

# BRENTWOOD LOCAL DEVELOPMENT FRAMEWORK



**Brentwood**  
Borough Council

## Annual Monitoring Report 2005/2006



**Bob McIntock M.Sc. DMS Dip.Ed**  
Chief Executive & Town Clerk

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FRAMEWORK**

**Annual Monitoring Report  
2005/2006**

**December 2006**

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# 1 INTRODUCTION

## Background

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

## The Annual Monitoring Report and the Monitoring Process

- 1.5 This is the second Annual Monitoring Report (AMR) to be produced by the Council under the Act and the Town and Country Planning (Local Development) (England) Regulations 2004 (The Regulations). The first AMR was published in December 2005 and covered the period 1 April 2004 to 31 March 2005. This second AMR covers the period 1 April 2005 to 31 March 2006.
- 1.6 The monitoring document has been produced by the Policy and Implementation Section of the Council's Planning Services. The information and statistics used for the first AMR have been collected and provided from the following sources:
  - (i) Essex County Council Residential and Non-Residential Development Progress System;
  - (ii) The Brentwood Council Planning Services Planning Application Progress System;
  - (iii) Other Borough Council Service's databases and monitoring e.g. Countryside Management Service
  - (iv) Available national statistics e.g. the Neighbourhood Statistics website.
- 1.7 The content of this report builds upon the information published in the first AMR, which was limited by the monitoring processes and experience in producing such documents. Further

development of the monitoring Service Level Agreement (SLA) with Essex County Council has enabled increased coverage of the Core Output Indicators, particularly in regard to accessibility. However, other intended areas of improved monitoring, such as the development of the planning application progress system, has been affected by staffing shortages in Planning Services during 2006. It is intended, therefore, to continue to seek improvement to the existing monitoring systems, including those developed with the County Council, as identified in the first AMR, through the improved use of electronic monitoring (particularly an enhanced planning application progress system) and GIS; improved partnership working with other relevant bodies and agencies; and the development of the sustainability appraisal of LDDs as they are produced over the next 3 years and beyond.

- 1.8 Whilst preparation of this second AMR has sought to extend coverage of the required content of such documents as set out in the legislation and Planning Policy Statements, and more specifically detailed in the Office of the Deputy Prime Minister's document 'Local Development Framework Monitoring: A Good Practice Guide', there remain monitoring issues that, as yet, have not been covered or will require better and more comprehensive coverage in future AMRs.

### **Partnership Working with Essex County Council**

- 1.9 Essex County Council has considerable experience in plan and policy monitoring developed over a number of years. The Council has entered into a SLA with Essex County Council, such that the County Council takes a lead role in monitoring a number of specific policy and development types for the Borough Council. As referred to above, the scope and content of the SLA has been developed over the last year to provide additional monitoring information for the AMR. It is intended to renew the SLA for a further 3 years (1 April 2007 to 31 March 2010).
- 1.10 The County Council also acts as the co-ordinator for input of monitoring information for the Regional Spatial Strategy Annual Monitoring Report.
- 1.11 These arrangements are overseen through a countywide monitoring group, which meets regularly throughout the year; chaired by the County Council with representatives from each of the district authorities.

## 2 SUMMARY OF KEY FINDINGS

### Development Plan Preparation

- 2.1 The Replacement Brentwood Local Plan (RLP) was adopted as programmed in the Local Development Scheme in August 2005 – [See Appendix 1.]
- 2.2 Whilst the LDS was submitted for approval by the Secretary of State in February 2005, it was not approved until 1 August 2006, following agreement with the Secretary of State on a programme for preparation of a Gypsy and Traveller DPD to be included in the LDS. The First LDS was formally brought into effect on 12 October 2006.
- 2.3 Work commenced on the preparation of the Local Development Framework, which will replace the RLP, with the preparation of the Statement of Community Involvement (SCI). The Draft SCI was published for consultation in October 2005 (Regulation 27), following an informal consultation (Regulation 25) in May 2005. The SCI was submitted to the Secretary of State in May 2006, in line with the First LDS. Receipt of the Inspector's Final Report is currently awaited prior to its adoption.
- 2.4 Work is currently proceeding on the 'Issues and Options' for the first two LDF documents – the Core Strategy DPD and the Gypsy and Traveller DPD.

### Local Plan Policy Implementation

- 2.5 Brentwood's location on the edge of the Greater London area and wholly within the Metropolitan Green Belt has and will continue to be a significant factor influencing future development in the Borough. Pressures for development will continue as a result of the proximity to London and the major road and rail connections that radiate from London and, in terms of the M25, orbit the capital.
- 2.6 The proximity to London also has a significant impact on employment structure and high levels of commuting, particularly into the City.
- 2.7 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.
- 2.8 Whilst the Borough is well located in regard to the strategic road network, the local road network is severely congested, particularly at peak times.
- 2.9 Strategic planning, as set out in the County Structure Plan, has and continues to recognise the important function of the Green Belt in the Borough and in the light of this and other constraints has set development levels that are capable of being accommodated within existing urban areas.
- 2.10 The Replacement Structure Plan (RSP) requires 1450 new dwellings (net) to be built in the Borough over the period 1996 to 2011 (an average of some 97 dwelling per year). During 2005/2006, 116 dwellings (net) were completed in the Borough, almost wholly (99.3%) on previously developed land within existing urban areas. Since 1996, 1335 dwellings (net) have been built. Between 1996 and 2002, the rate of completions was very much in line



with the RSP. However, since 2002 the rate of completion has been higher than the necessary rate to meet the RSP housing provision total, and if the projected rates of completions materialise, the RSP housing provision figure is likely to be exceeded by some 910 dwellings by 2011 (slightly up on the first AMR estimate of 850 dwellings). However, the draft Regional Spatial Strategy (RSS) will undoubtedly increase the housing requirement for the Borough. The draft RSS housing figures would increase the average annual housing provision figure to 145 dwellings and the Examination Panel's recommendation would increase this further to 175 dwellings, which would lead to a current shortfall in supply.

- 2.11 In line with government objectives, housing development in the Borough continues to make more efficient use of urban land through higher densities, with 77.6% of new housing completed during 2005/2006 being built at more than 50 dwellings to the hectare (slightly less than the 84.8% figure for 2004/2005). This is 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, 78 units of the 116 dwellings completed were 1 or 2 bedroom properties (67.2%). Within Brentwood Town Centre, all 51 residential units completed during the year were either 1 or 2 bedrooms.
- 2.12 This year it has been possible to monitor residential accessibility, with 92% of all residential completions being located within 30 minutes public transport time of all key services.
- 2.13 Pressure also continues to be averted for the release of green field land for housing by retaining existing residential units. Over 2005/2006 there was only one site with a net loss of residential units in the Borough, and this was a conversion of two into one.
- 2.14 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. In 2005/2006 21 affordable units were completed (compared to the 2 units in 2004/2005) and planning permission was granted on three major residential sites within the Borough, providing for a potential 85 on-site affordable units with a commuted payment for further off-site provision.
- 2.15 The number of residential gypsy caravans remains fairly constant during 2005/2006, but the number of authorised sites has risen from 13 caravans in January 2005 to 21 caravans in July 2006.
- 2.16 Employment development is also constrained by the Borough's Green Belt. The RSP provides for just 1 hectare of new employment land within the Borough over the period 1996 to 2011. However, local employment opportunities continue to increase through intensification, change of use and redevelopment. In 2005/2006 there was, unusually, no B1(a) office completions (over the 1000 sq.m. threshold). Some 2750 sq.m. (net) of B1(b)(c), B2 and B8 floorspace was completed, but due to the commencement of the conversion of the former Beckett House office building to residential there was an overall net loss of business floorspace of some 2775 sq. m. There are, however, outstanding planning permissions for 20,819 sq.m. (net) of B1(a) office floorspace and 19,987 sq.m. (net) of B1(b)(c), B2 and B8 floorspace.

- 2.17 As with the previous year, all of this new business development was on previously developed land, with the majority of developments complying with the Council's car parking standards.
- 2.18 Shopping policies seek to direct new shopping 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. There has been no significant expansion of shopping facilities recorded during 2005/2006. However, the completion figures mask the fact that the refurbishment of the Baytree Centre, on the southern side of the High Street, opened during 2005. Due to the fact that some of the units have yet to be completed and occupied, the scheme has not yet appeared in the completion figures and this significant quantitative and qualitative improvement in shopping provision will appear in next year's AMR.
- 2.19 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.
- 2.20 During the monitoring year there was only one permission for development within an existing urban open space – the renewal of a temporary permission for a portacabin providing dormitory accommodation at the Thriftwood Scout Campsite.
- 2.21 Only one permission was granted for inappropriate development in the Green Belt during 2004/2005, and this related to the demolition of storage buildings and removal of a mobile home together with the erection of an extension to the Eagle Public House, Ongar Road, Kelvedon Hatch. Permission was granted for the development as it was considered that the proposals would improve the character and openness of the Green Belt.
- 2.22 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.
- 2.23 There were no applications affecting SSSI or County Wildlife Sites in the Borough during 2005/2006.
- 2.24 Further and more specific monitoring information is set out in the AMR but, generally, development in the Borough has been in line with the overall aims and objectives of the Local Plan and its detailed policies, and consistent with the principles of sustainable development.

### 3 THE BRENTWOOD REPLACEMENT LOCAL PLAN

- 3.1 As with the first AMR, until replaced by new Local Development Framework documents, the AMR will monitor the overall strategy and detailed policies and proposals set out in the Brentwood Replacement Local Plan (RLP) and their contribution to national policy objectives, through the monitoring of both prescribed national 'Core Output Indicators' and locally set policy indicators and targets.
- 3.2 The policies and proposals set out in the Brentwood Replacement Local Plan, which was adopted in August 2005, seek to implement an over arching aim and strategy for the plan, conforming to national and strategic policy objectives. By setting policy indicators and targets for specific policies, monitoring can assess the success or otherwise in achieving these key strategic objectives, which in turn describe how the 'vision' for the Borough over the plan period is to be achieved.
- 3.3 The government believes that the planning system, and development plans in particular, can make a major contribution to the achievement of the government's objectives for sustainable development (as described further in PPS12). The Council is equally committed to ensuring that the Replacement Local Plan (and future LDF documents) provides for development in a sustainable manner and, thus, linking with and reflecting its other corporate strategies as set out, for example, in the Brentwood Community Strategy (2004-2009) and the LA21 Strategy "A Better Quality of Life for Brentwood" (February 2001).

#### The Overarching Aim of the Replacement Local Plan

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

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

#### Sustainability Appraisal

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

## Sustainability Principles

### Environmental:

- To Conserve and Protect Natural Resources
- To Conserve and Protect the Built Heritage
- To Make Best Use of Existing Urban Land and Buildings
- To Minimise the Impact of Pollution on the Environment and upon Public Health & Safety
- To Enhance the Quality of the Urban and Rural Environment
- To Minimise the Need to Travel and the use of Private Vehicles
- To Promote Waste Minimisation and Maximise the Reuse and Recovery of Waste
- To Minimise the Consumption of Energy
- To Maximise Biodiversity

### Social:

- To Encourage Choice of Transport Mode, particularly Non-Car Modes
- To Maximise the Choice of Housing
- To Increase Accessibility to Employment, Services, Facilities etc.
- To Increase Accessibility to Open Space
- To Secure a More Accessible Environment for those with Disabilities

### Economic:

- To Provide for Local Economic Development
- To Provide Local Employment Opportunities
- To Locate Development in Areas Accessible by a Choice of Transport Modes, particularly Public Transport, Cycling and Walking
- To Improve Infrastructure Provision
- To Enhance the Vitality and Viability of Existing Town Centres

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

## The Replacement Local Plan Strategy

- 3.8 The Community Plan 2000-2005 (now replaced by the Council's Corporate Strategic Plan 2005-2010) 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 have been reflected in the Replacement Local Plan. The Community Plan also set out strategic objectives for the Council in relation to specific areas of the Council's work and the interrelationship of these with the RLP are identified under each Local Plan Chapter Heading.

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

3.10 The strategic aims of the Plan are to:

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

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

## 4 PROGRESS ON THE PREPARATION OF THE LOCAL DEVELOPMENT PLAN

- 4.1 Planning Services has been affected by staffing capacity issues since late 2005, which has had an effect on the LDF programme. Five experienced members of staff (including a planning officer in the Policy Section and the Chief Planning Officer) left the Council's employ. The lead-in time on recruitment of suitable replacements, and the settling in time once appointed, has had unavoidable temporary implications on capacity and effectiveness. However, all posts other than the 'Chief Planning Officer' were filled by September 2006. The Council is currently seeking a new Chief Planning Officer appointment via professional recruitment consultants, and in the meantime has engaged the services of an Interim Planning Manager.
- 4.2 Whilst the programme for LDF preparation set out in the Local Development Scheme has been able to take on board the loss in capacity, there will continue to be some impact until the Chief Planning Officer post is filled, and some further slippage has occurred.

### The Brentwood Replacement Local Plan

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

### The Local Development Framework

- 4.6 The Council submitted its first Local Development Scheme (LDS) to the Secretary of State for approval in February 2005. This document sets out the various types of Local Development Documents (LDD), which make up the LDF that the Council intends to commence preparation on over a 3-year period. However, in July 2005 the Secretary of State issued a direction requiring the Council to add to the proposed programme of documents a specific Development Plan Document (DPD) concerning Gypsies and Travellers, to be undertaken as a matter of urgency. Subsequent discussions with the Secretary of State resulted in agreement on a programme for preparation of this specific DPD, linked to the timetable for the proposed mini review of the Regional Spatial Strategy (RSS) on the same issue. The Secretary of State finally issued approval of the LDS (as amended) and removed the Direction in August 2006. The First LDS now covers the period January 2006 to December 2008 [and can be viewed on the Council's website ([www.brentwood.gov.uk](http://www.brentwood.gov.uk))].
- 4.7 The following LDF documents are currently being prepared:

## **(1) Statement of Community Involvement**

- 4.8 The first document to be prepared, as part of the LDF, is the Statement of Community Involvement (SCI). This document has been prepared in line with the programme in the First LDS, and was submitted to the Secretary of State for approval in May 2005 and passed to the Planning Inspectorate for examination in August 2006. The draft Examination Inspector's report was received in November 2006, and the final report is currently waited.

## **(2) Core Strategy and Generic Development Control Policies DPD and Gypsy & Traveller DPD**

- 4.9 During 2005 and 2006, the Council has been developing the evidence base for both the Core Strategy and Gypsy & Traveller DPDs, and this process continues. Specific studies undertaken to date are an Assessment of Open Space, Sport and Recreation Facilities (as per Planning Policy Guidance Note 17); An Economic Futures Study; a Landscape Character Assessment; an Urban Capacity Study Review (partial update); and a county-wide assessment of Gypsy and Traveller Accommodation Needs. A full list of studies and reports undertaken, reviewed or still to be undertaken is set out in Table 2 of the LDS.
- 4.10 Work has also commenced on the preparation of the key issues and options for both these documents, to be made subject of informal consultation (pursuant to Regulation 25). However due to the staff capacity issues referred to, the programme has slipped slightly from that set out in the first LDS.

## **(3) Urban Place Supplement SPD**

- 4.11 The Council also undertook public consultation on a draft Urban Place Supplement Supplementary Planning Document (SPD) in October/November 2006, in conjunction with Essex County Council and a number of other Essex District and Borough Councils. The first LDS envisaged adoption in February 2007, but following consideration of the representations received, the necessary amendments are likely to delay this adoption date.

## 5 KEY CONTEXTUAL CHARACTERISTICS

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

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



<b>Socio-cultural Issues</b>		
Crime rates: (Rates per 1000 population)		
Violence against the person	4.4%	11.4%
Sexual offences	0.3%	0.7%
Robbery	0.4%	1.8%
Burglary from a Dwelling	2.9%	7.6%
Theft of a Motor Vehicle	3.3%	6.4%
Theft from a Motor Vehicle	7.3%	1.9%
Unemployment Levels	1.9%	3.4%
Retired	16.0%	13.6%
No Qualifications	23.4%	29.1%
Deprivation (Out of 354 local Authorities)		
Rank of Average Score	312	
Rank of Income Score	321	
Rank of Employment Score	323	
Health - "Good"	72.9%	68.6%
<b>Economy</b>		
Economic Activity Rates: Employed	64.4%	60.6%
Median Gross Annual Pay (2006)	£29,387	£19,712
Socio-economic Classification: Large Employers/Higher Managerial occupations/Higher Professional/ Lower Managerial and Professional	45.0%	31.5%
House Price Level:		
Detached	£320,121	£178,806
Semi	£166,552	£101,733
Terraced	£135,119	£89,499
Flat	£95,916	£120.185
<b>Housing and the Built Environment</b>		
House Types:		
Detached	32.6%	22.8%
Semi	33.2%	31.6%
Terraced	16.5%	26.0%
Flat	17.5%	19.2%
Housing Tenure:		
Owner Occupied	79.2%	68.9%
Rented from Council/RSL	11.6%	19.2%
Private Rented	9.1%	11.9%
Population Density (persons per hectare)	4.47	3.45
Quality and Assets of the Built Environment:		
Number of Listed Buildings	512	
Number of Conservation Areas	13	

Transport		
Car Ownership:		
No car	16.0%	26.8%
2 or more cars	40.2%	29.4%
Travel Mode to work:		
Train	20.1%	4.1%
Bus	2.3%	7.4%
Car	56.72%	61.48%

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

## 6 CORE OUTPUT INDICATORS

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

### Business Development

6.2 The provision of new employment land in the Borough is constrained by its Green Belt location and is reflected in the Replacement Structure Plan's new employment land provision figure for the period 1996 to 2011 being just 1 hectare for the whole Borough. This is provided for in the Brentwood Replacement Local Plan, with new employment land identified at:

- (i) Land Adjacent to the Council's Highways Depot, Warley (approximately 1 hectare). This land, together with the adjacent Highways Depot and car parking areas was granted outline planning permission in May 2004 for a mixed B1(a), B1(b) and Highways Depot development (BBC/BRW/0003/04).
- (ii) Hallsford Bridge Industrial Estate extension land, Stondon Massey (approximately 0.6 hectares). The land is owned by the council and is currently being disposed of for a mixed B1, B2 and B8 use.
- (iii) West Horndon Industrial Estate (approximately 1 hectare). 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.

6.3 Notwithstanding the constraints on new employment land, additional business floorspace continues to be provided through better use of existing employment land and the change of use/redevelopment of previously developed land.

6.4 Table 1 sets out figures on the amount of employment floorspace both completed during the year 2005/2006 and the amount of floorspace with outstanding unimplemented planning permission.

6.5 A total of 7542 sq. m. (gross) of business floorspace was completed in 2005/06, predominantly for B1(b), B1(c) and mixed B1/B2/B8 uses. However, figures for the year show a net loss of 8290 sq.m., due in the main to the Becket House conversion (see below) and the demolition of 4780 sq.m. of B1/B2/B8 floorspace on the West Horndon Business Park, with the replacement buildings yet to be completed. Whilst very little of this development was within the new employment land allocations referred to above (374 sq.m. at West Horndon), the vast majority (6007 sq. m. gross) was within existing employment areas identified on the Replacement Local Plan Proposals Map, and all was on previously developed land.

6.6 There was no B1(a) floorspace completed during the year. The commencement of the conversion of Becket House (formerly Ford offices) as part of the Baytree Centre refurbishment meant a loss of some 8277 sq.m. of B1(a) floorspace, however, the building had been empty for a number of years.

- 6.7 There is still a significant amount of floorspace with outstanding planning permission for B1(a) [20819 sq.m. gross] and mixed B1/B2/B8 uses [24617 sq.m. gross], which shows that there is potential for a considerable amount of further employment provision in the Borough. The vast majority of these outstanding permissions are on previously developed land. The two exceptions are conversion of agricultural buildings to business use at Swallows Cross Farm, Wyatts Green Road (667 sq.m.) and New Pump Farm, Warley Gap, Little Warley (182 sq.m.), in line with government and the Council's policies to support agricultural diversification and re-use of rural buildings.

<b>TABLE 1: BUSINESS DEVELOPMENT 2005/2006</b>					
<b>Land Use Type</b>	<b>Gross Floorspace (sq.m.)</b>	<b>Net Floorspace Gain (sq.m.)</b>	<b>Amount of Floorspace PDL</b>	<b>%age Floorspace PDL</b>	<b>Allocated in Development Plan (sq.m.)</b>
<b>Completions</b>					
B1 (a)	0	-8277	0	N/A	N/A
B1 (b)(c)	3440	2439	3440	100.0	0
B2	359	0	359	100.0	0
B8	495	323	495	100.0	0
Mixed B1/B2/B8	3248	-2775	3248	100.0	374
<b>Outstanding Permissions</b>					
B1 (a)	20819	20819	20819	100.0	6881
B1 (b)(c)	6082	-8	5233	86.4	2380
B2	0	0	0	N/A	N/A
B8	1385	1385	1385	100.0	1080
Mixed B1/B2/B8	24617	19987	24617	100.0	0
<i>Notes: Figures in the Table relate to developments involving a gain or loss of 100 sq. m. or more of B1 (b) and (c), B2 and B8; and 1,000 sq. m. or more of B1 (a).</i>					

- 6.8 The overall net loss in business floorspace during 2005/2006 is also reflected in the government figures for business change set out in Table 2, which shows that whilst the number of units has increased in all sectors since 2004, other than Warehouses, the overall floorspace has increased only marginally, presumably as a result of a number of small business developments below the thresholds used in Table 1.

<b>TABLE 2: BUSINESS CHANGE BETWEEN 2000 AND 2005</b>						
<b>Year</b>		<b>Offices</b>	<b>Commercial</b>	<b>Other</b>	<b>Factories</b>	<b>Warehouses</b>
2000	Number of units	396	333	63	238	163
	Floorspace (1000 m2)	165	141	23	126	82
2004	Number of units	417	352	63	253	187
	Floorspace (1000 m2)	170	146	24	128	91
2005	Number of units	427	362	65	254	181
	Floorspace (1000 m2)	170	147	23	119	102

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

## Housing

### (i) Housing Trajectories

- 6.10 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.
- 6.11 The Replacement Structure Plan (RSP) provides for 1450 additional dwellings (net) to be built within the Borough over the period 1996 to 2011, which equates to an annual average requirement of some 97 dwellings.
- 6.12 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 RSP housing provision figure over the period 1996 to 2011, are identified below and the majority of which are also identified on the RLP Proposals Map:

<b>Sites completed by 1 April 2006</b>		<b>No. of Units (gross)</b>
1.	Former Advanced Laundry, Ongar Road, Brentwood	15
2.	Highwood Hospital, north of Copperfield Gardens, Brentwood	112
3.	Land to the western side of Gresham Close, Brentwood	18
4.	Land to the eastern side of Gresham Close, Brentwood	15
5.	Land to the rear of Kings Chase, Brentwood	28
6.	Cotswold Lodge, Hutton Village	18
7.	Land bounded by Harts Street and Kings Road, Brentwood	65
8.	Land rear of the Robin Hood Public House, Ongar Road, Brentwood	15
9.	Former BT Depot, Hatch Road, Pilgrims Hatch	16
10.	The Limes, Ingatestone	15
11.	Land rear of Former Warley Hospital Site, Warley Hill, Brentwood	334
12.	Former Anglia Polytechnic University Site, Sawyers Hall Lane, Brentwood	70
13.	Farrell Ward, Warley Hospital, Brentwood	26
14.	101-105 High Street, Brentwood	15
15.	Land at Eastfield Road, Brentwood	27
16.	St Raphaels Church, Warley Hospital, Brentwood	16
17.	22 Rayleigh Road, Hutton	14
18.	Heybridge Moat House Hotel, Roman Road, Heybridge	58
<b>Total</b>		<b>877</b>

#### **Sites with unimplemented or uncompleted planning permissions at 1 April 2006**

19.	Beckett House, Bay Tree Centre, Brentwood	125
20.	43-53 Ingrave Road, Brentwood	11
21.	Land at William Hunter Way, Brentwood	14
22.	Former Transco Site, Wharf Road, Brentwood	350
23.	Former Warley Hospital Core Buildings, Warley Hill, Brentwood	131
<b>Total</b>		<b>631</b>

#### **Sites with potential identified in the Urban Capacity Study**

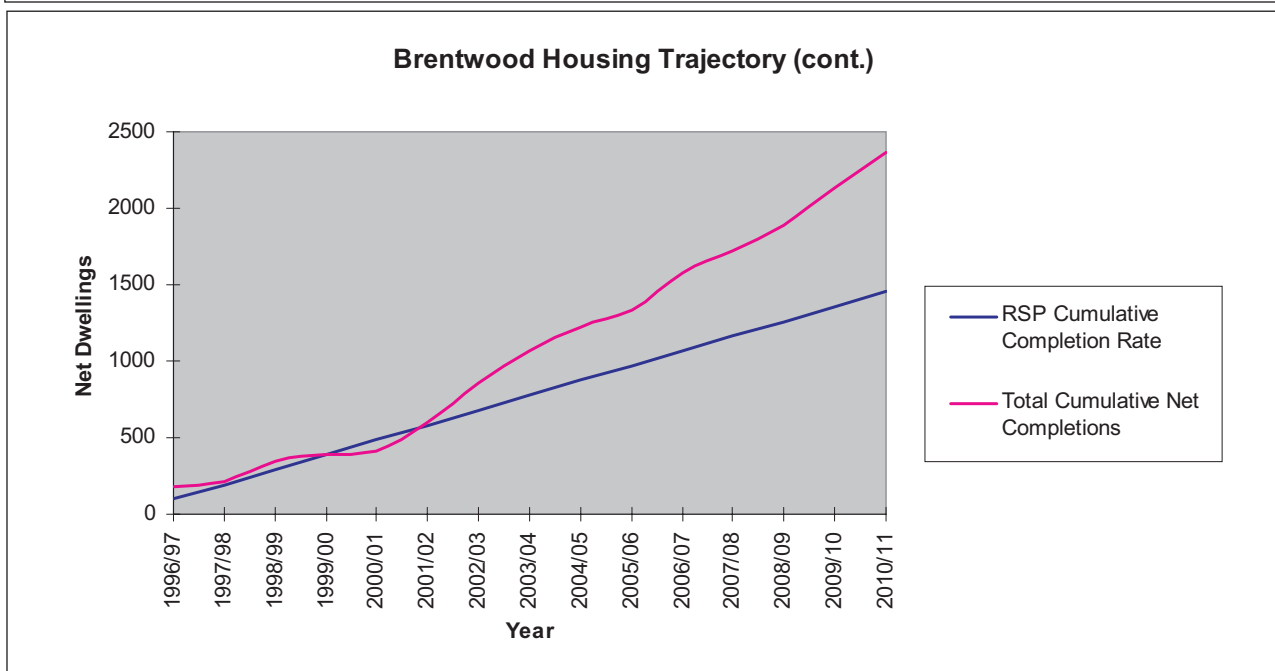
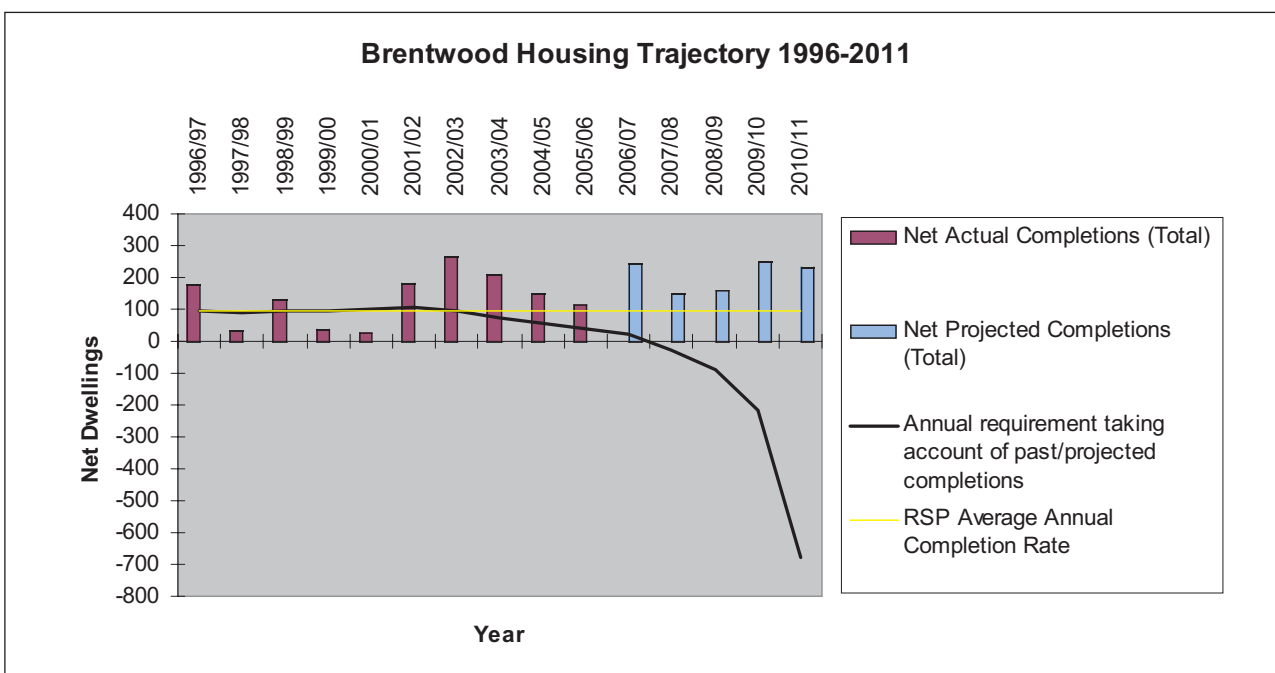
24.	Land at Highwood Close, Brentwood	16
25.	Highwood Hospital, Geary Drive, Brentwood	108
26.	Little Highwood Hospital, Brentwood	80
27.	St Charles Youth Treatment Centre, Brentwood	120
28.	NV Tools Site, St James Road, Brentwood	81
<b>Total</b>		<b>405</b>

6.13 The Table at Appendix 2 sets out actual dwelling completion figures between 1996/1997 and 2005/2006, together with projected annual completions based on outstanding planning permissions, the Brentwood Urban Capacity Study figures (which were produced for April 2001 and have been updated to a base date of April 2005), and both large and small site windfall estimates. The Table at Appendix 3 sets out the large sites (over 12 units), with and without permission, that contribute to the projected annual completions, and the windfall figure assumptions. It should be borne in mind that the further forward that projected completions are made the greater the need to treat the

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

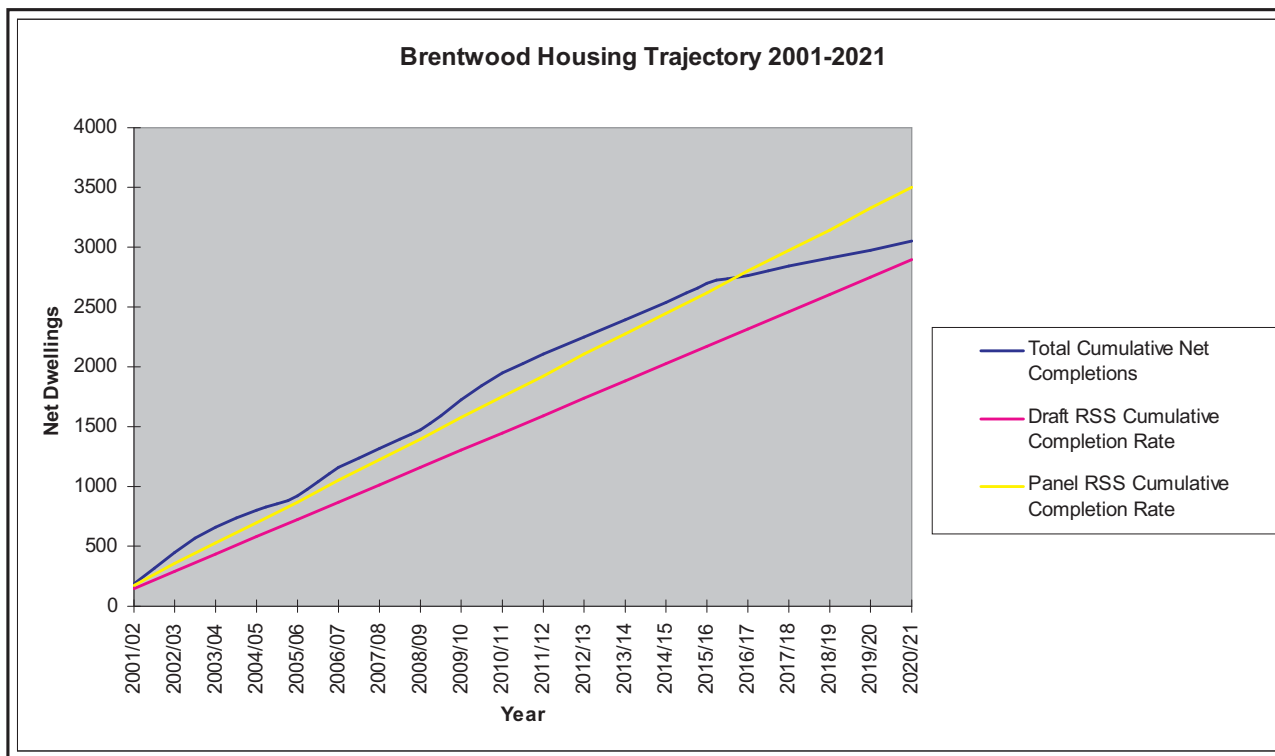
6.14 The Table at Appendix 2 also compares the total cumulative net completions against the cumulative Replacement Structure Plan Rate and identifies the annual requirement taking into account the past and projected completions.

6.15 These relationships are also set out in the charts below. It can be seen that actual completions to 2002/2003 provided a cumulative rate of completions comparable to the Replacement Structure Plan cumulative rate. However actual completions and projected completions after that date show an increasing overprovision compared to the RSP rate, most clearly shown in the 'annual requirement taking into account past and projected completions'. If the projected completions materialise as estimated, the RSP provision figure of 1450 new dwellings (net) would be exceeded by some 911 dwellings by 2011 (slightly higher than the estimate of 844 dwellings in the AMR 2004/2005).



6.16 However, this level of ‘overprovision’ would not continue if the draft housing provision figures in the Regional Spatial Strategy (RSS) were adopted, and the Borough’s new dwelling provision figure for the period 2001 to 2021 is increased to 2,900 dwellings (net), equivalent to 145 dwellings per annum (in deed, there is a current shortfall if the government agree to increase the provision further to 3,500 dwellings as recommended by the RSS Examination Panel).

6.17 The relationship between these provision rates and the projected completions are set out in the chart below. The Table at Appendix 3 also sets out the actual and estimated annual completions against the Draft RSS and the Examination Panel housing provision figures. Once again, the further forward that projected completions are made the greater the need to treat the figures with care as to their accuracy and reliability. Figures for projected completions beyond 2011 are provided as annual averages over the five year periods 2011 to 2016 and 2016 to 2021. The Housing Trajectories will continue to be monitored annually to take account of any amendments to the projected completions and the final RSS housing provision figures.



## (ii) Housing Location

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

6.19 As can be seen from Table 3 below, Brentwood has consistently achieved significantly high proportions of residential development on previously developed land (pdl) over the last five years, with 99.3% of completions being on pdl in 2005/06. This reflects Brentwood's Green Belt location and the ability over the years to provide for the Borough's housing provision within existing settlement boundaries, in particular the main town of Brentwood. Those dwellings not on pdl tend to be as a result of conversion of farm buildings.



**TABLE 3: HOUSING COMPLETIONS SINCE 2001 BY DWELLING SIZE AND PDL**

Year	Net Dwelling Completions						Gross Dwelling Completions		
	1 bed	2 bed	3 bed	4+ bed	Not Known	Total	Total	No. on PDL	% age on PDL
2001/02	53	60	57	27	-16	181	199	196	98.5
2002/03	34	128	75	47	-20	264	284	268	94.4
2003/04	28	100	43	58	-20	209	231	229	99.1
2004/05	25	85	18	28	-5	151	175	175	100.0
2005/06	41	37	16	32	-10	116	140	139	99.3

*Notes: 'Not Known' column, 2001/2002 - 2 unknown completions and 18 unknown losses. 2002/2003 - 20 unknown losses. 2003/2004 - 2 unknown completions and 22 unknown losses. 2004/2005 - 19 unknown completions and 24 unknown losses. 2005/2006 - 8 unknown completions and 18 unknown losses.*

## (ii) Density

- 6.20 Best use of available urban land for development also demands that higher residential densities be achieved, particularly in town centres and locations accessible to public transport. Maximising densities, whilst ensuring that development is compatible with the character of the area and the capacity of the transport network and is not detrimental to surrounding amenities, will ease pressure for the release of green field sites, both Green Belt land and urban green spaces.
- 6.21 Table 4 shows that as during 2004/05, all residential completions in 2005/06, on sites of 10 or more dwellings, achieved densities of 50 dwellings or more per hectare, with the average density being 69.16 dwellings per hectare.
- 6.22 Densities on sites under construction or with unimplemented detailed planning permission also show nearly 78% of dwellings being on sites above 50 dwellings per hectare. The remaining proportion, below 30 dwellings per hectare, relate to two sites (both referred to in the AMR 2004/2005), one being the conversion of a large house in substantial grounds in the Green Belt (Dytchleys, Coxtie Green Road) and the other being the redevelopment of two properties (Robin Mead and Bucksfoot House, Heron Way) with 10 new dwellings, in an area of Brentwood, Hutton Mount, being characterised by large detached properties in substantial plots, historically developed at some 4 dwellings per hectare, and subject to covenants restricting development to one dwelling per quarter acre plot.

TABLE 4: HOUSING DENSITY FOR 2005/2006							
Development Stage	Year	Gross Dwellings	Net Developable Area	Average Development Density	Percentage of Dwellings at:		
					Less than 30 dwellings per hectare	30 to 50 dwellings per hectare	Over 50 dwellings per hectare
Completions	2004/05	69	0.78	88.46	0	0	100.0
	2005/06	74	1.07	69.16	0	0	100.0
Sites with permission under construction or not stated	2004/05	138	5.29	26.09	15.2	0	84.8
	2005/06	680	9.68	70.22	3.1	19.3	77.6

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

### (iii) Affordable Housing

- 6.23 Affordable housing is a significant issue within the Borough. As can be seen from the statistics on average house prices set out in the section on key contextual characteristic of the Borough, Brentwood prices are significantly above average prices for England and Wales.
- 6.24 The 2004 Housing Needs Study estimated average net household income in the Borough to be £524 per week. Whilst this level of income is above the county and regional average, house prices and rental levels are well above the affordability of many households. The total housing need within the Borough was estimated in the 2004 Housing Study to total 720 units per annum (both backlog of existing need and newly arising need).
- 6.25 Affordable housing supply through new build is severely constrained by the Borough's Green Belt location and, therefore, the supply of development land. In addition much of Brentwood's housing is provided on small sites below the adopted thresholds.
- 6.26 The supply of affordable housing is very variable from one year to another as can be seen from Table 5 below, for completions since 2001/02. 21 affordable housing completions took place in the monitoring year, comprising 8 units at Border Edge House, Firs Grove Road, Warley, 2 units at Merrymeade Cottages, off Sawyers Hall Lane, Brentwood, and 11 units at Heybridge Moat House Hotel, Roman Road, Ingatestone. The figure for 2001/02 relates mainly to the provision of affordable housing on the former Warley Hospital site (now known as Clements Park). Such large development sites are limited in Brentwood, but future supply will be enhanced with the prospect of significant development numbers on the Former Transco Site, Wharf Road; the Highwood and Little Highwood Hospital Sites, Geary Drive; and St Charles Youth Treatment Centre Site, St Charles Road.

<b>TABLE 5: AFFORDABLE HOUSING COMPLETIONS</b>				
2001/02	2002/03	2003/04	2004/05	2005/06
81	14	0	2	21

#### **(iv) Gypsy and Traveller Issues**

- 6.27 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 ODPM's 'Good Practice Guide'.
- 6.28 Local authorities undertake six-monthly counts of gypsy and traveller caravans for submission to the government. Table 6 provides the counts for Brentwood Borough since July 2002.

<b>TABLE 6: GYPSY CARAVAN COUNTS IN BRENTWOOD</b>				
Date	Total	Unauthorised Encampments	Authorised Sites: Council	Authorised Sites: Private
July 2006	38	17	0	21
January 2006	37	19	0	18
July 2005	39	21	0	18
January 2005	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

*Source: ODPM*

- 6.29 It can be seen that there has been a rise in unauthorised sites since January 2003. The majority of the unauthorised caravans are on two sites both of six-caravans at Roman Road, Mountnessing and Stock Lane, Ingatestone. There are no Council owned sites in the Borough, and in July 2006 there were 21 authorised caravans on private sites, all located in the Metropolitan Green Belt, and benefiting from planning permission granted on appeal.
- 6.30 As referred to in the section above on the Local Development Framework, the First LDS includes the preparation of a Gypsy and Traveller DPD, to be produced in parallel with the proposed mini review of the RSS on the same issue and to be adopted by September 2008 (although the Council has subsequently raised its concerns with GO-East on the slippage in the programme for the mini review of the RSS and the impact on the DPD programme).
- 6.31 In early 2004, the Council engaged Fordham Associates to undertake a quantitative and qualitative assessment of the needs of all resident gypsies and travellers in the Borough,

on both authorised and unauthorised sites. Furthermore, in mid 2005 the Council, in partnership with other Essex Authorities, jointly commissioned Salford University to undertake an Essex-wide Gypsy and Traveller Accommodation Assessment (G&TAA) Study, which reported in early 2006 ("Looking Back, Moving Forward". SHUSU 2006). This study, together with other G&TAAs, is currently being assessed, as part of the evidence base work for the RSS mini review, as to its conformity with ODPM Circular 1/2006. Further work is likely to be commissioned to provide an assessment of need at District/Borough level.

- 6.32 The information from these studies will inform the Council's Gypsy and Traveller DPD preparation and its contribution to the RSS mini review.
- 6.33 The most recent application considered by the Council was in September 2006 and related to the retention of 2 mobile homes and touring caravans at Willows Place Farm Lane, Doddinghurst (BRW/1120/2005). Taking into account, among other matters, Circular 1/2006, the Essex G&TAA and six-monthly count information, the Council refused planning permission, due to the site not being considered suitable as a permanent site for additional gypsy accommodation and therefore the proposal constituted inappropriate development in the Green Belt. It also resolved to take all necessary legal action, including the issue of an enforcement notice, to secure removal of the mobile homes and associated works, but with 3 years considered as a reasonable period for compliance. Within this period the work on the RSS mini-review and the Gypsy and Traveller DPD is programmed for completion.

## Transport

### (i) Car Parking

- 6.34 Other key components of the government's objective to achieve sustainable forms of development are to minimise the need to travel and discourage the use of the private motorcar and encourage the use of other more sustainable transport modes.
- 6.35 Planning Policy Guidance Note (PPG13) 'Transport' states that the availability of car parking has a major influence on the choice of means of transport and advises that some studies suggest that levels of parking can be more significant than levels of public transport provision in determining means of travel, even for locations very well served by public transport.
- 6.36 Car parking standards set out at Appendix 2 of the RLP are now written as maximum standards rather than the former minimum standards, in line with PPG13. One of the core output indicators is the percentage of completed non-residential development complying with car parking standards set out in the LDF.
- 6.37 The following Table shows that some 59% of non-residential development completions over the monitoring year have complied with the Council's maximum parking standards (a further 25% of the floorspace was on two sites for which there were no car parking information and were for change of use of business premises with existing car parking provision associated with the former use).
- 6.38 Those developments not complying with policy (16%) were, in two cases, only one space

over the standard and, in the third case, again, a change of use of an existing business premises with an existing level of provision associated with the former use.

<b>Business</b>						
Site Location	Land Use Type	Floor space (sq. m.)	Car Parking Provision	Car Parking Standard	Provision According to standard	Compliant with Standard
Falcon Engineering, Wash Road	Light Industrial	117	0 spaces	1 per 30 sq. m.	4 spaces	YES
Falcon Engineering, Wash Road	Light Industrial	148	0 spaces	1 per 30 sq. m.	5 spaces	YES
Beads Hall Lane, Hatch End	Light Industrial	235	9 spaces	1 per 30 sq. m.	8 spaces	NO
Orchard Farm, Little Warley Hall Lane	Mixed Business Use	1300	32 spaces	1 per 30 sq. m.	43 spaces	YES
Land Adj Unit 1, Horndon Industrial Park	Mixed Business Use	1640	33 spaces	1 per 30 sq. m.	55 spaces	YES
Unit 16B, Horndon Industrial Park	Mixed Business Use	552	N/A	1 per 30 sq. m.	19 spaces	N/A
Yard 2, Horndon Industrial Park	Mixed Business Use	374	14	1 per 30 sq. m.	13 spaces	NO
1 Hallsford Bridge, Ongar Road	Mixed Business Use	200	3 spaces	1 per 30 sq. m.	7 spaces	YES
7 Hallsford Bridge, Ongar Road	Mixed Business Use	324	5 spaces	1 per 30 sq. m.	11 spaces	YES

Plot 29, Childerditch industrial Park	Mixed Business Use	555	48 spaces	1 per 30 sq. m.	19 spaces	NO
Unit 2, Childerditch Industrial Park	Mixed Business Use	1243	N/A	1 per 30 sq. m.	42 spaces	N/A
Former Dairy Crest Depot, Prospect Way	Storage and Distribution	495	0 spaces	1 per 150 sq. m.	4 spaces	YES
Total Amount of Business Development Complying with Car Parking Standards					4224 sq. m.	58.8%
Total Amount of Business Development Not Complying with Car Parking Standards					1164 sq. m.	16.2%
Total Amount of Business Development with no available car parking information					1795 sq. m.	25.0%
<b>Offices – No completions</b>						
<b>Retail – No Completions</b>						
<b>Leisure – No completions</b>						
Notes: Figures in the Table relate to developments over the following thresholds: (i) Retail [A1] - 250 sq. m.                      (ii) Business [B1(b) & (c), B2 and B8] - 100 sq. m. (iii) Office [B1(a)] - 1,000 sq. m.            (iv) Leisure [D2] - 1,000 sq. m.						

## (ii) Transport Accessibility

- 6.39 The government's core output indicators include the amount of new residential development within 30 minutes public transport time of various services. This indicator was not monitored in the first AMR. However, through the SLA with Essex County Council, information has been assessed for the monitoring year and is shown in Table 8.
- 6.40 A key component of sustainable development patterns is good accessibility by public transport to key local services. The information in Table 8 shows that new residential development in Brentwood completed during 2005/2006 was well located in this regard, with at least 92% of completions being within 30 minutes public transport time of all the key services.

<b>TABLE 8: RESIDENTIAL DEVELOPMENT WITHIN 30 MINUTES PUBLIC TRANSPORT TIME OF LOCAL SERVICES 2005/2006</b>		
<b>Net Dwelling Completions</b>	<b>Total</b>	<b>%age</b>
All Dwellings	116	100.00
<b>Local Service</b>		
General Practitioner	113	97.41
Hospital	107	92.24
Primary School	116	100.00
Secondary School	108	93.10
Employment Area	109	93.97
Major Retail Centre	107	92.24
<i>Source: Essex County Council</i>		

## **Local Services**

### **(i) Retail, Office and Leisure Development**

- 6.41 Brentwood is surrounded by four major sub-regional centres within a 20 minute drive time i.e. Romford, Basildon, Chelmsford and Lakeside, Thurrock. Accessibility is also relatively easy to other facilities in Central London and Bluewater in Kent. Such centres are able to offer a greater range, choice and quality of shopping and leisure facilities to that in Brentwood.
- 6.42 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.
- 6.43 The success and continued viability of existing facilities in the Borough is dependent in the long-term on the Borough being able to withstand competition from the surrounding higher order centres and minimise the outflow of expenditure. Shopping facilities, particularly within the town centre, must continue to develop in ways that will maintain their attraction and encourage Brentwood residents to use local facilities.
- 6.44 The first AMR included nationally provided figures on shopping change, which showed that between 2000 and 2004 the number of shop units within the Borough fell, although floorspace levels remained at similar levels (see Table 9 below). These figures are no longer produced by the Department of Communities and Local Government (DCLG), and therefore no comparable information is available for 2005.

<b>TABLE 9: SHOPPING CHANGE BETWEEN 2000 AND 2004</b>						
<b>Year</b>		<b>All Shops</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>Other</b>
<b>2000</b>	Number of units	666	542	56	52	16
	Floorspace (1000 m2)	103	79	8	7	9
<b>2004</b>	Number of units	652	528	51	56	17
	Floorspace (1000 m2)	104	79	7	8	9

- 6.45 This reduction in units is likely to be explained by the temporary closure of a number of shop units within the former Chapel High Shopping Centre on the southern side of the Brentwood High Street shopping area whilst a scheme of refurbishment, including some 2,500 sq. m. of additional shopping floorspace, is undertaken.
- 6.46 The renamed Baytree Centre was formally opened in December 2005, and the numbers of shop units will revert to former levels as a result.
- 6.47 There has been no significant expansion in shopping, office and leisure facilities recorded over the monitoring year (see Table 10 below). Any development that has occurred has been below the monitoring thresholds. This, however, masks the fact that the refurbishment of the Baytree Centre on the southern side of the High Street opened during the monitoring year, but, due to occupation of all the units still to be completed, it has not yet appeared in the monitoring figures for completions. This will be picked up in next year's AMR, and will provide a significant quantitative and qualitative improvement to shopping provision in Brentwood Town Centre with the Council owned William Hunter Way car park, north of the High Street, providing further potential for significant commercial development.
- 6.48 As set out in Table 1 there is also a significant amount of further office floorspace potential in outstanding unimplemented planning permissions.

<b>TABLE 10: RETAIL, OFFICE AND LEISURE DEVELOPMENT 2005/2006</b>				
<b>Land Use Type</b>	<b>Completions - Gross Floorspace (sq. m.)</b>	<b>Net Floorspace increase (sq. m.)</b>	<b>Amount of Floorspace in Town Centres</b>	<b>% age in Town Centres</b>
Retail [A1]	0	0	N/A	N/A
Financial & Professional Offices [A2]	0	0	N/A	N/A
Offices [B1(a)]	0	0	N/A	N/A
Leisure [D2]	0	0	N/A	N/A
<p><i>Notes: Figures in the Table relate to developments over the following thresholds involving a gain or loss:</i>  Retail [A1] - 250 sq. m. or more  Office [B1(a)] - 1,000 sq. m. or more  Leisure [D2] - 1,000 sq. m. or more</p>				



## **(ii) Open Space**

- 6.49 One of the government's key output indicator's is the percentage of open spaces managed to green flag award standard.
- 6.50 The Council is currently undertaking 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', which was due for completion at the end of 2005, but has slipped significantly due to staffing resources and the time taken to ensure that the information and conclusions are robust. The final report is not expected now until early 2007. This will enable information on this indicator to be provided in subsequent AMRs.

## **Flood Protection and Water Quality**

- 6.51 Very little of the Borough is located within areas at risk of flooding as shown on maps provided by the Environment Agency and, therefore, the extent of necessary consultation with the Environment Agency is relatively limited.
- 6.52 Information provided by the Environment Agency shows that, during 2005/2006, objections were raised by the Agency on two applications on flood risk grounds and three applications on water quality grounds as follows:
- (i) Mixed Residential/Office development on the former NV tools Site, St James Road, Brentwood (BRW/989/2005) due to adverse impact on surface water run-off, pollution risk to ground water, and risk of pollution to surface water;
  - (ii) The Brentwood Community Hospital Site, Crescent Drive, Brentwood (BRW/425/2005) due to unsatisfactory Flood Risk Assessment submitted and adverse impact on surface water run-off;
  - (iii) Use of agricultural buildings for business uses at Stubbers Farm, Mountnessing Road, Blackmore (BRW/796/2005) due to risk of pollution to surface water;
  - (iv) Installation of a cess pool at Warley Hospital Bowls Club, Crescent Road, Warley (BRW/933/2005) due to requirement for a Circular 3/99 assessment.
- 6.53 In all cases the objections were either subsequently withdrawn following the provision of further information or their content was addressed through conditions attached to the respective planning permissions.

## **Biodiversity**

- 6.54 At the present time there are no specific systems in place for biodiversity monitoring in the Borough but informal monitoring is undertaken as detailed below. It is intended that, in conjunction with the Council's Countryside Management Service and other relevant bodies such as the Essex Biodiversity Project, this monitoring will be formalised and improved to provide information for future AMRs. Progress on this has been limited since the first AMR, and has been affected by the departure of the Council's Countryside Manager during the year. This is also an issue that has been raised through the Essex County Monitoring Group. Much of the following information, therefore, remains as set out in the first AMR.
- 6.55 The majority of Council owned sites are managed in accordance with a site management

plan. However, there are some sites where new management plans are required either because the current plan has been completed or due to a new site have been taken on e.g. The former BT land at Hatch Road. In addition to the management plans, the Council also work to Woodland Grants Scheme and Countryside Stewardship Scheme Agreements, which each have annual targets.

6.56 The Council is looking to increase the number of Local Nature Reserves within the Borough (currently there is just one site at Hutton Country Park, comprising 34 hectares of mainly unimproved grassland). There are a number of sites that would qualify for this designation e.g. Former BT Site, Hatch Road, St. Faith's Country Park and Warley Country Park. This will be an area of focus for the new Countryside Manager, when appointed. The Essex Wildlife Trust also manages a site at Warley Place as a nature reserve, but this is not a statutory designation.

6.57 In regard to priority habitats and species, the Borough's key areas include: woodlands, grasslands, hedgerows, scrub, ponds etc. and the management of these will have a positive effect on key species e.g. Dormice, Great Crested Newt, Bats etc. The following existing areas of partnership working and informal monitoring will have an impact on future management objectives.

(i) Membership of the Essex Biodiversity Project (EBP) - Partnership approach to implementing the Essex Biodiversity Action Plan (BAP) and thus the Council's practical involvement in that e.g. Ancient Woodland management or Dormouse projects.

(ii) Working with the EBP the Council have recently had an area of Little Warley Common Woods surveyed for Dormice. Four lines of 15 boxes were installed in June 2005 and checked in February 2006. No evidence of dormice was found, but significant evidence of woodmice. However, it is understood that Essex County Council surveys on Thorndon Park continue to show evidence of dormice, and the Council is intending to extend its surveys to the adjacent Donkey Lane Plantation.

(iii) The Council work closely with the Essex Amphibian and Reptile Group on pond surveying. Their surveys range from general aquatic inspections to torch surveys for signs of Great Crested Newts etc.

(iv) During the last couple of years, Essex Ecology Services (EECOS) have been surveying some selected grassland sites to monitor the effectiveness of the Borough's grassland management operations.

(v) As part of the EBP process the Council should soon be able to feed into the Biodiversity Action Reporting System (BARS) to actively participate and contribute to wider monitoring programmes.

(vi) The Countryside Management Service has a number of local volunteers who gather key survey data on specific sites e.g. bird surveys, flora and fauna surveys etc.

6.58 In addition to the above the Countryside Management Service also work 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

- 6.59 A key output indicator is the amount of renewable energy capacity installed by type.
- 6.60 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.
- 6.61 The RLP now includes a policy on renewable energy schemes (Policy IR7A).
- 6.62 There have been no applications/permissions for renewable energy schemes during 2005/2006. As for the first AMR, therefore, other than for the possible installation of solar panels on individual residential properties, there has been no renewable energy capacity installed in the Borough over the monitoring year.

## 7 LOCAL INDICATORS

### Background

- 7.1 In order to assess the successful achievement of the intended outcomes of the RLP, the plan itself needs to show how the aims, objectives and policies of the RLP are measured and evaluated throughout the plan period. To this end the RLP includes a set of output indicators and targets for a limited number of specific policies, which are relevant to the assessment of the plan's progress in achieving sustainable development.
- 7.2 Monitoring of these 'performance' targets is included within this and future AMRs. A number of them have been covered in the government's core output indicators dealt with in the previous section of the AMR, namely Policies H1 (Net Residential Dwelling Stock Change), H15 (Residential Density), E1 (Provision of B1, B2 and B8 Employment Uses), E4 (Net Change in Employment Land Provision), and GB3 (Development on Previously Developed Land).
- 7.3 Other indicators are set out in this section to monitor specific local issues. Whilst it has been possible this year to monitor a greater number of the local indicators, not all of the policy indicators have yet been incorporated fully into this AMR, and it is intended that future AMRs will continue to seek to provide a more comprehensive coverage as the Council's monitoring processes are improved, both in-house and through improved working with other partner organisations.
- 7.4 The AMR itself will also enable the policy targets and indicators themselves to be monitored and reviewed in relation to their usefulness and appropriateness, such that they may be amended either by deletion or substitution or through the addition of new indicators. As with implementation, achievement of the development plan's targets requires a partnership of action and cooperation between various organisations and bodies, public and private, involved in the sustainable social, economic and environmental development of the Borough.
- 7.5 The RLP Monitoring Policies, together with their Targets and Indicators are set out in Appendix 3 to this report. However, as the RLP was adopted in August 2005 both the RLP policies and the nearest equivalent policies in the former adopted Brentwood Local Plan (1995) have been used for policy monitoring in this section (see Appendix 5).

### Brentwood Replacement Local Plan Policy Indicators

#### (i) Retention of existing residential accommodation

- 7.6 In order to resist pressure for the release of greenfield land, either in the Green Belt or urban open space, it is important that optimum use is made of the existing housing stock. In addition, loss of residential units through redevelopment or change of use, especially within or adjoining commercial centres, involves, in the main, small units of accommodation, which make a valuable contribution to the housing stock in terms of housing choice and affordability.
- 7.7 Policy CP1 seeks to prevent any net loss of residential units. During 2005/06 there was

permission which involved the net loss of residential accommodation, but this was for the conversion of two attached properties, which were formerly one dwelling house. In the light of the planning history of the site and the ability to use the properties as one dwelling without planning permission, a refusal based on the loss of a residential unit was considered to be difficult to substantiate (BRW/276/2005 – Wealdside, Weald Road, South Weald).

### **(ii) Change of Use of Upper Floors**

- 7.8 Upper floors above shops or other commercial premises frequently tend to be under utilised, being either used for storage or in many cases not used at all. This under use of space is not only a waste of valuable resources but tends to lead to neglect with a negative impact on the street scene. In order to make best use of existing urban land and provide additional small unit accommodation in sustainable central locations, Policy H5 encourages changes of use above commercial premises to residential accommodation.
- 7.9 There was one application for such a change of use in the monitoring year. This was at 3 Warley Hill, close to Brentwood Station, which , together with a basement conversion was granted planning permission for one 1-bed flat and one 2-bed flat (BRW/936/2005).

### **(iii) Small Unit Residential Accommodation**

- 7.10 The number of small households is increasing due to extended life expectancy, household break up and the increasing number of young people who choose to live alone.
- 7.11 Generally newly forming households will be small households requiring smaller units of accommodation.
- 7.12 Only a small proportion of the existing dwelling stock comprises 1 and 2 bedroom properties, and existing small unit accommodation is reduced through extensions to provide additional bedrooms or amalgamation to form larger units. A lack of small unit accommodation affects housing affordability and choice, and has and may continue to result in the loss of young economically active sections of the population and lead to an imbalance in the population structure in the longer term.
- 7.13 Policy H6, therefore, seeks to achieve at least 50% of total units to be 1 and 2 bedroom units on suitable new housing sites.
- 7.14 Table 3 in the section on core output indicators shows that in 2005/06 78 units of the net total of 116 dwelling completions were 1 and 2 bedroom units (67.2%).

### **(iv) Affordable Housing Policy**

- 7.15 The Council's affordable housing policy (Policy H8) seeks to negotiate 35% affordable housing on all suitable sites above the thresholds.
- 7.16 In 2005/06 there were the following planning permissions for residential development on sites above the thresholds:
1. 125 apartments at Beckett House, New Road, Brentwood (BRW/304/2005). Permission

includes 8 flats for shared ownership. The previous scheme for 106 apartments (BRW/351/2003) had not included any affordable provision due to the special circumstances involved in the Baytree Centre refurbishment. The proportion of the additional 19 units for affordable housing equates therefore to 42%.

2. 138 flats at the Former British Gas Site, St James' Road/Wharf Road, Brentwood (BRW/492/2005). Provision of affordable housing is based on a "cascade" approach. A minimum provision of 25% affordable housing (35 units) is wholly funded by the developer less the borrowing that the Registered Social Landlord (RSL) would obtain through the rental/income stream. A further 15% (21 units) would be made available for sale to an RSL (subject to the RSL securing funding from the Housing Corporation or alternative source), which would potentially increase the proportion of affordable housing to 40%.

3. 130 residential units at Warley Hospital, Warley Hill, Warley (BRW/280/2005). Provision of affordable housing through a combination of a commuted sum for off-site housing and on-site key worker/shared ownership (21 units) equates to 31.7% of the total number of units proposed, which reflects the on-site development costs.

#### **(v) Inappropriate Development in the Green Belt**

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

- (i) Extensions to St. Pauls Church, Mores Lane, Bentley (BRW/1229/2004). The Council considered that there were very special circumstances to warrant an exception to green belt policy.
- (ii) Renewal of permission BRW/323/2003 for the siting of a container body for storage in connection with the use of Tipps Cross Remembrance Hall, Blackmore Road, Hook End for a further two year period (BRW/238/2005). A further temporary period was considered appropriate whilst a more permanent solution to the storage difficulties was found.
- (iii) Renewal of permission BRW/270/2002) for a Business Park at Chep Greenways, Warley Street, Warley (BRW/275/2005). Permission was originally granted on appeal when the Inspector concurred with the Council that the positive aspects of the proposals outweighed the harm and that these amounted to the very special circumstances needed to justify inappropriate development in the Green Belt. No material change in circumstances or policies had occurred since that decision.
- (iv) New hospital buildings at Brentwood Community Hospital, Crescent Drive, Shenfield (BRW/425/2005). Outline permission had been granted two years earlier. Part of the proposed building and the car parking extended into the Green Belt, but less than the outline approval. In light of this and the previous permission which identified very special circumstances (the benefits in terms of improved health care provision which were unlikely to be achieved without the proposed rationalisation of land assets and incursion into the Green Belt) the Council considered that the application satisfied policies GB1 and GB2.

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

7.18 In line with government policy, the RLP takes a positive attitude to the re-use of rural

buildings for business use, in order to support the rural economy. However, a more restrictive attitude is taken to residential conversions due to the potential harmful impact on the Green Belt and the detrimental effect on the character of the rural building itself. Policy GB17, therefore, presumes against residential conversion unless a number of specific criteria are met and special justifications apply.

7.19 In 2005/2006, four applications were made for the residential conversion of rural buildings, all of which were refused. One further application was received for the addition of a porch to a previously approved listed barn conversion at Woodbarn Farm Blackmore Road, Fryerning (BRW/988/2005), which was also refused but subsequently approved on appeal.

**(vii) Development of Existing Open Space**

7.20 Open spaces add considerably to the landscape character, visual amenity and biodiversity of urban areas in addition to the provision of opportunities for formal and informal recreation. Policy LT3 precludes the development of existing open space, although buildings related to the main use of the land, which do not involve major ground coverage, may be considered favourably.

7.21 In 2005/2006, only one planning permission was granted for development within an open space area, and this was for the renewal of a temporary permission for a portacabin providing dormitory accommodation at the Thriftwood Scout Campsite, whilst a permanent dormitory block was being completed (BRW/203/2005).

**(viii) Development Affecting Sites of Special Scientific Interest**

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

<b>TABLE 11: SITES OF SPECIAL SCIENTIFIC INTEREST IN BRENTWOOD</b>		
<b>Site Name</b>	<b>Citation Summary</b>	<b>Size in hectares</b>
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, which is rare and vulnerable in Britain.	141.4

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

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

7.24 Policy C4 seeks to prevent harm to protected flora, fauna and their habitats and to sites of nature conservation value (e.g. Local Nature Reserves 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.

7.25 During the monitoring year there were no applications affecting a County Wildlife Site.

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

7.26 As for the commercial areas elsewhere in the Borough, Policy TC5 looks favourably on the change of use to residential of upper floors above ground floor commercial uses.

7.27 In 2005/2006 there was one application, which was granted permission, for the part change of use of first and second floor offices to 3 1-bed flats above ground floor retail use at 105 High Street, Brentwood (BRW/1246/2004).

**(xi) 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 TC6 requires that all new residential accommodation should normally be one or two person units.

7.29 In 2005/06 planning permission was granted for a total of 51 residential units on seven separate sites, of which 33 units were one bedroom or and 18 units were two bedroom (100% of total provision).

7.30 In addition to the above, Appendix 5 shows that there were no applications in the monitoring year that affected the local indicators for LT12 (Retention of Existing Local Community Facilities), and IR5 (Protecting the Best and Most Versatile Agricultural Land).

**Monitoring the Overall Use of Local Plan Policies**

7.31 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.

7.32 The Council's reporting of the consideration of planning applications and their decisions sets out all relevant policies that have been material to the determination of the application. An analysis of this information for the monitoring year is set out in Appendix 5, and shows the use of each policy in the Adopted Brentwood Local Plan (March 1995), and the Replacement Local Plan (August 2005).



- 7.33 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.
- 7.34 An analysis of this information for the monitoring year is set out in Appendix 5, and shows the use of each policy in the Adopted Brentwood Local Plan (March 1995), and the Replacement Local Plan (August 2005).
- 7.35 The Replacement Local Plan was adopted in August 2005, and therefore the assessment of Local Plan policy usage changed during the monitoring year from the Original Local Plan (March 1995) to the Replacement Local Plan (RLP).
- 7.36 Many policies were reviewed during the process of preparing the RLP, and the number of policies was reduced through the incorporation of a number of 'Core Policies'. Overall, there has been a reduction of 40 policies by merging, replacing or deleting policies.
- 7.37 There were still a significant number of policies that were not used in the monitoring year, particularly in regard to Transport and Leisure issues. Again, it is not intended that there be any further action proposed in this AMR. The use of policies should, generally, be considered over a longer timeframe than one year. A policy may not be used in one particular year because no relevant planning applications were made. Future AMRs will continue to monitor the application of the Replacement Local Plan policies, and will use the information to inform the preparation of the LDF, and specifically the development control policies that will supersede the RLP.



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

YEAR	COMPLETIONS											PROJECTIONS				
	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	
Net Actual Completions (Total)	180	32	133	40	29	181	264	209	151	116						
Net Projected Completions (Total)											242	148	160	250	231	
Total Cumulative Net Completions	180	212	345	385	414	595	859	1068	1219	1335	1577	1725	1885	2135	2366	
RSP Average Annual Completion Rate	97	97	97	97	97	97	97	97	97	97	97	97	97	97	97	
RSP Cumulative Completion Rate	97	194	291	388	485	582	679	776	873	970	1067	1164	1261	1358	1455	
<b>Total Net completions compared to RSP Cumulative Rate</b>	<b>83</b>	<b>18</b>	<b>54</b>	<b>-3</b>	<b>-71</b>	<b>13</b>	<b>180</b>	<b>292</b>	<b>346</b>	<b>365</b>	<b>510</b>	<b>561</b>	<b>624</b>	<b>777</b>	<b>911</b>	
<b>Annual requirement taking account of past/projected completions</b>	<b>97</b>	<b>91</b>	<b>96</b>	<b>93</b>	<b>97</b>	<b>104</b>	<b>96</b>	<b>75</b>	<b>55</b>	<b>39</b>	<b>24</b>	<b>-31</b>	<b>-90</b>	<b>-215</b>	<b>-680</b>	

## APPENDIX 3: BRENTWOOD HOUSING TRAJECTORY 1996-2011: LARGE SITE DETAILS

BRENTWOOD HOUSING TRAJECTORY 1996 - 2011: LARGE SITE DETAILS															
SITE	COMPLETIONS										PROJECTIONS				
	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Former Advanced Laundry, Ongar Road	15														
Highw ood Hospital, north of Copperfield Gardens	98	2													
Land to w estern side of Gresham Close			18												
Land to the eastern side of Gresham Close			15												
Chase			28												
Cotsw old Lodge, Hutton Village			18												
Land rear of Former Warley Hospital					2	80	161	91	26						
Land bounded by Hart Street/Kings Road						48			17						
The Limes, Ingatestone						15									
Rear of Robin Hood PH, Ongar Road							15								
Former Anglia Polytechnic Site, Saw yers Hall Lane							58	12							
Former BT Depot, Hatch Road							16								
Land off Eastfield Road								27							
Heybridge Moat House, Roman Road									29	29					
101-105 High Street, Brentw ood									15						
St Raphael's Church, Clements Park										16					
Becket House, Baytree Centre											125				
Former Transco Site, Wharf Road											38	50	50	50	50
22 Rayleigh Road											14				
43-53 Ingrave Road												11			
Land at William Hunter Way												14			
Core Buildings, Warley Hospital												40	40	50	
Little Highw ood Hospital, Ongar Road														40	40
Land at Highw ood Close															16
St Charles Youth Treatment Centre														40	40
<b>Large Site Sub Total</b>	<b>113</b>	<b>2</b>	<b>79</b>	<b>0</b>	<b>2</b>	<b>143</b>	<b>250</b>	<b>130</b>	<b>87</b>	<b>45</b>	<b>177</b>	<b>115</b>	<b>90</b>	<b>180</b>	<b>146</b>
<b>Windfall</b>	<b>67</b>	<b>30</b>	<b>54</b>	<b>40</b>	<b>27</b>	<b>38</b>	<b>14</b>	<b>79</b>	<b>64</b>	<b>71</b>	<b>65</b>	<b>33</b>	<b>70</b>	<b>70</b>	<b>85</b>
<b>Total</b>	<b>180</b>	<b>32</b>	<b>133</b>	<b>40</b>	<b>29</b>	<b>181</b>	<b>264</b>	<b>209</b>	<b>151</b>	<b>116</b>	<b>242</b>	<b>148</b>	<b>160</b>	<b>250</b>	<b>231</b>

**Note:** Large sites (12 or more dwellings) both with and without permission are specifically identified in the table. Windfalls include all small sites with planning permission (11 dwellings and below) at 1 April 2006 i.e. 200 units net, and have been estimated for the period beyond 2005/2006 on the basis of an average annual completion rate of 43 dwellings net (as set out in the Urban Capacity Study for the period to 2011). A figure for large site windfalls has also been included for the period beyond 2007/2008 (at which time existing outstanding large site windfall permissions will have been completed) and is based on an average annual completion rate of 36 dwellings net (based on the rate arising from those permissions and completion rates over the period 2001 to 2006).

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

<b>BRENTWOOD HOUSING TRAJECTORY 2001 - 2021</b>																						
<b>Year</b>	<b>COMPLETIONS</b>											<b>PROJECTIONS</b>										
	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021		
Net Actual Completions (Urban)	151	248	181	96	68																	
Net Actual Completions (Rural)	30	16	28	55	48																	
Net Actual Completions (Total)	181	264	209	151	116																	
Net Projected Completions (Total)						242	148	160	250	231	148	148	148	148	148	72	72	72	72	72	72	
<b>Total Cumulative Net Completions</b>	<b>181</b>	<b>445</b>	<b>654</b>	<b>805</b>	<b>921</b>	<b>1163</b>	<b>1311</b>	<b>1471</b>	<b>1721</b>	<b>1952</b>	<b>2100</b>	<b>2248</b>	<b>2396</b>	<b>2544</b>	<b>2692</b>	<b>2764</b>	<b>2836</b>	<b>2908</b>	<b>2980</b>	<b>3052</b>		
Draft RSS Average Annual Completion Rate	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	
Draft RSS Cumulative Completion Rate	145	290	435	580	725	870	1015	1160	1305	1450	1595	1740	1885	2030	2175	2320	2465	2610	2755	2900		
<b>Total Net completions compared to Draft RSS Cumulative Rate</b>	<b>36</b>	<b>155</b>	<b>219</b>	<b>225</b>	<b>196</b>	<b>293</b>	<b>296</b>	<b>311</b>	<b>416</b>	<b>502</b>	<b>505</b>	<b>508</b>	<b>511</b>	<b>514</b>	<b>517</b>	<b>444</b>	<b>371</b>	<b>298</b>	<b>225</b>	<b>152</b>		
Panel 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	
Panel RSS Cumulative Completion Rate	175	350	525	700	875	1050	1225	1400	1575	1750	1925	2100	2275	2450	2625	2800	2975	3150	3325	3500		
<b>Total Net completions compared to Panel RSS Cumulative Rate</b>	<b>6</b>	<b>95</b>	<b>129</b>	<b>105</b>	<b>46</b>	<b>113</b>	<b>86</b>	<b>71</b>	<b>146</b>	<b>202</b>	<b>175</b>	<b>148</b>	<b>121</b>	<b>94</b>	<b>67</b>	<b>-36</b>	<b>-139</b>	<b>-242</b>	<b>-345</b>	<b>-448</b>		

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

### Core Policies

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

### Housing

<b>Policy</b>	<b>H1 Residential Provision 1996-2011</b>
<b>Target</b>	<b>Net dwelling stock increase of 1450 dwellings being achieved by 2011</b>
<b>Indicator</b>	<b>Net Dwelling stock increase since April 1996 Number of dwellings with unimplemented planning permission Dwelling capacity of sites without planning permission likely to be developed by 2011 from Urban Capacity Study</b>

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

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

<b>Policy</b>	<b>H8 Affordable Housing on Larger Sites</b>
<b>Target</b>	<b>At least 35% Affordable Housing on all suitable sites</b>
<b>Indicator</b>	<b>Affordable Housing numbers granted planning permission as a proportion of total site provision</b>

<b>Policy</b>	<b>H15 Housing Density</b>
<b>Target</b>	<b>Densities of not less than 65 dwellings per hectare in central areas or other location with good public transport accessibility, and not less than 30 dwellings per hectare elsewhere.</b>
<b>Indicator</b>	<b>Percentage of planning permissions for residential development meeting the target</b>

## Employment

<b>Policy</b>	<b>E1 Areas Allocated for General Employment</b>
<b>Target</b>	<b>Wider choice of employment opportunities through the provision of additional B1(c), B2 and B8 uses</b>
<b>Indicator</b>	<b>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.</b>

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

## Transport

<b>Policy</b>	<b>T3 Travel Plans</b>
<b>Target</b>	<b>To promote the adoption of Travel Plans</b>
<b>Indicator</b>	<b>Number of Travel Plans agreed each year</b>

<b>Policy</b>	<b>T16 Cycling</b>
<b>Target</b>	<b>To improve cycle facilities</b>
<b>Indicator</b>	<b>Length of additional cycle ways provided each year</b>

### Green Belt and the Countryside

<b>Policy</b>	<b>GB1 New Development</b>
<b>Target</b>	<b>To restrict inappropriate development in the Green Belt</b>
<b>Indicator</b>	<b>Number of permissions granted for development in the Green Belt in accordance with Green Belt policy</b>

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

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

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

<b>Policy</b>	<b>GB17 Residential Conversions</b>
<b>Target</b>	<b>To restrict the re-use of rural buildings for residential purposes</b>
<b>Indicator</b>	<b>Number of planning permissions for residential re-use of rural buildings</b>



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

<b>Policy</b>	<b>GB29 Landscaping</b>
<b>Target</b>	<b>To increase tree and hedge cover year on year</b>
<b>Indicator</b>	<b>Area of new tree plantings and length of new hedgerows</b>

### Sports & Leisure, Tourism and Community Services

<b>Policy</b>	<b>LT3 Development of Existing Urban Open Spaces</b>
<b>Target</b>	<b>To restrict the loss of Urban Open Space</b>
<b>Indicator</b>	<b>Number of permissions for development involving the loss Urban Open Space Net amount of Urban Open Space lost as a result of development</b>

<b>Policy</b>	<b>LT4 Areas Deficient in Open Space</b>
<b>Target</b>	<b>To reduce deficiencies in formal and informal open space, play areas and play equipment</b>
<b>Indicator</b>	<b>Net increase in formal and informal open space, play areas and play equipment</b>

<b>Policy</b>	<b>LT12 Retention of Existing Local Community Facilities</b>
<b>Target</b>	<b>To restrict the loss of local community facilities</b>
<b>Indicator</b>	<b>Number of permissions for redevelopment or change of use resulting in the loss of existing local community facilities</b>

<b>Policy</b>	<b>LT16 Recreational Routes</b>
<b>Target</b>	<b>To develop a network of Recreational Routes</b>
<b>Indicator</b>	<b>Length of new Recreational Routes provided year on year</b>

## Conservation and Protection of the Environment

<b>Policy</b>	<b>C2 Sites of Special Scientific Interest</b>
<b>Target</b>	<b>To prevent harm to Sites of Special Scientific Interest</b>
<b>Indicator</b>	<b>Number of permissions for development adversely affecting Sites of Special Scientific Interest</b>

<b>Policy</b>	<b>C4 County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value</b>
<b>Target</b>	<b>To prevent harm to protected flora, fauna and their habitats and to sites of nature conservation value</b>
<b>Indicator</b>	<b>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</b>

<b>Policy</b>	<b>C9 Development Affecting Preserved Trees, Ancient Woodlands and Trees in Conservation Areas</b>
<b>Target</b>	<b>To prevent the loss of preserved trees</b>
<b>Indicator</b>	<b>Number of preserved trees lost through development proposals</b>

<b>Policy</b>	<b>C19 Demolition, Alterations or Extensions</b>
<b>Target</b>	<b>To maintain the Borough's listed buildings</b>
<b>Indicator</b>	<b>Number of consents for demolition of a listed building</b>

## Infrastructure and Resources

<b>Policy</b>	<b>IR5 Protecting The Best and Most Versatile Agricultural Land</b>
<b>Target</b>	<b>To restrict the loss of the Best and Most Versatile Agricultural Land</b>
<b>Indicator</b>	<b>Number of permissions for development on Grade 2 and 3a Agricultural Land</b>

## Town Centre

<b>Policy</b>	<b>TC5 Use of Upper Floors above Commercial Properties</b>
<b>Target</b>	<b>To provide further residential accommodation above commercial premises within the town centre</b>
<b>Indicator</b>	<b>Number of permissions for residential accommodation above commercial premises within the town centre</b>

<b>Policy</b>	<b>TC6 Type of Accommodation</b>
<b>Target</b>	<b>All new residential accommodation in the town centre to be one or two person properties</b>
<b>Indicator</b>	<b>Percentage of permissions involving residential accommodation with in the town centre that are one or two person properties</b>

<b>Policy</b>	<b>TC9 Non-Retail Uses</b>
<b>Target</b>	<b>To retain an appropriate balance of retail units within the town centre shopping areas</b>
<b>Indicator</b>	<b>Number of permissions granted for non retail uses beyond the thresholds</b>

**APPENDIX 6: ADOPTED LOCAL PLAN POLICY USAGE 2005/2006**

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

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

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

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

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



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

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

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

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

## APPENDIX 7: LIST OF ABBREVIATIONS

AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
BARS	Biodiversity Action Reporting System
BCS	Brentwood Community Strategy
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
EBP	Essex Biodiversity Project
EECOS	Essex Ecological Services
EERA	East of England Regional Assembly
EIP	Examination in Public
EPOA	Essex Planning Officers Association
GIS	Geographical Information System
GO-East	Government Office for the Eastern Region
G&TAA	Gypsy and Traveller Accommodation Assessment
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LSP	Local Strategic Partnership
ODPM	Office of the Deputy Prime Minister
PDL	Previously Developed Land
PPG	Planning Policy Guidance Note
PPS	Planning Policy Statement
RLP	Brentwood Replacement Local Plan
RSL	Registered Social Landlord
RSP	Replacement Structure Plan
RSS	Regional Spatial Strategy
SA	Sustainability Assessment
SCI	Statement of Community Involvement
SEA	Strategic Environment Assessment
SLA	Service Level Agreement
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SSSI	Site of Special Scientific Interest
The Act	The Planning and Compulsory Purchase Act 2004
The Regulations	The Town and Country Planning (Local Development)(England) Regulations 2004



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