2007/08	67	127	39	22	-14	241	262	262	100
2008/09	67	109	12	19	44	251	273	267	97.8
2009/10	70	82	13	10	-9	166	188	188	100

This table provides information on completions on PDL for National Core Output Indicator H3

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.

Source: Brentwood Residential Land Monitor 2009/10, provided by SLA with Essex County Council

- 6.27 Table 4 also shows housing completions in terms of dwelling size. It can be seen that there has been a continuing general reduction in both the number and proportion of 3+ bedroom completions since 2001. The emphasis on 1 and 2 bedroom dwellings reflects the shift to higher density developments. 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.

Net Additional Dwellings

- 6.28 The Government requires Local Authorities to provide information on levels of housing delivery for the reporting year, which is set out in Table 5. In addition to 188 gross permanent dwelling completions, there was also 7 additional 'temporary' or non-permanent dwelling additions as a result of a temporary permission being granted for Gypsy and Traveller caravans.
- 6.29 Taking into account the dwelling losses, there were 173 net additional dwellings for the year 2009/10.

Table 5: Net additional dwellings (1 April 2009 – 31 March 2010)

Dwellings	Permanent			Non-Permanent	Total
	New Build	Conversion	Change of Use		
Gains	156	12	20	7	195
Losses	18	4	0	0	22
Net	138	8	20	7	173

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

Density

- 6.30 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 greenfield sites, both Green Belt land and urban green spaces.
- 6.31 Table 6 shows that in the monitoring year there was a continuation of the very high proportion of all residential completions, on sites of 10 or more dwellings, achieving densities of 50 dwellings or more per hectare in the Borough, although less than previous years. This is due to completions on the former St Charles Youth Treatment site, which has an average density less than 30 dwellings per hectare. Average density across all sites was 45.11 dwellings per hectare.
- 6.32 The average density on sites under construction or with unimplemented planning permissions is 48.6 dwellings per hectare. Some 47% of dwellings are on sites above 50 dwellings per hectare, again less than previous years, with 22% of dwellings on sites less than 30 dwellings per hectare (St Charles and Willowbrook Primary School).

Table 6: Housing density from 2004/05 to 2009/10

Development Stage	Year	Gross Dwellings	Net Developable Area	Average Density	% 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
	2005/06	74	1.07	69.16	0	0	100
	2006/07	163	1.67	97.37	6.1	0	93.9
	2007/08	227	2.62	86.64	0	16.7	88.3
	2008/09	213	1.68	126.50	0	0	100
	2009/10	120	2.66	45.11	39.2	0	60.8
Outstanding Permissions	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
	2007/08	672	11.24	59.08	1.6	26.2	72.2
	2008/09	505	8.14	62.04	0	8.9	91.1
	2009/10	572	11.77	48.6	22.4	31.1	46.5

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

Affordable Housing

- 6.33 Affordable Housing is a significant issue within the Borough. As can be seen from the statistics on average house prices set out in the section on key contextual characteristic of the Borough, Brentwood prices are significantly above average prices for England.
- 6.34 The 2004 Housing Needs Survey 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).
- 6.35 The Council has undertaken a Strategic Housing Market Assessment (SHMA), with five other Essex and Hertfordshire London Commuter Belt authorities. This report was completed in January 2010. The headline conclusions reinforce the importance of affordable housing provision. In order to meet the level of need over the period 2007 to 2026, 29.6% of new housing would need to be social rented and 65.5 % intermediate, leaving only 4.9% as market housing. In reality the demand for market housing will continue and development viability would preclude this proportion of affordable housing provision. However, the SHMA will inform the review of the Council's affordable housing policies.
- 6.36 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).

- 6.37 The supply of affordable housing is very variable from one year to another as can be seen from Table 7 below, for completions since 2001/02. A gross total of 67 affordable housing completions took place in the monitoring year, comprising 42 units at the former St Charles Youth Treatment Centre, Weald Road, Brentwood; 9 units at Merrymeade House, Merrymeade Chase, Brentwood; 14 units at land adjacent Britannia Road, Brentwood; and 2 units at land adjacent to 14 Lancaster Close, Pilgrims Hatch. This is the first year since 2001/02 that the proportion of affordable housing exceeded the policy target of 35%, due in the main to the former St. Charles Youth Treatment site. As referred to in last year's AMR large development sites are limited in Brentwood, but sites such as St Charles and the future development of the Highwood and Little Highwood Hospital sites continue to bring forward significant numbers.

Table 7: Affordable housing completions since 2001

Year	Number of Affordable Dwelling Completions	% of Total Permanent Dwelling Completions
2001/02	81	44.75
2002/03	14	5.30
2003/04	0	0.00
2004/05	2	1.32
2005/06	21	18.10
2006/07	39	17.89
2007/08	82	34.02
2008/09	78	27.37
2009/10	67	35.64

- 6.38 As shown in Table 8, the 67 affordable housing completions were made up of 48 social rented homes and 19 intermediate (shared ownership) homes.

Table 8: Affordable housing completions 2009/10

Tenure	Number	%
Social Rented Homes	48	71.6
Intermediate Homes	19	28.4
Total Affordable Homes	67	100.0

This information corresponds to National Core Output Indicator H5

Gypsy and Traveller Issues

- 6.39 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 CLG's "Good Practice Guide".
- 6.40 Local authorities undertake six-monthly counts of Gypsy and Traveller caravans for submission to the government. Table 9 provides the counts for Brentwood since July 2002.

Table 9: Gypsy and Traveller caravan counts in Brentwood

Date	Total	Unauthorised Sites	Authorised Sites: Council	Authorised Sites: Private
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

6.41 It can be seen that there was a rise in unauthorised caravans after January 2007. This reduced markedly in January 2009, due to a number of temporary permissions being granted on appeal, but recent unauthorised sites at Oak Tree Farm and Lizvale Farm have increased the number of caravans on unauthorised sites again..

6.42 During the reporting year , 4 sites were granted planning permission at Treetops, Curtis Mill Lane, Navestock (3 pitches temporary); Clementines Farm, Murthing Lane, Navestock (1 pitch permanent); Cottage Garden, Beads Hall Lane, Pilgrims Hatch (1 pitch temporary renewal); and Pondend, Clapgate Estate, Chivers Road, Stondon Massey (1 pitch permanent) [see Table 10 below].

Table 10: Additional Gypsy and Traveller pitches delivered in 2009/10

	Permanent	Transit	Total
Number of Pitches (net)	5 ¹	0	5

This information corresponds to National Core Output Indicator H4

Note: ¹ This information refers to both permanent and temporary permissions

6.43 During the monitoring year, and subsequently, the following planning applications/appeals have been determined regarding Gypsy and Traveller accommodation in the Borough:

- (i) Plot 3, Oak Tree Farm, Chelmsford Road, Blackmore. In April 2009, six Gypsy and Traveller families moved on to this site. An application was subsequently made for the change of use of land to provide 6 residential gypsy pitches with hard standings (BRW/263/2009). The Council made an

application for an injunction relating to the occupation of the land, which was rejected on 23 June 2009. The planning application was refused and a subsequent appeal lodged. The appeal opened on 6 October 2009 and, following two adjournments, closed on 26 February 2010. The appeal was subsequently recovered from the Planning Inspectorate for determination by the Secretary of State. A decision is still awaited.

- (ii) Treetops, Curtis Mill Lane, Navestock. The site was first occupied in 2003. In November 2003, the Council refused planning permission for retention of mobile homes on the 3 plots and took enforcement action. The subsequent appeals were dismissed in November 2004. In November 2005 a further planning application was submitted for the retention of use of the land to residential and the stationing of 3 mobile homes for occupation by a Gypsy family (BRW/1029/2005). This was subsequently refused by the Council on 25 August 2008, and an appeal lodged. Following the Council's identification of the site as a potential permanent site in the Pre-submission consultation document the appeal was withdrawn and an application made in April 2009 for change of use of the land to caravan site for three plots each with two caravans (BRW/228/2009). A temporary permission was granted on 24 June 2009 for 3 years.
- (iii) Clementines Farm, Murthering Lane, Navestock. In June 2008 an application was made for the change of use of the land from agricultural land to land for the siting of a mobile home and caravan for residential purposes, associated hard standing and access road (BRW/645/2008). The application was refused in August 2008. However, the subsequent appeal was allowed and permanent permission granted on 13 July 2009.
- (iv) Cottage Garden, Beads Hall Lane, Pilgrims Hatch. An application was made for the retention of the residential use of land and associated hard standing together with the siting of a mobile home in December 2005 (BRW/1100/2005). In this case, on balance, given the scale of the development, it was considered that there were very special circumstances to justify the grant of planning permission, but for a temporary period to allow for the resolution of the issues concerning the Gypsy and Traveller DPD and the efforts of the applicant to consider alternatives. A personal temporary permission to 1 July 2009 was granted at the Planning Development Control Committee in June 2007. In June 2009 an application was made for the permanent retention of residential use of the land and associated hard standing together with the siting of a mobile home, erection of day room and stables (BRW/414/2009). The site was also identified in the Pre-submission consultation document as a potential permanent site, but the Council determined at this time to grant a temporary and personal planning permission for two years to 22 October 2011.
- (v) Pondend, Clapgate Estate, Chivers Road, Stondon Massey. The site was first occupied in October 2002 and an application for continued use of the land as a long stay caravan site for residential occupation by a Gypsy family was submitted in November 2002 and refused by the Council in January 2003 and enforcement action taken. An appeal against the refusal of planning permission was dismissed in January 2004.

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

A further application was submitted in December 2007 (BRW/1216/2007) for change of use of the land to paddock, stables and two linked mobile homes for occupation by a Gypsy family, which was refused on 22 April 2009. The subsequent appeal was allowed and permanent permission granted on 2 December 2009.

- 6.44 As referred to in the section earlier on the Local Development Framework, the Council has been preparing a Gypsy and Traveller DPD to provide for the accommodation needs of Gypsies and Travellers in the Borough.

Transport Accessibility

- 6.45 Other key components of the government's objective to achieve sustainable forms of development are to minimise the need to travel, as well as discouraging private car use and encouraging more sustainable transport modes.
- 6.46 The government has deleted from the national core output indicators the amount of new residential development within 30 minutes public transport time of various services. However, this information continues to be provided through the SLA with Essex County Council and has been assessed for the monitoring year as shown in Table 11.
- 6.47 A key component of sustainable development patterns is good accessibility by public transport to key local services. The information in Table 11 shows that new residential development in Brentwood completed during 2009/10 was very well located in this regard, with 100% of completions being within 30 minutes public transport time of all key services.

Table 11: Residential development within 30 minutes public transport time of local services 2009/10

Net Dwelling Completions 2009/10		Total	%
All dwellings		166	100
Local Service	GP	166	100
	Hospital	166	100
	Primary School	166	100
	Secondary School	166	100
	Post 16 education	166	100
	Employment area	166	100
	Major retail centre	166	100

Source: Essex County Council

Local Services

Retail, Office and Leisure Development

- 6.48 Brentwood is surrounded by four major sub-regional centres within a 20 minute drive time – Romford, Basildon, Chelmsford and Lakeside. 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.
- 6.49 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.
- 6.50 The long-term success and continued viability of existing facilities is dependent on the Borough being able to withstand competition from the surrounding higher order centres and minimise the outflow of expenditure. Shopping facilities and other complimentary uses, particularly within the town centre, must continue to develop in ways that will maintain their attraction and encourage Brentwood residents to use local facilities.
- 6.51 An essential piece of the evidence base required to inform policy review as part of the local development plan is an up to date Retail and Leisure Study. This is currently being undertaken on behalf of the Council and once completed will provide an assessment of current retail and leisure provision, capacity, future needs and demand as well as market conditions across the Borough.
- 6.52 One of the national core output indicators is the amount of completed floorspace (gross and net) for town centre uses (retail, financial and professional offices, offices and leisure uses) within both town centre areas and the local authority area. Table 12 below shows that over the monitoring year there has been no significant completions for any of these uses (any development that has occurred has been below the monitoring thresholds).

Table 12: Completed retail, office and leisure development 2009/10

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

This information corresponds to National Core Output Indicator BD4

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

- 6.53 Whilst there has not been any significant completions this year, potential for significant shopping and leisure development is identified on the Council owned

William Hunter Way car park site, north of the High Street. A planning permission for an additional 7,340 sqm of retail floorspace and a six-screen cinema was approved during the 2008/09 monitoring year and work on site is expected to begin during 2011.

- 6.54 As set out in Table 2 there is also 7,907 sqm of further office floorspace potential in outstanding unimplemented planning permissions within the Borough.

Open Space

- 6.55 The government has removed from the list of core output indicators the percentage of open spaces managed to green flag award standard. The Council has no Green Flag policies and has not signed up to the scheme and therefore is not required to monitor this indicator.

- 6.56 However, as previously reported, the Council has undertaken a comprehensive Open Space, Sport and Recreation Facilities Study, in line with the advice in Planning Policy Guidance Note 17 'Planning for Open Space, Sport and Recreation'. The final report was completed in November 2007 and is available to view on the Council's website at www.brentwood.gov.uk/pdf/19032008093745u.pdf. This will, together with other development monitoring, enable appropriate information on the quality of open spaces to be provided as part of the Local Indicators in subsequent AMRs.

Flood Protection and Water Quality

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

- 6.58 Information provided by the Environment Agency shows that during 2009/2010 objections were raised on five applications on flood risk grounds as follows:

- Erection of 8 residential units comprising 4 two bed houses and a two storey block containing 4 two bed flats at 118A High Street, Ingatestone (BRW/262/2009). Need for an FRA to consider how surface water on-site will be managed and to consider the fluvial flood risk. Permission was granted (subject to a Sect 106 agreement) as it was considered that these matters could be satisfactorily addressed through the imposition of planning conditions rather than a FRA being produced prior to determination.
- Demolition of existing school buildings, construction of new primary school building incorporating a multi-purpose community hall for public use, erection of up to 55 dwellings etc at Willowbrook Primary School, Brookfield Close, Hutton (BRW/605/2008). No objection subject to a condition being attached requiring the submission and implementation of a scheme of surface water drainage, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. Such condition was attached to the permission.
- Change of use of land to golf academy comprising reprofiling of land and additional landscaping, erection of club house building, 24 bay driving range, chipping and putting greens etc on land at east side of Ongar Road, Pilgrims

Hatch, Brentwood (BRW/669/2008). Satisfied subject to imposition of a condition requiring submission and implementation of a surface water drainage scheme. Such condition was attached to the permission.

- Demolition of existing structures, erection of new buildings and structures to provide a cinema (Use Class D1), retail stores (Use Class A1), multi storey car park, 14 no. one bedroom flats and associated car parking together with service areas, highways works, hard and soft landscaping and other ancillary works at William Hunter Way Car Park site, William Hunter Way, Brentwood (BRW/729/2008). No objection subject to the imposition of a condition requiring the submission and implementation of a surface water drainage scheme. Such condition was attached to the permission.
- Erection of a barn at Jericho Priory, Church Lane, Blackmore (BRW/813/2008). Insufficient information regarding flood risk. Application withdrawn on 6 November 2008.

Biodiversity

- 6.59 Priority habitats within Brentwood include woodlands, grasslands, hedgerows and ponds. Priority species include dormice, great crested newts and bats. These are protected and enhanced through the imposition of planning conditions aimed at protecting their breeding and feeding habitat; practical works on the ground such as the creation of hibernacula and erection of bat boxes; and targeted management of habitats under the Council's control.
- 6.60 The Brentwood Conservation Management Volunteers continue to carry out a wide range of positive biodiversity works around the Borough including scrub clearance, removal of invasive non-native plants, making and installing bird boxes, pond clearance and planting an extension to an Ancient Semi Natural Woodland.
- 6.61 The Countryside Management Service also works with the Thames Chase project team on habitat creation and management, new plantings and the provision of new green spaces.
- 6.62 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.
- 6.63 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

- 6.64 A key output indicator is the amount of renewable energy capacity installed by type.
- 6.65 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.

- 6.66 The RLP includes a policy on renewable energy schemes (Policy IR6), 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.
- 6.67 There have been 2 permissions for renewable energy schemes during 2009/10:
- Erection of a wind turbine fixed to existing school building at St Peters CE Primary School, Wigley Bush Lane, South Weald (BRW/302/2009). Approved 2 July 2009.
 - Installation of 24 Solar Panels on the roof of the Brentwood Ursuline High School, Queens Road, Brentwood (BRW/798/2009). Approved 8 February 2010.
- 6.68 In addition there may have been the installation of solar panels on individual residential properties.

7 Local Indicators

Background

- 7.1 In order to assess the achievement of the intended outcomes of the RLP, the plan itself needs to show how the aims, objectives and policies 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, namely Policies H1 (Net Residential Dwelling Stock Change), H14 (Residential Density), E1 (Provision of B1, B2 and B8 Employment Uses), E4 (Net Change in Employment Land Provision), and GB3 (Development on Previously Developed Land).
- 7.3 Other indicators are set out in this section to monitor specific local issues. Not all of the policy indicators have yet been incorporated fully into this AMR, and it is intended that future AMRs will continue to seek to provide a more comprehensive coverage as the Council's monitoring processes are improved, both in-house and through improved working with other partner organisations.
- 7.4 The AMR itself will also enable the policy targets and indicators themselves to be monitored and reviewed in relation to their usefulness and appropriateness, such that they may be amended either by deletion or substitution or through the addition of new indicators. Some of these indicators relate to policies which have been deleted as of 24 August 2008. The AMR will therefore reflect these deletions and will only monitor these policies up to this date.
- 7.5 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.
- 7.6 The RLP Monitoring policies, together with their Targets and Indicators are set out in Appendix 4 to this report.

Brentwood Replacement Local Plan Policy Indicators

Retention of Existing Residential Accommodation

- 7.7 In order to resist pressure for the release of greenfield land, either in the Green Belt or urban open space, it is important that optimum use is made of the existing housing stock. In addition, loss of existing residential units through redevelopment or change of use, especially within or adjoining commercial centres, involves, in the main, small units of accommodation, which make a valuable contribution to the housing stock in terms of housing choice and affordability.
- 7.8 Policy CP1 seeks to prevent any net loss of residential units. During 2009/10 one permission was granted involving the net loss of residential accommodation, as detailed below:

- Fryerngate and Chestnut Cottage, Mill Lane, Fryerning (BRW/501/2008) – Demolition of two existing dwellings and erection of one replacement dwelling house, resulting in the net loss of one dwelling on site. Whilst the proposal did not comply with criterion (vi) of policy CP1 it was considered that the development would represent an overall improvement to the openness of the Green Belt and the character and appearance of the adjacent Fryerning Conservation Area.

Change of Use of Upper Floors

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

Small Unit Residential Accommodation

- 7.11 The number of small households is increasing due to extended life expectancy, household break up and the increasing number of young people who choose to live alone.
- 7.12 Generally, newly forming households will be small households requiring smaller units of accommodation.
- 7.13 A relatively small proportion of the existing dwelling stock comprises 1 and 2 bedroom properties, and existing small unit accommodation is reduced through extensions to provide additional bedrooms or amalgamation to form larger units. A lack of small unit accommodation affects housing affordability and choice, and has and may continue to result in the loss of young economically active sections of the population and lead to an imbalance in the population structure in the longer term.
- 7.14 Policy H6, therefore, seeks to achieve at least 50% of total units to be 1 and 2 bedroom units on suitable new housing sites.
- 7.15 Table 4 in the section on core output indicators shows that in 2009/10 152 units completed were 1 or 2 bedroom units, which was 81% of the gross total of 188 dwelling completions.

Affordable Housing Policy

- 7.16 The Council's affordable housing policy (Policy H9) seeks to negotiate 35% affordable housing on all suitable sites above the thresholds.
- 7.17 In 2009/01 there were the following planning permissions for residential development on sites above the thresholds:
- Erection of 8 residential units comprising 4 two-bed houses and 4 two-bed flats at 118A High Street, Ingatestone (BRW/262/2009). The applicant has

offered to enter into a Sect. 106 agreement detailing 100% affordable units, which is waiting signature.

- Residential development comprising 53 apartments at Phase 4A, The Base, Wharf Road, Brentwood (BRW/661/2009). The permission includes 18 affordable apartments (3 one-bed and 15 two-bed) to be disposed of under Equity Purchase Arrangements (35 % of total units).
- Renewal of planning permission BRW/1148/2003 for erection of 15 two-bed apartments at 43-53 Ingrave Road, Brentwood (BRW/666/2009). One affordable unit secured under previous Sect 106 agreement retained (6.7% of units on a scheme below the policy threshold).

Inappropriate Development in the Green Belt

- 7.18 The Council is committed to the protection of the Borough's Green Belt. Policy GB1 seeks to restrict inappropriate development in the Green Belt. In the monitoring year there were no permissions granted for inappropriate development in the Green Belt.

Re-use and Adaptation of Rural Buildings – Residential Conversions

- 7.19 In line with government policy, the RLP takes a positive attitude to the re-use of rural buildings for business use, in order to support the rural economy. However, a more restrictive attitude is taken to residential conversions due to the potential harmful impact on the Green Belt and the detrimental effect on the character of the rural building itself. Policy GB16, therefore, presumes against residential conversion unless a number of specific criteria are met and special justifications apply.
- 7.20 In 2009/10, one application was made for the residential conversion of rural buildings. The application was refused but allowed on appeal, as detailed below:
- Hill Farm, Childerditch Street, Little Warley (BRW/77/2010) – conversion of 2 barns to form a single dwelling and change of use of site from private equestrian to mixed private equestrian and residential. The application was refused contrary to officer advice, but allowed on appeal. The inspector concluded that the proposal would have an acceptable affect on the character and appearance of the building and the surrounding Green Belt.

Development of Existing Open Space

- 7.21 Open spaces add considerably to the landscape character, visual amenity and biodiversity of urban areas in addition to the provision of opportunities for formal and informal recreation. Policy LT2 precludes the development of existing open space, although buildings related to the main use of the land, which do not involve major ground coverage, may be considered favourably.
- 7.22 In 2009/10, there were no permissions effecting open space areas.

Development Affecting Sites of Special Scientific Interest

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

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

Table 13: Sites of Special Scientific Interest in Brentwood

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

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

- 7.24 Policy C3 seeks to prevent harm to protected flora, fauna and their habitats and to sites of nature conservation value (e.g. Local Nature Reserves (LNR) and County Wildlife Sites (CWS). The Council, therefore, monitors the number of permissions for development adversely affecting species and habitats covered by the Essex Biodiversity Action Plan and County Wildlife Sites/Local Nature Reserves. The Council's Countryside Management Service is also actively working to try and prevent damage to CWS caused by unauthorised activities on such sites.
- 7.25 During the monitoring year there were ten applications judged against Policy C3, as detailed below:
- Land adjacent to 27 Longaford Way, Hutton Mount, Brentwood (BRW/139/2009) – erection of 2 detached six bedroom houses with integral garages. The application was refused as the proposal would result in the unacceptable loss of an important wildlife habitat (badger setts) and would conflict with the interests of nature conservation, contrary to Policy C3. Rose Valley House, Rose Valley, Brentwood (BRW/308/2009) – two storey and single storey rear extensions to detached coach house and conversion of extended building into a two-bedroom residential annexe to main house, two storey and 2 single storey rear extensions and a single storey side extension to main house. The application was approved as planning permission had previously been granted for a significantly larger development. Planning permission granted subject to imposition of a condition requiring details of badger mitigation measures to be approved and implemented. Strathearn Lodge, Rose Valley, Brentwood (BRW/430/2009) – two storey extension and

detached double garage. The application was refused as the proposed development would result in a significant reduction in badgers' foraging ground to the detriment of this species, contrary to Policy C3. Langford Bridge Farm, Ongar Road, Kelvedon Hatch (BRW/441/2009) – change of use of agricultural buildings to business (Class B1). Planning permission was refused as the information accompanying the application did not adequately demonstrate whether or not the development would have an adverse effect on legally protected species, in particular bats and barn owls, contrary to Policy C3. Strathearn Lodge, The Chase, Brentwood (BRW/576/2009) – two storey dwelling and attached garage adjacent to existing dwelling. The application was refused as the proposed dwelling would result in a significant reduction in badgers' foraging which would deprive them of a valuable source of food, which would adversely affect their welfare, contrary to Policy C3. Land adjacent to 27 Longaford Way, Hutton Mount (BRW/714/2009) – two detached dwelling houses and garages (approval of reserve matters as part of outline permission BRW/572/2006). The application was refused against the officer recommendation, due to the unacceptable form of development. It was subsequently dismissed on appeal as harmful to the character and appearance of the area.

- Land adjacent to 27 Longaford Way, Hutton Mount (BRW/732/2009) – renewal of outline planning permission BRW/572/2006. The application was approved. BRW/572/2006 had been approved as both Natural England and Essex Badger Protection Group were satisfied that the proposed mitigation measures are adequate.
- Land adjacent to 27 Longaford Way, Hutton Mount (BRW/801/2009) – two detached houses and garages. Planning permission was refused due to the unacceptable form of development.
- 89-93 Park Road, Brentwood (BRW/756/2009) – construction of a terrace of 3 two bedroom dwelling houses and 1 three bedroom dwelling house. Based on the habitat survey and the comments of the Essex Badger Protection Group as part of an earlier application (BRW/83/2008), there was no indication of badger activity and the proposed development would not be contrary to Policy C3. However, the application was refused against the officer recommendation due to the over dominant effect on the street scene. An appeal is outstanding.
- Brentwood Karting Raceway, Warley Gap, Little Warley (BRW/740/2009) – construction of zip wire and High Ropes Adventure Course. The application was approved as it was considered that it complied with Policy C3.
- The Barn, Langford Bridge Farm, Ongar Road, Kelvedon Hatch (BRW/1/2010) – change of use of agricultural building to business use (Class B1). The application followed from the refusal of BRW/441/2009, and was accompanied by a more up to date bat survey, which was considered to adequately demonstrate that the development would not have an adverse affect on legally protected species, subject to an appropriate condition.

Use of Upper Floors above Commercial Premises in the Town Centre

- 7.26 As for the commercial areas elsewhere in the Borough, Policy TC4 looks favourably on the change of use to residential of upper floors above ground floor commercial uses.
- 7.27 As referred to in paragraph 7.11 above, during 2009/10 there were no permissions granted involving residential accommodation above commercial properties.

Type of Residential Accommodation in the Town Centre

- 7.28 The town centre is a particularly suitable location for higher density, smaller units and lower cost housing. In the town centre, therefore, Policy TC5 requires that all new residential accommodation should normally be one or two person units.
- 7.29 There were no planning permissions granted in 2009/10 for residential units within the town centre.

Retention of Local Community Facilities

- 7.30 Policy LT11 seeks to restrict the loss of local community facilities as the provision of such facilities within residential neighbourhoods and smaller rural settlements help to create sustainable communities. Any proposed re-use is therefore critically assessed.
- 7.31 In the monitoring year, 2009/10, there were three applications involving the potential loss of local community facilities, as detailed below:
- 3 – 5 High Street, Ingatestone (BRW/167/2009) – erection of two storey side extensions and single storey rear extensions; change of use from shop to residential to form 4 no. 2 bedroom flats and associated parking. Although the proposal results in the loss of a small, local shop, planning permission has already been granted for change of use of this retail unit to residential (BRW/814/2008 – reported in last years AMR). Information provided in this previous permission demonstrated that there had been no interest in an alternative retail use and it was considered that there were a reasonable number of shops nearby to maintain the vitality of the shopping area. Subsequently the application was approved.
 - The Leather Bottle, The Green, Blackmore, Ingatestone (BRW/431/2009) – application for the erection of residential dwelling at the rear of The Leather Bottle public house. Although retaining the public house, it was considered that the loss of the majority of the private garden area serving the public house would reduce the scope and viability of the services provided at the detriment of the local Blackmore community. Therefore, the application was refused.
 - 144 Warley Hill, Warley, Brentwood (BRW/673/2009) – two storey rear extension and conversion of extended building from shop/residential to two dwellings and alterations to existing fenestration. It was considered that the proposed development, as a result of the size, height and location of the proposed extension, would cause harm to the amenity of the occupiers' adjacent residential dwelling, by reason of overdominance and loss of outlook from their property contrary to Policy CP1. The application was refused.

Protecting the Best and Most Versatile Agricultural Land

- 7.32 There were no applications in the monitoring year that affected the local indicator for Policy IR3 (Protecting the Best and Most Versatile Agricultural Land).

Monitoring the Overall Use of the Local Plan Policies

- 7.33 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.
- 7.34 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.
- 7.35 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 Replacement Local Plan (August 2005).
- 7.36 There have been a significant number of policies that were not used in the three monitoring years, particularly in regard to Shopping, Transport and Leisure issues. A policy may not be used in one particular year because no relevant planning applications were made, but more robust conclusions can be drawn from analysis over a period of years. The Council will use this information to inform the preparation of the local development plan, and specifically the development control policies that will supersede the RLP.

Appendix 2

Brentwood Borough Housing Trajectory 2001-2025: comparison of cumulative completion rates

	Completions										Projections														
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
Net Actual Completions (Total)	182	263	204	151	116	218	244	251	166																
Net Projected Completions (Total)										257	251	230	150	77	136	118	102	101	101	101	101	101	101	101	101
Total Cumulative Net Completions	182	445	649	800	916	1134	1378	1629	1795	2052	2303	2533	2683	2760	2896	3014	3116	3217	3318	3419	3520	3621	3722	3823	
Adopted RSS Average Annual Completion Rate	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175
Adopted RSS Cumulative Completion Rate	175	350	525	700	875	1050	1225	1400	1575	1750	1925	2100	2275	2450	2625	2800	2975	3150	3325	3500	3675	3850	4025	4200	
Total Net completions compared to Adopted RSS Cumulative Rate	7	95	124	100	41	84	153	229	220	302	378	433	408	310	271	214	141	67	-7	-81	-155	-229	-303	-377	
Annual requirement taking account of past/projected completions (Adopted RSS)	175	171	169	170	173	171	167	162	161	155	148	142	141	147	148	151	157	165	176	191	214	251	327		

Note: The housing targets for the 2001 to 2021 are taken from the approved East of England Plan. Beyond 2021, the targets have been extrapolated from the East of England Plan. This information in this table corresponds to National Core Output Indicators H1, H2(a), H2 (c) and H2(d).

Appendix 3

Brentwood Borough Housing Trajectory 2010-2025: site details

Site name/address	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total Identified
Extant Planning Permissions on Allocated Sites																
Former British Gas Site, St James Road/Wharf Road, Brentwood	49															49
Phase 4A - British Gas Site, St James Road/Wharf Road, Brentwood	0	25	28													53
Former Warley Hospital, Warley Hill, Warley	60	60	60	50												230
William Hunter Way car park site, William Hunter Way, Brentwood			14													14
Highwood & Little Highwood Hospital, Geary Drive, Brentwood			50	50	50	53										203
	109	85	152	100	50	53	0	0	0	0	0	0	0	0	0	549
Extant Planning Permissions on Unallocated Large Sites																
St Charles Youth Treatment Centre, Brentwood	50	23														73
Former Sam's Nightclub, Ongar Road, Brentwood	54	0														54
43-53 Ingrave Road, Brentwood		11														11
St Helens RC Infants School, Queens Road, Brentwood		40														40
Land rear of the Grange, 93 Queens Road, Brentwood		12														12
122-124 Station Road, West Horndon		11														11
Land rear of Sylvia Avenue/Brindles Close, Hutton		16	16													32
Willowbrook Primary School, Brookfield Close, Hutton			36													36
	104	113	52	0	0	0	0	0	0	0	0	0	0	0	0	269
Extant Planning Permissions on Small Sites																
	44	53	26	30	6	0	0	0	0	0	0	0	0	0	0	159
Residual Allocated Sites																
Land north of Highwood Close, Brentwood							16									16
	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	16
Contingent Sites																
Essex County Fire Brigade HQ, Rayleigh Road, Brentwood				20	21	0										41
Keys Hall						35										35
	0	0	0	20	21	35	0	0	0	0	0	0	0	0	0	76
Windfalls																
Large UCS Sites							24	24	23	23	23	23	23	23	23	209
Small Site Windfalls						48	38	38	38	38	38	38	38	38	38	390
Large Site Windfalls							40	40	40	40	40	40	40	40	40	360
	0	0	0	0	0	48	102	102	101	101	101	101	101	101	101	959
TOTALS	257	251	230	150	77	136	118	102	101	101	101	101	101	101	101	2,028

Appendix 4

Brentwood Replacement Local Plan Detailed Policy Targets and Indicators

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

Core Policies

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

Housing

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

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

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

Policy	H14 Housing Density
Target	Densities of not fewer than 65 dwellings per hectare in central areas or other location with good public transport accessibility, and not fewer than 30 dwellings per hectare elsewhere.
Indicator	Percentage of planning permissions for residential development meeting the target

Employment

Policy	E1 Areas Allocated for General Employment
Target	Wider choice of employment opportunities through the provision of additional B1(c), B2 and B8 uses
Indicator	Net change in floor space for B1(a), B1(b), B1(c), B2 and B8 as a result of planning permissions, including changes of use

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

Transport

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

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

Green Belt and the Countryside

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

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

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

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

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

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

Indicator	Length of improved and new rural public rights of way
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Sports & Leisure, Tourism and Community Services

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

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

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

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

Conservation and Protection of the Environment

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

Indicator	Number of permissions for development adversely affecting species and habitats covered by the Essex or Brentwood Biodiversity Action Plans Number of permissions for development adversely affecting a County Wildlife Site or Local Nature Reserve
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Policy	C7 Development Affecting Preserved Trees, Ancient Woodlands and Trees in Conservation Areas
Target	To prevent the loss of preserved trees
Indicator	Number of preserved trees lost through development proposals

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

Infrastructure and Resources

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

Town Centre

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

Policy	TC5 Type of Accommodation
Target	All new residential accommodation in the town centre to be one or two person properties

Indicator	Percentage of permissions involving residential accommodation within the town centre that are one or two person properties
Policy	TC7 Non-Retail Uses
Target	To retain an appropriate balance of retail units within the town centre shopping areas
Indicator	Number of permissions granted for non retail uses beyond the thresholds

Appendix 5

Adopted Local Plan Policy Usage 2007/08 – 2009/10

Replacement Local Plan (2005)		Number of Applications		
Policy Ref.	Policy Title	2007/08	2008/09	2009/10
Core Policies				
CP1	General Development Criteria	1188	956	887
CP2	New Development & Sustainable Transport Choices	24	25	12
CP3	Transport Assessments	7	12	5
CP4	The Provision of Infrastructure and Community Facilities	1	7	3
Housing				
H1	Residential Provision 1996-2011	2	2	3
H2	Housing Land Availability Monitor	0	0	0
H3	Community Uses in Residential Development	0	3	0
H4	Mixed Use Development	3	0	3
H5	Change of Use of Upper Floors	8	10	2
H6	Small Unit Accommodation	20	18	15
H7	Single Storey Dwellings	66	60	27
H8	Conversions	11	11	3
H9	Affordable Housing on Larger Sites	3	6	6
H10	Affordable Rural Housing	0	0	0
H11	Supported Accommodation	2	1	3
H12	Residential Homes	3	0	0
H13	Permanent Sites for Gypsy Travellers	4	3	1
H14	Housing Density	21	36	18
H15	Hutton Mount	40	40	28
H16	Lifetime Homes	62	83	24
H17	Dormer Windows	220	185	107
H18	Satellite Dishes	4	0	2
Employment				
E1	Areas Allocated for General Employment	13	16	11
E2	Areas Allocated for Office Purposes	5	4	7
E3	BT Office Site	0	0	0
E4	Sites for Additional Employment Land	0	2	0
E5	Land Adjacent to the Council Depot, Warley	0	0	0
E6	Childerditch Industrial Park, Warley	1	0	3
E7	Employment in Village Settlements Excluded from the Green Belt	0	0	0
E8	Employment Development Criteria	14	19	10
Shopping				
S1	New Major Retail Developments	0	1	0
S2	Retail Market	0	0	0
S3	Petrol Filling Station Retail Facilities	0	0	0
S4	Non-Retail Uses within Local Shopping Centres and Parades	12	20	16
Transport				
T1	Travel Plans	1	8	4

T2	New Development & Highway Considerations	58	142	130
T3	Traffic Management	0	0	0
T4	Lorry Traffic in Residential and Other Inappropriate Roads	2	0	1
T5	Parking - General	42	70	39
T6	Public Car Parking Strategy	2	2	2
T7	Off-Street Public Car Parking	1	1	2
T8	On-Street Parking	0	0	0
T9	Commuter Car Parking	1	0	0
T10	Access for Persons with Disabilities	1	4	0
T11	Bus Services	0	0	0
T12	Rail Services	0	0	0
T13	Taxis	0	0	1
T14	Cycling	3	8	2
T15	Pedestrian Facilities	1	5	0
Green Belt and the Countryside				
GB1	New Development	103	119	140
GB2	Development Criteria	230	205	224
GB3	Settlements Excluded from the Green Belt	1	0	4
GB4	Established Areas of Development	11	15	9
GB5	Extensions to Dwellings	66	60	63
GB6	Replacement Dwellings	12	14	13
GB7	Garages, Swimming Pool/Enclosures and Outbuildings	39	36	34
GB8	Extensions to Gardens	3	0	2
GB9	Haverings Grove	0	0	2
GB10	Subdivision of Dwellings	0	0	0
GB11	Temporary Siting of Mobile Homes	1	6	1
GB12	Permanent Dwellings for Agricultural Workers	3	6	2
GB13	Removal of Agricultural Occupancy Condition	1	1	0
GB14	Agricultural Buildings	2	5	3
GB15	Re-Use and Adaptation of Rural Buildings for Small-Scale Employment, Tourism, Leisure and Community Uses	12	15	18
GB16	Residential Conversions	5	8	11
GB17	Conversion or Change of Use of Listed Buildings	8	5	3
GB18	Existing Inappropriate Development Sites	11	8	6
GB19	Farm Shops and Retailing	0	2	1
GB20	Garden Centres	0	0	1
GB21	Cemeteries	1	0	1
GB22	Outdoor Sports Facilities	3	11	5
GB23	Ancillary Buildings	7	5	3
GB24	Golf Courses	2	1	0
GB25	Riding Schools and Livery Stables	2	0	0
GB26	Other Stables	6	2	4
GB27	Access to the Countryside	1	0	0
GB28	Landscape Enhancement	5	4	5
Sport & Leisure, Tourism and Community Services				
LT1	Strategic Public Open Space	0	0	0
LT2	Development of Existing Urban Open Spaces	4	5	4
LT3	Areas Deficient in Open Space	0	0	0
LT4	Provision of Open Space in New Development	0	7	2
LT5	Displacement of Open Land Uses	3	0	3
LT6	The Brentwood Centre	0	2	1
LT7	Provision of Small Scale, Local Recreation, Leisure, Cultural and Entertainment Facilities	2	2	1

LT8	Use of Redundant Institutional, Recreational and Community Buildings	4	7	1
LT9	Highwood Hospital Site	0	2	0
LT10	Changes of Use or New Buildings for Institutional Purposes	7	5	2
LT11	Retention of Existing Local Community Facilities	2	12	3
LT12	Proposals for Medical Uses	2	4	0
LT13	Footpaths and Cycleways in New Developments	0	0	0
LT14	Recreational Routes	0	0	0
LT15	Hotel Accommodation in the Urban Area	0	0	0
LT16	Bed and Breakfast and Self-Catering Accommodation	0	0	0
LT17	Transit and Other Picnic Sites	0	0	0
LT18	Caravan/Camp Sites	0	0	0
LT19	Accessibility to Premises to which the Public are Admitted and to Employment Generating Developments	1	5	0
Conservation and Protection of the Environment				
C1	Sites of Special Scientific Interest	1	1	8
C2	Local Nature Reserves	0	0	6
C3	County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value	2	6	12
C4	Management of Woodlands	1	0	0
C5	Retention and Provision of Landscaping and Natural Features in Development	53	65	46
C6	Tree Preservation Orders and Works to Preserved Trees	184	23	102
C7	Development Affecting Preserved Trees, Ancient Woodlands and Trees in Conservation Areas	27	47	20
C8	Ancient Landscapes and Special Landscape Areas	80	164	104
C9	Historic Parks and Gardens	3	2	1
C10	Protected Lanes	1	2	2
C11	Thames Chase Community Forest	1	2	1
C12	Landscape Improvements	1	1	1
C13	New Development in the Lakeside Area, Ingatestone	0	0	0
C14	Development Affecting Conservation Areas	86	72	75
C15	Listed Buildings - Demolition, Alterations or Extensions	82	68	69
C16	Development within the Vicinity of a Listed Building	49	58	32
C17	Change of Use of a Listed Building	9	15	7
C18	Ancient Monuments and Archaeological Sites	3	7	9
C19	Secured by Design	0	2	0
C20	Shop Fronts	6	10	6
C21	Illuminated Advertisements	35	35	18
C22	Signs within Conservation Areas and on Listed Buildings	17	12	12
C23	Externally Illuminated Hanging Signs	4	3	3
C24	Non-Illuminated Advertisements	20	5	14
C25	Floodlighting and Other Forms of Illumination	5	6	6
Infrastructure and Resources				
IR1	Utility Providers	0	0	0
IR2	Telecommunications	1	7	2
IR3	Protecting the Best and Most Versatile Agricultural Land	1	0	0
IR4	Recycling Facilities	0	2	0
IR5	Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development	66	89	56
IR6	Renewable Energy Schemes	2	0	3
IR7	Development in Areas at Risk of Flooding	5	3	1

IR8	Surface Water Run Off	0	2	1
Pollution Control				
PC1	Land Contaminated by Hazardous Substances	1	4	6
PC2	Hazardous Substances	0	0	0
PC3	Development in the Vicinity of Hazardous Substances	0	0	1
PC4	Noise	8	9	17
PC5	Traffic Noise	2	1	2
PC6	Transport Pollution	0	1	0
PC7	Areas of Poor Air Quality	1	0	3
Brentwood Town Centre				
TC1	Vacant and Redevelopment Sites within Residential Allocated Areas	1	1	0
TC2	Residential Replacement	1	2	0
TC3	Mixed Use Development	7	3	1
TC4	Use of Upper Floors Above Commercial Premises	5	5	3
TC5	Type of Accommodation	10	6	2
TC6	Small-Scale Shops	5	8	4
TC7	Non-Retail Uses	7	11	10
TC8	Professional/Financial Office Uses	1	0	0
TC9	The Telephone Exchange	0	0	0
TC10	Site of the William Hunter Way Car Park	0	1	0
TC11	Traffic in the High Street	0	0	0
TC12	Landscaping in the Town Centre	0	0	0
TC13	Pedestrian Areas	0	2	0
TC14	Advertisements and Shop Fronts	15	11	8
TC15	Shops Fronts Facing William Hunter Way	1	0	0
TC16	Non-Illuminated Advertisements fronting William Hunter Way	3	0	0
TC17	Open Space/Amenity Areas	0	0	0
TC18	New Cultural, Entertainment or Leisure Uses	0	1	0
TC19	Medical/Health Uses	1	1	1
127 Policies Saved beyond August 2008, 28 Policies not Saved				

Appendix 6

List of Abbreviations

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

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