



**BRENTWOOD
BOROUGH COUNCIL**

BRENTWOOD MONITORING REPORT

FIVE YEAR HOUSING SUPPLY



Copyright

Published November 2016

Brentwood Borough Council

Planning Policy Team

Town Hall, Ingrave Road, Brentwood, Essex, CM15 8AY

www.brentwood.gov.uk/localplan

email: planning.policy@brentwood.gov.uk

telephone: 01277 312 500

Please contact us to obtain a copy of this information in an alternative format.



The Council is committed to being open and transparent. Government guidance states that data must be published without restriction. Public data should be released in an “open format” that is reusable, available to everyone to be exploited for social and/or commercial purposes. DataShare is being developed as a way to make accessing and inspecting data easier for everyone; as well as simpler for developers wishing to use the data in their applications, web sites and widgets. Data from Authority Monitoring Reports is also available in accessible formats on the Council’s DataShare site. Brentwood’s DataShare can be found at **opendata.brentwood.gov.uk**

CONTENTS

INTRODUCTION	03
Authority Monitoring Report	03
Housing Delivery Requirement	04
PLANNING FOR NEW HOMES	05
Housing Need	05
Housing Delivery	05
Housing Requirement	06
FIVE YEAR HOUSING LAND REQUIREMENT	07
Applying the 5% or 20% Buffer	07
Calculating the Five Year Requirement	09
FIVE YEAR HOUSING LAND SUPPLY	10
Demonstrating a Deliverable Supply	10
Draft Plan Allocations	10
Windfall Sites	11
Calculating the Five Year Supply of Housing Land	13
HOW MANY YEARS DELIVERABLE LAND?	14
APPENDIX 1: SCHEDULE OF IDENTIFIED HOUSING SITES (APRIL 2016)	15

INTRODUCTION

Authority Monitoring Report

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

6. This report focuses on the requirement to monitor future housing supply, and specifically to ensure a five year land supply is identified. Several issues explored within this report are considered in more detail in the Council's accompanying Housing Monitoring Report (November 2016).
7. National Planning Practice Guidance on Housing and Economic Land Availability Assessment, stipulates that deliverable sites can include those that are allocated in the development plan as well as those with planning permission, and that sites without planning permission or a plan allocation can also be considered deliverable if there are no significant constraints to overcome.

Housing Delivery Requirement

7. The National Planning Policy Framework (NPPF) requires that local authorities boost significantly the supply of housing in their local areas. NPPF Paragraph 47 sets out the requirements to "identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land."
8. NPPF Paragraph 47 also stipulates that where there has been a record of persistent housing under delivery, the buffer should increase to 20%.
9. To be considered deliverable, a site should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Particular emphasis is placed on whether development of the site is viable.
11. This assessment will inform the assessment and determination of planning applications for housing development. Housing applications should be considered in the context of the presumption in favor of sustainable development. Where local authorities cannot demonstrate a five year supply, planning applications for housing will be considered favourably in light of national policy.

PLANNING FOR NEW HOMES

Housing Need

12. Planning practice guidance advises that housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply.
13. Until January 2013, the housing target for Brentwood Borough was set by the East of England Plan Regional Spatial Strategy (RSS). It specified the annual average rate of housing provision for Brentwood Borough as 175 dwellings per year, or 3,500 dwellings between 2001 and 2021. The East of England Plan was revoked on 3 January 2013, after which it no longer formed part of the development plan.
14. In the absence of an up-to-date adopted Local Plan, planning practice guidance advises that “information provided in the latest full assessment of housing needs should be considered. But weight given to these assessments should take account of the fact they

have not been tested or moderated against relevant constraints. Where there is no robust recent assessment of full housing needs, the household projections published by the Department of Communities and Local Government should be used as the starting point”.

Housing Delivery

15. The delivery of new homes can be measured against the housing targets or requirements in place at the time. For the purposes of monitoring, houses are considered to have been delivered at the point of completion. The Council monitors housing completions each year as part of its land monitor, data from which is then published in the relevant authority monitoring report.
16. Table 1 sets out gross and net housing completions in the Borough between 2001 and 2016. Table 2 sets out this information in more detail compared with the housing target/requirement.

Year	DWELLING COMPLETIONS	
	GROSS	NET
2015/16	125	111
2014/15	178	159
2013/14	122	107
2012/13	239	211
2011/12	148	132
2010/11	416	394
2009/10	188	166
2008/09	273	251
2007/08	262	241
2006/07	256	218
2005/06	140	116
2004/05	175	151
2003/04	231	209
2002/03	284	264
2001/02	199	181

Table 1: Brentwood Borough housing completions 2001 to 2016

Housing Requirement

17. At present there is no adopted housing requirement for the Borough. The emerging Local Development Plan is to cover the period 2013-2033 and has been through several stages of public consultation. Most recently the Council published a Draft Local Plan for consultation in January 2016, which included proposals for objectives, spatial strategy, and planning policies to meet local housing needs.
18. The starting point for any new local housing target or assessment of 'objectively assessed needs' (OAN) is an assessment of the number of new homes needed to satisfy market demand and affordable housing needs.

19. The Council has made an objective assessment of its housing need in line with planning practice guidance¹. This technical work concludes that the Borough has a range of housing needs to consider depending on projections and historic delivery rates. The Draft Local Plan 2013-2033 identifies the borough's objectively assessed housing need as 362 dwellings a year (7,240 dwellings over the plan period).
20. In the absence of an up-to-date adopted Local Plan, the Borough's interim five year housing requirement is based on the top end of the objectively assessed needs range, a figure of 362 dwellings per year.

The Borough's
five year housing
requirement is
based on 362
dwellings per
annum

This equates to
a total of 7,240
dwellings over
the plan period
2013 - 2033.

¹ SHMA Part 1 - Objectively Assessed Housing Needs for Brentwood (December 2014)

FIVE YEAR HOUSING LAND REQUIREMENT

Applying the 5% or 20% Buffer

21. The NPPF states that an additional buffer of 5% of sites, moved forward from later in the plan period, should be added to the five year requirement in order to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, the NPPF requires local planning authorities to increase the buffer to 20%.
22. It can be assumed that the delivery of housing is measured against the housing targets or requirements in place at the time. Brentwood Borough's consistent over delivery of its housing requirement between 2001 and 2013 is demonstrated in Table 2. The East of England Plan was revoked on 3 January 2013 and so the final monitoring year measured against its housing target for Brentwood Borough is 2012/13. Between 2001 and 2013 the East of England Plan housing target was exceeded in the majority of years and cumulatively by 433 dwellings.
23. Housing completion figures are now measured against objectively assessed needs (OAN) for the area, which are assessed regularly as part of Local Development Plan evidence base. So far this need has been significantly higher than the East of England Plan target. Since 2001 there has only been one year where more homes were completed than the now objectively assessed need annual figure of 362 new homes per year (2010/11, 394 net homes completed).
24. Since April 2013 the number of net housing completions has totalled 377 dwellings against the cumulative requirement of 1,086 dwellings, resulting in a deficit/shortfall of 709 dwellings, as shown in Table 2. In calculating the total five year requirement, this shortfall has been included and necessary buffer applied (see Table 3).

25. When considering these issues it is accepted that there has been an under-delivery of housing against requirements in recent years. However, this does not amount to persistent under delivery when considering longer term delivery against previous targets, and there is no suggestion that current requirements need to be

retro-fitted to previous years. This also highlights the difficulty in meeting a significantly increased target/need when this is introduced overnight. On this basis the assessment uses the 5% buffer plus the shortfall in housing delivery since 2013. However, a calculation has been made for the 20% buffer for the sake of comparison.

OAN HOUSING REQUIREMENT					
	Total completions (net)	Total cumulative completions (net)	OAN annual completion rate	OAN cumulative completion rate	Surplus/ Deficit compared to OAN
2015/16	111	377	362	1,086	- 709
2014/15	159	266	362	724	- 458
2013/14	107	107	362	362	- 255
RSS HOUSING TARGET					
	Total completions (net)	Total cumulative completions (net)	RSS annual completion rate	RSS cumulative completion rate	Surplus/ Deficit compared to RSS
2012/13	212	2,533	175	2,100	+ 433
2011/12	132	2,321	175	1,925	+ 396
2010/11	394	2,189	175	1,750	+ 439
2009/10	166	1,795	175	1,575	+ 220
2008/09	251	1,629	175	1,400	+ 229
2007/08	244	1,378	175	1,225	+ 153
2006/07	218	1,134	175	1,050	+ 84
2005/06	116	916	175	875	+ 41
2004/05	151	800	175	700	+100
2003/04	204	649	175	525	+ 124
2002/03	263	445	175	350	+ 95
2001/02	182	182	175	175	+ 7

Table 2: Brentwood Borough cumulative housing completions 2001-2016

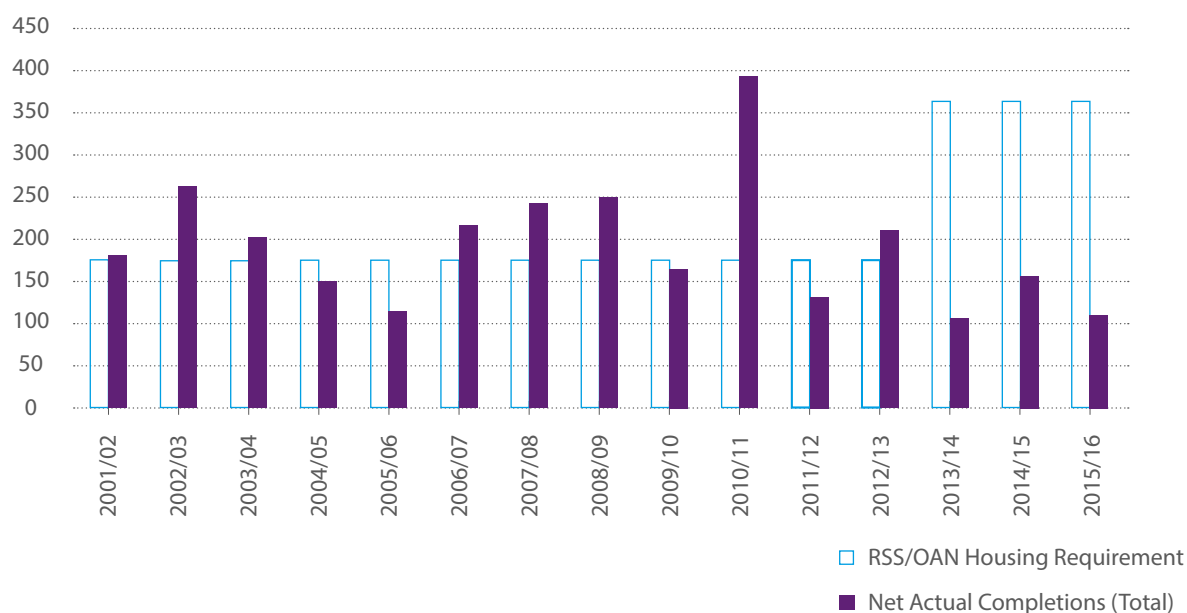


Figure 1: Brentwood's historic housing delivery and requirement

Calculating the Five Year Requirement

	Dwellings
OAN Annual Requirement	362
Five Year Requirement to 2021 (5 years beyond 2016) (362 x 5)	1,810
Plus Shortfall	+709
Five Year Requirement including Shortfall (1,810 + 709)	2,519
Plus Buffer of 5% (5% of 2,519)	+126
Five Year Requirement including Buffer of 5% and Shortfall (1,810 + 709 + 126)	2,645
Plus Buffer of 20% (20% of 2,519)	+504
Five Year Requirement including Buffer of 20% and Shortfall (1,810 + 709 + 504)	3,023

Table 3: Five Year Housing Land Supply Requirement 2016-2021

+ +
 The five year
 requirement
 including Buffer
 of 5% is
 2,645 dwellings
 + +

FIVE YEAR HOUSING LAND SUPPLY

Demonstrating a Deliverable Supply

26. This report assesses whether or not there is a five year supply of deliverable housing land within Brentwood Borough from April 2016 to March 2021.
27. Specific sites are identified that the Council considers likely to contribute to the delivery of five years housing provision. These sites, set out in detail in Appendix 1, include:
 - Sites with planning permission or prior approval and under construction but not yet complete
 - Sites with planning permission or prior approval but where building work has yet to commence
 - Deliverable sites forecast to be completed and proposed to be allocated in the Draft Local Plan 2013-2033
28. The information set out in Appendix 1 is a “snapshot” of sites with permission or prior approval at 31 March 2016.
29. Sites included within Appendix 1, have all been assessed as having a reasonable prospect of delivery within the five year period; this includes those sites with outline permission or those subject to a Section 106 agreement. It is considered all sites included within Appendix 1 are not subject to any constraints that would jeopardise their development by 2021.
30. The five year supply can include an allowance for windfalls where there is evidence such sites have consistently become available and will continue to provide a reasonable source of supply (see Paragraphs 35 to 39 and Table 4).

Draft Plan Allocations

31. Comprehensive assessment of potential sites has been carried out by the Council, independent technical specialists and

other bodies. The Council's Strategic Housing Land Availability Assessment (SHLAA, 2010) has provided the starting point for considering sites as part of the plan-making process, which has then been supplemented by other sources and more up to date information where possible.

32. To determine which land to allocate in the Draft Local Plan a sequential approach to sustainable land use has been applied. In addition, sites have been assessed against criteria, including (but not limited to) the following:

- Ability to deliver the overall spatial strategy and vision;
- Whether sites are suitable for housing;
- Accessibility – to public transport, services and facilities;
- Infrastructure provision;
- Impact on the Green Belt, landscape, visual amenity, heritage, transport and environmental quality including wildlife, flood-risk, air and water pollution;
- Impact on highways; and
- Whether the site is likely to come forward over the plan period.

33. A Sustainability Appraisal carried out for each site, together with technical analysis and modelling, has enabled the Council to reach an informed judgement on site selection.

34. The issue of development viability is one of increasing importance. As part of the Local Plan process, the 'Brentwood Borough Council Whole Plan & CIL Viability Assessment' (May 2016) has been undertaken to inform the setting of a charging schedule. The report provides an appraisal of the viability of Brentwood's Draft Local Plan in terms of the impact of its policies on the economic viability of development proposed to be delivered by the Plan and the potential for development to yield Community Infrastructure Levy (CIL).

Windfall Sites

35. To eliminate the risk of double counting sites with extant planning permissions, no allowance for windfall sites has been made in the calculation of the interim five year supply. However, paragraph 48 of the NPPF indicates that local planning authorities may make an allowance for windfalls in the five year supply if they have compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. Any allowance should be realistic and based on historic windfall delivery rates and expected future trends, and should not include residential gardens.
36. Table 4 shows windfall sites have provided a continuous supply of new homes in the Borough for a number of

years. Appendix 1 shows new housing development permitted in 2015/16 not identified in previous years. When considering the continuing trends of windfall completions and new permissions each year, it can be concluded that windfalls will contribute additional housing supply in future.

37. When taken as a percentage of total completions, windfalls have accounted for approximately 20% of net completions between 2009 to 2016. Brownfield development has comprised the majority of all windfall completions in this period (94%).
38. It should be noted that Brentwood Borough Council has not been granted any exemption in the temporary permitted development rights recently introduced for the change of office to residential use without the need for planning permission (introduced 30 May 2013). Therefore, it is anticipated that a greater level of windfall development will come forward from

this source through the relaxation of permitted development rights. Since the government amended permitted development rights there has been a total of 173 new dwellings given prior approval, showing a considerable contribution towards housing supply, despite the loss of employment floorspace. So far 10 units have been completed from this amount (2015/16 monitoring year).

39. Due to the number of small sites with planning permission included in the Borough's future housing supply (see Appendix 1), an allowance for windfall has not been made within the shorter-term five year period. However, taking the above into account it is likely that the five year supply of housing will be further increased by additional windfall permissions to be granted. In the longer-term Local Development Plan period up to 2033 a strong case can be made that windfall development will make a meaningful contribution to overall housing supply.

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

Table 4: Total windfall completions 2009 to 2016

Calculating the Five Year Supply of Housing Land

40. The five year period is taken as the period beginning 1 April for the forthcoming year at the time of the assessment. The five year period for this assessment is 1 April 2016 to 31 March

2021. Table 5 sets out the calculation for this time period informed by considerations discussed within this report.

	Dwellings
Sites with Planning Permission subject to section 106	299
Extant Planning Permissions on Unallocated Large Sites	116
Extant Planning Permissions on Small Sites	153
Prior Approval (Residential)	163
Allocations in Brentwood Draft Local Plan	683
Total	1,414

Table 5: Brentwood Five Year Housing Land Supply 2016-2021



HOW MANY YEARS DELIVERABLE LAND?

41. Brentwood Borough has an identifiable and deliverable housing land supply for 1,414 homes over the next five years. That is 1,231 homes under the calculated five year requirement and equates to a housing land supply of 2.67 years as set out in Table 6.
42. In conclusion, the assessment provided in this report shows that the Borough cannot demonstrate a five year deliverable supply of housing.

	Dwellings
Calculated five year requirement plus buffer of 5% & shortfall	2,645 homes
Annual average requirement	529 homes
Total identifiable five year supply	1,414 homes
Annual average supply	282.8 homes
How many years housing supply?	2.67 years

**Table 6: Summary of five year housing supply with 5% buffer included –
1 April 2016 to 31 March 2021**

.....

APPENDIX 1

.....

Schedule of Identified Housing Sites (April 2016)

2020/21
2019/20
2018/19
2017/18
2016/17
Residual completions expected in five year period from 1 April 2016
Total net residual dwellings under construction or not started at 1 April 2016
Net completions as at 1 April 2016
Potential losses
Total number of dwellings with planning permission /site capacity
Windfall
Greenfield/Brownfield
Site size
Grid Reference (X/Y)
Ward
Site name/address
Type of permission (full, outline, reserved matters, allocation)
Planning application ref

Sites with planning permission subject to section 106													
14/01261/F UL	35 High Street, Brentwood	Brentwood North	559589 193872	0.08	B	N	13	1	0	12	12	12	
15/01284/F UL	73 High Street, Brentwood	Brentwood North	559425 193789	0.07	B	Y	18	2	0	16	16	8	8
11/01195/F UL	Brunel House, St James Rd	Brentwood West	559177 193129	0.14	B	N	24	0	0	24	24	24	
15/00155/F UL (Affordable Housing element)	The White House, Ongar Rd	Brizes & Doddinghurst	557161 198660	0.34	B	N	5	0	0	5	5	5	
15/00155/F UL (Market Housing element)	The White House, Ongar Rd	Brizes & Doddinghurst	557161 198660	0.34	B	N	9	1	0	8	8	8	
15/00267/F UL	The Surgery Site	Brizes & Doddinghurst	558644 199583	0.29	B	N	8	0	0	8	8	4	4
11/00009/E XT (Affordable Housing element)	Land rear of Sylvia Avenue	Hutton Central	562201 193544	0.84	B	N	13	0	0	13	13	13	
11/00009/E XT (Market Housing element)	Land rear of Sylvia Avenue	Hutton Central	562201 193544	0.84	B	N	20	1	0	19	19	15	4

13/00336/F UL (Affordable Housing element)	Full	Trueloves Lane Ingateston e	Ingateston e, Fryerning & Mounthnessi ng	563611 199041	5.25	B	N	10	0	0	10	10	10					
13/00336/F UL (Market Housing element)	Full	Trueloves Lane Ingateston e	Ingateston e, Fryerning & Mounthnessi ng	563611 199041	5.25	B	N	22	2	19	1	1	1					
14/01446/F UL (Affordable Housing element)	Full	Former Mounthnessi & Scrap Yard	Ingateston e, Fryerning & Mounthnessi ng	562436 196859	2.63	B	Y	24	0	0	24	24	8	8				8
14/01446/F UL (Market Housing element)	Full	Former Mounthnessi & Scrap Yard	Ingateston e, Fryerning & Mounthnessi ng	562436 196859	2.63	B	Y	61	0	0	61	61	10	25			26	
13/01169/F UL (Affordable Housing element)	Full	Mascalls Park	Warley	191880 558734	4.08	B	N	27	0	16	11	11						
13/01169/F UL (Market Housing element)	Full	Mascalls Park	Warley	191880 558734	4.08	B	N	48	0	9	39	39	24					
15/01379/F UL (Affordable Housing element)	Full	Brentwood Training Centre	Warley	559175 191820	0.65	B	Y	18	0	0	18	18	10	8				
15/01379/F UL (Market Housing element)	Full	Brentwood Training Centre	Warley	559175 191820	0.65	B	Y	32	0	0	32	32	10	20			2	
										Sub Total:		301	82	125	44	50	44	0

Extant Planning Permissions on Unallocated Large Sites																
		Rockys Fun House, William Hunter Way														
14/01495/F UL	Full		Brentwood North	559460 193834	0.09	B	Y	10	0	0	10	10			10	
12/00725/F UL	Full	43 -57 Ingrave Rd, Brentwood South	Brentwood South	560181 193482	0.44	B	N	51	4	0	47	47			47	
14/00439/ OUT	Outline	Brescia House and 5 & 7 Eastfield Rd	Brentwood South	559689 193529	0.2	B	Y	12	1	0	11	11			5	6
15/01403/F UL	Full	Adj 1 Fairfield Road, Brentwood West	Brentwood West	559278 193221	0.05	B	N	11	0	0	11	11				
14/00608/F UL	Full	Land at 141 to 147 High Street West	Brentwood West	559141 193674	0.05	B	N	17	0	0	17	17			17	
14/00793/F UL	Full	Westwood Avenue 16	Brentwood West	558476 192999	0.2	G	N	12	1	0	11	11			5	6
14/00387/F UL	Full	St Nimian Alexander Lane	Hutton North	561611 195211	0.1	B	N	10	1	0	9	9				
Sub Total:										7	0	116	116	16	47	53
															0	0

Extant Planning Permissions on Small Sites																
		Ld Adj 41 Warescot Rd														
14/00072/F UL	Full		Brentwood North	558849 194781	0.06	G	N	1	0	0	1	1			1	
14/00719/F UL	Full	71 Ongar Road	Brentwood North	559563 194112	0.01	B	N	1	0	0	1	1			1	
15/00916/F UL	Full	68 - 70 Ongar Road	Brentwood North	559547 194083	0.02	B	Y	2	0	0	2	2			2	
14/00048/F UL	Full	Ld Adj. 16 Thrift Green	Brentwood South	561220 193156	0.05	G	N	1	0	0	1	1			1	

13/00124/F UL	Rose Bank, Rose Valley	Brentwood South	559568 193294	0.05	G	N	1				0	0	1	1	1				
14/00168/F UL	Land Adjacent To 14 Leasway	Brentwood South	559569 193220	0.03	B	Y	1				0	0	1	1	1				
12/00431/F UL	96 Queens Rd	Brentwood South	559714 193659	0.04	G	N	4				0	3	1	1	1				
13/00630/F UL	21-23 Eastfield Rd	Brentwood South	559755 193555	0.04	B	N	4				2	0	2	2	1			1	
12/00841/F UL	24 High Street	Brentwood South	559610 193818	0.02	B	Y	1				0	0	1	1	1				
13/00875/1 3	76 High Street	Brentwood South	559363 193718	0.04	B	Y	7				0	0	7	7				7	
15/00194/F UL	34 Eastham Crescent	Brentwood South	561307 193037	0.03	G	N	1				0	0	1	1	1				
15/00589/F UL	61 Pondfield Lane	Brentwood South	561466 193136	0.04	G	N	1				0	0	1	1	1				
15/01026/F UL	Land At 124 Kings Rd	Brentwood South	559331 193192	0.01	B	Y	1				0	0	1	1	1			1	
15/01045/F UL	Knight Court 47 Crown Street	Brentwood South	559394 193578	0.06	B	Y	3				0	0	3	3				3	
15/01073/F UL	Knights Way Community Centre	Brentwood South	561050 193007	0.12	B	N	3				0	0	3	3				3	
15/01076/F UL	7 Rose Valley	Brentwood South	559462 193388	0.05	G	N	1				0	0	1	1	1				
15/01118/F UL	48 Shenfield Crescent	Brentwood South	560451 193446	0.06	B	Y	2				1	0	1	1	1			1	
15/01225/F UL	Land Adj. 68 Pondfield Lane	Brentwood South	561483 193180	0.02	G	N	1				0	0	1	1	1			1	
15/01317/F UL	Garages Saxon Close	Brentwood South	561388 193217	0.03	B	N	1				0	0	1	1	1			1	

14/00529/F	Full	100 Vaughan Street	Brentwood West	558564 192165	0.07	B	N	1	0	0	1	1	1	1				
14/00885/F	Full	134 High Street	Brentwood West	559066 193588	0.07	B	N	6	1	0	5	5					5	
15/01280/F	Full	25 St James Rd	Brentwood West	559169 193168	0.02	B	Y	2	1	0	1	1		1				
16/00061/F	Full	26 Crescent Rd	Brentwood West	559192 192879	0.03	B	Y	2	1	0	1	1					1	
14/00277/F	Full	The Paddocks	Brizes & Doddinghurst	557927 197310	0.42	G	N	1		0	1	1		1				
13/00398/F	Outline	1 All Saints Close	Brizes & Doddinghurst	558941 199055	0.04	G	N	1			0	1					1	
13/00681/F	Full	Watsons Farm	Brizes & Doddinghurst	553096 195212	0.14	G	Y	1		0	0	1					1	
15/00605/F	Full	34 Glovers Field	Brizes & Doddinghurst	557729 198719	0.03	G	N	1			0	1		1				
15/00927/R	Reserved Matters	Land Adj Heathlands School	Brizes & Doddinghurst	557373 198992	0.1	G	Y	1			0	1		1				
15/01657/F	Full	Emblems Farm, Doddinghurst	Brizes & Doddinghurst	560477 198514	0.02	G	Y	1		0	0	1		1				
14/00428/F	Full	Button Farm, Herongate	Herongate, Ingrave & WH	563296 190694	0.06	G	Y	1		0	0	1				1		
11/00853/F	Full	8 Brentwood Rd	Herongate, Ingrave & WH	561776 192433	0.02	B	N	2			0	2		2				
14/00996/F	Full	Garth Cottage, Herongate	Herongate, Ingrave & WH	562800 191394	0.07	G	N	1		0	0	1				1		
13/1172/F	Full	9 Thorndon Ave	Herongate, Ingrave & WH	562366 189111	0.34	B	N	4			0	3				1	2	
15/01018/F	Full	8 Thorndon Ave	Herongate, Ingrave & WH	562432 189127	0.21	G	N	2		0	0	2				2		
14/00065/F	Full	2 Rayleigh Rd	Hutton Central	561470 195103	0.07	G	N	5			0	5		5				5

13/00779/F UL	Full	Eversley Kingsley Rd	Hutton Central	562724 194634	0.05	B	N	2	1	0	1	1					1		
15/01376/F UL	Full	Garages, Wainwright Ave	Hutton Central	562824 195176	0.18	B	Y	4	0	0	4	4					2		2
14/00179/F UL	Full	46 Boundary Drive	Hutton East	563396 194598	0.02	G	N	1	0	0	1	1				1			
13/01028/F UL	Full	LD Adj to Stable Nook	Hutton East	563396 194598	0.41	G	Y	1	0	0	1	1				1			
14/01376/F UL	Full	R/O 5 Willingale Close	Hutton East	563040 195102	0.03	G	N	1	0	0	1	1				1			
15/01375/F UL	Full	Land Adj 12 Magdalen Gardens	Hutton East	563331 195025	0.1	B	Y	3	0	0	3	3					1		2
15/01444/F UL	Full	Adj Rosneath Hunters Chase	Hutton East	565067 194419	0.05	G	N	1	0	0	1	1				1			
15/01594/F UL	Full	Hutton Parish Hall	Hutton East	562800 195290	0.07	B	Y	6	0	0	6	6			6				
13/00711/F UL	Full	10 Alexander Lane	Hutton North	561571 195249	0.03	B	Y	2	1	0	1	1			1				
08/00897/F UL	Full	Land rear of St Ninian	Hutton North	561669 195211	0.1	G	N	2	0	0	2	2			2				
13/00899/F UL	Full	R/O 17 Oakland Gardens	Hutton North	562234 195915	0.03	G	N	1	0	0	1	1					1		
15/00980/F UL	Full	Garages Adj 10 Alexander Ln	Hutton North	561571 195240	0.01	B	Y	1	0	0	1	1					1		
13/00134/E XT	Full	LD R/O Netherton	Hutton South	561279 194535	0.7	B	N	5	2	0	3	3					1		2
13/00283/F UL	Full	38 Ridgeway Hutton	Hutton South	561736 194237	0.28	G	N	1	0	0	1	1				1			
15/01491/F UL	Full	Bermans Close	Hutton South	561891 193757	0.28	G	N	3	0	0	3	3				1		2	

14/00991/F UL	Full	St Annes Rd, Mounthessing	Ingateson e, Fryerning & Mounthessing	562195 197540	0.12	B	N	1	0	0	1	1	1	1				
13/01044/F UL	Full	Holbrook Farm Barns	Ingateson e, Fryerning & Mounthessing	562489 197990	0.09	G	Y	1	0	0	1	1			1			
12/01132/F UL	Full	Ground Floor, Fryerning Place	Ingateson e, Fryerning & Mounthessing	565065 199691	0.02	B	Y	1	0	0	1	1						
15/00432/F UL	Full	First Floor, Fryerning Place	Ingateson e, Fryerning & Mounthessing	565065 199691	0.02	B	Y	1	0	0	1	1						
15/00535/ OUT	Outline	28 - 30 Pine Drive	Ingateson e, Fryerning & Mounthessing	565449 199678	0.07	G	N	1	0	0	1	1					1	
15/00716/F UL	Full	The Barns, Blackmore Rd	Ingateson e, Fryerning & Mounthessing	561972 200851	0.08	B	Y	1	0	0	1	1				1		
15/00851/F UL	Full	The Crown	Ingateson e, Fryerning & Mounthessing	564901 199447	0.2	B	Y	7	1	0	6	6				6		
15/00956/F UL	Full	309 - 311 Roman Rd	Ingateson e, Fryerning & Mounthessing	562783 197475	0.08	B	N	6	0	0	6	6				6		

16/00002/F UL	Full	Hillrise Farm 341 Roman Rd	Ingatestone, Fryerning & Mountheising	562755 197310	0.04	G	Y	1		0	0	1	1				1		
14/00593/F UL	Full	23 High Street	Ingatestone, Fryerning & Mountheising	565120 199647	0.05	B	Y	6		0	0	6	6				5	1	
14/01201/F UL	Full	H C R Electronics Bakers Ln	Ingatestone, Fryerning & Mountheising	564954 199683	0.03	B	Y	2		0	0	2	2				1	1	
14/01305/F UL	Full	11 Windsor Rd	Pilgrims Hatch	558593 195062	0.07	B	Y	1		0	0	1	1						
13/01292/F UL	Full	Industrial Site Beads Hall Ln	Pilgrims Hatch	558988 195941	0.1	B	Y	2		0	0	2	2						
14/01304/F UL	Full	9 Windsor Rd	Pilgrims Hatch	558559	0.03	B	Y	1		0	0	1	1						
13/01352/F UL	Full	33 Crow Green Rd	Pilgrims Hatch	558060 195779	0.06	G	N	1		0	0	1	1					1	
15/00994/F UL	Full	South East Of Willowmere	Pilgrims Hatch	557215 196441	0.36	B	Y	3		0	0	3	3				1	2	
15/01043/F UL	Full	79 Danes Way	Pilgrims Hatch	558459 195564	0.07	B	Y	1		0	0	1	1					1	
15/01603/F UL	Full	509 Ongar Rd	Pilgrims Hatch	557797 195772	0.07	B	N	2		1	0	1	1						
13/01097/F UL	Full	Chain Bridge Farm	Shenfield	562281 196927	0.49	B	Y	1		0	0	1	1						
16/00008/F UL	Full	Wynbarns Farm	Shenfield	561219 195870	0.14	G	N	2		0	0	2	2				1	1	
13/00223/F UL	Full	119 Shevon Way	South Weald	557911 192939	0.15	B	Y	4		0	0	4	4					4	
14/00826/F UL	Full	Sandpit Farm	South Weald	557726 195180	0.06	G	N	1		0	0	1	1				1		

13/01350/F UL	Full	37 Nags Head Ln	South Weald	556882 191747	0.08	B	N	2	1	0	1	1									
15/01263/F UL	Full	Oakwood Ongar Rd	South Weald	557092 196339	0.5	B	Y	4	0	0	4	4	2								
14/00105/F UL	Full	Quince Hall Fm	Tipps Cross	561754 202214	0.4	G	Y	1	0	0	1	1									
13/00857/F UL	Full	Tipps Cross Garage	Tipps Cross	558813 200043	0.08	B	Y	5	0	0	5	5	2	3							
15/01486/F UL	Full	Aloha Wyatts Green Rd	Tipps Cross	559843 199255	0.1	G	N	1	0	0	1	1									
14/00480/F UL	Full	Little Bassetts Pig Fm	Warley	560699 190350	0.18	G	N	3	0	0	3	3	1	2							
14/00554/F UL	Full	R/o The Coach House	Warley	560284 190479	0.12	B	N	1	0	0	1	1									
15/00011/F UL	Full	Kelrose Little Warley Hall	Warley	560275 188970	0.22	B	Y	1	0	0	1	1									
15/00176/F UL	Full	Adj The Coach House	Warley	560274 190509	0.07	B	Y	1	0	0	1	1									
16/00063/F UL	Full	5 Avenue Rd	Warley	559340 192843	0.03	B	Y	2	1	0	1	1									
Sub Total:																	34	47	55	17	0

Prior Approval (Residential)																
Prior Approval	14/00172/P NJ56	109A High Street	Brentwood North	559284 193729	0.01	B	N	3		0	0	3	3			
Prior Approval	15/00760/P NCOU	125 - 127 High Street	Brentwood North	559224 193704	0.05	B	Y	8		0	0	8	8			
Prior Approval	13/00975/P NJ56	114 - 122 Kings Rd	Brentwood South	559328 193203	0.05	B	Y	8		0	0	8	8			
Prior Approval	15/00274/P NJ56	Knight Court 47 Crown St	Brentwood South	559394 193578	0.1	B	Y	11		0	0	11	11			
Prior Approval	15/00393/P NJ56	Regent House	Brentwood West	558709 193313	1.3	B	Y	104		0	0	104	104			104
Prior Approval	15/00844/P NJ56	141 Kings Rd	Brentwood West	559293 193245	0.13	B	Y	16		0	0	16	16			16
Prior Approval	15/00850/P NCOU	149 - 157 Kings Road	Brentwood West	559284 193194	0.05	B	Y	5		0	0	5	5			5

	Essex County Fire Brigade HQ (Site Ref.005)	Huiton Central	562138 195018	1.26	B	N		50				0	0	50	50			20	15	15												
	Land adj. Ingatestone by-pass (Site Ref. 079A)	Ingatestone, Fryerning & Mounthnessing	563990 198710	1.4	G	N		42				0	0	42	42			14	14	14												
	Sow & Grow Nursery (Site Ref.010)	Pilgrims Hatch	558075 195306	1.2	B	N		37				2	0	35	35			12	12	11												
	Officers Meadow (Site Ref. 034, 087, 235)	Shenfield	561989 196193	23.5	G	N		600				0	0	600	200			40	80	80												
	Land east of Nags Head Lane (Site Ref.032)	South Weald	557486 192543	5.8	G	N		150				0	0	150	90			30	30	30												
						Sub Total:			1959	2	0	0	1957	683	0	0	141	226	316													
Total:			2,768			31			47			2,690			1,416			107			180			406			303			420		
			Total number of dwellings with planning permission /site capacity			Potential losses			Net completions as at 1 April 2016			Total net residual dwellings under construction or not started at 1 April 2016			Residual completions expected in five year period from 1 April 2016			2016/17			2017/18			2018/19			2019/20			2020/21		

website: www.brentwood.gov.uk
email: planning.policy@brentwood.gov.uk
telephone: 01277 312 500

Published November 2016 by Brentwood Borough Council

Planning Policy Team, Town Hall, Ingrave Road, Brentwood, Essex CM15 8AY

Please contact us to obtain a copy of this information in an alternative format

