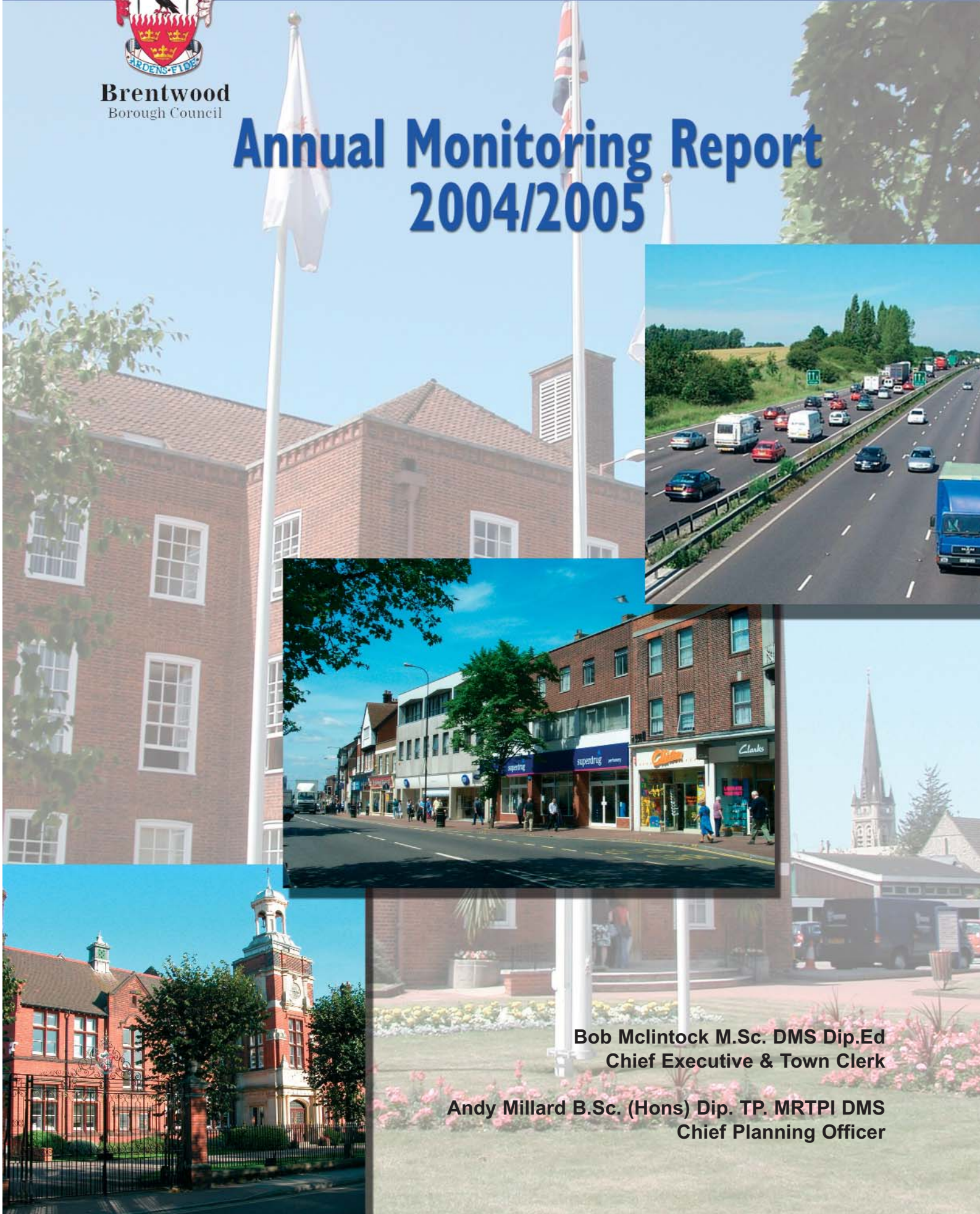




**Brentwood**  
Borough Council

# BRENTWOOD LOCAL DEVELOPMENT FRAMEWORK

## Annual Monitoring Report 2004/2005



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FRAMEWORK**

**Annual Monitoring Report  
2004/2005**

**December 2005**

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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 the next 3 years), 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 First Annual Monitoring Report and the Monitoring Process

- 1.5 This is the first 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). It covers the period 1 April 2004 to 31 March 2005.
- 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 first report is limited by the current monitoring processes and experience in producing such documents. It is intended that the existing monitoring systems, including those developed with the County Council, should continue to be enhanced 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 It needs to be recognised, therefore, that whilst preparation of this first AMR has sought to cover as much 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 are monitoring issues that, as yet, have not been covered or will require better and more comprehensive coverage. Future AMRs will expand and improve on the content of this first report.

### **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, therefore, entered into a Service Level Agreement (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 over the next 3 years.
- 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 Work on the adoption of the Replacement Brentwood Local Plan (RLP) has been making good progress during 2004/2005, with two important stages, the Local Plan Inquiry and the Inspector's report and recommendations having been completed during the year. [This has enabled the RLP to be adopted as programmed in the Local Development Scheme in August 2005 - See Appendix 1.]
- 2.2 As from April 2005, work will also commence on the preparation of the Local Development Framework, which will replace the RLP.

### Local Plan Policy Implementation

- 2.3 Brentwood's location on the edge of the Greater London area and wholly within the Metropolitan Green Belt have and will continue to be significant factors 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.
- 2.4 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.
- 2.5 Whilst the Borough is well located in regard to the strategic road network, the local road network is severely congested, particularly at peak times.
- 2.6 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.
- 2.7 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 dwellings per year). During 2004/2005, 151 dwellings (net) were completed in the Borough, all on previously developed land within existing urban areas. Since 1996, 1209 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 850 dwellings by 2011. However, the draft Regional Spatial Strategy will undoubtedly increase the housing requirement for the Borough and, if the draft RSS housing figures were accepted following the current Examination in Public, would increase the average annual housing provision figure to 145 dwellings.
- 2.8 In line with government objectives, housing development in the Borough continues to make more efficient use of urban land through higher densities, with 84.8% of new housing completed during 2004/2005 being built at more than 50 dwellings to the hectare. This is a reflection of sites being located within highly accessible central areas and a high proportion of small units, 110 units of the 151 dwellings completed were 1 or 2 bedroom properties (72.8%).



- 2.9 Pressure also continues to be averted for the release of green field land for housing by retaining existing residential units. Over 2004/2005 there was no net loss of residential units on any development site in the Borough.
- 2.10 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 2004/2005 only 2 affordable units were completed.
- 2.11 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. However, the majority of new local jobs tend to be as a result of office development. In 2004/2005, of the 4919 sq. m. of new business floorspace, 4326 sq. m. was B1(a) offices. Again, all of this new business development was on previously developed land. In addition to being built in sustainable locations, all non-residential development (shopping business and leisure uses) were built in compliance with the Council's new maximum car parking standards, apart from the change of use of the former Saab showroom at Brook Street.
- 2.12 Shopping policies seek to direct new shopping development to town centres (including district centre) in order to maintain the vitality and viability of existing shopping centres and in line with government policy advice. There has been limited expansion of shopping facilities during 2004/2005, but that which has been completed has been located within Brentwood Town Centre, and further enhancement, both quantitatively and qualitatively, will come forward shortly with the imminent completion of the Baytree Centre refurbishment.
- 2.13 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.
- 2.14 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.
- 2.15 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.
- 2.16 There were no applications affecting SSSI in the Borough during 2004/2005 and only one relevant application, affecting a County Wildlife Site, which was for the erection of a bird hide at Weald Country Park. Planning permission was granted as the development was considered to be a modest structure and compatible with policy.
- 2.17 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 referred to above, 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 overarching aim and strategy for the plan, conforming to national and strategic policy objectives. By setting policy indicators and targets for specific policies, monitoring can assess the success or otherwise in achieving 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

### The Brentwood Replacement Local Plan

- 4.1 As set out in the introduction a key component of the AMR is the requirement to monitor progress on the preparation of development plan documents as set out in the Local Development Scheme (LDS).
- 4.2 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.
- 4.3 The focus for development plan production over the monitoring year, therefore, has been on the RLP, which made steady progress towards adoption.
- 4.4 The Local Plan Inquiry was held in June 2004. The Local Plan Inspector's Final Report and Recommendations were received by the Council in January 2005, and made public in February 2005. Proposed Modifications to the Revised Deposit Draft Plan were considered by the Local Plan Members Working Group in March 2005, for approval to publish at the Council's Policy Board on 13 April 2005.

### The Local Development Framework

- 4.5 Notwithstanding the priority for continuing progress on the RLP, the Council was, as were all Councils, required under the Act to prepare and submit its first Local Development Scheme (LDS) within 6 months of enactment of the new Act i.e. by 28 March 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.
- 4.6 The first LDS covers the 3-year period April 2005 to March 2008, and therefore, will first be monitored in the AMR 2005/06 (see Appendix 1).
- 4.7 The LDS was submitted to the Secretary of State for approval in February 2005, and can be viewed on the Council's website ([www.brentwood.gov.uk](http://www.brentwood.gov.uk)). 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 concerning Gypsy and Traveller Sites, to be undertaken as a matter of urgency. The LDS has not, to date, been amended and remains unapproved.

[The remainder of the process to adoption of the RLP is set out in the Draft LDS, with the expected adoption in August 2005 having been achieved.]

## 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 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	
Population Size: 2001	68,456	
Population Change 1991 to 2001:	-3.2	
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%
Resident Workers: Local Jobs		
Average Household Income (per week)		
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	



<b>Transport</b>		
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

- 6.2 Local Authorities are required to monitor a set of local development framework core output indicators. These are defined by the Office of the Deputy Prime Minister (ODPM), and divided up into a number of 'Key Policy Themes' as set out below. It has not been possible in this first AMR to cover all of the indicators set out in the good practice guide, but these will be developed, as referred to previously, in future AMRs.

### Business Development

- 6.2 Table 1 sets out figures on the amount of employment floorspace both completed during the year 2004/2005 and the amount of floorspace with outstanding unimplemented planning permission.

<b>TABLE 1: BUSINESS DEVELOPMENT 2004/2005</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)	4326	4326	4326	100.0	4326
B1 (b)(c)	0	0	0	0.0	N/A
B2	0	0	0	0.0	N/A
B8	353	353	353	100.0	0
Mixed B1/B2/B8	240	240	0	0.0	0
<b>Outstanding Permissions</b>					
B1 (a)	6035	6035	6035	100.0	5863
B1 (b)(c)	9556	4577.5	7970	83.4	6561
B2	0	0	N/A	N/A	N/A
B8	15060	10850	15060	100.0	1124
Mixed B1/B2/B8	22536	13878	22536	100.0	10036
<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>					

- 6.3 Business development is constrained by the Borough's Green Belt location and the lack of available new undeveloped employment land, 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/BRE/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.

6.4 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 (See Table 2 below) i.e. the development over the last year of 4326 sq. m. of office floorspace on the former Lancaster Garage site on the eastern side of Kings Road and the conversion of the Former Saab Showroom (353 sq. m.) at Brook Street to B8 use.

<b>TABLE 2: BUSINESS CHANGE BETWEEN 2000 AND 2004</b>						
<b>Year</b>		<b>Offices</b>	<b>Commercial</b>	<b>Other</b>	<b>Factories</b>	<b>Warehouses</b>
<b>2000</b>	Number of units	396	333	63	238	163
	Floorspace (1000 m <sup>2</sup> )	165	141	23	126	82
<b>2004</b>	Number of units	417	352	63	253	178
	Floorspace (1000 m <sup>2</sup> )	170	146	24	128	91

6.5 The only development not on previously developed land during the year was the change of use of agricultural buildings (240 sq. m.) to a mixed business use (B1, B2 and B8) at Button Farm, Brentwood Road, Herongate, which conformed with government and the Council's policies to support agricultural diversification and re-use of rural buildings for employment uses.

6.6 There was no loss of employment land to other uses during the monitoring year.

## Housing

### (i) Housing Trajectories

6.7 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.

6.8 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.

6.9 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 2005</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
<b>Total</b>		<b>789</b>

**Sites with unimplemented or uncompleted planning permissions at 1 April 2005**

16.	St Raphaels Church, Warley Hospital, Brentwood	16
17.	Beckett House, Bay Tree Centre, Brentwood	125
18.	43-53 Ingrave Road, Brentwood Borough Council	11
19.	22 Rayleigh Road, Hutton	14
20.	Land at William Hunter Way, Brentwood	14
21.	Heybridge Moat House Hotel, Roman Road, Heybridge	58
<b>Total</b>		<b>238</b>

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

22.	Former Transco Site, Wharf Road, Brentwood	350
23.	Land at Highwood Close, Brentwood	16
24.	Highwood Hospital, Geary Drive, Brentwood	108
25.	Little Highwood Hospital, Brentwood	80
26.	Former Warley Hospital Core Buildings, Warley Hill, Brentwood	130
27.	Land adjacent 21 Eastfield Road, Brentwood	27
28.	Pilgrims Hatch County Infants School, Larchwood Gardens, Brentwood	22
29.	St Charles Youth Treatment Centre, Brentwood	120
<b>Total</b>		<b>853</b>

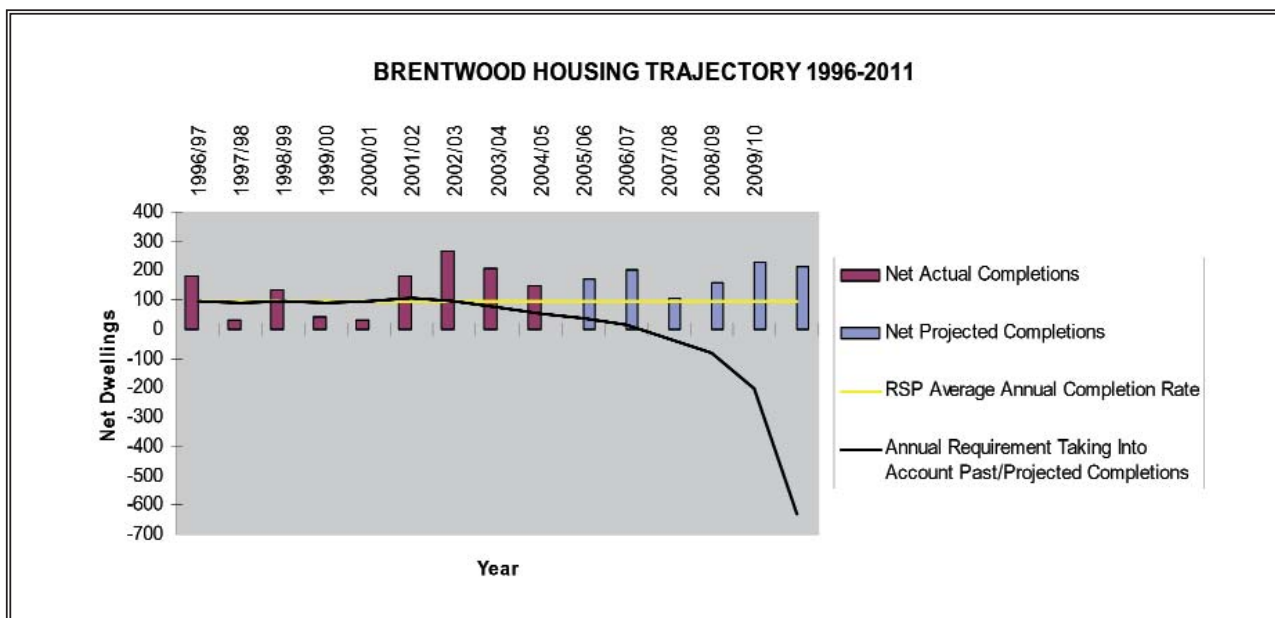
6.10 The Table at Appendix 2 sets out actual dwelling completion figures between 1996/1997 and 2004/2005, together with projected annual completions based on outstanding planning permissions, the Brentwood Urban Capacity Study figures (which were produced for April 2001 and are currently being reviewed to provide a base date of April

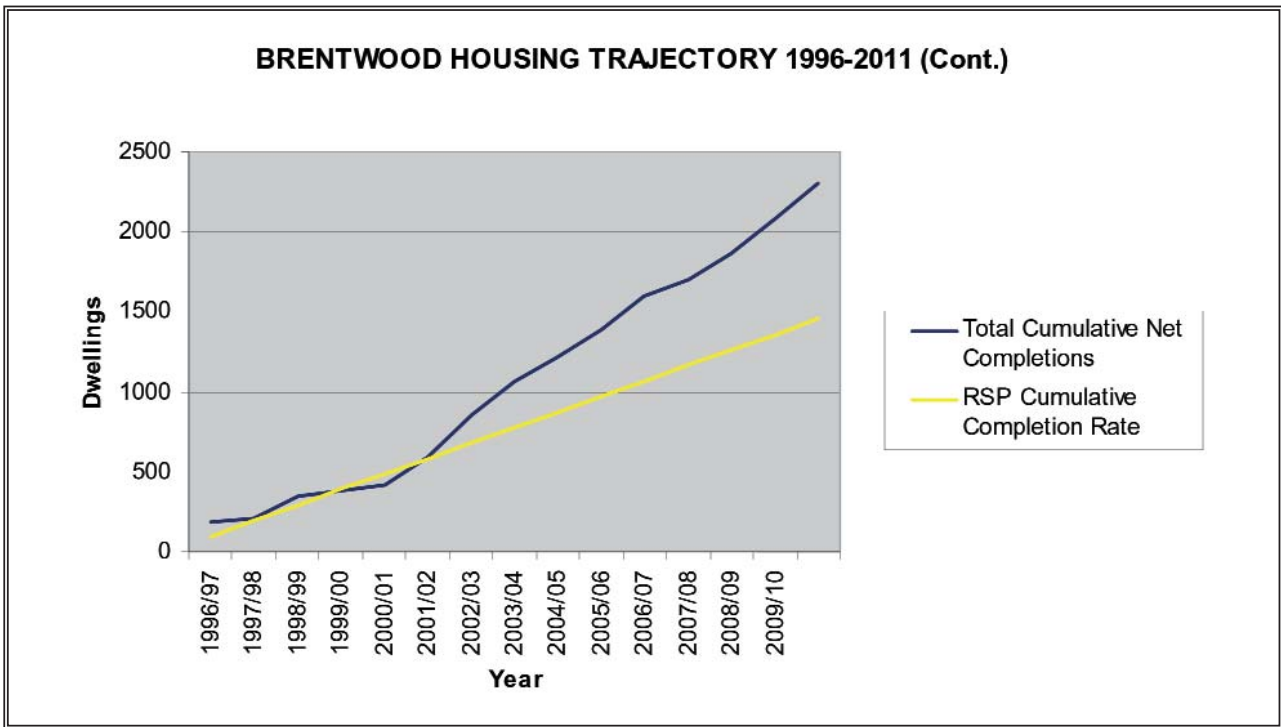
2004), and both large and small site windfall estimates. It should be borne in mind that the further forward that projected completions are made the greater the need to treat the figures with care as to their accuracy and reliability. On-going annual monitoring and review will need to be undertaken, and the figures amended as necessary in future AMRs.

6.11 The Table 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.

6.12 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 844 dwellings by 2011.

6.13 However, this 'overprovision' may not continue if the draft provision figures in the Regional Spatial Strategy (RSS14) are accepted by the Examination Panel, 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. The Housing Trajectories will, therefore, need to be monitored annually taking account of any amendments to the projected completions and the final RSS14 housing provision figures.





**(ii) Housing Location**

- 6.14 Key to the achievement of sustainable development is making best use of previously developed land within urban areas.
- 6.15 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 four years, with 100% of completions being on pdl in 2004/05. 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

*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.*

## (ii) Density

- 6.16 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.
- 6.17 Table 4 shows that during 2004/05, all residential completions on sites of 10 or more dwellings achieved densities of 50 dwellings or more per hectare, with the average density being 88.5 dwellings per hectare.
- 6.18 Densities on sites under construction or with unimplemented detailed planning permission also show nearly 85% of dwellings being on sites above 50 dwellings per hectare. The remaining proportion, below 30 dwellings per hectare, relate to two sites, 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.

Development Stage	Gross Dwellings	Net Developable Area	Average Development Density	Percentage of Dwelling at:		
				Less than 30 dwellings per hectare	30 to 50 dwellings per hectare	Over 50 dwellings per hectare
Completions	69	0.78	88.46	0	0	100
Sites under construction and detailed permissions yet to be commenced	138	5.29	26.09	15.2	0	84.8

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

## (iii) Affordable Housing

- 6.19 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.
- 6.20 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).

- 6.21 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.
- 6.22 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. Only 2 affordable housing completions took place in the monitoring year. 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
81	14	0	2

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

- 6.23 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'.
- 6.24 Local authorities undertake six-monthly counts of gypsy and traveller caravans for submission to the ODPM. 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 2004	31	18	0	13
January 2004	31	18	0	13
July 2003	30	18	0	12
January 2003	16	6	0	10
July 2002	14	4	0	10

Source: ODPM

- 6.25 It can be seen that there has been a rise in unauthorised sites since January 2003 to 18 caravans, due to two six-caravan sites at Roman Road, Mountnessing and Stock Lane, ngatestone. There are no Council owned sites in the Borough, and in July 2004 there were 13 authorised private sites, all located in the Metropolitan Green Belt, and benefiting from planning permission granted on appeal.



- 6.26 As referred to in the section above on the local Development Plan, the Secretary of State has directed that the Council include a specific DPD on Gypsy and Traveller Sites in the LDS, to be prepared as a matter of priority. The Council is in discussion with the Secretary of State regarding this matter.
- 6.27 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 Needs Study, which will report in early 2006.
- 6.28 The information from these studies will inform the Council's review of its existing Gypsy/Traveller policy in the RLP (Policy H13) through the LDF process.

## **Transport**

### **(i) Car Parking**

- 6.29 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.
- 6.30 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.
- 6.31 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.
- 6.32 The following Table shows that non-residential development completions over the monitoring year have largely complied with the Council's maximum parking standards. The only exception was the re-use of an existing car showroom building for storage and distribution purposes, which clearly had an existing level of provision associated with the former use.

**TABLE 7: NON-RESIDENTIAL COMPLETIONS AND CAR PARKING PROVISION  
2004/2005**

<b>Business</b>						
<b>Site Location</b>	<b>Land Use Type</b>	<b>Floor space (sq. m.)</b>	<b>Car Parking Provision</b>	<b>Car Parking Standard</b>	<b>Provision According to Standard</b>	<b>Compliant with Standard</b>
East side of Kings Road	Offices	4326	135 spaces	1 per 30 sq. m.	144 spaces	YES
Button Farm Brentwood Road, Herongate	Mixed Business Use	240	3 spaces	1 per 30 sq. m.	8 spaces	YES
Former Saab Showroom, Brook Street	Storage and Distribution	353	11 spaces	1 per 150 sq. m.	2 spaces	NO
Total amount of Business Development Complying with Car Parking Standards					4566 s. m.	92%
Total Amount of Business Development Not Complying with Car Parking Standards					353 sq.m.	7.2%
<b>Shopping</b>						
<b>Site Location</b>	<b>Land Use Type</b>	<b>Floor space (sq. m.)</b>	<b>Car Parking Provision</b>	<b>Car Parking Standard</b>	<b>Provision According to Standard</b>	<b>Compliant with Standard</b>
Former Gymnasium Site, Western Road, Brentwood	Retail	220	0 spaces	1 per 20 sq. m.	11 spaces	YES
3 Hart Street, Brentwood	Retail	155	0 spaces	1 per 20 sq. m.	7 spaces	YES
101-105 High Street, Brentwood	Retail	325	8 spaces	1 per 20 sq. m.	16 spaces	YES
Total Amount of Business Development Complying with Car Parking Standards					700 sq. m.	100.0%
Total Amount of Business Development Not Complying with Car Parking Standards					0 sq. m.	0.0%
<p><i>Notes: Figures in the Table relate to developments over the following thresholds:</i>            (i) Retail [A1] - 250sq. m.                      (ii) Business [B1(b) &amp; (c), B2 and B8] - 100 sq. m.            (iii) Office [B1(a)] - 1,000 sq. m.            (iv) Leisure [D2] - 1,000 sq. m.</p>						

## (ii) Transport Accessibility

6.33 The ODPM's core output indicators include the amount of new residential development within 30 minutes public transport time of various services. At present this information is not monitored, but it work is currently being undertaken to fill this gap through development of the Planning Service's GIS and possibly through use of commercially available accessibility software packages.

## Local Services

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

6.34 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.

6.35 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.

6.36 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.

6.37 Nationally provided figures show that between 2000 and 2004 the number of shop units within the Borough fell, although floorspace levels remained at similar levels (see Table 8 below).

Year		All Shops	A1	A2	A3	Other
2000	Number of units	666	542	56	52	16
	Floorspace (1000 m2)	103	79	8	7	9
2004	Number of units	652	528	51	56	17
	Floorspace (1000 m2)	104	79	7	8	9

6.38 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.

- 6.39 The renamed Baytree Centre will be formally opened in December 2005, and the numbers of shop units will revert to former levels as a result.
- 6.40 There has been limited expansion in shopping facilities over the monitoring year, with no increase in leisure uses (see Table 9 below). However, as referred to above, the current refurbishment of the Baytree Centre on the southern side of the High Street will provide a significant quantitative and qualitative improvement to shopping provision in Brentwood Town Centre when completed, and the Council owned William Hunter Way car park, north of the High Street, provides further potential for significant commercial development.
- 6.41 As previously discussed in the section on business development there has been one significant office development completed over the last year; the 4326 sq. m. of office floorspace on the former Lancaster Garage site on the eastern side of Kings Road, at the western end of Brentwood Town Centre.

<b>TABLE 9: RETAIL, OFFICE AND LEISURE DEVELOPMENT 2004/2005</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]	700	385	700	100.0
Financial & Professional Offices [A2]	0	0	N/A	N/A
Offices [B1(a)]	4326	4326	4326	100.0
Leisure [D2]	0	0	N/A	N/A
<i>Notes: Figures in the Table relate to developments over the following thresholds involving a gain or loss:  Retail [A1] - 250 sq. m. or more  Office [B1(a)] - 1,000 sq. m. or more  Leisure [D2] - 1,000 sq. m. or more</i>				

## **(ii) Open Space**

- 6.42 One of the government's key output indicator's is the percentage of open spaces managed to green flag award standard.
- 6.43 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', due for completion at the end of 2005, which will enable information on this indicator be provided in subsequent AMRs.

## **Flood Protection and Water Quality**

- 6.44 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.

- 6.45 Information provided by the Environment Agency shows that objections were raised by the Agency on two applications during 2004/2005, both in regard to outline consent for development of the former Transco Site, Wharf Road. Objection was raised due to the adverse impact on surface water run off and a flood risk assessment was requested by the Agency. A flood risk assessment was undertaken and provided to the Environment Agency, who subsequently withdrew their objection subject to a condition on the planning permission, which adequately dealt with the surface water run-off issues.

## **Biodiversity**

- 6.46 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, this monitoring will be formalised and improved to provide information for future AMRs.
- 6.47 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.
- 6.48 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. The Essex Wildlife Trust also manages a site at Warley Place as a nature reserve, but this is not a statutory designation.
- 6.49 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 and are waiting the results of this project.
  - (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 have a number of local volunteers who gather key survey data on specific sites e.g. bird surveys, flora and fauna surveys etc.

6.50 In addition to the above the Countryside Management Service also work to a Service Plan and the Council's Performance Indicator targets and, again, these will be used to inform future AMRs

## **Renewable Energy**

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

6.52 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.

6.53 The RLP now includes a policy on renewable energy schemes.

6.54 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. However, not all of the policy indicators have been incorporated into this first AMR, and it is intended that future AMRs will 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 monitoring year for this first report is 1 April 2004 to 31 March 2005, prior to the adoption of the RLP, the nearest equivalent policies in the former adopted Brentwood Local Plan (1995) have been used for policy monitoring in this section.

### 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 2004/05 there was no net loss of residential units.

## **(ii) Small unit residential accommodation**

- 7.8 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.
- 7.9 Generally newly forming households will be small households requiring smaller units of accommodation.
- 7.10 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 it 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.
- 7.11 Policy H6, therefore, seeks to achieve at least 50% of total units to be 1 and 2 bedroom units on suitable new housing sites.
- 7.12 Table 3 in the section on core output indicators shows that in 2004/05 110 units of the net total of 151 dwelling completions were 1 and 2 bedroom units (72.8%).

## **(iii) Affordable Housing Policy**

- 7.13 The Council's affordable housing policy (Policy H8) seeks to negotiate 35% affordable housing on all suitable sites above the thresholds.
- 7.14 In 2004/05 there were no applications for residential development on sites above the thresholds.

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

- 7.15 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) Demolition of attached covered area and cold store together with detached store, removal of mobile home together with the erection of a single storey side extension to public house, at the Eagle Public House, Ongar Road, Kelvedon Hatch (BRW/437/2004).
- 7.16 Permission was granted for the development as it was considered that the proposals would improve the character and openness of the Green Belt.

## **(v) Development Affecting Sites of Special Scientific Interest**

- 7.17 There are three Sites of Special Scientific Interest (SSSI) in the Borough as set out in Table 10 below:



<b>TABLE 10: 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	9.43
Curtis Mill Green	and oak/hornbeam woodland 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

7.18 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.

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

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.

7.20 There was only one relevant application, affecting a County Wildlife Site:

(i) Erection of a bird hide at Weald Country park, Weald Road, South Weald (BRW/1075/2004)

7.21 Planning permission was granted as the development was considered to be a modest structure and compatible with Policy CT4 of the Adopted Local Plan (1995), which is the equivalent policy to Policy C4 of the RLP.

**(ix) Type of Residential Accommodation in the Town Centre**

7.22 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.

- 7.23 In 2004/05 planning permission was granted for a total of 35 residential units on four separate sites, of which all were either one or two bedroom units (100% of total provision).

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

- 7.24 The 2004 Regulations require that 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.
- 7.25 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 4, and shows the use of each policy in the Adopted Brentwood Local Plan (1995).
- 7.26 Whilst it is clear that a large number of polices were not used, it is not intended at this time that any action be proposed in this AMR, for a number of reasons. As already stated elsewhere in the AMR, the policies monitored during 2004/2005 relate to the adopted Local Plan (1995). Many of these polices have already been reviewed in the process of preparing the Replacement Local Plan, and the number of policies reduced through the incorporation of a number of 'Core Polices' in the RLP.
- 7.27 The use of polices should also, 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 polices that will supersede the RLP.

**APPENDIX 1: BRENTWOOD LOCAL DEVELOPMENT SCHEME- SUMMARY TIMETABLE APRIL 2005 - MARCH 2008**

**Brentwood Local Development Scheme - /Summary Timetable April 2005 - March 2008**

Document	2005			2006			2007			2008			Review Date												
	A	M	J	J	A	S	O	N	D	J	F	M		A	M	J	J	A	S	O	N	D	J	F	M
<b>Local Development Framework Documents</b>																									
<b>Development Plan Documents</b>																									
Core Strategy																									Every 3 Years
Proposals Map 1																									N/A <sup>1</sup>
Site Specific Allocations																									Every 3 Years
<b>Supplementary Planning Documents</b>																									
Advertisement and Shop Front Guidance *																									Every 5 Years
Highwood Hospital Development Brief **																									Every 3 Years
Miscellaneous Residential Design Guidance *																									Every 5 Years
Planning Obligations & Developer Contributions **																									Every 2 Years
<b>Other Non-development Plan Documents</b>																									
Statement of Community involvement																									Every 3 Years
Annual Monitoring Report																									Every Years
<b>Brentwood Replacement Local Plan #</b>																									N/A

**Notes:**

<sup>1</sup> Proposals Map will be updated and changes adopted as and when changes are adopted in other DPDs that require geographical expression

\* Existing SPG to be 'saved'

\*\* New SPD

# Consultation on the Proposed Modifications to the Revised Deposit of the Replacement Local Plan

**Key:**

- Con Consult
- PEM Pre-examination Meeting
- EIP Examination in Public
- Ad Adopt

**APPENDIX 2: BRENTWOOD HOUSING TRAJECTORY 1996 TO 2011**

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							
Net Projected Completions (Total)										170	203	108	160	227	212	
Total Cumulative Net Completions	180	212	345	385	414	595	859	1068	1219	1389	1592	1700	1860	2087	2299	
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>419</b>	<b>525</b>	<b>536</b>	<b>599</b>	<b>729</b>	<b>844</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>13</b>	<b>-34</b>	<b>-82</b>	<b>-203</b>	<b>-632</b>	

## APPENDIX 3: 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 within 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 4: ADOPTED LOCAL PLAN POLICY USAGE 2004/2005**

<b>THE USE OF LOCAL PLAN POLICIES 2004/2005</b>		
<b>Policy Ref.</b>	<b>Policy Title</b>	<b>Number of Applications</b>
<b>Housing Chapter</b>		
H1	New Housing Development	2
H2	Housing Land Availability Monitor	0
H3	Affordable Rural Housing	0
H4	Affordable Housing on Rural Sites	2
H5	Development of Urban Open Space	33
H6	Changes of Use	3
H7	Change of Use of Upper Floors	5
H8	Small Unit Accommodation	14
H9	Conversions	15
H10	Sheltered Housing	0
H11	Residential Homes	0
H12	Permanent Sites for Gypsy Travellers	1
H13	Design of New Residential Developments	88
H14	Scale and Character of New Residential Development	87
H15	Hutton Mount	44
H16	Extensions	690
H17	Conversion of Garages	23
H18	Dormer Windows	189
H19	Porches	63
H20	Bin Enclosures	1
H21	Non-Residential Uses	3
H22	Noise	10
<b>Employment Chapter</b>		
E1	General Employment Strategy	5
E2	Offices	3
E3	Existing Employment Areas	3
E4	Sites for Additional Employment Land	0
E5	Land Adjacent to the Council Depot, Warley	0
E6	Hallsford Bridge Industrial Estate Extension, Stondon Massey	0
E7	Childerditch Industrial Park, Warley	0
E8	Existing Premises Outside Employment Areas	1
E9	Employment in Village Settlements Excluded from the Green Belt	0
E10	Development Outside Employment Areas	4
E11	Employment Development Criteria	15
E12	Polluting Developments	0
<b>Shopping Chapter</b>		
S1	New Large Stores	0
S2	Local Shops	2

S3	Non-Retail Uses in Shopping Areas	19
S4	Retail Warehouses	0
<b>Transport Chapter</b>		
TR1	New Development and Road Capacity	30
TR2	New Development and Traffic Considerations	79
TR3	Traffic Management	0
TR4	Road Safety	0
TR5	Lorry Traffic in Residential Streets	0
TR6	Parking - General	18
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	Commuter Car Parking	0
TR15	Parking for Disabled Persons	0
TR16	Bus and Rail Services	0
TR17	Taxis	1
TR18	Railway Station Improvements	2
TR19	Traffic Noise	0
<b>Green Belt Chapter</b>		
GB1	New Development	131
GB2	Development Criteria	272
GB3	Towns and Villages Excluded from the Green Belt	0
GB4	Residential Development Within Established Areas of Development	13
GB5	Residential Development Outside Existing Settlements	0
GB6	Replacement Dwellings	22
GB7	Extensions to Dwellings	107
GB8	Extensions to Gardens	11
GB9	Swimming Pool Enclosures	3
GB10	Haverings Grove	0
GB11	Subdivision of Dwellings	1
GB12	Temporary Siting of Mobile Homes	2
GB13	Permanent Dwellings for Agricultural Workers	0
GB14	Relaxation of Agricultural Workers Conditions	2
GB15	Existing Commercial Sites	7
GB16	Conversion or Change of Use of Listed Buildings	6
GB17	Re-Use and Adaptation of Rural Buildings for Small-Scale Employment, Leisure and Community Use	17
GB18	Re-Use and Adaptation of Rural Buildings - Residential Conversions	5

GB20	Farm Shops and Retailing	0
GB21	Garden Centres	0
GB22	Village Halls	1
GB24	Redundant Hospital or Other Institutional Use	0
GB25	Cemeteries	3
GB26	Outdoor Sports Facilities	4
GB27	Ancillary Buildings to Recreational Facilities	11
GB28	Golf Courses	0
GB29	Accommodation for Indoor Sports	1
GB30	Riding Schools and Livery Stables	4
GB31	Other Stables	5
GB32	Access to the Countryside	0
GB33	Landscaping	0
GB34	Natural Features	0
<b>Leisure, Tourism and Community Uses Chapter</b>		
L1	Development of Existing Open Spaces	4
L2	Areas Deficient in Open Space	0
L3	Gas Board Sports Field	0
L4	Provision of Open Space in New Developments	0
L5	Displacement of Open Land Uses	0
L6	The Brentwood Centre	0
L7	Provision of Cultural, Entertainment and/or Leisure Facilities	0
L8	Potential of Natural Features	0
L9	Footpaths in New Developments	0
L10	Cycleways	0
L11	New Hotels, Motels and Guest Houses in Built Up Areas	1
L12	Redevelopment or Change of Use to Hotels Within Residential Areas	0
L13	Hotel Accommodation in the Green Belt	0
L14	Bed and Breakfast and Self-Catering Accommodation in the Green Belt	0
L15	Change of Use to Bed and Breakfast or Self-Catering Accommodation in the Green Belt	0
L16	Youth Hostel	0
L17	Transit Picnic Sites	0
L18	Other Picnic Sites	0
L19	Caravan/Camp Sites	0
L20	Use of Redundant Institutional, Recreational and Community Buildings	2
L21	Changes of Use or New Buildings for Institutional Purposes	15
L22	Changes of Use from Residential to Medical Use	3
L23	Crematoria	0
L24	Access for Disabled to Premises to which the Public are Admitted	2
L25	Disabled Access Arrangements in Employment Generating Developments	0
L26	Proportion of Access Standard Housing in New Developments	0

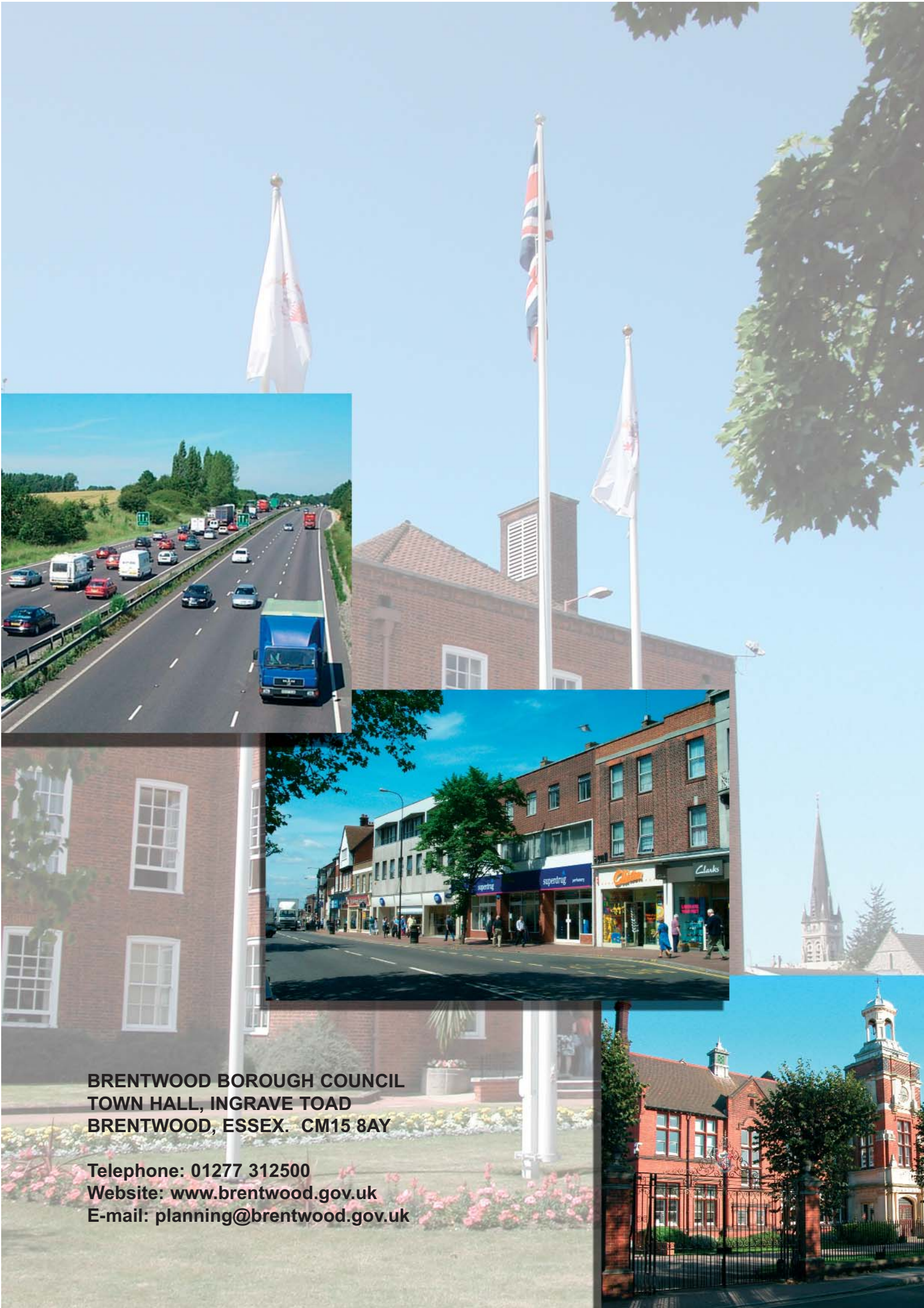
L27	Access for the Disabled to Flat Developments	0
L28	Access for the Disabled - Change of Use	0
<b>Conservation and Townscape Chapter</b>		
CT1	Development and Conservation of the Environment	9
CT2	Sites of Special Scientific Interest	0
CT3	Local Nature Reserves	0
CT4	Sites of Importance for Nature Conservation	1
CT5	Ancient Landscapes and Special Landscape Areas	84
CT6	Historic Parks and Gardens	2
CT7	Management of Woodlands	2
CT8	Retention of Landscaping and Natural Features	21
CT9	Tree Preservation Orders	146
CT10	Protected Lanes and Verges of Special Interest	0
CT11	Article 4 Directions	0
CT12	Thames Chase Community Forest	0
CT13	Landscape Improvements	4
CT14	Public Access to the Lakeside Area, Ingatestone	0
CT15	New Development in the Lakeside Area, Ingatestone	0
CT16	Scale, Design and Materials of New Development	161
CT17	Scale, Design and Materials of Extensions	28
CT18	Designation and Enhancement of Conservation Areas	0
CT19	Development Affecting Conservation Areas	91
CT20	Outline Planning Permission in Conservation Areas	0
CT21	Demolition, Alterations or Extensions to Listed Buildings	89
CT22	Development Affecting the Setting or Change of Use of Listed Buildings	44
CT23	Ancient Monuments and Archaeological Sites	3
CT24	Shop Fronts	19
CT25	Illuminated Advertisements	22
CT26	Signs within Conservation Areas and on Listed Buildings	10
CT27	Externally Illuminated Hanging Signs	4
CT28	Non-Illuminated Advertisements	23
CT29	Areas of Special Control	0
CT30	Floodlighting and Other Forms of Illumination	10
<b>Resources Chapter</b>		
RS1	Infrastructure	1
RS2	Planning Obligations	0
RS3	Development Briefs	0
RS4	Protecting the Best Agricultural Land	0
RS5	Recycling Facilities	0
RS6	Energy Conservation in New Development	0
RS7	Energy Efficient Means of Transport	0

RS8	Development on Flood Plains	0
RS9	Surface Water Run Off	0
RS10	Public Utilities	0
RS11	Telecommunications	14
RS12	Contaminated Land	0
<b>Town Centre Chapter</b>		
TH1	Existing Residential Accommodation	0
TH2	Vacant and Redevelopment Sites	0
TH3	Residential Replacement	0
TH4	Mixed Use Redevelopment	2
TH5	Use of Upper Floors Above Commercial Premises	3
TH6	Type of Accommodation	4
TH7	Land at Westbury Road/High Street	0
TS1	New Shopping Development	0
TS2	Small-Scale Shops	3
TS3	Non-Retail Uses	3
T01	Office Development Outside Allocated Areas	0
T02	Office Development Within Allocated Areas	1
T03	Areas Allocated for Professional/Financial Office Uses	1
T04	Non-Professional/Financial Offices Outside Allocated Areas	0
TTR1	Short-Stay Parking	0
TTR2	Parking for New Shopping Development	0
TTR3	Rear Service Facilities	0
TTR4	Ongar Road Lay-by	0
TTR5	Alfred Road Closure	0
TTR6	Lorry Traffic	0
TTR7	Cycling	0
TT1	St. Thomas-a-Becket Chapel	0
TT2	Landscaping in the Town Centre	0
TT3	Pedestrian Areas	0
TT4	Advertisement Signs on Buildings of Special Character and in Areas of Special Control	13
TL1	Existing Open Space/Amenity Areas	0
TL2	Amenity Areas in New Development	0
TL3	Existing Cultural, Entertainment and Leisure Facilities	0
TL4	Change of Use to Cultural, Entertainment and Leisure Uses	0
TL5	Medical/Health Uses	1
TIS1	Hart Street/Crown Street	1
TIS2	Thermos/Bus Depot Site	1
TIS3	Former County Library, Library Hill, Coptfold Road	0
TIS4	Anglia Polytechnic University, Sawyers Hall Lane	0
TIS5	The Meads Ballroom	0
TIS6	The Telephone Exchange	0

## APPENDIX 5: LIST OF ABBREVIATIONS

AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
BCS	Brentwood Community Strategy
DPD	Development Plan Document
EBP	Essex Biodiversity Project
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
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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