



Agenda

Planning Committee

Tuesday, 22 November 2022 at 7.00 pm

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

Membership (Quorum – 4)

Cllrs Tanner (Chair), Barber (Vice-Chair), Dr Barrett, M Cuthbert, Fryd, Gelderbloem, Jakobsson, Laplain, Mrs Murphy, Mynott, Parker and Wiles

Substitute Members

Cllrs Barrett, Mrs N Cuthbert, Heard, Mrs Hones, Mrs Pearson and Sankey

Agenda

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Live Broadcast

[Live broadcast to start at 7pm and available for repeat viewing.](#)

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Jonathan Stephenson
Chief Executive

Town Hall
Brentwood, Essex
14.11.2022

Information for Members

Substitutes

The names of substitutes shall be announced at the start of the meeting by the Chair and the substitution shall cease at the end of the meeting.

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A Member who is not a member of the Committee may speak at the meeting. The Member may speak at the Chair's discretion, it being the expectation that a Member will be allowed to speak on a ward matter.

Members requiring further information, or with specific questions, are asked to raise these with the appropriate officer at least two working days before the meeting.

Point of Order/ Personal explanation/ Point of Information

Point of Order

A member may raise a point of order at any time. The Mayor will hear them immediately. A point of order may only relate to an alleged breach of these Procedure Rules or the law. The Member must indicate the rule or law and the way in which they consider it has been broken. The ruling of the Mayor on the point of order will be final.

Personal Explanation

A member may make a personal explanation at any time. A personal explanation must relate to some material part of an earlier speech by the member which may appear to have been misunderstood in the present debate, or outside of the meeting. The ruling of the Mayor on the admissibility of a personal explanation will be final.

Point of Information or clarification

A point of information or clarification must relate to the matter being debated. If a Member wishes to raise a point of information, he/she must first seek the permission of the Mayor. The Member must specify the nature of the information he/she wishes to provide and its importance to the current debate. If the Mayor gives his/her permission, the Member will give the additional information succinctly. Points of Information or clarification should be used in exceptional circumstances and should not be used to interrupt other speakers or to make a further speech when he/she has already spoken during the debate. The ruling of the Mayor on the admissibility of a point of information or clarification will be final.

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these activities, in their opinion, are disrupting proceedings at the meeting.

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 **Evacuation Procedures**

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Minutes

Planning Committee Tuesday, 18th October, 2022

Attendance

Cllr Tanner (Chair)	Cllr Jakobsson
Cllr Barber (Vice-Chair)	Cllr Laplain
Cllr Dr Barrett	Cllr Mynott
Cllr Cuthbert	Cllr Parker
Cllr Gelderbloem	Cllr Wiles

Apologies

Cllr Fryd	Cllr Mrs Murphy
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Substitute Present

Cllr Cuthbert
Cllr Mrs Pearson

Also Present

Cllr S Cloke
Cllr Naylor
Cllr Russell

Officers Present

Phil Drane	- Director of Place
Caroline Corrigan	- Corporate Manager (Planning Development Management)
Mike Ovenden	- Associate Consultant Planner
Claire Mayhew	- Corporate Manager (Democratic Services) and Deputy Monitoring Officer
Zoe Borman	- Governance and Member Support Officer

206. Apologies for Absence

Apologies had been received from Cllrs Mrs Murphy and Fryd. Cllrs Mrs Pearson and Mrs N Cuthbert were substituting respectively.

207. Minutes of the Previous Meeting

The Minutes of the last meeting held on 29th September 2022 were agreed as a true record.

208. Application No: 22/01202/FUL 70 Orchard Lane Pilgrims Hatch Brentwood Essex CM15 9RE

As described within the report, the original building has been demolished; the applicant had made further revisions to the design for which revised drawings were being sought.

Therefore, this application was withdrawn from the agenda and it is anticipated that the item will now be brought to November Committee.

209. Application No: 22/01122/ADV 25 Baytree Centre Brentwood Essex CM14 4BX

The works for advertisement signage are considered by Officers to benefit from 'deemed consent' as per the Town & Country Planning (Control of Advertisements) (England) Regulations 2007. In such circumstances, there was no requirement for developers to submit an application to the Local Planning Authority and therefore the application had been withdrawn.

210. Application No:: 21/02100/FUL Car Park Westbury Road Brentwood Essex

The application had been submitted on behalf of Brentwood Development Partnership (the applicant) which is a joint venture between MUSE and Seven Arches Investment Limited (SAIL). Seven Arches Investment Limited is Brentwood Borough Council's development arm.

Therefore, in accordance with the Council's constitution, this application was to be determined by the committee because the Council owns part of the applicant company, as indicated above, the proposal relates to Council owned land and it is a major development likely to be of interest to the committee.

Mr Ovenden presented the report.

The Committee then heard from resident, Mr Carroll, and Mr Russell on behalf of the Westbury Road, Residents Association, opposing to the application.

Mr Howell, representing the applicant, also addressed the committee in support of the application.

Cllr Russell, Ward Cllr, was in attendance and spoke in support of the application. Cllrs Naylor and Cloke, Ward Cllrs, were also present and spoke against the application.

The Chair, Cllr Tanner, spoke in favour of the application, as much needed housing in the borough which constitutes to the regeneration of the Town Centre. He was also in favour of the Section106 monies in respect of affordable housing, Open Space provision and NHS Clinical Commissioning Group.

Cllr Tanner **MOVED** that the application be **APPROVED**. This was **SECONDED** by Cllrs Wiles.

During the debate, Members raised concerns, in particular to the lack of affordable housing on the site, undesirable design in the conservation area, loss of privacy to neighbouring properties, inadequate parking provision and the removal of tree screening.

Following a full discussion, Members voted as follows:

FOR: Cllrs Barber, Gelderbloem, Jakobsson, Parker, Pearson, Tanner, Wiles
(7)

AGAINST: Cllrs Dr Barrett, M Cuthbert, Mrs N Cuthbert, Laplain, Mynott,

ABSTAIN: (0)

The motion to **APPROVE** the application was **RESOLVED** subject to the conditions and S106 agreement outlined in the report.

211. Urgent Business

There were no items of urgent business.

The meeting concluded at 19:55

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SITE PLAN ATTACHED

LAND NORTH OF ROMAN ROAD, ROMAN ROAD, INGATESTONE, ESSEX

CONSTRUCTION OF HEADQUARTERS OFFICE WITH ASSOCIATED CENTRE OF EXCELLENCE AND CARE HOME ALONG WITH ACCESS (AND RELATED HIGHWAY WORKS), SERVICING, CAR PARKING, LANDSCAPING AND BOUNDARY TREATMENTS

APPLICATION NO: 21/01766/FUL

WARD	Ingatestone, Fryerning & Mountnessing	8/13 WEEK DATE	13 th January 2022
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PARISH	Ingatestone & Fryerning	Extension of Time	30 th November 2022
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CASE OFFICER Kathryn Williams

- Drawing no(s) relevant to this decision:**
- Planning Statement
 - Design and Access Statement (incorporating Landscape Proposals)
 - Statement of Community Involvement
 - Transport Assessment
 - Travel Plan
 - Air Quality Report
 - Flood Risk Assessment and Drainage Strategy
 - Energy Statement
 - Heritage Assessment
 - Noise Impact Assessment
 - Arboricultural Impact Assessment
 - Tree Protection Plan
 - Preliminary Ecological Appraisal
 - Geo Environmental Assessment
 - Preliminary Geo Environmental Risk Assessment
 - Existing site location plan (drawing no. H-20-14-9-1 REV A)
 - Updated Site Location Plan (drawing no. H-20-14-9-2 REV AC)
 - Proposed Basement Floor Plan (drawing no. H-20-14-00-2 REV D)
 - Proposed Floor Plan (drawing no. H-20-14-00-3 REV E)
 - Proposed Floor Plan (drawing no. H-20-14-00-4 REV D)
 - Proposed Floor Plan (drawing no. H-20-14-00-5 REV D)
 - Proposed Roof Plan (drawing no. H-20-14-27-1 REV A)
 - Proposed Floor Plan (drawing no. H-20-14-00-6 REV J)

- Proposed Floor Plan (drawing no. H-20-14-00-7 REV D)
- Proposed Floor Plan (drawing no. H-20-14-00-8 REV D)
- Proposed Roof Plan (drawing no. H-20-14-27-2 REV B)
- Proposed Elevations (drawing no. H-20-14-21-1 REV D)
- Proposed Elevations (drawing no. H-20-14-21-3 REV D)
- Proposed Elevations (drawing no. H-20-14-21-4 REV C)
- Supplementary Note on Neighbourhood Plan Policy 4
- Proposed Drainage Strategy Report (ref. 882119-R2(00))
- Update Drainage Strategy (drawing no. 882119-10-01 rev.P4)
- CGI Visual 01; CGI Visual 02; CGI Visual 03; CGI Visual 04
- Updated Sustainability Statement, May 2022
- Additional transport information (drawing nos. 20084.TR003, 20084.TR004, 20084.TR0010 revB, Road Safety Audit Stage 1)
- Health Impact Assessment

1. Proposals

The application is submitted on behalf of Hallmark Care Homes (Ingatestone) Limited, for the erection of a headquarter office with associated Centre of Excellence and care home.

Hallmark are a family run provider of multi award winning care homes with over 20 years' experience. They operate 20 care homes across England and Wales.

The application comprises:

- An office headquarters for the Hallmark Group of companies, measuring 1,694.40sqm GIA. This will also serve as a Centre of Excellence for the training of staff and administration of the portfolio of Hallmark Care Homes.
- A 70-bed care home, measuring 7,621.60sqm GIA. This includes a generous garden area for all residents and a dedicated garden for those suffering from dementia.
- The Wildlife Garden, an area of public open space to the north of the site.
- The north tip of the site which will be covered in trees and vegetation, as it is currently.

The proposal has been subject to extensive pre-application consultation with Council officers, and discussion with Parish Council and Local Ward Councillors. A virtual public consultation took place in February 2021 and the scheme was presented twice to the Essex Quality Review Panel (EQRP).

The proposal was discussed with NHS Mid Essex Clinical Commissioning Group regarding the suggestion in the emerging Neighbourhood Plan that the site might

accommodate a doctor's surgery. It was agreed by all parties that a suitably sized surgery could not be accommodate on the site, and that a financial contribution would be the most appropriate solution.

The proposal was submitted prior to the adoption of the current Local Plan. Therefore, some application documents and consultees' responses refer to the now superseded Brentwood Replacement Local Plan 2005.

2. Site and Surroundings

The application site, measuring 2.02 ha, is triangular in shape and slopes from south to north with a 10m change in levels. The site is bound to the west by the A12 and agricultural land further west, to the south by the B1002 (Roman Road), to the east by the A12 slip road and the residential area of Ingatestone further east, and to the north by the interjection between the A12 and the slip road.

The site was formerly arable farmland, but it has been left fallow for several years. The greenfield land is enclosed by shrubs, vegetation and trees along its boundaries, providing a natural buffer between the site and the surrounding roads.

Access to the site is from Roman Road (B1002) which connects the A12 to the village of Ingatestone, providing an important transport link to the wider area of Brentwood and Chelmsford. Bus stops are also located either side of Roman Road circa. 200 m from the site and provide access to Chelmsford and Warley, via Brentwood and Ingatestone.

Allocation site R22, Land Adjacent to A12, Ingatestone, is located immediately to the south on the other side of Roman Road. It was recently granted permission for 57 dwellings (ref. 22/00423).

The former Ingatestone Garden Centre, another allocated housing site with permission for 91 dwellings, is located further to the south on the eastern side of Roman Road

3. Policy Context

Adopted Brentwood Local Plan (the Local Plan) 2016-2033:

- E08: Land Adjacent to A12 and Slip Road, Ingatestone
- MG01: Spatial Strategy
- MG04: Health Impact Assessment
- MG05: Developer Contribution
- BE01: Carbon Reduction and Renewable Energy
- BE02: Water Efficiency and Management
- BE05: Sustainable Drainage
- BE08 Strategic Transport Infrastructure
- BE09: Sustainable means of travel and walkable streets
- BE11: Electric and Low Emission Vehicles
- BE12: Mitigating the Transport Impacts of Development

- BE13: Parking Standards
- BE14: Creating Successful Places
- BE15: Planning for Inclusive Communities
- BE16: Conservation and Enhancement of Historic Environment
- HP04: Specialist Accommodation
- PC01: Safeguarding Employment Land
- NE01: Protecting and Enhancing the Natural Environment
- NE02: Green and Blue Infrastructure
- NE05: Open Space and Recreation Provision
- NE08: Air Quality
- NE09: Flood Risk
- NE10: Contaminated Land and Hazardous Substances

The Ingatestone & Fryerning Neighbourhood Plan was formally approved on 4 August 2022 and is a material consideration in the determination of planning applications in the Ingatestone & Fryerning Parish.

National Policy:

- National Planning Policy Framework (NPPF) 2021
- National Planning Practice Guidance (NPPG)

4. Relevant History

There is no planning history available for the site.

5. Neighbour Responses

Where applications are subject to public consultation, those comments are summarised below. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>.

At the time of writing this report, 0 neighbour representations have been received for this application. These are addressed in full at the end of the report.

The application is also accompanied by a Statement of Community Involvement (SCI). The SCI provides further detail on the public consultation exercise carried out by the applicant prior to the submission of the application, as well as a response to key concerns expressed by the local community.

6. Consultation Responses

Detailed below is a summary of the consultation responses, if any received. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>.

- **Planning Policy**

Principles of development

The application site is employment-led allocation E08 in the Brentwood Local Plan. Local Plan Policy E08: Land Adjacent to the A12, Ingatestone, provides the basis for how development is expected to come forward and key considerations. It's noted that as a principal part of the proposal, the Office Headquarters building will comprise of 1,694 sq m (Gross Internal Area) floorspace providing for 75 full time jobs along with a further 20-30 new full time equivalent (FTE) jobs as the business expands. In addition, it is understood that the proposed care home would also generate an additional 70-80 FTE jobs. From an employment land perspective, the provision of office uses within class E(g)(i) is policy compliant and is welcomed. Although the employment floorspace only makes up part of the site (with the remainder being in C2 Use), it is understood that, as stated above, the employment uses will generate 95-105 FTE jobs in addition to the 70-80 care home related jobs to support the local area. This will contribute significantly, around 3-4%, to the targeted 5,000 additional job creation throughout the Plan period, which is one of the main drivers behind the employment land provision requirements. This would, therefore, bring positive effects to the local economy and contribute to the Local Plan's strategic objectives, as such the principles of the proposed development on the site are supported. As offices, research and development and light industrial uses are now falling under use class E together with retail and other main town centre uses, this may result in unintended consequence where change of use within class E can either individually, or collectively, harm other policy objectives of the Local Plan including the objective to safeguard employment land, and to protect the retail function of Brentwood Town Centre and other designated centres. As such, it may be necessary to impose planning conditions to restrict movement within use class E on the site.

The need for specialist accommodation for older persons

In terms of the need for specialist accommodation for older persons in the borough, as set out in the SHMA, it is evidenced that in Brentwood an additional need for circa 500 extra care housing units (market and affordable) should be provided to 2033 and an additional requirement for circa 420 bed spaces are needed to meet the C2 requirement to 2033.

In addition to policy commitments to secure residential care homes set out in the emerging Local Plan, the proposed 70 bed C2 development would go some way to further addressing the need for specialist accommodation and would provide a public health benefit for older persons. It would also have an added benefit of releasing accommodation in the local area.

Notwithstanding the above need, given the site is proposed as an employment allocation in the emerging Local Plan, should planning permission be granted we would ask consideration is given by way of condition(s) to restrictions safeguarding the continued future employment use of the site in relation to the Office Headquarters building.

We would also ask that consideration is given to an occupancy restriction limiting occupation of the care home to those aged 55 (as a minimum) and over, it is necessary to restrict occupancy in line with the scheme proposed.

Ingatestone & Fryerning Neighbourhood Plan

In addition to the Local Plan policies, the site falls within the boundaries of the emerging Ingatestone & Fryerning Neighbourhood Plan. On 17 June 2022 Brentwood Borough Council and Ingatestone & Fryerning Parish Council formally received the Inspectors report stating that the Ingatestone & Fryerning Neighbourhood Plan could proceed to Referendum stage (provided the required modifications were made). Subsequently the neighbourhood plan has now progressed to Regulation 19 Referendum, which commenced on 30 June 2022, with the vote scheduled to take place on 4 August 2022. As such policies within the neighbourhood plan must be given significant weight. The neighbourhood plan consists of seven policies, three of which should be given consideration-Policy 4: Economy, Policy 5: Transport, and Policy 6: Environment. High level comments on these policies have been provided below. More detailed comments should be provided by the Parish Council in relation to how this proposal has met the requirements within the Ingatestone & Fryerning Neighbourhood Plan.

Policy 4: Economy-makes specific reference to the Brentwood Local Plan site allocation E08. The supporting text of the policy does list care home (C2 use) as one of the acceptable uses for this site. The policy supports healthcare related employment and seeks to protect, support and improve existing business and employment within the parish. It is noted in the Supplementary Note on Policy 4 prepared by the applicant, local employment opportunities for those residing within the Parish have been considered.

Policy 5: Transport-focuses on car parking requirements, impacts on local highways, and bicycle routes and parking. Car parking standards and local highway impacts are addressed by Essex County Council and are not covered as part of this response. Access to public transportation, and cycle routes have been considered as part of the application. Inclusion of cycle parking would be an asset.

Policy 6: Environment-seeks a wide range of requirements from increased biodiversity net gains, increased access to green infrastructure and open spaces, opportunities for reduced carbon emissions, and contribute toward air quality monitoring. The Supplementary Note provided by the applicant states that sustainable construction will be utilised and achieve BREEM excellent standards. The proposal appears to make an effort to include green infrastructure and increased biodiversity as part of the application. This is welcomed, particularly with the recent focus on climate change indicatives and the announcement of the updated EnvironmentAct2021.As noted above, the site is well located to transport links, however it is reasonable to assume there will be an increase in traffic as a result of this development. Although the application includes an air quality assessment which concludes that there will not be any significant air quality impacts, contributions to air quality monitoring might be sought towards the delivery of air quality monitoring technology, collection and analysis of air quality data, and ongoing maintenance of the equipment; however, this is to be discussed with and confirmed by the Council's Environment Health Officer.

Economic Development Response

Hallmark Homes's unique development of a headquarters/Centre of Excellence and a care home aims to deliver over 100 new jobs in the next 3-5 years. This development aligns with the Council's Economic Development Strategy 2021-2025, which aspires to attract employers looking to relocate from other areas and to encourage quality

development that contributes to economic growth. We anticipate that many of the care home workers and staff working in the resident facilities such as the café, salon, gym and spa, will be recruited from the local community. Hallmark's new apprenticeships, NVQs and wide range of workshops will bring skills opportunities to the borough's job seekers or those looking to retrain. The nearby Ingatestone High Street should see additional footfall from staff, residents and visitors, giving the local traders an economic boost.

- **Design and Conservation Officer**

Thank you for consulting on this application which pertains 'Construction of Headquarters Office with associated Centre of Excellence and Care Home along with access (and related highway works), servicing, car parking, landscaping and boundary treatments'.

The site 'as existing' is open and verdant, located to the west of the historic core of the Ingatestone settlement. The site is currently designated Metropolitan Green Belt, but is recognised as allocated in the emerging Brentwood Local Plan, therefore should the principle of development be accepted, please find advice as follows:

The proposals have been subject to a structured and detailed series of preapplication meetings, including two Essex Quality Review Panel Assessments and Development Management Design Workshops.

In terms of built heritage, a Heritage Statement¹ is within the submission pack, this correctly identifies known heritage assets and considers impact upon their setting. Given the openness of the site allocation parcel and the long open views this is a key consideration. From my assessment I concur with the applicants Heritage Consultant that the impact upon known heritage assets would not result in a greater diminution of their significance. To the west of the allocation parcel is the Grade II listed building of Trueloves, situated on elevated ground, its setting and its intervisibility with regards to this development site, has been interrupted through recent residential development of scale.

With regards to the architectural design and creation of Place, this has developed with a fresh approach further to the first iteration of the emerging design, a chronology of this is located within the DAS.

Design advice offered through preapplication was to take strong cues from country estates and a landscape led approach, to ensure a new Place should create stages for entry and living/working, covering each component of the scheme thereafter, the narrative should draw on local attributes of the historic environment and landscape environment whilst balancing a development ethos for a user led scheme for future residents of dementia care and the employment users/visitor aspects of the development.

From my assessment of this narrative and the resultant scheme, I find the composition of the site layout has facilitated a series of green spaces around built form successfully, designing for this type of future community with accessible green spaces provides memory forming routes as discussed at length during preapplication, inclusivity and quality of life a positive attribute for health and wellbeing.

I have not been furnished with an overall site layout plan set in context, the floor plans are on isolated sheets, it would have been prudent to set these within their context in order to 'site' the relationship to the wider context. There are more detailed areas developed within the DAS for the purposes of this application, but a 'whole site plan' should be submitted to the LPA as part of the submission pack bearing in mind the level of detail for landscape and drainage etc.

Further to the landscape and 'green spaces' baseline which is well documented within the DAS, it is evident from the proposals the Project Architect has set up the placement of buildings in a hierarchy of scale and transitional spaces, which, as a collective is Place led.

I support the intent and features for above ground SUDs from the sense of entry to central gardens, and more private spaces as this will ensure the future environment is not car dominated and has pedestrian permeability and sensory experience as a valid development principle.

Car parking is located to the west of the site, held back from spillage into this central shared courtyard space by traditional garden walls, reinforces the estate narrative, it is not ideal to have a central spine road which remains running through the site layout, an option was studied to locate this route further to the west, which would minimise vehicle movement through the central space, please defer to Highways for additional advice in this regard.

In terms of the overall architectural style, the traditional intent is not objected to, there is modern insertion linking forms which subject to high quality engineering and detailing, is a valid approach. Detailed drawings of this abutment to the main ranges should be submitted, the profile of the mullions should have a finesse as per the intent submitted on page 34 of the DAS.

The contextual analysis within the Design & Access Statement (DAS) conveys research undertaken to underpin this traditional language. There are however areas of detail which must be refined to ensure the language is consistent. This can be advised upon within the determination period, or should the application be recommended for approval a series of detailed Conditions must be advised upon by Urban Design and Conservation; areas for revision include but are not exclusive to; balustrading, fenestration at upper roof level and barge boards, which are presently too urban and not akin to the architectural period adopted.

In addition, whilst a roof plan is submitted, this does not afford sufficient detail regarding any plant, mansafe systems and the sunken area of flatted roofs. Detailed cross-sectional information must be submitted and the flatted areas must sit below the ridges to negate obvious crown roof feature.

Overall, I offer no 'in principle' objections relating to this scheme, the Project Architect and Landscape Architect have collaboratively positioned the user at the heart of creating a future Place, the detail as referred within the body of this letter is critical to ensure a scheme of quality, both in architectural terms but also with regards to quality of life for future residents.

In summary, I have no objections, subject to revisions and detailed Conditions of planning.

- **Arboriculturalist**

Development has been concentrated on the lower slopes with car parking screened and to the rear of the site where possible. Most perimeter trees will be retained, which will ensure the existing screening is maintained.

The landscape strategy is included within the DAS. This sets out the different treatments that have been developed to meet the different needs of residents, staff and visitors, as well as helping to achieve biodiversity enhancements and incorporate SUDS features. The overall approach is considered appropriate. The detail of planting and materials to be used in the landscape scheme can be finalised through condition.

The ecological assessment provided in support of the application considered the site to have low ecological value due to its lack of suitable habitat for most protected species. No evidence of badger activity was recorded. During my site visit I found no evidence of badgers using the site. The site is bounded by busy roads, which are likely to deter animals crossing to it. However, I agree with the Badger Protection Group, that it would be appropriate for the applicant to provide a method statement to avoid injury to any animals entering the site during construction. This could either be a standalone condition or incorporated into a CEMP.

Features such as the attenuation ponds fronting the site and the wildflower meadow will provide additional habitat on the site.

It is considered that the proposed scheme reflects the design evolution that took place during pre-app discussions. I have no objection to the scheme on landscape or ecology grounds subject to the conditions outlined above.

- **Environmental Health Manager**

The Air Quality Report concludes that air quality for future residents within the development will be acceptable and that the operational air quality effects without mitigation are judged to be not significant; I would therefore not consider that any additional measures would be required and that there would not be an air quality monitoring contribution required as a result, happy to discuss further if needed.

I have now read through the Geo-Environmental Assessment report and it would appear that the likely risks from contamination are not significant at present but it would be useful for the suggested condition to be added to the decision notice in case of any unforeseen contamination hotspots being encountered during construction. From the conclusions of the report I do not think that it will be necessary for further intrusive site investigations unless contamination is discovered when on site, which is covered by the suggested condition above.

- **Operations Manager**

Concern that the roundabout is not sufficient for a 26 Ton RCV, the info provided shows a 4 x 2 vehicle with a smaller turning circle than one of Brentwood's standard sized trucks.

- **Open Space Strategy Coordinator**

Requested to include a number of informatives in the decision notice, and condition a Landscape Management Plan.

- **Public Health Officer and HIA Steering Group**

The Health Impact Assessment for the above application has used an appropriate method to assess the potential health impacts of the proposal. Some minor points have been highlighted where some consideration may be needed through the application process including:

- The policies within the Ingatestone and Fryerning Neighbourhood Plan
- The requirements set out in the Essex County Council's Climate Action Commission Report (where applicable)
- Linking in to the Ingatestone and Fryerning Parish Council's Health and well-being strategy especially in regards to Dementia support
- Types of food available for staff and residents to ensure access to healthy eating is available on the premises

- **Care Quality Commission**

No response received.

- **Essex County Council Adult Social Care**

No response received.

- **Highway Authority (Essex County Council)**

The proposals include the provision of 88 car parking spaces, which is an increase from the 75 spaces included in the initial submission. The increase is a result of the Highway Authority expressing concerns that the first iteration of the site layout may not be sufficient for parking demand. Although concerns remain, it is recognised that the proposals comply with Brentwood Borough Council's adopted standards for the office aspect of the development. Consequently, the Highway Authority is prepared to accept the proposals on the condition that, should any issues with parking on the highway outside the site arise post-development, the applicant will fund the cost of a Traffic Regulation Order to prevent such practice and thus ensure the future safety of all highway users.

Therefore, from a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to a number of conditions.

- **National Highways (Previously Highways England)**

We are content that this development will not have a severe impact upon the A12.

- **ECC SUDS**

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based on a number of conditions.

- **Mid & South Essex Health Care**

The development would have an impact on healthcare provision in the area where there is already a deficit of primary care facilities. If unmitigated, the development would be unsustainable. Planning obligations could be used to secure contributions to mitigate these impacts and make an otherwise unacceptable development acceptable in relation to healthcare provision.

The CCG therefore requests that the sum of £11,000 be secured through a planning obligation in the form of a S106 agreement is linked to any grant of planning permission in order to increase capacity for the benefit of patients of the New Folly Surgery.

The development will also lead to the need for collaboration and joint working between the care home and the GP practice to effectively manage the primary care needs of residents. An agreement to provide secure and robust digital connectivity within the residential unit to facilitate access to patient records and to share training and best practice between the parties is requested. The inclusion of the centre of excellence offers a welcome opportunity for collaborative working between the care home provider and the health and care partnership to provide training and development for health and care workers.

- **Ingatstone & Fryerning Parish Council**

Ingatstone & Fryerning Parish Council raise NO OBJECTION to planning application 21/01766/FUL - Land North of Roman Road (B1002) subject to the Brentwood Borough Local Development Plan and the designation of the site.

- **Historic England**

Thank you for your letter of 4 February 2022 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

- **ECC Archaeology**

No objections to the proposal subject to a number of conditions.

- **Sustainability Officer**

The project is seeking, in line with policy, to undertake BREEAM certification and achieve BREEAM excellent for the office part of the development.

The commitments made to this end, fall well within the scope and requirements of BREEAM in terms of minimum standards as long as the design team make a solid commitment to only use legal timber for all uses within the site, for the non-assessed care home too (as this forms part of the wider site). As the care home is not being assessed, it is entirely possible (but not ethical) that there could be non-compliant timber within the structure of the care home building (but not within site timber), and the project could still achieve its BREEAM certificate).

As highlighted in the energy section, while both buildings on the development are strictly policy compliant, I would encourage the applicant to look again at the energy score within BREEAM for the office block and see to improve on their score, which in turn would impact on their baseline improvement for carbon emission for the building.

I would also encourage the applicant to seek to achieve a couple more BREEAM credits or increase their energy score for the office building to safeguard their chances to meeting the requirements of BREEAM for a Excellent rating.

It is disappointing that both structures are not being assessed for BREEAM certification as I think there are huge benefits to the residents as well as the operator of the buildings to undergo the certification process for the care home as well.

- **Natural England**

Natural England has no comments to make on this application.

- **Environment Agency**

The Environment Agency has no comments to make on this application.

- **Essex Badger Protection Group**

Site clearance will need to be carried out cautiously and under ecological supervision in order to prevent any hidden badger setts being damaged, or tunnels breached. Damage caused as a consequence of site work may constitute an offence under the Protection of Badgers Act 1992 if considered to have been undertaken recklessly.

Ultimately, whilst we have no objection to this scheme in principle, we do believe that the potential impact on badgers and other species needs to be more properly considered. We therefore recommend that any planning permission granted is subject to a number of conditions.

- **Essex Police**

Essex Police therefore requests that, for the benefit of the intended occupants, the developer formally seeks to achieve the relevant Secured by Design accreditation which in this case will be Secured by Design Commercial Developments 2015 version 2 for the offices and Excellence Centre and an updated SBD Healthcare Guide is due to be published shortly which will apply to the Care Home element of this development.

Lighting plays a pivotal role in deterring criminal activity, but also promotes a feeling of safety within that space. When designing both public and private space, and when

applied and designed correctly, lighting can reduce the potential for crime. Essex Police recommend that incorporated within any plans are detailed lighting designs, verified by an ILP accredited lighting engineer, specifying the current relevant standard which is BS5489-1 2020.

- **Affinity Water**

Thank you for forwarding this application. We have reviewed the development and do not have any comments to make.

- **Essex & Suffolk Water**

No response received.

- **Thames Water Development Planning**

Thank you for consulting us on this planning application, having reviewed the details the site area is not in Thames Water catchment area however we have no comments to make.

- **Essex Wildlife Trust**

No response received.

- **Bats**

No response received.

- **Royal Society for the Protection of Birds**

No response received.

- **UK Power Networks**

No response received.

- **National Grid**

No response received.

- **Essex County Fire & Rescue Service**

No response received.

7. Summary of Issues

Consideration of the proposal

The starting point for determining a planning application is the current development plan, which is the Brentwood Local Plan 2022 ('the Local Plan'). Planning legislation states that applications must be determined in accordance with the relevant development plan policies unless material considerations indicate otherwise. Additional policies, as relevant material considerations for determining this application, are the National Planning Policy Framework 2021 (NPPF) and National Planning Practice Guidance (NPPG). Although individual policies in the Local Plan should not be read in isolation, the adopted plan contains policies of particular relevance to this proposal which are listed in section 5 above.

The policies set out in Ingatestone & Fryerning Neighbourhood Plan are also a consideration in the determination of the application.

Principle of development

The site is an employment site allocation, released from the Green Belt, identified as Site E08 in the Proposals Map.

Local Plan Policy E08 (Land Adjacent to A12 and Slip Road, Ingatestone) focusses on the application site and states:

Land adjacent to A12 and slip road, Ingatestone is allocated for around 2.06 ha of land for employment development which may comprise offices, light industrial, and research and development (within Class E), B2, B8 or sui generis employment uses. Other ancillary supporting development may be permitted as a means of supporting these principal employment uses.

Policy E08 sets out the following development principles. Any proposal for the site should:

- Provide access via Roman Road (B1002) with highway improvements; and
- Provide good walking and cycling connections within the site and the surrounding area.

The Ingatestone & Fryerning Neighbourhood Plan Policy 4 (Economy) makes specific reference to Local Plan site allocation E08, and lists offices (E(g)(i) use), B2 and B8 and any associated employment generating sui generis uses as principal uses on site. Class E (a-f) and ancillary uses are also permitted, where it is demonstrated that the location of these uses will not inhibit the operation of the principal uses on the site.

Overall, it is considered that the principle of development of an office building and a care home on the application site is acceptable, as confirmed by the policy team in their response. The economic development team also supports the proposed development.

Each element of the proposal is addressed in turn in the paragraphs below.

The proposed Office building

The proposed Office building comprises 1,694sqm GIA and is a part 2- part 3-storey construction. The building will provide an Office Headquarter for the wider group of companies (approximately 75% of the proposed floorarea) and a Centre of Excellence for the training of staff and administration of the portfolio of Hallmark Care Homes. The training will operate in tandem with the flagship care home. The building includes a number of consulting rooms the use of which is associated with the care home, thus they are not included in the floorarea.

The applicant confirmed that this element of the proposal will provide 75 full time jobs along with a further 20-30 new full time equivalent (FTE) jobs as the business expands. These additional jobs will be created over a 5 year period. The proposed care home is also expected to generate an additional 70-80 FTE jobs.

The provision of office uses within class E(g)(i) is compliant with Policy E08 of the Local Plan and Policy 4 of the Neighbourhood Plan.

From an employment land perspective, the provision of employment floorspace will contribute to the identified employment land need and is welcomed. Although the employment floorspace only makes up part of the site, it is understood that this will generate 95-105 FTE jobs in addition to the 70-80 care home related jobs to support the local area. This will contribute around 3-4% to the targeted 5,000 additional job creation throughout the Plan period, which is one of the main drivers behind the employment land provision requirements. This would, therefore, bring positive effects to the local economy and contribute to the Local Plan's strategic objectives.

The Strategic Planning team noted that as offices, research and development and light industrial uses are now falling under use class E together with retail and other main town centre uses, this may result in unintended consequence where change of use within class E can either individually, or collectively, harm other policy objectives of the Local Plan including the objective to safeguard employment land, and to protect the retail function of Brentwood Town Centre and other designated centres. A planning condition has therefore been imposed to restrict movement within use class E on the site.

The Economic Development team commented that the proposal, due to anticipated number of jobs to be created, aligns with the Council's Economic Development Strategy 2021-2025, which aspires to attract employers looking to relocate from other areas and to encourage quality development that contributes to economic growth.

Many of the care home workers and staff working in the resident facilities (such as the café, salon, gym and spa) will be recruited from the local community. Hallmark (who will operate the care home) and associated companies have committed to working with

local stakeholders, such as Brentwood Borough Council and Job Centre Plus, to maximise opportunities for local recruitment, and will promote training opportunities such as apprenticeships and NVQs. This will bring skills opportunities to the borough's job seekers or those looking to retrain.

It is noted that Local Recruitment and Training Obligations form part of the Heads of Terms of the legal agreement to be signed with the planning permission (see Legal Agreement section).

The nearby Ingatestone High Street should see additional footfall from staff, residents and visitors, giving the local traders an economic boost.

The proposed care home

The proposed care home comprises 7,621.60sqm GIA over 3 storeys and includes 70 bedrooms. It is expected to generate an additional 70-80 FTE jobs.

Residents are supported to live an active and fulfilled life and will be able to carry on with day-to-day activities such as cooking or helping in the garden. The care home will provide a range of communal spaces for residents such as day space lounge, dining and activity rooms, gym and hydrotherapy pool, hair and nail salon. An open-plan Cafe / Bistro is situated off the Reception Area, which creates a safe communal space for residents to sit with visitors.

The main entrance doors will be secure to prevent residents from wandering out towards the roads and car parking areas.

Bedrooms have been designed in 'households' or 'clusters' which vary between 6 – 10 beds. All bedrooms have ensuite wet room, and clusters comprise shared communal day spaces, assisted bathrooms, nurse station / treatment room and ancillary facilities.

The care home is provided with two separate gardens: the Residents Garden to the south-east corner of the site and a dedicated Dementia Garden to the north of the building.

Overall, it is considered that the proposed layout meets the HAPPI principles as encouraged by Policy 2 (Design of New Development) of the Ingatestone & Fryerning Neighbourhood Plan.

The Strategic Housing Market Assessment (SHMA) demonstrates the need for circa 500 extra care housing units (market and affordable) to be provided to 2033, and an additional requirement for circa 420 bed spaces to meet the need for specialist housing for older people (Class C2) to 2033.

The proposed care home (Class C2) would contribute to addressing the need for specialist accommodation and support the Local Plan commitment to secure residential

care homes. It would also provide a public health benefit for older persons and have an added benefit of releasing accommodation in the local area.

The proposed care home allows for the required level of support required for the client group it targets, and it provides generous landscaping and amenity space. Whilst the proposal is not in close proximity to local shops or health and leisure facilities, it provides a significant number of facilities within the development (including a café/bistro, hair and nail salon, cinema, hydrotherapy and gym), and it is served by a choice of travel modes.

In policy terms, notwithstanding the identified need, the site is proposed as an employment allocation. A condition has therefore been imposed requiring any future changes to the scheme to maintain a minimum of 1,690sqm (GIA) in use as offices, light industrial, and research and development (within Class E). This will ensure that the future employment use of the site is safeguarded.

To guarantee that future occupancy of the care home remains in line with the proposed scheme, a further condition has been imposed limiting occupation to those aged 55 (as a minimum) and over.

Compliance with Ingatestone & Fryerning Neighbourhood Plan

Policy 4 supports class E(g)(i) office use and seeks to protect, support and improve existing business and employment within the parish. Therefore, proposed headquarter building is considered to be compliant with the uses listed in part (a) of the policy, whilst the proposed care home meets the aspirations of part (b) of the policy: *“the parish council will be supportive of development proposals which increase employment opportunities in the local area and support the local economy”*.

Part (b) of the policy sets out 8 criteria that proposals should meet in order to be supported, such as diversify the local economy and being located in areas which are accessible to the surrounding highways network and sustainable transport network.

The applicant submitted a Supplementary Note on Policy 4 explaining how local employment opportunities for those residing within the Parish have been considered and how, overall, the proposal site has a good level of accessibility by all relevant transport modes, including sustainable modes of travel.

The policy team confirmed that they are satisfied that the proposal complies with the objectives and Policy 4 and the Ingatestone & Fryerning Parish Council raised no objection to the proposed development.

Layout

Policy BE14 (Creating Successful Places) is supportive of development proposals provided they respond positively to the character and appearance of the surrounding

area, protect the amenities of neighbours, are of a high standard of design, take account of the need to conserve or enhance biodiversity, have satisfactory access and parking and can be accommodated by local highway infrastructure.

The proposed site layout is articulated into 5 key areas:

- The Roman Road entrance, including the attenuation pond.
- The built development located in the southern portion of the site with the HQ and Centre of Excellence to the west and the care home to the east. This area includes the central arrival court and communal open space (referred to as the Cherry Walk), gardens of both buildings, and the first car parking area (referred to as the Walled Garden).
- The second, larger car parking area and the Dementia Garden.
- The communal Wildlife Garden.
- The north tip of the site, which has been preserved as in its existing form with trees and shrub planting.

The car parking facilities have been strategically placed between the buildings and along the West boundary, allowing the care home to be located furthest away from the noise of the A12.

Design advice offered through the pre-application process was to take strong cues from country estates and a landscape led approach, to ensure a new Place should create stages for entry and living/working.

The Design and Access Statement demonstrates that inspiration has been taken from the most important features of the Ingatestone village environment, from the country estate character of Ingatestone Hall and surrounding rural landscape.

The Conservation, Place & Development Officer has commented that the composition of the site layout has facilitated a series of green spaces around built form successfully. Designing for this type of future community with accessible green spaces provides memory forming routes, as discussed at length during pre-application, inclusivity and quality of life a positive attribute for health and wellbeing.

The Roman Road entrance provides a strong sense of arrival, with a wildlife and attenuation pond surrounded by vegetation welcoming residents, workers and visitors through the Gatehouse into the development.

The placement of buildings is then set up in a hierarchy of scale and transitional spaces, which, as a collective is considered to be 'place led'.

The central arrival court and the Cherry Walk create a pleasant link between the two buildings, providing seating opportunities and pedestrian links.

The intent and features for above ground SUDs are supported: from the sense of entry to central gardens, and more private spaces. This will ensure the future environment is

not car dominated and has pedestrian permeability and sensory experience as a valid development principle.

The presence of communal open spaces is welcome and contributes to the sense of place of the proposal. The Wildlife Garden and the undeveloped north tip of the site provide a logical book end to the scheme.

The landscape strategy is well embedded within the scheme and is assessed later on in this report.

The Conservation, Place & Development Officer notes that the location of the car parking areas to the west of the site, held back from spillage into the central shared courtyard space by traditional garden walls, reinforces the estate narrative. Whilst it is not ideal that the central spine road remains running through the site layout, it is considered that, on balance, the approach is acceptable.

The applicant is currently discussing with the Highways Authority the provision of improvements to local connectivity.

To conclude, subject to positive comments from the highways officer, the proposal is compliant with Local Plan Policies E08 (Land Adjacent to A12 and Slip Road, Ingatestone), MG01 (Spatial Strategy), BE14 (Creating Successful Places) and BE15 (Planning for Inclusive Communities). It is also compliant with Policy 2 (Design of New Development) of the Ingatestone & Fryerning Neighbourhood Plan.

Scale and Density

The proposed Head Quarter and Centre of Excellence ranges from 2 to 3 storeys in height, whilst the care home will be 3 storey high. This is considered to be appropriate and in line with the general character of Ingatestone.

Overall, the proposal shows an appropriate balance between the built up element (buildings, roads and parking areas) and the green areas (private gardens, the Wildlife Garden and the north tip).

The development is therefore compliant with Local Plan Policies BE14 (Creating Successful Places) and BE15 (Planning for Inclusive Communities) as well as Policy 2 (Design of New Development) of the Ingatestone & Fryerning Neighbourhood Plan.

Appearance

The proposed design adopts a traditional approach which takes cues from local architectural styles and prominent historic buildings such as Ingatestone Hall, the Gate House and Trueloves. The contextual analysis within the Design and Access Statement conveys research undertaken to underpin this language. The Conservation, Place & Development Officer confirmed that the traditional intent is acceptable.

Accordingly, the materials palette chosen for the development reflects the traditional materials in the local context and is considered appropriate, subject to details being approved.

The overall design approach, including materials and roof form, is of high quality and consistent across the two buildings, which contributes to a sense of place. However, some architectural elements are presently too urban and not akin to the architectural period adopted. The Conservation, Place & Development Officer has therefore asked for a number of design details to be conditioned.

Each building has a modern, glazed block linking different areas, the only departure from the traditional style. These are interesting architectural elements which add interest to the visual appearance of the development. The Officer confirmed that this is a valid approach subject to high quality engineering and detailing. This has been conditioned.

The Roman Road entrance has been designed to be a key feature of the development and provides a welcome addition to the roadside frontage. The gate house principle is reflected in the passage from the central courtyard to the rear car park and the Wildlife Garden beyond.

The inclusion in the development of the Cherry Walk and the Walled Garden (which hides the first car parking area) soften the appearance of the development in its most built-up section.

Whilst the site is bounded by roads, a dense belt of planting along the length of the boundary is proposed which will provide a degree of enclosure and sense of rural retreat. Existing and additional trees and planting will help screen the road and the acoustic fence from within the development, and will provide additional habitat for wildlife.

The proposal is considered to positively address Local Plan Policies BE14 (Creating Successful Places) and BE15 (Planning for Inclusive Communities), and Policy 2 (Design of New Development) of the Ingatestone & Fryerning Neighbourhood Plan.

Landscape

Landscape design is a key component of this development, contributing to creating a place which will guarantee a high quality of life for future residents. The Conservation, Place & Development Officer commented that the Project Architect and Landscape Architect have collaboratively positioned the user at the heart of creating a future Place. The landscape strategy comprises not only trees and vegetation, but also biodiversity enhancements and SuDS features, and it has been designed to provide a clear narrative for pedestrians and vehicles as they travel through the site.

The strategy is articulated in a number of landscape areas, outlined below.

The Roman Road Entrance provides a strong sense of arrival through incorporating a gentle 'hump' bridging over a converted pond which provides attenuation, wildlife value, and connects to swales and ponds at the centre and south of the site.

The entrance leads to the Central Arrival Court, which is a shared use circular drive including large trees, planting and seating areas. The Central Arrival Court provides access to the Walled Garden car park which is surrounded by planting and fruit trees against a feature wall, and to the Cherry Walk, which is a walkway and garden area which provides access from the Walled Garden car park to the building entrances. The Cherry Walk provides a variety of recreational and seating areas. The rear car park, located to the north of the care home, is enclosed with native hedgerows and trees and to provide a green and wildlife-friendly area.

There are three dedicated garden areas within the proposal, namely the Residents Garden and the Dementia Garden (belonging to the care home), and the Wildlife Garden (an area of open space). All gardens will include ornamental planting, using a diverse range of shrubs, perennials, grasses and bulbs, in addition to plants with nectar and berries.

The Residents Garden is located east of the care home, and includes landscaping features such as circular walks, communal seating areas, growing areas and a wildlife pond. The Dementia Garden is located north of the care home, and includes a variety of walks, memorable features, sensual planting, seating areas and activity spaces for residents. Both the Dementia and Residents Garden will be secured by a 1.8m high black railing, which will be concealed by hedges and planting.

The Wildlife Garden is located north of the rear carpark, and includes ecological features such as hibernacula, native tree planting and 5m of native shrub planting along the boundary to provide additional wildlife value and to screen the acoustic fence. The garden also includes a pedestrian route which encircles a large meadow with orchard trees.

The applicant has chosen to retain the north tip of the application site in its existing form, with trees and shrub planting.

The site will be bounded by a perimeter of native shrub planting to screen the acoustic fencing, with native hedgerows running through the site along its internal boundaries.

The Council's Landscape and Ecology Officer confirms that there are no objections on landscape grounds to this application. The overall landscaping approach is therefore considered appropriate, and further detail of planting and materials to be used in the landscape scheme have been conditioned.

The Council's Open Space Officer recommended that a condition be added with regard to the submission of a Landscape and Ecology Management Plan. The applicant has already committed to preparing this in the Sustainability Statement, which reads: "A

landscape and ecology management plan will be developed in accordance with BS 42020:20131 covering the first five years. The landscape and management plan will be updated as appropriate to support maintenance of the ecological value of the site."

Therefore, a condition requesting a Landscape and Ecology Management Plan, covering the first five years of the development, has been added.

An Arboricultural Report has also been submitted in support of this application, which the Council's Landscape and Ecology Officer raises no objection to. The report concludes that the potential impact on the retained trees is moderate to low. It notes that a small part of the tree group G4, identified as low quality trees, will need to be cleared for the new access. In addition, one of the car parking bays will slightly extend into the Root Protection Area (RPA) of T3, meaning the outer edge of the parking bay within the RPA will need to be hand dug to the depth of the hard surface base, using the hand dig method within Appendix 3 of the report.

The report includes protection measures which will be incorporated into the development. These include fencing off all retained trees prior to commencement on site to prevent damage by construction activities, ground protection measures to prevent soil compaction, and arboricultural supervision. Traditional construction methods will not be acceptable to construct hard surfacing within the RPA, thus a 'No Dig' construction method is required.

Subject to conditions, the proposal therefore complies with Local Plan Policies NE01 (Protecting and Enhancing the Natural Environment), NE02 (Green and Blue Infrastructure), NE03 (Trees, Woodlands, Hedgerows) and NE05 (Open Space and Recreation Provision), as well as Policy 6 (Environment) of the Ingatestone & Fryerning Neighbourhood Plan.

Ecology and Biodiversity

A Preliminary Ecological Assessment (PEA) submitted in support of this application states that the site has low ecological value due to its lack of suitable habitat for most protected species. The likelihood of occurrence of protected species is therefore considered negligible.

The site was assessed on its habitat suitability for protected species, Badgers, Hazel Dormouse, Water Vole, Eurasian Otter, Barn Owl, Breeding Birds, Bats, Reptiles, Great Crested Newts, and White-clawed Crayfish. The only group of species observed on-site by the Applicant's ecologist was birds, thus it is likely that breeding birds may be using the trees on site. As such, in order to allow vegetation clearance to take place during summer, appropriate checks must be carried out by an ecologist to confirm there are no nesting birds present. The proposed checks must be incorporated into a Construction Environmental Management Plan (CEMP), which has been conditioned. Vegetation clearance can be carried out from late summer to late winter (September – end of February) to minimise the risk of nests being present.

The recommendations set out within the PEA, namely the planting of native trees and shrubs, have been incorporated into the landscaping strategy discussed above.

The Council's Landscape and Ecology Officer confirmed that there are no objections on ecology and biodiversity grounds to this application, and that no badger setts were visible during their site visit. They pointed out that features such as the attenuation ponds fronting the site, and the wildflower meadow will provide additional habitat on site.

The Essex Badger Protection Group note the possibility of badgers surrounding the site, meaning a further walkover survey should be undertaken (following cautious site clearance) and additional surveys should be carried out to ensure that they remain up to date at all times prior to the scheme's completion. The Landscape and Ecology Officer agrees with this and states that a method statement should be provided, to avoid injury to animals entering the site during construction. This has been incorporated into the CEMP condition. The Officer also confirmed that no additional badger survey is required.

Subject to these conditions, the proposal therefore complies with Local Plan Policy NE01 (Protecting and Enhancing the Natural Environment) and Policies 2 (Design of New Developments) and 6 (Environment) of the Ingatestone & Fryerning Neighbourhood Plan.

Heritage and Archaeology

A Heritage Assessment has been submitted in support of this application, which the Conservation, Place & Development Officer raises no objection to. The Heritage Assessment recognises that the site is in close proximity to a Roman road which ran to the south-east of the site, and a medieval/post-medieval parish boundary. As such, the presence of below ground archaeological remains cannot be ruled out. The assessment recognises that a programme of archaeological trial trenching would therefore be necessary prior to commencement of development.

ECC Archaeology did not raise any concerns with regards to the proposal, and asked for a number of conditions to be added to the decision notice

With regards to the impact on built heritage, the Conservation, Place & Development Officer concurs with Heritage Assessment, stating the impact upon known heritage assets would not result in a greater diminution of their significance. The Officer also notes the Grade II listed building of Trueloves, which is situated on elevated ground, and states that recent residential development of scale has interrupted its setting and intervisibility with regards to the development site. As such, it is considered the proposed development will have no adverse impact on this Grade II listed building.

Historic England have been consulted and do not wish to offer any comments.

The proposal therefore complies with Local Plan Policies BE16 (Conservation and Enhancement of Historic Environment).

Access, Parking and Highway Considerations

The proposed access is situated from Roman Road (B1002), located along the site's southern boundary, which will provide access for cars, delivery vehicles, cycles and pedestrians. The proposed access leads to a roundabout which is centrally placed within the site, providing access to parking and servicing areas.

As previously noted, the car parking facilities have been strategically placed along the western boundary, allowing the care home to be situated furthest away from the noise of the A12.

A Transport Assessment and Travel Plan have been submitted in support of this application. ECC Highways issued a holding objection to the application as the submitted TA fell short in a few areas. Updated plans were submitted which are considered acceptable. The number of car parking spaces was increased from 75 to 88, as a result of the Highway Authority expressing concerns that the first iteration of the site layout may not be sufficient for parking demand.

Although some concerns with regards to car parking remain, the proposal complies with the Council's adopted standards for the office aspect of the development. The Highway Authority is prepared to accept the lower provision of car parking spaces as should any issues with parking on the highway outside the site arise post-development, the applicant has agreed to fund the cost of a Traffic Regulation Order to restrict on-street parking ensuring the future safety of all highway users. This contribution is to be included in the legal agreement.

As part of the legal agreement, a Travel Plan monitoring fee will have to be negotiated as well as the scope of the highway works.

National Highways confirmed that the proposed development will not have a severe impact upon the A12. Thus, no contributions need to be provided towards the strategic road network.

Subject to contributions and conditions, the proposal therefore complies with Local Plan Policies BE08 (Strategic Transport Infrastructure), BE09 (Sustainable means of travel and walkable streets), BE11 (Electric and Low Emission Vehicles), BE12 (Mitigating the Transport Impacts of Development) and BE13 (Parking Standards). It is also compliant with Policies 5 (Transport) and 6 (Environment) of the Ingatestone & Fryerning Neighbourhood Plan.

Sustainability

A Sustainability Statement and Energy Statement have been prepared to clarify the overall sustainability credentials of the proposals and the extent to which renewable energy technology can be incorporated into the development. The key sustainability features include, but are not limited to:

- The Office building will be designed and built to achieve a BREEAM 'Excellent' rating under the New Construction 2018.
- The development will target a 27% reduction in Regulated CO2 emissions through energy efficiency measures, air source heat pumps and PV panels.
- The proposal has sought to include green and blue infrastructure and increased biodiversity as part of the application.

Furthermore, the proposal comprises extensive water features, a Wildlife Garden and natural areas which will promote wildlife and contribute to the sustainability of the scheme.

The above approach is welcomed, particularly with the recent focus on climate change indicatives and the announcement of the updated Environment Act 2021.

The Sustainability Statement and Energy Statement were reviewed in detail. The applicant addressed a number of comments in an updated Sustainability Statement, ensuring policy compliance.

The BREEAM 'Excellent' target for the Office building in line with the requirements of policy BE01, but it is disappointing that the applicant did not consider achieving BREEAM Excellent for the care home too, as recommended by officers. Whilst this is not a policy requirement, the building is already aiming to achieve a high percentage improvement on energy and achieving the additional credits to get to BREEAM Excellent would have boosted the sustainability credentials of the proposal and delivered important environmental gains.

Nonetheless, subject to conditions, the proposal complies with Local Plan Policies BE01 and BE02, and Policy 6 of the Ingatestone & Fryerning Neighbourhood Plan. It also exceeds the requirements of Policy 2 (Design of New Development) of the Neighbourhood Plan.

Land Contamination

A Geo Environmental Assessment and a Preliminary Geo Environmental Risk Assessment concluded that the site is low risk with regard to contamination and that any further investigative measures necessary can be secured by planning condition.

The Environmental Health Manager did not raise any concerns with regards to this aspect of the proposal and requested a condition to be added to the decision notice, which is relevant should contamination be discovered during works.

Subject to condition, the proposal therefore complies with Local Plan Policy NE10 (Contaminated Land and Hazardous Substances).

Refuse and Recycling

Communal stores will be included in the care home building, where both recyclable and non-recyclable waste can be stored in accordance with the Council's waste collection service. In addition, space will be provided for segregated recycling waste bins within the kitchen areas.

The office building will have a designated communal store for segregation and storage of commercial waste and recycling. This space will meet the relevant BREEAM requirements.

The Operations Manager expressed concerns that the proposed roundabout is not sufficient for a 26 Ton RCV, as the info provided shows a 4 x 2 vehicle with a smaller turning circle than one of Brentwood's standard sized trucks. The applicant explained that the roundabout is intended to be constructed from material capable of being overrun by vehicles (e.g. grasscrete) and that the site will be serviced by a private contractor.

The Sustainability Statement that accompanies this application notes that *"prior to construction, a Site Waste Management Plan will be developed which will establish ways of minimising waste at source, assess the use, reuse and recycling of materials on and off-site and prevent illegal waste activities."*

In line with the above and in order to address the officer's concerns, a Site Waste Management Plan has been conditioned, to include details of the roundabout and confirmation of how Brentwood's standard sized trucks would be able to access the site in the event of the private contractor not operating on the site.

Subject to condition, the proposed refuse strategy is appropriate and compliant with Local Plan Policy BE14 (Creating Successful Places).

Drainage

A Flood Risk Assessment, including drainage strategy, accompanies the application. It demonstrates that the site is located within Flood Zone 1 and has a very low risk of flooding, safe access and egress can be achieved via the site entrance at all times.

Surface water from the site drains to the Anglian Water surface water sewer within Roman Road. In response to a pre-development enquiry in 2019, Anglian Water

confirmed that the surface water from the development can connect with their surface water network within Roman Road. Subject to agreement with Anglian Water, surface run-off will be restricted using a hydro-brake, and will discharge via an attenuation tank or similar.

The SuDS strategy includes the use of oversized concrete pipes and geo-cellular storage to store surface water. Water Quality Protection will be achieved by permeable paving within some of the parking locations on-site. Swales will collect water from the centre of the site and connect to ponds at the south of the site. These ponds will be partially lined to ensure some water during dryer periods for wildlife but will ensure additional attenuation capacity when required.

Additional information was requested by ECC SuDS to assess the proposal, which was provided by the applicant. Further to this, ECC SuDS confirmed that the proposal is acceptable subject to conditions.

The above demonstrates that the scheme meets the requirement of Local Plan Policies NE09 (Flood Risk) and BE05 (Sustainable Drainage). It is also compliant with Policies 2 (Design of New Developments) and 6 (Environment) of the Ingatstone & Fryerning Neighbourhood Plan.

Noise

A Noise Impact Assessment has been submitted in support of this application due to the site's proximity to the A12. The assessment concludes that an acceptable acoustic environment can be achieved for the care home and associated HQ using common construction methods and mitigation measures such as a 2.5m acoustic barrier surrounding the site's boundary, several 2m high brick walls, and acoustic refuge areas.

The assessment recognises that once a full plant schedule has been decided upon, a dedicated noise and vibration assessment should be undertaken.

The Environmental Health Manager raises no objection to the findings and recommendations set out within the assessment, noting that the proposals to deal with external and internal noise are appropriate.

Subject to condition, the proposal therefore complies with Local Plan Policy BE14 (Creating Successful Places).

Air Quality

An Air Quality Assessment has been submitted in support of this application due to the site's proximity to the A12. The report assesses the air quality conditions achieved for future residents of the care home, in addition to the air quality conditions achieved at existing residential properties within the surrounding area due to additional traffic resulting from the development. The assessment concludes that the proposed

development will not have a significant impact on local roadside air quality, and that air quality for future residents within the development will be acceptable.

The Ingatestone & Fryerning Neighbourhood Plan states that in the absence of any regular monitoring, all new major developments in the parish will be required to demonstrate an understanding of the current air quality surrounding the development site and outline the potential wider air quality implications of the proposed development on the parish. The Environmental Health Manager has concluded that because the air quality for future residents within the development will be acceptable and the operational air quality effects without mitigation will not be significant, no additional measures would be required and there is no need air quality monitoring contribution.

The proposal therefore complies with Local Plan Policy NE08 and Policy 5 of the Ingatestone & Fryerning Neighbourhood Plan.

Health Impact Assessment

A Health Impact Assessment (HIA) was submitted in support of the proposal in line with the requirements of Local Planning Policy MG04 (Health Impact Assessment), which was jointly reviewed by the Public Health Officer and the HIA Steering Group. Officers highlighted some minor points and recommended to consider them through the application process.

The applicant addressed these and the HIA Steering Group confirmed that the conclusions of the HIA are supported.

This demonstrates that the proposal has met the requirements of Local Planning Policy MG04 (Health Impact Assessment).

Legal agreement

The applicant has accepted that it will be necessary for certain obligations in respect of the proposed application to be dealt with by way of an Agreement under Section 106 of the Town & Country Planning Act 1990. This is in line with Local Planning Policy MG05 (Developer Contributions).

The contributions required to make the proposed residential development acceptable in planning terms are currently being discussed between the applicant, Council officers, the Highway Authority and the NHS. These are expected to include contributions towards healthcare provision, highways improvements and mitigation, as well as details of public open space management and of local recruitment and training obligations.

As the legal agreement is outstanding, it is recommended to the Committee that this is delegated to Officers to resolve, should Members be minded to approve the application.

8. Recommendation

It is recommended that a RESOLUTION TO GRANT PERMISSION is issued subject to the legal agreement being resolved, and to the following conditions:-

1 TIM01 Standard Time – Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 Design Details

Notwithstanding the details shown on the drawings hereby approved; no development above ground level shall take place until details of the glazed link block between buildings have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area, in line with Policy BE14.

4 Materials

Notwithstanding the details shown on the drawings hereby approved; no development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings and of ground surfaces have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area, in line with Policy BE14.

5 Brickwork Sample Panels

No development above ground level shall take place until further details of the brickwork, including brick patterns, to be used in the development has been submitted to and approved in writing by the local planning authority. The details shall include: sample panels of the proposed brickwork to include mortar colour and jointing, and bonding. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area, in line with Policy BE14.

6 Design Details

Notwithstanding the details shown on the drawings hereby approved; no development above ground level shall take place until details of fenestration (i.e. mullions, typical reveals, concealed vent strips) and balustrades hereby permitted, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the architectural language is consistent with the architectural period adopted, in line with Policy BE14.

7 Design Details

Notwithstanding the details shown on the drawings hereby approved; no development above ground level shall take place until details of the proposed roof have been submitted to and approved in writing by the local planning authority. These include: plant equipment, mansafe systems, sunken area of flatted roofs, detailed cross-sectional information (the flatted areas must sit below the ridges to negate obvious crown roof feature) and barge boards. Development shall be carried out in accordance with the approved details.

Reason: To ensure the architectural language is consistent with the architectural period adopted, and to safeguard the character and appearance of the area, in line with Policy BE14.

8 Construction Environment Management Plan

No development shall commence, including works of demolition until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP should define best practice measures for ecological protection (including but not limited to protected species, in particular badgers and nesting birds) as well as protection methods of retained trees. The CEMP should include a method statement to avoid injury to any animals entering the site during construction. The CEMP shall identify that construction activities so far as is practical do not adversely impact amenity, traffic or the environment of the surrounding area by minimising the creation of noise, vibration and dust during the site preparation and construction phases of the development. The demolition and construction works shall be completed in accordance with the information agreed within the CEMP by the Local Planning Authority.

Reason: To ensure that appropriate measures are undertaken to ensure any disturbance to protected species is mitigated and to ensure trees are not harmed in the interests of visual amenity.

9 Landscaping Scheme

No development above ground level shall commence on site, until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall indicate and include:

- details of any new trees or hedges;
- the location and species of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved;
- the existing trees shrubs and hedgerows to be retained;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units including cycle stands, signs);
- external hard surface materials for parking spaces, pedestrian accesses, etc

The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: In order to safeguard and enhance the character and appearance of the area and preserve the natural environment.

10 Landscape and Ecology Management Plan

No development above ground level shall commence on site, until a Landscape and Ecology Management Plan covering the first 5 years of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to meet the required BREEAM Le05 Target.

11 Drainage

No works except demolition shall takes place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Limiting discharge rates to 5l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change, subject to agreement with the relevant third party/ All relevant permissions to discharge from the site into any outfall should be demonstrated.

- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. Including treatment for the run-off from roofs.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason:

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

To ensure the effective operation of SuDS features over the lifetime of the development.

To provide mitigation of any environmental harm which may be caused to the local water environment

Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

12 Drainage

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: The National Planning Policy Framework paragraph 163 and paragraph 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates.

To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

13 Drainage

Prior to occupation, a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, will be submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

14 Site Waste Management Plan

No works shall take place until a Site Waste Management Plan has been submitted has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the roundabout and confirmation of how Brentwood's standard sized trucks would be able to access the site in the event of the private contractor not operating on the site.

Reason:

To ensure the compliance with Local Plan Policy BE14 (Creating Successful Places).

15 Highways

No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i. vehicle routing
- ii. the parking of vehicles of site operatives and visitors
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. wheel and underbody washing facilities

Reason: To ensure that on-road parking of these vehicles in the adjoining roads does not occur, that loose materials and spoil are not brought out onto the highway and that construction vehicles do not use unsuitable roads, in the interests of highway safety and in accordance with Local Plan Policies BE09 and BE12.

16 Highways

Prior to occupation of the proposed development, the site access shall be provided in accordance with Drawing 20084-011 Rev D within Appendix 3 of Technical Note 1 – Response to Essex County Council dated 13th January 2022.

Reason: To provide adequate inter-visibility between vehicles using the site access and those in the existing public highway in the interest of highway safety in accordance with Local Plan Policy BE09.

17 Highways

Prior to occupation, the developer shall provide site access and highway improvements as shown in principle in Drawing 20084-010 Rev B with full details to be agreed with the Highway Authority. In addition, the developer shall provide a pedestrian dropped kerb and tactile paving each side of the adjacent A12 offslip road where it meets Roman Road.

Reason: To provide pedestrians and the mobility impaired with safe access in all directions in accordance with Local Plan Policies BE09 and BE12.

18 Highways

Prior to first occupation of the proposed development, the Developer shall submit an updated workplace travel plan to the Local Planning Authority for approval in consultation with Essex County Council. Such approved travel plan shall be actively implemented for a minimum period of 5 years. It shall be accompanied by a monitoring fee of £6,383 (plus the relevant sustainable travel indexation) to be paid before occupation to cover the 5 year period.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with Local Plan Policies BE09 and BE12.

19 Highways

Prior to occupation, the existing bus stops on both sides of the B1002 Roman Road to the east of the site shall be improved to Essex County Council specifications. Both stops shall be provided with raised kerbs to facilitate pedestrian and wheelchair access, and real time passenger information displays.

Reason: To encourage trips by public transport, which is in the interest of accessibility and in accordance with Local Plan Policies BE09 and BE12.

20 Highways

The proposed development shall not be occupied until such time as the vehicle parking areas indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Local Plan Policies BE12 and BE13.

21 Cycle parking

Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facilities shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Local Plan Policies BE12 and BE13.

22 Sustainability

Prior to the commencement of the development, an initial BREEAM assessment report demonstrating that the office building is expected to achieve BREEAM 'Excellent' construction standards, must be submitted to and approved, in writing, by the Local Planning Authority. The building shall not be occupied until evidence that the agreed level of construction standards has been achieved, has been submitted to and agreed, in writing, by the Local Planning Authority.

Reason: To accord with the aims of policy BE01 of Brentwood Local Plan.

23 Land Use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the use class of the employment element of the development shall be restricted to class E(g).

Reason: To prevent change of use within class E that could harm other policy objectives of the Local Plan including the objective to safeguard employment land, and to protect the retail function of Brentwood Town Centre and other designated centres.

24 Land Use

Any future changes to the scheme or development proposals for the site shall maintain a minimum of 1,690sqm (GIA) in use as offices, light industrial, and research and development (Class E(g)), B2, B8 or sui generis employment uses.

Reason: To safeguard the continued future employment use of the site.

25 Care Home

Notwithstanding the details shown on the drawings hereby approved, the occupation of the Care Home shall be restricted to those aged 55 (as a minimum) and over.

Reason: To guarantee continued occupancy of the Care Home in line with the proposed scheme.

26 Planting back from highway

The proposed boundary planting shall be planted a minimum of 2 metres back from the highway boundary and any visibility splay.

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

27 Ecology

Site clearance and demolition work shall only be undertaken between the months of September and February unless and until a scheme detailing a nesting bird check is submitted to and approved in writing by the local planning authority. The scheme shall include mitigation measures should any nesting birds be identified, including a suitable stand off and /or exclusion zones if nests or nests in construction are identified. The check shall be undertaken by a suitably qualified ecologist.

Reason: To avoid the destruction of habitats in accordance with Local Plan Policy NE01 and comply with relevant legislation.

28 Drainage

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

29 Noise

Where the site is adjacent to residential or business premises, heavy plant, noisy equipment or operations and deliveries, should not take place outside the hours of;

Monday–Friday.....08.00-18.00

Saturday.....08.00-13.00.

No noisy activities on Sundays or Bank Holidays.

Particularly noisy equipment such as Pile Drivers/Angle Cutters/Pneumatic Drills/Cement Mixers etc. should be used approximately one hour after the beginning hours mentioned above and one hour before the said end times.

All plant and equipment should be suitably chosen, sited, operated and serviced so as to minimise noise, vibration, fumes and dust. Best practical means should be employed to minimise potential nuisance to neighbouring properties. All plant should be turned off when not in use.

Pneumatic tools should be fitted with an integral silencer and/or purpose made muffler, which is maintained in good repair.

Where the site is adjacent to residential or business premises, bonfires should be avoided, and all waste materials should be removed from site and suitably disposed of. At no time should any material that is likely to produce dark/black smoke be burnt (eg. Plastics, rubber, treated wood, bitumen etc.)

Radio noise should not be audible at the boundary of the nearest neighbouring property.

Neighbouring residential premises should be advised of any unavoidable late night or early morning working which may cause disturbance. Any such works should be notified to the Environmental Health Department prior to commencement.

Reason: In order to protect the amenity of neighbouring occupiers.

30 Sustainability

The care home hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.

Reason: In the interests of improving water usage efficiency in accordance with Local Plan Policy BE02.

31 Sustainability

The office building hereby approved shall be designed and built to meet BREEAM 'Excellent' rating in category Wat 01.

Reason: In the interests of improving water usage efficiency in accordance with Local Plan Policy BE02.

32 Sustainability

The development hereby approved shall be designed and built to achieve at least a 27% reduction in carbon dioxide emissions above the requirements as set out in Part L Building Regulations, through energy efficiency measures, air source heat pumps, and PV panels, as set out in the Energy Statement (September 2021).

Reason: In the interests of improving resource efficiency to meet the government's carbon targets in accordance with Local Plan Policy BE01.

33 Secure by Design

Prior to occupation, a Secure by Design Statement shall be submitted to and approved in writing by the Local Planning Authority detailing how the development would adhere to the principles of Secure by Design. The Statement shall set out how the development achieves a Certificate of Compliance in respect of the Secure by Design Commercial Developments 2015 version 2 for the offices, and the updated SBD Healthcare Guide for the Care Home, to the satisfaction of the Metropolitan Police. All security measures applied to the approved development shall be permanently retained thereafter.

Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime, in accordance with Local Plan Policy BE15 and the aims and objectives of the NPPF chapter 8.

34 Land Contamination

Should contamination be found that was not previously identified during any stage of the application hereby approved or not considered that contamination shall be made safe

and reported immediately to the Local Planning Authority. The site shall be assessed and a remediation scheme shall be submitted for approval by the Local Planning Authority. Such agreed measures shall be implemented and completed to the satisfaction of the Local Planning Authority prior to the commencement of any development of the site.

Reason: To safeguard future users or occupiers of this site and the wider environment from irreversible risks associated with the contaminants which are present on site.

35 Archaeology

No development or preliminary groundworks can commence until a programme of archaeological trial trenching evaluation has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, and approved by the planning authority.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

36 Archaeology

No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the Written Scheme of Investigation defined in Part 1 and confirmed by the Local Authorities archaeological advisors.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

37 Archaeology

A mitigation strategy detailing the excavation/preservation strategy of the archaeological remains identified shall be submitted to the local planning authority following the completion of the archaeological evaluation.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

38 Archaeology

No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

39 Archaeology

The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Local Plan 2016-2033 are relevant to this decision: MG01, MG04, MG05, BE01, BE02, BE05, BE08, BE09, BE11, BE12, BE13, BE14, BE15, BE16, HP04, PC01, NE01, NE02, NE05, NE08, NE09, NE10 and E08.

2 INF04

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

3 INF22

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

5 SuDS

Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.

Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.

Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.

It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.

The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.

We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

6 Open Space

Brentwood Borough Council will only maintain (on behalf of ECC) highway grass verge and open space areas, once the area has been adopted.

Formal areas will need to be maintained by a dedicated team, supplied by a qualified contractor.

Landscaped areas should be designed with water conservation in mind, utilizing rainwater harvesting for planted schemes.

Electric grounds maintenance equipment and non-chemical weed control should be utilised where possible.

7 Highways

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

8 Archaeology

A professional team of archaeologists should undertake the archaeological work, which will initially comprise a trial trenching evaluation of the proposed development site. This may be followed by a programme of archaeological excavation and/or monitoring, depending on the results of the trenching. The Borough Council should inform the applicant of the archaeological recommendation and its financial implications. An archaeological brief detailing the work and the level of investigation required will be issued from this office on request.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

BACKGROUND DOCUMENTS

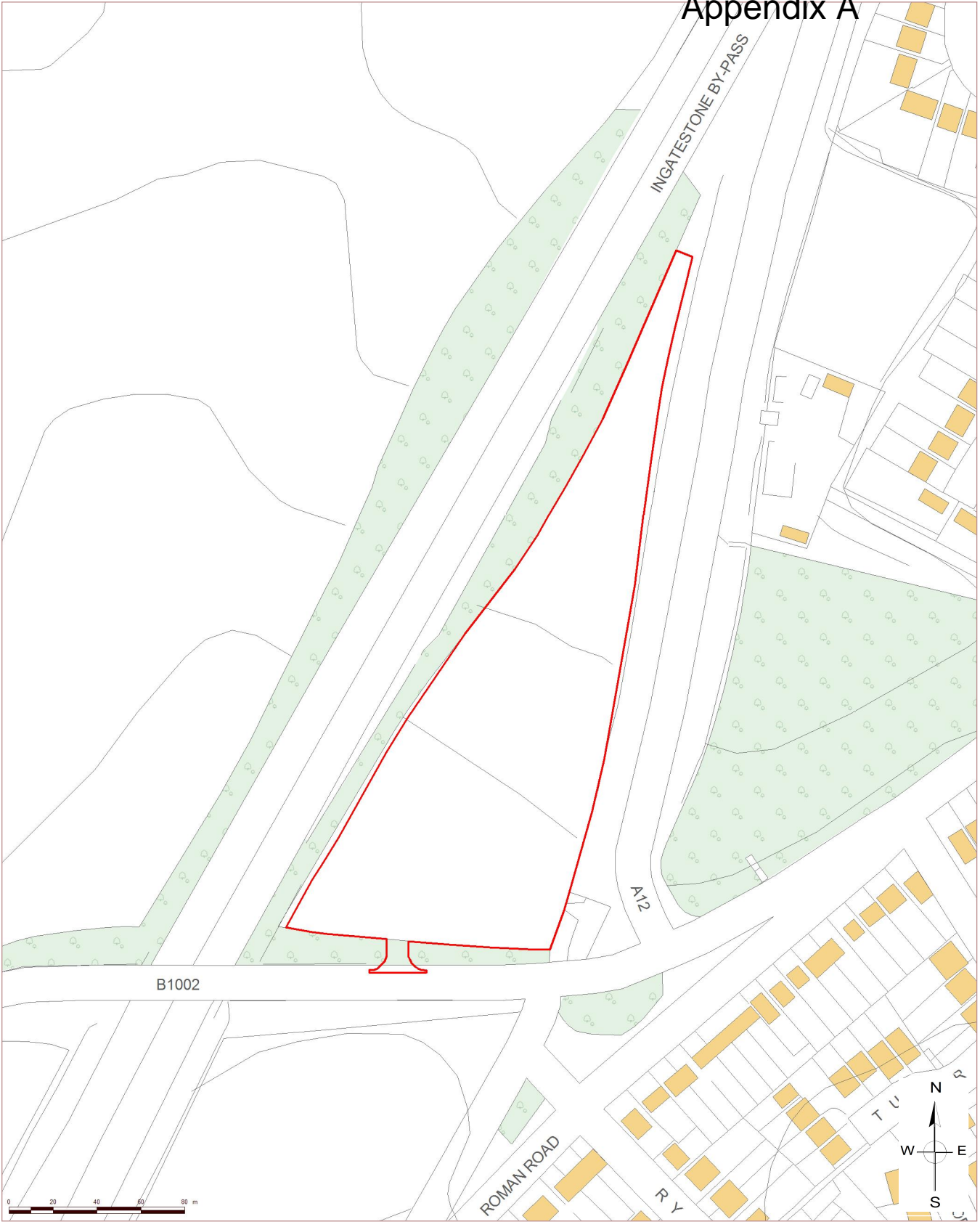
All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://www.brentwood.gov.uk/-/applicationsviewcommentandtrack>

DECIDED:

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Appendix A



Title : Land North of Roman Road, Ingatestone, Essex

21/01766/FUL

Scale at A4 : 1:2500

Date : 22nd November 2022

Brentwood Borough Council
Town Hall, Ingrave Road
Brentwood, CM15 8AY
Tel.: (01277) 312500



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SITE PLAN ATTACHED

**1 PILGRIMS HALL COTTAGES ONGAR ROAD PILGRIMS HATCH BRENTWOOD
ESSEX CM15 9SA**

**CONSTRUCTION OF 2NO. BUNGALOWS WITH ASSOCIATED LANDSCAPING AND
VEHICLE PARKING**

APPLICATION NO: 22/01190/FUL

WARD	Pilgrims Hatch	8 WEEK DATE	20 October 2022
CASE OFFICER	Mrs Carole Vint	Extension of time	30 November 2022
Drawing no(s) relevant to this decision:	6704/1102; 6704/1122; 6704/1222; 6704/1223; 6704/1323; 6704/1324;		

The application has been referred at the request of Cllr Aspinell for the following reason:

I accept that this site lies within the green belt but it currently is, and has been for many years, a site that is aesthetically harmful to the location - perhaps best described as an unofficial scrap yard. There are currently two 1950's tractors rotting on the site, along with an assortment of other vehicles and machinery. To the rear and sides there are wooden buildings that have been covering the majority of the site for decades. These were originally used as a storage facility and repair shop.

It is my opinion that special circumstances do exist within this application as the demolition of the wooden buildings and clearing of the site would allow for the construction of two much needed bungalows (we are rapidly losing such properties in Pilgrims Hatch due to conversion into houses) and offer a more visually attractive sightline and environment for neighbouring properties.

1. Proposals

This application comprises of the construction of two detached dwellings adjacent to No. 1 Pilgrims Hall Cottages.

2. Policy Context

Brentwood Local Plan (2016-2033) (BLP):

The Plan was adopted as the Development Plan for the Borough on 23 March 2022. At the same time the Brentwood Replacement Local Plan, August 2005 (saved policies, August 2008) was revoked. The following policies are relevant to the application.

- Strategic Policy MG02: Green Belt
- Strategic Policy BE01: Carbon Reduction, and Renewable Energy
- Policy BE02: Water Efficiency and Management Policy
- Policy BE04: Managing Heat Risk
- Policy BE07: Connecting New Development to Digital Infrastructure
- Policy BE11: Electric and Low Emission Vehicle
- Policy BE13: Parking Standards
- Policy BE14: Creating Successful Places
- Policy HP06: Standards for New Housing
- Strategic Policy NE01: Protecting and Enhancing the Natural Environment

National Planning Policy and Guidance

- National Planning Policy Framework (NPPF/'The Framework')
- National Planning Practice Guidance (NPPG)

3. Relevant History

- 22/00191/FUL: Construction of 2no. bungalows with associated landscaping and vehicle parking. - **Application Refused**
- 20/00680/FUL: Construction of 2no. detached residential dwellings with associated landscaping and vehicle parking. - **Application Refused, Appeal Dismissed**
- 20/00025/FUL: Construction of 2no. detached residential dwellings with associated landscaping and vehicle parking - **Application Refused**
- 02/00745/FUL: Stable and Hay Store. - Application Permitted
- 01/01019/FUL: Erection of Building with Two Stables and Hay Store. - Application Refused

4. Neighbour Responses

Where applications are subject to public consultation those comments are summarised below. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link:

<http://publicaccess.brentwood.gov.uk/online-applications/>

One letter has been received from owner of the adjacent site. The concerns raised in the letter include:

- Concerns regarding overlooking from the proposed dwellings, general noise and disturbance to the visitors of the adjacent crematorium, gardens of remembrance and grounds.
- Concerns around noise and disturbance during construction and associated plant and traffic movements

5. Consultation Responses

- **Highway Authority:**

A site visit has been previously undertaken and the information that was submitted in association with the application has been fully considered by the Highway Authority. The proposal includes the subdivision of the site to provide two new dwellings. Subject to conditions, the host dwelling and proposed dwellings will share a vehicle access and adequate room is available to provide compliant off-street parking and turning for all three dwellings, therefore: From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to conditions including widening of the access, parking space standards, cycle parking provision and provision of a travel pack.

- **Arboriculturalist:** No comments received at the time of writing the report.

- **ECC SUDS:**

Having reviewed the information that has been provided it is considered that the development does not pose a significant flood risk, therefore we do not wish to provide formal comment on this application.

- **Environmental Health & Enforcement Manager:**

Recommends that if permission were to be granted, conditions relating to sound insulation, contamination investigation and remediation, and the implementation of a construction environmental management plan be added. In terms of drainage, it has been noted from the application that a septic tank is to be installed. We recommend the applicant familiarises themselves with the recently updated guidance and licensing for septic tanks, which can be found via the following link: <https://www.gov.uk/permits-you-need-for-septic-tanks>

- **EBPG:**

We note that no new ecological survey has been prepared to support this scheme and that the September 2019 report prepared for the original refused application (20/00680/FUL) has instead been resubmitted. Any survey can only provide a snapshot of the current/recent activity to guide consideration of the overall activity levels at a site, with surveys considered to remain valid/up to date for a limited period (no more than 12 months). This is supported by the current Natural England/CIEEM guidance for developments which can be found here: Badgers:

advice for making planning decisions - GOV.UK (www.gov.uk) On this basis, we do not consider the EIA from September 2019, in so far as it relates to badgers, suitable for the purposes of considering this application.

Furthermore, the updated Natural England guidance for local planning authorities, which can be found here : Protected species and development: advice for local planning authorities - GOV.UK (www.gov.uk), states that "you should not usually attach planning conditions that ask for surveys. This is because you need to consider the full impact of the proposal on protected species before you can grant planning permission." With this in mind, we recommend seeking an updated survey before consideration is given to granting planning permission for this scheme.

- **Essex Wildlife Trust:** No comments received at the time of writing the report.

6. Summary of Issues

Planning permission is sought for the construction of two bungalows with associated landscaping and vehicle parking.

The starting point for determining a planning application is the Development Plan, in this case the Brentwood Local Plan 2016-2033. Planning legislation states that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the National Planning Policy Framework 2021 (NPPF) and National Planning Practice Guidance (NPPG). Although individual policies in the Local Plan should not be read in isolation, the plan contains policies of particular relevance to this proposal which are listed in section 2 above. In this case a further material consideration is the planning history, including three applications that were refused and a dismissed appeal.

The main issues which require consideration as part of the determination of this application are:

- The planning history of the site;
- Impact of the proposal on the Green Belt;
- The impact of the proposal on the character and appearance of the area;
- Impact on the living conditions of the occupiers of neighbouring properties;
- Parking and access;

Planning History

The site has recent relevant planning history, set out in section 3 above. Application reference 20/00025/FUL for the construction of two detached residential dwellings with associated landscaping and vehicle parking, which was refused. An identical application, reference 20/00680/FUL, was submitted, save for additional information

regarding the status of the site as previously developed land. This application was also refused and was the subject of an appeal, which was dismissed.

Following that appeal, another application was received, reference 22/00191/FUL, for the construction of two bungalows with associated landscaping and vehicle parking, which was refused on 1 April 2022 for the following reason:

- 1. The site does not fully satisfy the accepted definition of previously developed land and is outside of the established village envelope of Pilgrims Hatch in a location of sporadic built form and as such fails to fall within the list of exceptions to inappropriate development outlined in NPPF para 145. The proposed works would replace outbuilding/garage, along with decrepit temporary canopies, waste materials and old farming machinery, with permanent built form of significantly increased massing resulting in urban sprawl within the Green Belt causing harm to its openness and is by definition inappropriate development. No very special circumstances have been put forward to justify this harm. The proposal is contrary to Policies MG02, BE14 (1.a) (1.c) (1.e) and (1.h) of the Brentwood Local Plan, Chapters 12 and 13 of the NPPF.*

This current application appears identical to that subject to 22/00191/FUL which was refused for the reason above. The applicant appears not to have taken the opportunity to appeal the refusal during the six months from the date of refusal, which has now expired. The drawings and supporting documents remain unaltered copies of those submitted with the last application refused 1 April 2022. The Planning Statement has been lightly revised - paragraphs 2.4 and 2.5, merely refer to the most recent refusal. However, the rest of the planning statement, including out of date references to the Council's emerging local plan and reference to the adopted policies being in the 2005 local plan, is the same. No information has been provided by explanatory letter or rebuttal against the reason for refusal, or explanation of why the applicant believes that a proposal found consistently and recently to be unacceptable should now gain permission.

Green Belt

Chapter 13 of the NPPF (2021) states the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Green Belt Policy MG02B of the recently adopted Brentwood Local Plan undertakes to implement the green belt policies of the Framework.

Paragraph 149 of the NPPF states that a Local Planning Authority (LPA) should regard the construction of new buildings as inappropriate in the Green Belt with limited exceptions. The supporting statement makes reference to the development complying with Paragraph 149g of the NPPF, which is outlined as follows:

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The previous report mentioned that the site accommodates two dilapidated outbuildings, one rundown shed and decrepit temporary canopies and waste materials. Upon the recent site visit, the site was in the middle of being cleared, due to the dwelling at No. 1 being refurbished. An outbuilding/garage remains, along with decrepit temporary canopies, waste materials and old farming machinery. As before, it is considered that the site does not fully fall within the accepted definition of Previously Developed Land (PDL) as outlined in the explanatory glossary of the NPPF which informs the application of para 145(g) and therefore its redevelopment is considered inappropriate development in principle. The NPPF states the following in such circumstances:

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

In the recent appeal decision, the Inspector considered both the issue of PDL and the impact of the proposal, stating in para. 7. *“The appellant has provided evidence with the intention of demonstrating the existing use of the site. However, it is not the role of an Inspector dealing with an appeal in relation to an application for planning permission to conduct an exercise as to lawful uses or operations. Applications under sections 191 or 192 of the Town and Country Planning Act 1990 should be made to the Council for such purposes. In any case, for reasons that I go into below, even if the site constitutes previously developed land, the proposed development would have a greater impact on the openness of the Green Belt than the existing development and thus fail to accord with paragraph 145g of the Framework”*. Following the appeal decision, no applications have been made to establish the existing use of the site. The supporting statement from the agent, makes reference to the structures being in situ for over 10 years and can therefore be classified as permanent and lawful. This claim is supported by statutory declarations as well as aerial images.

However, it must be noted that planning permission was not granted for the material change in use of this residential garden and the site does not benefit from a certificate

of lawful development which establishes this use. Nevertheless, it is evident that this land and garage has historically been used for purposes other than residential amenity space associated with the enjoyment of the dwellinghouse. Importantly, the repair of commercial machinery ceased some time ago and the site now accommodates low level materials/waste and therefore the pertinent question is whether the existing outbuildings, temporary structures which are dilapidated and the waste which is stored on site would constitute PDL in line with the NPPF definition. As previous, the agent also notes that garages within residential gardens outside of a built up area such as this can be considered as PDL and makes reference to the adjacent planning permission, reference 17/00281/FUL which was for the demolition of the detached garage and construct new dwelling. Each application is determined on its own merits. However, in this case due to the adjacent built form to the north west and replacement of the existing garage the proposal was considered to fulfil the accepted definition of infill development outlined in para 145 (g). The principle of that development is therefore not directly comparable to the one considered here.

For the avoidance of doubt, the application site is not within the village envelope of Pilgrims Hatch nor any other and would not be considered as an infill development as in point (e) limited infilling in villages; further, infill development can be described as the filling in of an area between two existing buildings. The proposed site is to the side of No.1 Pilgrims Cottage to the southeast and is an area of Green Belt which is verdant and free of permanent built form save for an outbuilding/garage, along with decrepit temporary canopies, waste materials and old farming machinery. No buildings are adjacent to the site to the southeast and the proposed residential dwellings, albeit single storey, along with the staggered depth would result in the sprawl of built form here. The dwellings would erode the openness of the area by introducing a significantly larger mass of permanent built form, when compared to existing. As such, the proposed development does not constitute infill development and would result in inappropriate development within the Green Belt and is not acceptable. As in the previous application, no 'very special circumstances' have been established to clearly outweigh this harm.

As the Inspector stated in the recent appeal decision, even if the site constitutes previously developed land, the proposed development would have a greater impact upon the openness of the Green Belt than the existing development and would fail to comply with paragraph 145g of the NPPF. The fact remains that whilst development here might remove the outbuilding/garage, along with decrepit temporary canopies, waste materials and old farming machinery, it does not follow that the proposed permanent built form, which would be of a significantly greater height, bulk, scale and massing can be introduced as an acceptable replacement, as the resultant mass of development would be so significant in this context it would erode the openness of the Green Belt in visual and spatial terms which conflicts with both the local development plan and national planning policy.

As with the previous applications, the proposed development is considered to not comply with any of the exceptions listed in the framework and is therefore considered inappropriate development, which the NPPF deems unacceptable in principle, and

would cause material harm to the openness of the Green Belt contrary to both local policy MG02 of the local plan and Chapter 13 of the NPPF.

Housing land supply

The Brentwood Local Plan 2016-2033 was adopted as the Development Plan for the Borough on 23 March 2022. At the same time the Brentwood Replacement Local Plan, August 2005 (saved policies, August 2008) was revoked. Following the adoption of the Brentwood Local Plan 2015-2033, the plan now has a supply of housing land, in excess of five years supply. These sites are sustainably located within the Borough. The proposed development of two dwellings would be a limited addition to the supply of housing within the borough. Furthermore, it would rely on the development of an area of leafy Green Belt and the use of a private vehicle to ensure connectivity to local infrastructure and services and is not sustainable. The NPPF lists specified protected areas, such as greenbelt that are not subject to a permissive approach to boosting housing supply as protection of the greenbelt provides a strong reason to restricting development itself. Therefore, the contribution to housing land supply or delivery does not provide a justification for approving inappropriate development in the greenbelt, regardless of design or context. In such circumstances the tilted balance is disengaged.

Design, Character and Appearance

The site is located outside of the Pilgrims Hatch settlement on the north eastern side of Ongar Road which is characterised by sporadic residential and commercial development diverse in nature and architectural merit. The site comprises of a semi-detached dwelling within an area of Green Belt. The area of the site towards the south eastern boundary is primarily verdant in nature with dense trees and shrubs, with an outbuilding/garage, along with decrepit temporary canopies, waste materials and old farming machinery. To the north west is the adjoining dwelling and Orchard Cottage, to the south east is an open area of Green Belt and the wider expanse of the adjacent Bentley Crematorium and Cemetery.

The proposal comprises of the construction of two detached dwellings adjacent to No. 1 Pilgrims Hall Cottages.

The proposed dwellings would replace the outbuilding/garage, along with decrepit temporary canopies, waste materials and old farming machinery within the site. The proposed dwellings would be single storey, each would offer a differing design aesthetic and have a stepped footprint fronting Ongar Road. When compared to the adjacent dwellings and of those to the north west, within the immediate context, which are two storey in nature and have a similar front building lines, the proposed dwellings would appear at odds with the prevailing development and involve the introduction of built form in this location which would erode the open nature of Ongar Road. Furthermore, it would rely on the development of an area of leafy Green Belt and the use of a private vehicle to ensure connectivity to local infrastructure and services and is not sustainable.

The residential development proposed is not compatible with its location and would result in detrimental harm to the character and appearance of the surrounding area in conflict with Chapter 12 of the NPPF 2021 and Policy BE14 of the Brentwood Local Plan.

Impact on Neighbour Amenity

The proposed dwellings are located at a sufficient distance to protect neighbours from an overbearing development harmful to residential amenity. The proposal would not result in an overbearing impact, loss of light, outlook or privacy to the adjacent occupiers.

Other matters

The comments received from the neighbouring occupier have already been fully considered in the above evaluation of the proposal. The comments in relation to noise and disturbance during construction could be covered by a construction management plan condition.

Living Conditions for future occupiers

The proposed dwellings would have adequacy sized bedrooms, kitchen, living areas and bathroom. The proposed private amenity space is adequate and confirms to council guidelines.

Parking and Highway Considerations

Two off street parking spaces are proposed with adequate space for safe manoeuvre which is compliant with Essex guidelines. ECC Highways have provided a consultation response listed in full above and raise no objection to the scheme and would comply with Policy BE13.

Conclusion

The site is within the green belt and the proposal is by definition inappropriate development. No very special circumstances have been put forward or demonstrated to clearly outweigh the harm to the Green Belt or any of the other harm identified within the above report. The addition of two bungalows would contribute to the boroughs housing supply but would not amount to very special circumstances or a reason to approve the development as outlined within the NPPF and the NPPG. The application is recommended for refusal.

Where a planning application is called to committee, the committee becomes the decision maker for that application for the local planning authority. Following the principle of consistency, the committee should have regard to the previous applications referred to above. This is the case irrespective of whether the previous applications

were determined by officers under delegated powers or by the planning committee. Were the committee minded to grant permission for this application, given the recent history of refusals, and the dismissed appeal, relating to similar proposals on the site, it should clearly state the planning reasons for such a contrasting decision.

7. Recommendation

The Application be REFUSED for the following reasons:-

R1 U0048688

The site does not fully satisfy the accepted definition of previously developed land and is outside of the established village envelope of Pilgrims Hatch in a location of sporadic built form and as such fails to fall within the list of exceptions to inappropriate development outlined in NPPF para 145. The proposed works would replace outbuilding/garage, along with decrepit temporary canopies, waste materials and old farming machinery, with permanent built form of significantly increased massing resulting in urban sprawl within the Green Belt causing harm to its openness and is by definition inappropriate development. No very special circumstances have been put forward to justify this harm. The proposal is contrary to Policies MG02 and BE14 of the Brentwood Local Plan, Chapters 12 and 13 of the NPPF.

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Local Plan 2016-2033 are relevant to this decision: MG02, BE14, BE13, National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

2 INF20

The drawing numbers listed above are relevant to this decision

3 INF23

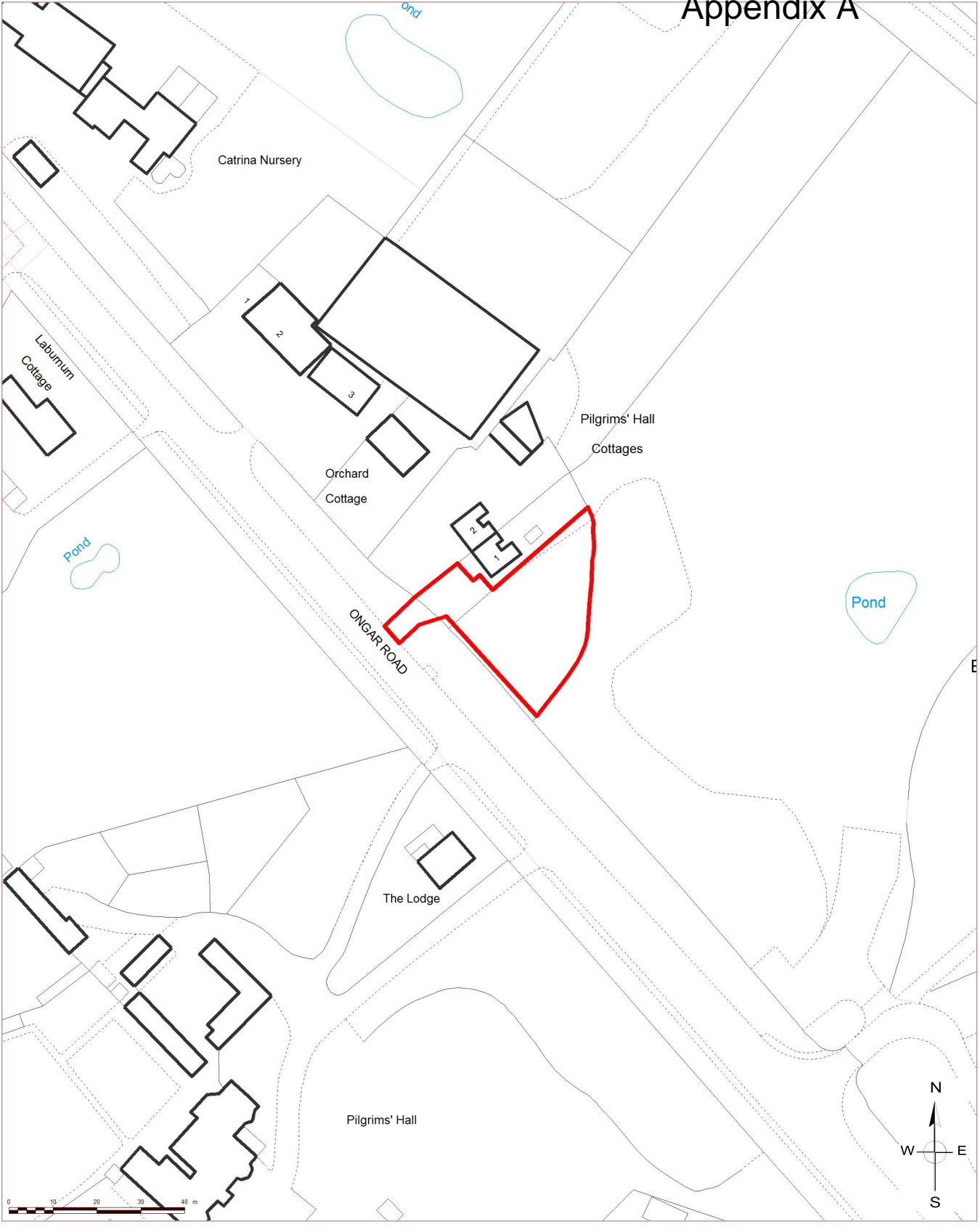
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly identifying within the grounds of refusal either the defective principle of development or the significant and demonstrable harm it would cause. The issues identified are so fundamental to the proposal that based on the information submitted with the application, the Local Planning Authority do not consider a negotiable position is possible at this time.

BACKGROUND DOCUMENTS

DECIDED:

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Appendix A



Title : 1 Pilgrims Hall Cottages, Ongar Road, Pilgrims Hatch, Brentwood, Essex CM15 9SA

22/01190/FUL

Scale at A4 : 1:1250

Date : 22nd November 2022

Brentwood Borough Council
Town Hall, Ingrave Road
Brentwood, CM15 8AY
Tel.: (01277) 312500



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SITE PLAN ATTACHED

59 PETRESFIELD WAY WEST HORNDON BRENTWOOD ESSEX CM13 3TG

DEMOLISH EXISTING CONSERVATORY. CONSTRUCTION OF TWO-STOREY SIDE EXTENSION, SINGLE STOREY SIDE/REAR EXTENSION, LOFT CONVERSION TO INCLUDE 2 X PITCHED GABLES TO REAR, INSERTION OF 4 X ROOFLIGHTS TO FRONT ELEVATION AND ALTERATIONS TO FENESTRATION.

APPLICATION NO: 22/01282/HHA

WARD	Herongate, Ingrave & West Horndon	8/13 WEEK DATE	4 November 2022
PARISH	West Horndon	POLICIES	BE05, NE09, BE14
CASE OFFICER	Miss Georgia Taylor	01277 312620	
Drawing no(s) relevant to this decision:	A.001; A.002; A.003; Site & Block Plan;		

A Planning Referral Request was submitted by West Horndon Parish Council for the following reason:

Proposed works are large and bulky and will create privacy issues for neighbouring properties. Also, there is a substantial increase in habitable space leading to an increased off street parking requirement. Proposed works make no allowance for this. This will lead to increase on street parking. The property has a shared drive arrangement with neighbouring properties. This has been identified as a future area for conflict given the increased parking need.

1. Proposals

Demolish existing conservatory. Construction of two-storey side extension, single storey side/rear extension, loft conversion to include 2 x pitched gables to rear, insertion of 4 x rooflights to front elevation and alterations to fenestration.

2. Policy Context

The Brentwood Local Plan 2016-2033

The Plan was adopted as the Development Plan for the Borough on 23 March 2022. At the same time the Brentwood Replacement Local Plan, August 2005 (saved policies, August 2008) was revoked.

National Planning Policy and Guidance

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy BE14: Creating Successful Places

3. Relevant History

- 22/00577/HHA: Proposed loft conversion to create rear dormer to include x5 roof lights. Single storey side and rear extension to include x4 rooflights. Height increase to existing porch to include x1 rooflight and alterations to fenestration.
-Application Refused

4. Neighbour Responses

Two neighbour objections were received during the initial neighbour consultation process with the following comments -

- No alterations made to the size of the development from the previous application
- No surrounding properties have a dormer window or Juliette balcony enabling exposed viewing to adjacent properties
- Additional bedrooms would increase parking which is currently maximised.
- The proposal seeks to show garden converted into parking spaces which would cause potential flooding issues
- Current driveway has access to three properties (No. 57, 59 and 61), and the proposed construction would result in disruption
- Discrepancies within the plans – application form and drawings appear to contradict themselves.
- Not opposed to extension, but the proposed is excessive in size and would be disruptive.
- Extension is overly large and bulky, and is out of keeping with the character of the area
- Loss of light from proposed single storey side extension
- Proposed dormer windows which although improved, are still considered obtrusive.
- Concerns regarding the waste.

Neighbours and the parish council were re-consulted following a correction to the description of the development to include a two storey extension. Following the re-consultation, a further neighbour comment was received with the following comments

- Loss of privacy to houses to the rear of the site.

- The proposal does not appear to be in line with the Brentwood Local Plan due to the reduced garden space.
- The proposed extensions are considered excessive in size.
- The area of West Horndon is located within a flood zone area, and any effect on drainage would result in risk to surrounding dwellings.

5. Consultation Responses

- **Parish Council:**

Parish Councillors noted that the proposed works were extensive and bulky. Given the increase in size of the property Parish Councillors believed that considerable privacy and parking problems would be experienced by neighbouring properties. It was expected that concerns would be raised by nearby properties and the Parish Council fully supported any comments submitted to the planning department regarding potential intrusion on living conditions for adjacent homes.

Second response:

Parish Councillors continued to be of the view that the proposed works were extensive and bulky. Indeed, following the clarification that a two storey side extension is proposed the works were regarded as even bulkier. Given the increase in size of the property Parish Councillors believed that considerable privacy and parking problems would be experienced by neighbouring properties. It is known that the occupants of both neighbouring houses hold objections to the proposed works and the Parish Council supports them in believing that this planning application should be refused.

In the period since submitting views on the first description of the proposed works, the Parish Council has written to Essex Highways seeking clarification on (a) why it was believed that sufficient off street parking remained within the curtilage of the property given the significant proposed increase in habitable space; and (b) if a site visit had been undertaken to appreciate the problems posed by the shared driveway arrangement with neighbouring properties. Unfortunately, the Parish Council still awaits a reply.

- **Highway Authority:**

The information that was submitted in association with the application has been fully considered by the Highway Authority.

The proposal retains adequate room for off-street parking within the curtilage, therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following condition:

1. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.

The above condition is to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

6. Summary of Issues

Planning permission is sought to construct a two-storey side extension, a single storey side and rear extension, rear dormer windows and insert roof lights at the front of the house to facilitate a loft room conversion. The extensions would accommodate 1 additional bedroom on the ground floor, and 1 additional bedroom in the loft space.

Site Description

The application site is located on the east side of Petresfield Way, West Horndon and comprises a two-storey detached dwelling, with a link detached garage shared with No. 57. The site is set in a corner plot of a turning head and abuts the rear gardens of dwellings in Thorndon Avenue to the east and open fields to the north. The house is accessed by a shared drive with its immediate neighbours, No. 57 and No.61.

The dwellings in Petresfield Way are a mixture of two storey detached dwellings of similar designs.

Site History

Planning permission was recently refused for a similar development at 59 Petresfield Way under planning application 22/00577/HHA for the following reasons:

R1

The proposed single storey rear extension would result in an unneighbourly addition along the full width of the common boundary with No. 57, resulting in an overbearing extension, detrimental to the enjoyment of the garden the occupiers should expect to experience. This is in conflict with Policy BE14 of the BLP and the NPPF.

R2

The proposed rear dormer, by way of its scale and design, would result in a bulky and dominant addition in the rear roofscape which would be to the detriment of both visual amenity and the character and appearance of the surrounding area. Furthermore, the front first floor extension to the hallway result in a disproportionate vertical addition,

harmful to the appearance of the surrounding area. As such, the proposals are in conflict with Policy BE14 of the BLP, the NPPF and the NPPG.

It should be noted that under provision of off-street parking was not a reason for refusal and the effect on neighbours living conditions was focused on no.57. Therefore the revised application need only seek to overcome the previous reasons for refusal while not creating new issues from a new design.

Pre-application was undertaken following the submission of the current application.

Design, Character, and Appearance

The previous application sought to construct a single storey side/rear extension with an 'L-shape' design that extended along the entire depth of the common boundary with No. 57, resulting in 8.9 m long built form. The current proposal seeks to construct an 'L' shaped single storey side/rear extension but the depth along the boundary has been reduced to 6 metres, with a mono pitch roof design, a maximum height of 3 metres and an eaves height of 2.3 metres. This is considered to overcome the first reason for refusal by reducing the depth along the boundary.

The current proposal has altered the design, style, and size of the proposed rear dormer by constructing two triangular pitched roofs with a flat roof link between. The roof of the dormer would be below the ridge height of the main house and it would be set in from each side of the roofscape; the triangle pitched sides have reduced the bulk of the dormer extension from the refused scheme and improved the design, therefore it overcomes the second reason for refusal.

The existing conservatory would be removed and, in its place, a two-storey, gable end extension would be constructed to a depth of 3 metres and a width of 5.9 metres. The ridge line of the main dwelling would be continued with eaves to match the existing; materials would also match. A full floor to ceiling height window is proposed at second floor.

The proposed alterations and fenestration include the insertion of 4 x rooflights to the front elevation which are set high within the roof scape and would enable natural light into the rooms within the roof.

Overall the design of the extensions are considered acceptable and would not have a harmful effect on the visual amenity or character and appearance of the surrounding area, and is compliant with the design criteria of policy BE14 of the Brentwood Local Plan.

Impact on Neighbour Amenity

No. 57

The immediate neighbouring dwelling No. 57 is located to the south and is positioned forward to the application site, closer to the highway. The attached garage is sited further back, forming one half of the double. It is considered that the reduced depth of the extension is much improved and no longer be a dominant overbearing addition. The proposed two storey element would be located at the other side of the application dwelling and have no effect on these neighbours living conditions by way of loss of light or overbearing. As the application property is set further back from no. 57 there would be no harmful overlooking into the rear garden from the rear dormer.

No. 61

The neighbouring dwelling No. 61 is set due west; the two-storey extension would be 4.7m away from the shared boundary and located on the north facing elevation. It would be far enough away from the neighbour so as to not result in a loss of light or overshadowing to habitable rooms; the windows proposed on this elevation would face towards open fields; oblique glimpses of the very rear of the back garden of no. 61 may occur but not to the detriment of their living conditions or to result in material overlooking.

No. 167 Thorndon Avenue

The neighbouring dwelling No. 167 is due east; the houses in this part of Thorndon Avenue have long gardens that abut the common boundary. The distance from the rear of the application site to the rear of 167 is approximately 56m. Given this distance it is considered that the proposed development would not be of a size or design to result in loss of light, have an overbearing impact or result in overlooking leading to a loss of privacy.

Highway Matters

The proposal does not include any changes to be made to the existing access and the parking arrangements will remain as existing. The driveway access is shared between 3 dwellings (Nos. 57, 59 and 61), the application site can accommodate two off-street parking spaces which complies with the Brentwood Borough adopted parking standards, and the Highway Authority has not raised any concerns with the parking provision provided. It is further noted that on-street parking restrictions apply.

Other Matters

Comments have been raised in regard to drainage and flooding, however the site does not lie within the critical drainage area or a flood zone area and therefore does not require specific mitigation to be introduced. The extensions would not reduce the private garden space for the occupiers of the application site to an unacceptable level.

Procedural matters:

The recommendation was listed on 28th October 2022 although the overall consultation period for comments to be received did not expire until 1st November. The published recommendation did not preclude further comments from being received or reported or from a request to refer the application to planning committee, but it would allow the application to be determined by its formal target date of 4th November should no substantively different comments be received that would alter the recommendation.

Conclusion

The development would not harm the living conditions of surrounding occupiers and the extensions for the main part are not seen from Petersfield Way. The revised plans are considered to overcome the previous reasons for refusal and in all other respects, the proposal would comply with Local Plan Policy BE14.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved documents listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 MAT03 Materials to match

The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building.

Reason: In order to safeguard the character and appearance of the area.

Informative(s)

1 INF04

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

2 INF05

The following development plan policies contained in the Brentwood Local Plan 2016-2033 are relevant to this decision: BE14 National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

3 INF21

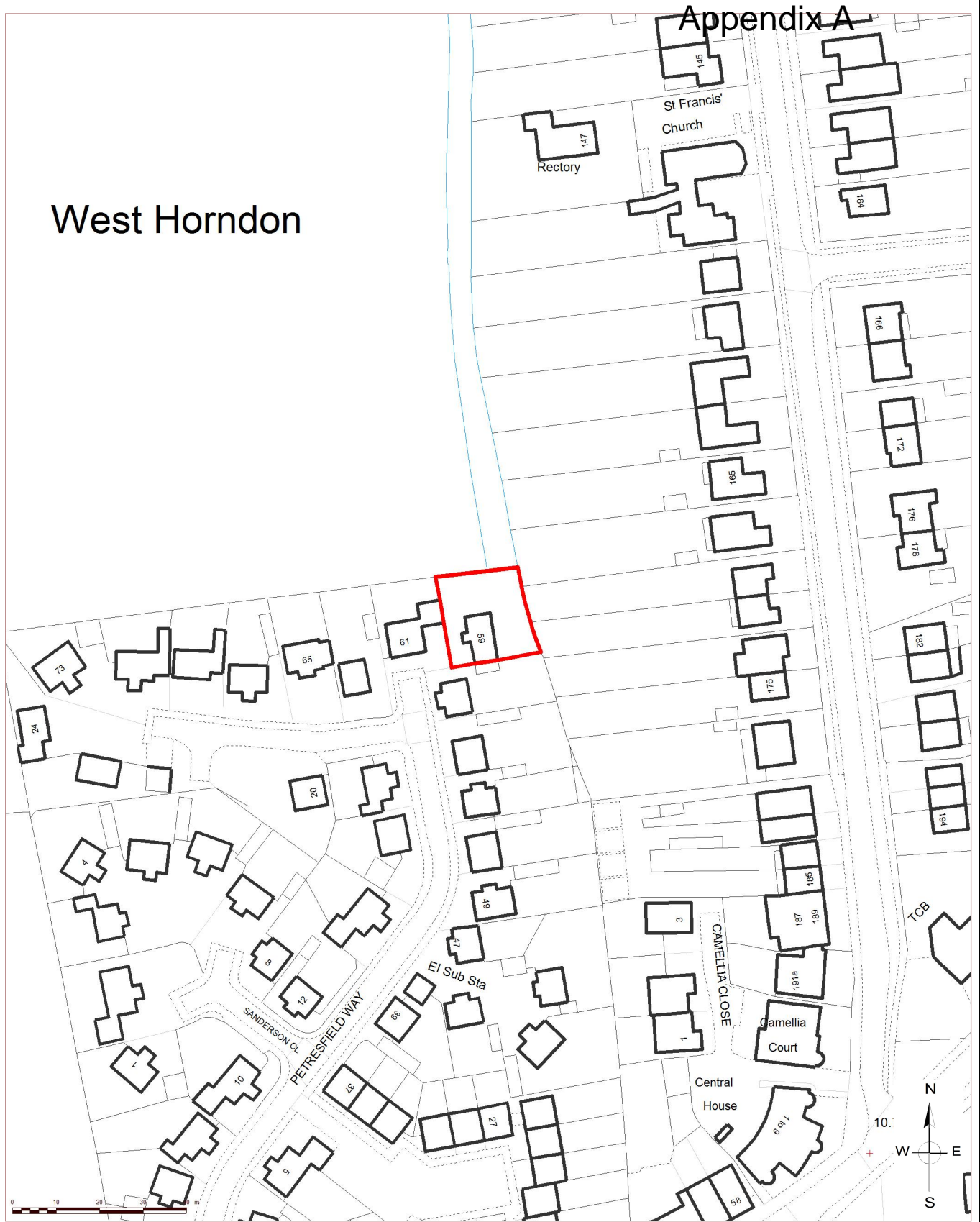
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

BACKGROUND DOCUMENTS

DECIDED:

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West Horndon



Title : 59 Petresfield Way, West Horndon, Brentwood, Essex CM13 3TG

22/01282/HHA

Scale at A4 : 1:1250

Date : 22nd November 2022

Brentwood Borough Council
Town Hall, Ingrave Road
Brentwood, CM15 8AY
Tel.: (01277) 312500



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Committee: Planning & Licensing Committee	Date: 22 November 2022
Subject: Housing Delivery and Supply Monitoring Update	Wards Affected: All
Report of: Phil Drane, Director of Place	Public
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Summary

There is a legal requirement for the Council to monitor housing completions and the impact on the 'Five Year Land Supply' of sites for future housing.

This report provides a summary of housing delivery and supply monitoring information to the year ending 31 March 2022. The report briefs Members on the publication and implications of this updated information.

The focus of the report is centred on three core monitoring updates:

- Themes related to housing supply and delivery for the period 2021/22 (Appendix A);
- The five-year housing land supply position at April 2022 (Appendix B & C); and
- The Council's position in relation to the Housing Delivery Test (Appendix D).

Main Report

Introduction and Background

1. Monitoring is a vital process of planning and policy making. It reports on what is happening now and what may happen in the future. The Localism Act (2011) places a requirement to prepare an annual report to review the performance of its policies and the extent to which targets are being achieved in the council's Local Plan. Under the provisions of the Localism Act 2011, the council must make their monitoring report available to the public.
2. In March 2022 the council adopted the Brentwood Local Plan 2016-2033. This now forms part of the statutory development plan and supersedes the Brentwood Replacement Local Plan 2005.
3. As this monitoring update covers the 12-month period up to 31 March 2022, where required this draws upon the established structure of previous monitoring themes associated with the now revoked Brentwood Replacement Local Plan 2005. It is worth noting that this will be the last monitoring update produced in this format.

4. In future monitoring updates, all local plan policies will be monitored in line with the 'Monitoring Framework' set out in Appendix 3 of the Brentwood Local Plan 2016-2033.
5. This monitoring update provides vital information about the effectiveness of local plan policies and the extent to which they are successful in achieving the council's strategic aims for the borough, as well as helping to inform policy directions in the local plan review.

Issue, Options and Analysis of Options

6. This report is based upon three specific areas of housing related monitoring information, as detailed below.

Monitoring update on housing delivery 2021/22

7. The monitoring update on housing delivery (Appendix A), is a factual document based on established monitoring themes. Key findings are summarised as follows.
 - a) The gross number of new homes completed in the period 2021/22 was 454, with a net gain of 407 new homes. This marks a significant uplift from past completion trends.
 - b) 279 of the new homes (gross) were completed on large sites (sites of 10 or more units) and 175 homes (gross) were completed on small sites.
 - c) 96% of gross completions were built on previously developed land (PDL). This figure is reflective of recent trends in the borough.
 - d) The total dwellings delivered via change of use permitted development rights for this monitoring year accounts for 53% (217 dwellings) of total (net) completions. This has primarily been a result of office to residential conversions.
 - e) In terms of supply, prior approvals account for 41.5% (642 dwellings) of total housing supply (as at 1 April 2022).
 - f) 7 of the 407 (net) new completed dwellings (1.7%) were affordable dwellings, falling significantly short of the annual estimate of affordable housing need in the borough, which is calculated as 107 households per year.

- g) When taken as a percentage of total completions, windfalls account for 45% of net completions between 2009 and 2021/22.
- h) Within the monitoring period a total of 82 residential care home spaces (use class C2) have been completed.
- i) The required five-year supply of deliverable land for traveller accommodation has been met.

Five-year housing land supply position statement as at 1 April 2022

- 8. The Council is required to assess annually its five-year housing land supply. This is an assessment of whether the projected levels of future house building, taking into account what has been built in the past, is sufficient to meet the levels of housing required by the local plan for the next five years.
- 9. The National Planning Policy Framework (NPPF), Paragraph 74, states:

“...Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

 - a) 5% to ensure choice and competition in the market for land; or*
 - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”¹*
- 10. The Council’s previous five-year housing land supply position is set out within Appendix 1 of the Brentwood Local Plan 2016-2033. This identified a five-year land supply of 5.21 years.

¹ NPPF, paragraph 74 (<https://www.gov.uk/guidance/national-planning-policy-framework/5-delivering-a-sufficient-supply-of-homes>)

11. Using the housing requirement for the five-year period 2022/23 to 2026/27 of 1,800 as informed by the adopted Local Plan (2022), the council has updated the calculation of its five-year housing land supply (Appendix B). It confirms that the council has maintained a five-year housing land supply and that it can demonstrate a land supply of 6.9 years. The supply of deliverable sites is calculated as 3,306 dwellings (Appendix C).
12. The updated calculation accounts for shortfall (416) from the start of the plan period to 2021/22, which has been annualised over the remainder of the plan period (11 years) (2022/23 to 2032/33). This is known as the 'Liverpool approach' and is the same approach examined and set out in the local plan. It also includes a 20% buffer which is required as the Housing Delivery Test 2021 measurement for Brentwood was below 85%, meaning there has been significant under delivery of housing over the previous three years.

Housing Delivery Test 2022 position statement

13. The Housing Delivery Test (HDT) measures the number of new homes built over the previous three years against the borough housing requirement. Local planning authorities are required to take appropriate action where certain delivery target thresholds are not met. The consequences of failing the Test are set out in national planning practice guidance as follows:
 - a) the authority should publish an action plan if housing delivery falls below 95%;
 - b) a 20% buffer on the local planning authority's five-year land supply if housing delivery falls below 85%; and
 - c) application of the presumption in favour of sustainable development if housing delivery falls below 75%, subject to the transitional arrangements set out in paragraph 11 of the NPPF (July 2021).²
14. Previously the council has failed to meet the housing delivery requirements of the HDT and has been subject to the application of the presumption in favour of sustainable development where housing delivery falls below 75%. However, based on data submitted to the Department for Levelling Up, Housing and Communities (DLUHC) in September 2022 and calculated in accordance with the Housing Delivery Test Rule Book, Brentwood Borough Council's 2022 HDT measurement is anticipated to be 86%, as set out in Appendix D.

² NPPG, Paragraph 042, Reference ID 68-042-20190722, Revision date 22 July 2019 (<https://www.gov.uk/guidance/housing-supply-and-delivery>)

15. This is the council's first HDT following adoption of the new local plan, and which subsequently uses the newly adopted housing requirement figures. Whilst it is acknowledged that further improvement in housing delivery is still needed, the 86% result is an improvement on past performance.
16. It is important to note the HDT 2022 measurement (Appendix D) is yet to be published by DLUHC. Therefore, it is subject to final verification by DLUHC through the publication of the annual HDT results, expected in November 2022.
17. Regarding future decision-making, when the HDT 2022 measurement is formally published a significant difference arises in the consequences of the results from previous years and this year. As the most recent delivery is now in excess of 85% of the requirement, the application of NPPF Paragraph 11(d) presumption in favour of sustainable development no longer applies, nor does a requirement to provide a 20% buffer on the council's five-year housing land supply.

Specific Issues

18. Taken together, this monitoring update provides vital information about the effectiveness of local plan policies and the extent to which they are successful in achieving the council's strategic aims for the borough, as well as helping to inform policy directions in the local plan review.
19. The content of this report should be noted in line with its recommendation. The Council has a duty to secure a five-year land supply, which should be taken into account, together with the HDT measurement, when the Planning Committee is considering planning applications.

Consultation

20. None.

References to Corporate Plan

21. The Corporate Plan identifies priority areas, which include improving housing, and developing our communities. Monitoring housing delivery is a vital process in helping to achieve these priorities.

Implications

Financial Implications

Name/Title: Jacqueline Van Mellaerts, Corporate Director (Finance & Resources)
Tel/Email: 01277 312829/jacqueline.vanmellaerts@brentwood.gov.uk

22. There are no direct financial implications. Monitoring housing delivery and supply informs the council's annual budget setting process, among other things, in terms of both levels of income and service expenditure.

Legal Implications

Name & Title: Steve Summers, Strategic Director and Monitoring Officer

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23. There is a legal requirement for the council to monitor housing completions and the impact on the 'Five Year Land Supply' of sites for future housing, as set out in the NPPF.

Economic Implications

Name/Title: Phil Drane, Director of Place

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24. It is important that the council monitors housing delivery and supply, maintaining growth that meets local needs and contributes to the wider local economy.

Equality and Diversity Implications

Name/Title: Kim Anderson, Corporate Manager (Communities, Leisure & Health)

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25. None

Other Implications (where significant) – i.e. Health and Safety, Asset Management, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

None

Background Papers

None

Appendices to this report

- Appendix A: Brentwood Monitoring Report, Housing Delivery 2021/22
- Appendix B: Five Year Housing Land Supply position statement at 1 April 2022
- Appendix C: Five Year Housing Supply Site Schedule, April 2022
- Appendix D: Planning Policy Note, Housing Delivery, Test 2022



Brentwood Monitoring Report Housing Delivery 2021/22

November 2022

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Introduction

1. The introduction of the Localism Act (2011) and updates to the Town and Country Planning Regulations 2012 removed the requirement for local authorities to send an Annual Monitoring Report to the Secretary of State. However, the act retains the overall duty to monitor the implementation of the Local Development Scheme and the extent to which policy targets are being achieved in the Local Plan.
2. The Act allowed for more flexibility when monitoring and amended the name Annual Monitoring Report to “Authorities Monitoring Reports”, reflecting the fact that information can be published as and when it becomes available.
3. This monitoring update reports on themes related to housing supply and delivery for the period 1 April 2021 to 31 March 2022.
4. This report is primarily based on the established structure of previous monitoring updates, which have been centred upon the ‘saved’ policies of the Brentwood Replacement Local Plan (2005). On the 23 March 2022 the Council voted to adopt the Brentwood Local Plan 2016-2033, this now forms part of the statutory development plan and supersedes the Brentwood Replacement Local Plan (2005). As such this will be the last monitoring update produced in this format.
5. In future monitoring updates all Local Plan policies will be monitored in line with the ‘Monitoring Framework’ as set out in Appendix 3 of the Brentwood Local Plan 2016-2033.

Summary of Key Findings

- The gross number of new homes completed in the period was 454, with a net gain of 407 new homes. This marks a significant uplift from past completion trends.
- 279 of the new homes (gross) were completed on large sites (sites of 10 or more units) and 175 homes (gross) were completed on small sites.
- 96% of gross completions were built on previously developed land (PDL). This figure is reflective of recent trends in the borough.
- The total dwellings delivered via Change of Use permitted development rights for this monitoring year accounts for 53% (217 dwellings) of total (net) completions. This has primarily been a result of officer to residential conversions.
- In terms of supply prior approvals account for 41.5% (642 dwellings) of total housing supply (as at 1 April 2022).
- 7 of the 407 (net) new completed dwellings (1.7%) were affordable dwellings, falling significantly short of the annual estimate of affordable housing need in Brentwood which is calculated as 107 households per year.
- When taken as a percentage of total completions, windfalls account for 45% of net completions between 2009 and 2021/22.
- Within the monitoring period a total of 82 (use class C2) spaces have been completed.

Housing Completions

Annual Completions

6. Table 1 shows the number of homes completed in Brentwood Borough since 2010.
7. During 2021/22 a total of 407 net additional dwellings were completed. The net figures comprise of additions to housing stock from new build, change of use and conversions minus any losses as a result of demolitions, changes of use and conversions.
8. 407 (net) new completed dwellings indicates a notable increase in completions in comparison to previous monitoring years.

Table 1: Housing completions by dwelling size and previously developed land (PDL) 2010 to 2022

	1bed	2bed	3bed	4+bed	Unknown	Total (Net)	Total (Gross)	No. PDL	%PDL
2021/22	167	109	60	83	-12	407	454	435	95.81%
2020/21	50	32	8	3	75	168	172	156	90.60%
2019/20	46	104	24	26	1	200	201	200	99.50%
2018/19	48	73	22	36	67	246	249	236	94.77%
2017/18	72	81	27	35	-2	213	239	219	91.63%
2016/17	45	83	11	17	-6	150	176	148	84.09%
2015/16	41	31	28	19	-8	111	125	107	85.60%
2014/15	55	79	26	15	-16	159	178	147	82.60%
2013/14	20	53	32	14	-14	105	119	97	81.50%
2012/13	42	117	50	21	-18	211	239	212	88.70%
2011/12	6	55	32	43	-4	132	148	131	88.50%
2010/11	78	249	25	46	-4	394	416	413	99.30%

Note: Not known column –. 2010/11: 4 unknown losses. 2011/12: 4 unknown losses. 2012/13: 18 unknown losses. 2013/14: 14 unknown completions. 2014/15: 16 unknown losses. 2015/16: 3 unknown completions & 11 unknown losses. 2016/17: 6 unknown losses. 2017/18: 2 unknown losses. 2018/19: 67 unknown completion dwelling sizes. 2019/20: 1 unknown dwelling size. 2020/21: 75 unknown dwelling size. 2021/22: 12 unknown losses.

Source: Brentwood Residential Land Monitor

Completions on Previously Developed Land

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

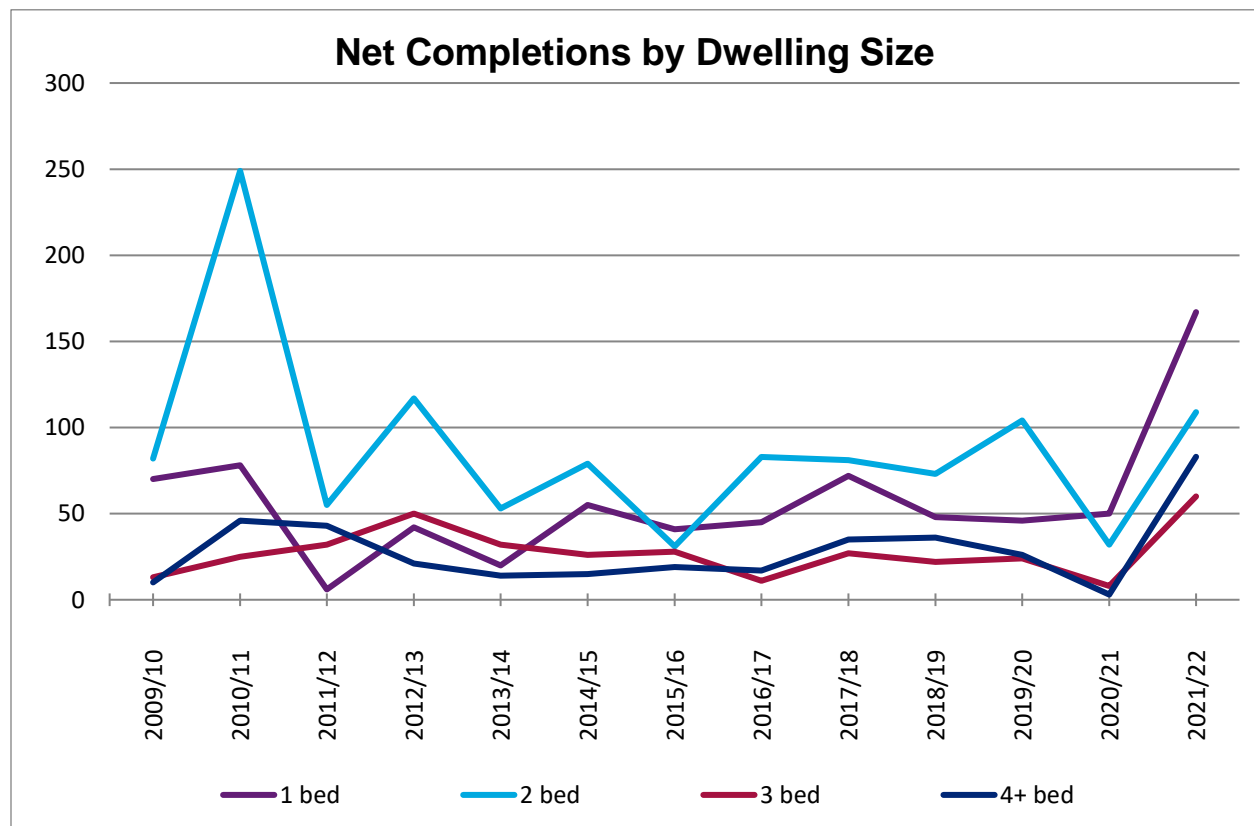
Framework (NPPF) encourages the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value.

10. As seen in Table 1, the Borough has consistently achieved high proportions of residential development on previously developed land. In the monitoring year 96% of completions were on previously developed land. This is in line with recent years levels of completions on previously developed land, partially resulting from a high proportion of completions of apartments / flats in the urban area.

Completions by dwelling size

11. An important element of the housing supply is to provide a variety of choice in the type and size of accommodation, in order to reflect local need. Table 1 shows housing completions by number of bedrooms. Figure 1 also maps these completions over the past 11 years to better understand trends.
12. Of (net) new completed dwellings 40% were 1 bedroom, 26% were 2 bedrooms, 14% were 3 bedrooms, whilst 4/5 bedroom homes accounted for 20% of total completions. This represents an increase in the number of one-bedroom units from the previous monitoring years, primarily as a result of the large number of conversions granted through Permitted Development Rights from Office (B1) to Residential (C3) over the year.

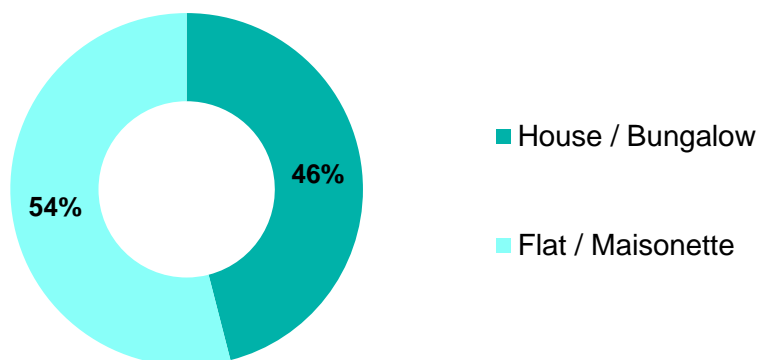
Figure 1: Net Completions by dwelling size 2010 to 2021/22



Completions by dwelling type

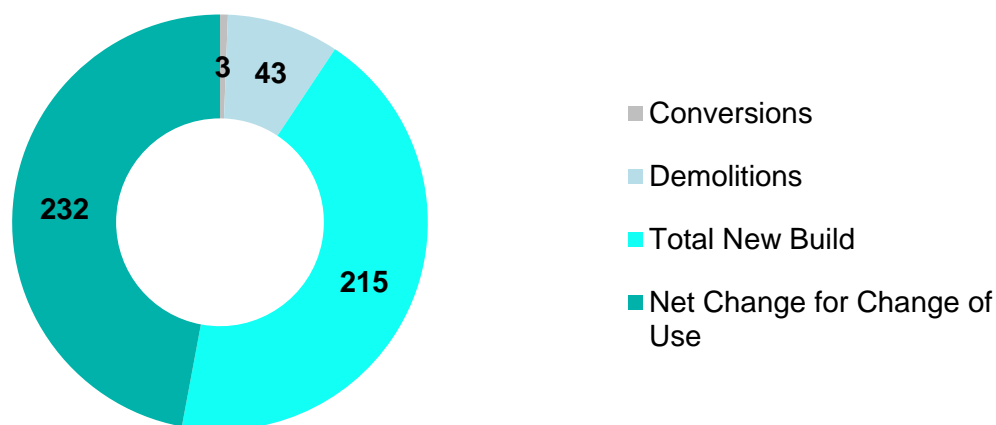
13. Figure 2 shows that the net dwellings completed in 2021/22 were relatively evenly split between flats and houses. The high number of flats completed is a trend continued from the previous monitoring year, and one that reflects the relatively high percentage of developments that have been completed through Permitted Development rights.

Figure 2: Housing completions (%) by type of dwelling 2021/22



14. Figure 3 shows the changes in dwelling stock in Brentwood Borough over the monitoring period 2021/22, according to new build, conversion, change of use¹, and demolitions.

Figure 3: Changes in dwelling stock 2021/22 - additions and losses

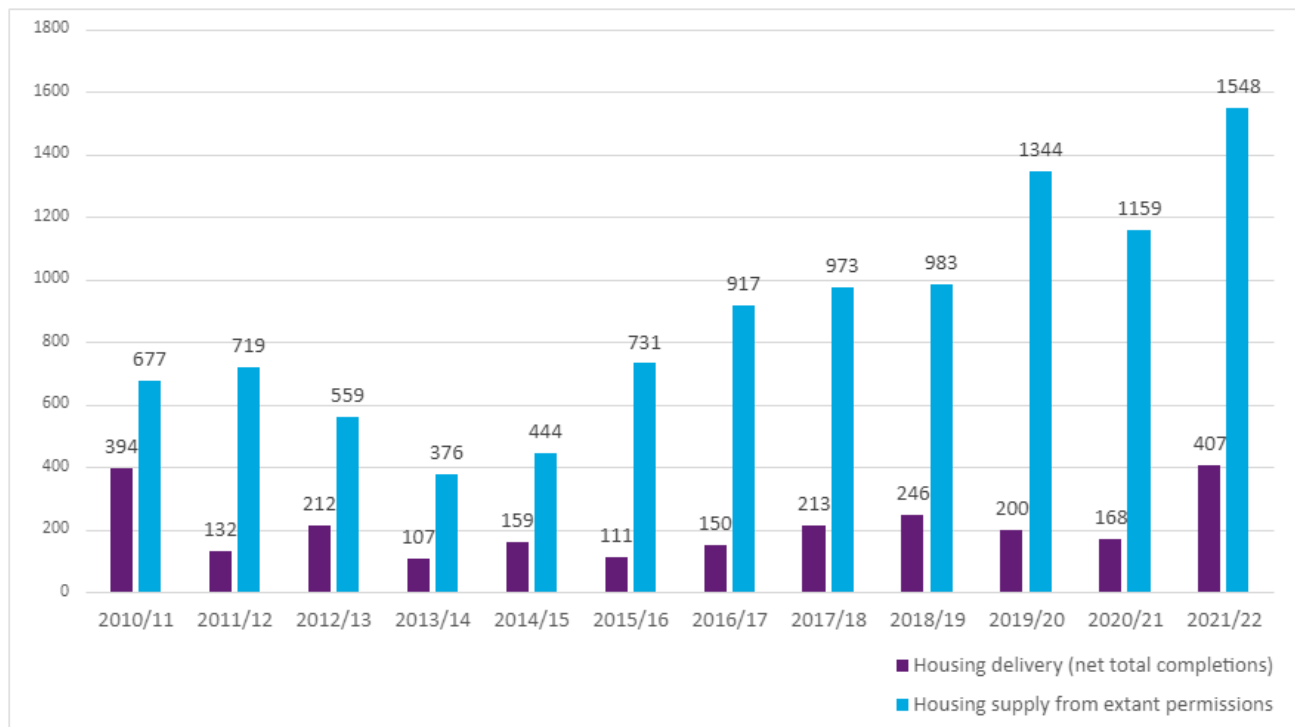


¹ Changes of use refers to the number of dwellings created through the change of use from non-residential buildings and the number of dwellings lost through changes to non-residential use.

Delivery and Supply

15. Figure 4 compares housing delivery and supply each year since 2010. Housing supply consists of planning permissions, those subject to S106, and residential prior approvals (yet to be completed). For the years 2011 to 2013 a marked fall in housing supply can be observed, in part due to a drop in the number of planning permissions on allocated sites, as those allocated for housing within the Brentwood Replacement Local Plan (2005) were largely built out earlier in the plan period. Since 2014 this downward trend in housing supply has reversed, with contribution from increased permission; an uplift in the housing market and development values; and recent changes to permitted development rights.
16. This uplift has been most pronounced in the current monitoring year, which has seen a notable acceleration of completions rates from historic trends, coupled with a noteworthy increase in housing supply from extant permissions.
17. A higher completion rate for this monitoring year is to some degree explained by the large number of conversions granted through permitted development rights over previous years. The total dwellings delivered via Change of Use permitted development rights for this monitoring year accounts for 53% (217 dwellings) of total (net) completions. This has primarily been a result of Officer to Residential conversions.
18. In terms of supply prior approvals account for 41.5% (642 dwellings) of total housing supply (as at 1 April 2022).

Figure 4: Housing delivery and supply from extant permissions 2010 to 2021/22



Prior Approvals

19. Over recent years the Government has revised 'permitted development rights' to allow change of use of certain retail units, office and agricultural buildings to be converted into residential use without planning permission, via a prior approval application made to the Council.
20. As reported in Table 2, prior approval applications for the change of use from office to residential buildings make up the majority of completions that have taken place through change of use.

Table 2: Change of use 2021/22

	Total number of dwellings
A: To dwelling from former or current agricultural or forestry buildings	9
A1: Of which under agricultural to residential permitted development right	4
B: To dwellings from other buildings	224
B1: Of which under permitted development right Office to Residential	213
C: Total dwellings delivered via Change of Use permitted development rights (A1 + B1)	217
D: Loss of dwellings to non-dwellings	-1
E: Net change for Change of Use (A + B - D)	232

21. During the monitoring year, three Major prior approval developments (over 10 dwellings) were completed under permitted development right office to residential, as listed below:
 - Regent House, Hubert Road, Brentwood - (Prior Approval Notification Class O - Change of use of Offices Class B1(a) to form 136 apartments (Class C3) (16/00290/NON/1)
 - Floors 1-5, Ewing House, Kings Road, Brentwood - Prior Approval Notification Class O - Change of use of floors 1-5 from office space Class (B1(a)) to residential use to create 50 residential units Class (C3) (20/00301/PNCOU)
 - 11 Queens Road, Brentwood - Change of use from B1a offices to 11no. flats (7no. one bedroom and 4no. two bedroom) (20/00433/PNCOU)

Affordable Housing

22. Delivery of sufficient affordable homes is an important issue within the borough. The affordability ratio² for Brentwood Borough is 13.2, meaning the median house price in the borough in 2020 is 13.2 times median gross annual workplace-based earnings. Housing affordability in Brentwood has worsened to a greater degree than any other authority in Essex.
23. The annual estimate of affordable housing need in Brentwood is calculated as 107 households per year, as set out in the Strategic Housing Market Assessment Part 2 (SHMA, 2016). This represents 30.6% of the annual projected household growth in the Borough between 2016 and 2033.
24. The supply of affordable housing is variable from one year to another, as shown in Table 3. Only 7 of the 407 (net) new completed dwellings in the monitoring year were affordable dwellings, falling significantly short of the annual estimate of affordable housing need in Brentwood
25. Affordable housing supply is severely constrained by the Borough's Green Belt location, restricted supply of development land and lack of development finance and public subsidy. In addition, historically much of Brentwood's housing has been provided on small sites below thresholds set out in the now revoked Replacement Local Plan.
26. With the adoption of the Brentwood Local Plan 2016-2033 in March 2022, the delivery of affordable housing on site allocations is projected to increase substantially. All developments of 10 or more are expected to provide 35% affordable housing, this indicator will be monitored closely in future monitoring updates

Table 3: Affordable housing completions 2010/11 to 2021/22

Year	Affordable Housing Units Completed	% of Total Housing Completions
2021/22	7	1.7%
2020/21	0	0%
2019/20	40	20%
2018/19	2	0.81%
2017/18	52	26%
2016/17	22	14.6%
2015/16	16	14.4%
2014/15	19	10.7%
2013/14	0	0%
2012/13	20	16.4%
2011/12	51	34.5%
2010/11	4	1.0%

²

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Windfall Sites

Windfall Data

27. A windfall site is one that has not been specifically identified as available in the Local Plan process. They usually comprise previously developed sites that have unexpectedly become available and could not have been anticipated when the Local Plan was in preparation, or smaller sites not previously identified. Windfall sites can comprise the development of infill sites, conversion of existing buildings to residential use, redevelopment of residential land to provide a net gain in new units, the net gain in units from the sub-division of existing residential units or the bringing back into use empty or derelict buildings or sites. Occasionally, unused 'greenfield' land is developed for housing and this is also classed as a windfall if not allocated.
28. To ensure there is no double counting within the projected housing figures for Brentwood Borough, no housing sites within this windfall assessment are:
 - Allocated sites within the adopted Development Plan;
 - Within the SHLAA (October 2011) / HELAA; or
 - Already granted planning permission for residential use through an existing planning permission. Any permissions which supersede others have not been included.

Historic Windfall Completions

29. Table 4 shows an analysis of net housing completions on windfall sites within the Borough over the last 11-year period (1 April 2010 to 31 March 2021). This period provides a long-term view of trends, covering periods of economic growth and decline.
30. The Borough has seen an average net windfall completion rate of 92 dwellings per annum over the last 13 years.
31. Year on year the number of completions on windfall sites has varied. At a peak of 344 net completions during this monitoring period (2021/22) to just 9 net completions in 2011/12. When taken as a percentage of total completions, windfalls account for 45% of net completions between 2009 and 2021/22.
32. With the adoption of the Brentwood Local Plan 2016-2033 in March 2022, its anticipated the number of non-windfall completions will increase substantially as allocated sites are built out.

Self and Custom Build

33. From 1 April 2016 the Self Build and Custom House Building Act 2015 placed a duty on local authorities to keep a register of people who express an interest in developing land for self-build and custom-built projects.
34. In accordance with national legislation the Council has set up a register and interested parties can complete an online application form from the Council's website. This register helps inform the Council of the level of demand for self build and custom build plots in the Borough and forms a key part of the Council's evidence base informing future local plan preparation.
35. This monitoring update seeks to examine the indicators as set out in Table 5. The data extracted is for the period 31st October 2021 to 30th October 2022.
36. These indicators will be updated in the next iteration of the Council's monitoring update, in line with the 'Monitoring Framework' as set out in Appendix 3 of the Brentwood Local Plan 2016-2033.
37. Inclusion on the register does not entitle a registered person or organisation to a plot and any planning application will need to be in accordance with the policies in the Council's Local Plan.
38. Data collected so far suggests a modest level of interest in self and custom build, as set out in Table 5. A total of 20 individuals and one group have registered during this monitoring period, this is a decrease from last year which recorded 30 new individuals joining the register.
39. The majority of those joining aspire to living in a 4+ bedroom detached house or bungalow. There is mixed preference for location between urban and rural areas.

Table 5: Headline data on the demand for self-build and custom house building (31st October 2021 to 30th October 2022)

Indicators	Number
Number of individuals joining the registered	20
Number of associations registered	1
Preference for the type of custom build plot	
Individual self-build plot	18
Group custom build	1
Developer-led custom build	2
Other	0
Preference for type of house	
Detached House / Detached Bungalow	18
Semi detached House / Bungalow	3
Apartment / Flat	0
Other	0
Preference for the number of bedrooms	
1 bed	0
2 bed	1
3 bed	3
4+ bed	17
Preference for general location	
Town	6
Village	7
Rural	8

Specialist Accommodation

40. Housing for older people and people with disabilities can fall within the C2, C3 or sui generis land use class.
- 'C2' is defined as "residential institutions - residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres"
 - 'C3' is defined as "dwelling houses, formed of three parts:
 - a. A single person or by people to be regarded as forming a single household;
 - b. Not more than six residents living together as a single household where care is provided for residents; or
 - c. Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4 'Houses in multiple occupation').
 - 'Sui generis' is defined as "uses which do not fall within any use class. Such uses include larger houses in multiple occupation and hostels providing no significant element of care".
41. National planning guidance advises that the future need for specialist accommodation for older people broken down by tenure and type (eg sheltered, enhanced sheltered, extra care, registered care) should be assessed and can be obtained from a number of online tool kits provided by the sector. The assessment should set out the level of need for residential institutions (use class C2).
42. The Council's SHMA Part 2 (2016) uses the Strategic Housing for Older People Analysis Tool – SHOP, which is available from the Housing Learning and Improvement Network (LIN). The Elderly Accommodation Council (EAC) classifications are used for the purpose of defining housing³.

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

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

³<https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPAT/Dashboard/CurrentNeeds/>

need for 123 affordable and 372 market and extra care houses to be provided between 2013-2033.

Need for Residential Institutions (Use Class C2)

45. This type of housing relates principally to a C2 use class and does not form part of the Borough's overall housing need (although LPA's should count housing provided for older people, including residential institutions in use class C2, against their housing requirement⁴). This is housing for people living in registered care homes which are managed and run by a care provider who is responsible for all aspects of their daily needs and wellbeing. Such housing is not self-contained and is often referred to as either residential or nursing care.
46. The current need for this care as identified through the SHOP analysis is 494 spaces for residential care and 342 spaces for nursing care equalling 836 spaces in total. A snapshot of current provision using the EAC database indicates a total provision of 805 spaces, suggesting a current shortfall of 31 spaces.
47. The SHMA Part 2 identifies a long-term requirement for an additional 494 spaces within registered care to be provided between 2013-2033.

Monitoring Delivery and Supply

48. Within this monitoring period a total of 77 (use class C2) spaces providing registered care for elderly people have been completed, together with 5 (use class C2) spaces providing specialist supported living accommodation. A total of 55 (use class C2) bed spaces for assisted living are currently under construction.
49. For the purposes of policy monitoring the below distinction between use class has been applied in Table 6⁵:
 - Residential institutions use class C2: Housing for people living in registered care managed and run by a care provider who is responsible for all aspects of their daily needs and wellbeing. Accommodation consisting usually of just a bedroom (and possibly a bathroom) but with everything else communal.
 - Specialist accommodation use class C3: Self-contained accommodation capable of facilitating independent living. Designed to meet particular needs of residents with varying levels of care and support on site.

⁴ National Planning Policy Framework Planning Policy Guidance - Housing and Economic Land Availability Assessment – Methodology – Stage 5: Final evidence base – Paragraph 037 reference ID: 3-037-20140306 – 6th March 2014 <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

⁵ For Use Class distinction of each development in individual planning application terms refer to details in planning decision.

Table 6: Planning permission and completions for Specialist Accommodation 2013 to 2022

Site Name/Planning Reference	Accommodation type	Net gain/loss
Specialist Accommodation Use Class C3 completions & losses from 2013		
Homehurst House (20/01169/FUL)	Supported living (units for independent living)	1
Marillac Hospital (11/00149/FUL)	Supported living (units for independent living)	3
25 St Georges Court (13/00967/BBC)	Sheltered accommodation	2
Bermans Close (15/01491/FUL)	Sheltered accommodation (for older people)	3
2 Rayleigh Road (14/00065/FUL)	Supported living (units for independent living)	4
Trueloves Lane (13/00336/FUL)	Supported living accommodation	-10
Total		3
C2 Completions from 2013		
24 Norton Road (16/01729/FUL)	Supported living	5
Rayleigh Close, Hutton (18/00678/REM)	Residential care home (for older people)	77
1 – 4 The Beeches (11/00089/FUL)	Residential care home (for older people)	99
Howard Lodge (10/00724/FUL)	Residential care home (for older people)	20
Total		201
Specialist Accommodation Use Class C3 Extant permissions		
-	-	-
Total		0
C2 Extant permissions		
Rayleigh Close, Hutton (18/00678/REM)	Assisted living	55
Eagle Way, Great Warley (Outline)	Residential care home (for older people)	-
Total		55

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Five Year Housing Land Supply Statement as 1 April 2022

October 2022

DRAFT

1. Using the housing requirement for the five-year period 2022/23 to 2026/27 of 1,800 as set out in the adopted Local Plan (2022), the council has updated the calculation of its five-year housing land supply.
2. The below calculation accounts for shortfall (416) from the start of the plan period to 2021/22, which has been annualised over the remainder of the plan period (11 years) (2022/23 to 2032/33) this is known as the Liverpool approach and is the same approach as set out in the Local Plan.
3. The below calculation sets out the total five-year housing requirement with and without the inclusion of a 20% buffer.

	Dwellings
Local Plan housing requirement 2022/23 to 2026/27	1,800
Shortfall (2016/17 to 2021/22*) ÷ 11 years x 5 years	189
Total five-year requirement (with shortfall no buffer)	1,989
Annual five-year requirement (with shortfall no buffer) (1,989 ÷ 5)	398
20% additional buffer (Local Plan annual housing requirement + shortfall)	398
Total five-year requirement (with shortfall + 20% buffer)	2,387
Annual five-year requirement (with shortfall + 20% buffer) (2,387 ÷ 5)	477

*Completions against housing requirement from 2016/17 to 2021/22 is -416

4. As set out in the Five Year Housing Supply Site Schedule April 2022 there is a supply of **3,306 dwellings**¹ forecast to be completed in the five-year period 2022/23 to 2026/27.
5. On the basis of the five-year housing requirement and the forecasted housing supply the council can demonstrate a suitable supply of deliverable sites for housing for the following number of years:
 - With no buffer applied = 8.3 years
 - With 20% buffer applied = **6.9 years**
6. The Housing Delivery Test 2021 measurement for Brentwood was below 85%, meaning a 20% buffer on the five-year land supply is required.
7. As at the 1 April 2022 the council can demonstrate a five-year land supply of **6.9 years**.

¹ This total accounts for a 10% non-implementation discount on all extant permissions

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Five Year Housing Land Supply Site Scheduel as at 1 April 2022

	Ward / Parish	Allocation Policy Ref.	Windfall permission	Estimated total capacity	no. of which Affordable Housing	Gross Total Outstanding Capacity	Gross AH outstanding capacity	Status	Planning Permission	Expiry Date (YYYYMM)	Work Started	PDL	Greenfield	Loss of residential	Year 1 2022/23		Year 2 2023/24		Year 3 2024/25		Year 4 2025/26		Year 5 2026/27	
															Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable
Mellon House, Ingrave Road, Brentwood	Brentwood South		Y	16	1	16	1	Planning permission granted	19/00312/FUL	202303	Y	Y	N			15	1							
Essex Police & La Plata House, London Road	Brentwood West		Y	81	29	81	29	Planning permission granted	18/01790/REM / 16/01805/OUT	202207	Y	Y	N			52	29							
La Plata House, London Road, Brentwood	Brentwood West		Y	9	0	9	0	Planning permission granted	19/01307/FUL	202303	Y	Y	N	4		5								
Essex Police, London Road, Brentwood	Brentwood West		Y	6	0	6	0	Planning permission granted	19/01721/FUL	202306	Y	Y	N			6								
Regent House, Hubert Road, Brentwood	Brentwood West		Y	31	11	31	11	Planning permission granted	20/01019/REM	202211	N	Y	N					20	11					
Waterworks Spring Farm, Dagwood Lane, Doddinghurst, Brentwood	Brizes & Doddinghurst		Y	15	0	15	0	Planning permission granted	20/00704/FUL	202412	N	Y	N					15						
Land At Brookfield Close, Hutton	Hutton Central		Y	62	44	62	44	Planning permission granted	20/01912/FUL	202407	N	Y	N	47						12	3			
Former Ingatestone Garden Centre, Roman Road, Ingatestone	Ingatestone, Fryerning & Mounthnessing	R21	N	91	32	91	32	Planning permission granted	21/01489/REM	202312	N	Y	N					29	16	30	16			
Brizes Park Crown Road, Kelvedon Hatch, Brentwood	Kelvedon Hatch		Y	36	0	36	0	Planning permission granted	19/01278/FUL	202309	N	Y	N					36						
Regional Blood Transfusion Centre, Crescent Drive	Shenfield		Y	86	8	86	8	Planning permission granted	19/00937/FUL	202206	Y	Y	N			78	8							
The Eagle And Child Public House, 13 Chelmsford Road, Shenfield	Shenfield		Y	15	1	15	1	Planning permission granted	19/00268/FUL	202211	Y	Y	N			14	1							
Car Park Opp Central Office, Ford Motor Co Ltd	Warley		N	133	27	133	27	Planning permission granted	20/01111/FUL	202408	Y	Y	N			106	27							
Boyles Court, Dark Lane, Great Warley	Warley		Y	30	0	30	0	Planning permission granted	18/01827/FUL	202205	Y	Y	N					30						
Totals						611	153									184	35	92	31	130	27	42	19	

Extant permissions - planning permission on large sites

33-37 High Street, Brentwood	Brentwood North		Y	18	0	18	0	Planning permission granted	18/00959/FUL	202111	Y	Y	N					18					
New North House, Ongar Road, Brentwood	Brentwood North		Y	14	0	14	0	Planning permission granted	17/01008/FUL	202009	Y	Y			14								
Central Office, Eagle Way, Great Warley	Warley		Y	13	0	13	0	Planning permission granted	20/01566/FUL	202403	Y	Y	N					13					
The Old Pump Works, Great Warley Street, Great Warley	Warley		Y	18	2	18	2	Planning permission granted	17/01584/FUL	202104	Y	Y	N			16	2						
Totals						63	2									30	2	31					

Extant permissions - planning permission on smaller sites

Quince Hall Farm, Chelmsford Road, Blackmore	Blackmore, Hook End & Wyatts Green		Y	5	0	5	0	Planning permission granted	20/00398/FUL	202308	N	Y	N	1				4					
Land Adj Meadvale, Chelmsford Road, Blackmore	Blackmore, Hook End & Wyatts Green		Y	1	0	1	0	Planning permission granted	19/00495/REM	202207	Y	N	Y		1								
Land Adjacent To Hi Ho Wyatts Green Road, Wyatts Green, Brentwood	Blackmore, Hook End And Wyatts Green		Y	1	0	1	0	Planning permission granted	21/01498/FUL	202410	N	Y	N			1							
New North House, Ongar Road, Brentwood	Brentwood North		Y	5	0	5	0	Planning permission granted	18/01741/FUL	202312	Y	Y	N		5								
47B High Street Brentwood	Brentwood North		Y	2	0	2	0	Planning permission granted	21/00405/FUL	202405	N	Y	N	1				1					
11 North Road, Brentwood	Brentwood North		Y	2	0	2	0	Planning permission granted	19/00539/FUL	202205	Y	Y	N	1	1								
69 Ongar Road Brentwood	Brentwood North		Y	2	0	2	0	Planning permission granted	21/01286/FUL	202409	N	Y	N	1			1						
Thrushes, 15 Highland Avenue, Brentwood	Brentwood North		Y	2	0	2	0	Planning permission granted	21/00527/FUL	202407	N	Y	N	1			1						
2-4 Warescot Road, Brentwood	Brentwood North		Y	6	0	6	0	Planning permission granted	21/02115/FUL	202502	Y	Y	N		6								
309 Ongar Road, Brentwood	Brentwood North		Y	2	0	2	0	Planning permission granted	20/01814/FUL	202403	N	Y	N					2					
316 Ongar Road, Brentwood	Brentwood North		Y	2	0	2	0	Planning permission granted	20/00230/FUL	202304	Y	Y	N	1	1								
Bishops Gate, William Hunter Way, Brentwood	Brentwood North		Y	5	0	5	0	Planning permission granted	18/00799/FUL	202203	Y	Y	N		5								
107B High Street, Brentwood	Brentwood North		Y	1	0	1	0	Planning permission granted	21/00171/FUL	202403	N	Y	N				1						
32 Running Waters, Brentwood	Brentwood South		Y	2	0	2	0	Planning permission granted	20/00044/FUL	202303	Y	Y	N		2								
80-92 Kings Road, Brentwood	Brentwood South		Y	8	0	8	0	Planning permission granted	21/01138/FUL	202409	N	Y	N	2				6					
10 Queens Road, Brentwood	Brentwood South		Y	2	0	2	0	Planning permission granted	19/00167/FUL	202204	Y	Y	N	1	1								
53 Crown Street, Brentwood	Brentwood South		Y	2	0	2	0	Planning permission granted	20/00634/FUL	202307	N	Y	N				2						

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Appendix C

	Ward / Parish	Allocation Policy Ref.	Windfall permission	Estimated total capacity	no. of which Affordable Housing	Gross Total Outstanding Capacity	Gross AH outstanding capacity	Status	Planning Permission	Expiry Date (YYYYMM)	Work Started	PDL	Greenfield	Loss of residential	Year 1 2022/23		Year 2 2023/24		Year 3 2024/25		Year 4 2025/26		Year 5 2026/27	
															Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable
Canary House, 11 Queens Road	Brentwood South		Y	2	0	2	0	Planning permission granted	20/01927/FUL	202403	Y	Y	N		2									
Land Adjacent To 2, The Cobbles	Brentwood South		Y	2	0	2	0	Planning permission granted	17/01822/FUL	202101	Y	N	Y		2									
17 Priests Lane, Brentwood	Brentwood South		Y	1	0	1	0	Planning permission granted	21/00187/FUL	202403	Y	N	Y		1									
31 Rose Valley, Brentwood	Brentwood South		Y	1	0	1	0	Planning permission granted	21/01290/FUL	202409	N	Y	N			1								
Rear Of 15 La Plata Grove, Brentwood	Brentwood West		Y	1	0	1	0	Planning permission granted	21/01156/FUL	202410	N	N	Y			1								
13 Westwood Avenue, Brentwood	Brentwood West		Y	1	0	1	0	Planning permission granted	20/01220/FUL	202311	N	Y	N			1								
7 Honeypot Lane, Brentwood	Brentwood West		Y	2	0	2	0	Planning permission granted	20/01434/FUL	202404	Y	Y	N	1	1									
99 High Street, Brentwood Essex	Brentwood West		Y	3	0	3	0	Planning permission granted	20/00989/FUL	202309	N	Y	N			3								
151 High Street Brentwood	Brentwood West		Y	6	0	6	0	Planning permission granted	21/01526/FUL	202411	N	Y	N			6								
Fairfield House Fairfield Road, Brentwood	Brentwood West		Y	4	0	4	0	Planning permission granted	19/01300/FUL	202211	N	Y	N				4							
85 Crescent Road Warley Brentwood	Brentwood West		Y	1	0	1	0	Planning permission granted	21/01652/FUL	202501	N	Y	N			1								
17 Crescent Road, Warley, Brentwood	Brentwood West		Y	2	2	2	2	Planning permission granted	21/00573/BBC	202406	N	Y	N	1			1							
100 Vaughan Williams Way, Warley	Brentwood West		Y	1	0	1	0	Planning permission granted	18/00225/FUL	202104	Y	Y	N		1									
Land Adjacent To 75 Victoria Road, Warley	Brentwood West		Y	1	0	1	0	Planning permission granted	18/01532/FUL	202111	Y	N	Y		1									
Land At La Plata Grove, La Plata Grove, Brentwood	Brentwood West		Y	3	0	3	0	Planning permission granted	20/00920/FUL	202308	Y	Y	N		3									
101-107 Warley Hill, Warley	Brentwood West		Y	2	0	2	0	Planning permission granted	20/01847/FUL	202404	N	N	2			2								
Land At La Plata Grove La Plata Grove, Brentwood	Brentwood West		Y	4	0	4	0	Planning permission granted	21/00565/FUL	202407	Y	Y	N		4									
Wayside Aqueduct 5 Blackmore Road, Doddinghurst, Brentwood	Brizes & Doddinghurst		Y	1	0	1	0	Planning permission granted	21/02087/FUL	202502	N	Y	N			1								
Red House Farm, Warren Lane, Doddinghurst Brentwood	Brizes & Doddinghurst		Y	1	0	1	0	Planning permission granted	19/01540/FUL	202302	N	Y	N			1								
21 Peartree Lane, Doddinghurst, Brentwood	Brizes & Doddinghurst		Y	2	0	2	0	Planning permission granted	21/00126/FUL	202405	Y	Y	N	1	1									
1 Rose Hall, Cottages Shonks, Mill Road, Navestock	Brizes & Doddinghurst		Y	1	0	1	0	Planning permission granted	21/00564/FUL	202407	N	Y	N			1								
Crown Farm Kennels, Goatswood Lane, Navestock	Brizes & Doddinghurst		Y	3	0	3	0	Planning permission granted	18/00724/FUL	202107	Y	Y	N		3									
Days Farm, Days Lane, Doddinghurst	Brizes & Doddinghurst		Y	1	0	1	0	Planning permission granted	21/01276/FUL	202410	N	Y	N			1								
40 The Gardens Doddinghurst Brentwood	Doddinghurst		Y	1	0	1	0	Planning permission granted	21/01173/FUL	202408	N	N	Y			1								
Brora, Thorndon Approach, Herongate, Brentwood	Herongate & Ingrave		Y	2	0	2	0	Planning permission granted	20/01730/FUL	202403	N	Y	N	1		1								
Fowchers Farm, Cottage 1, Rectory Lane Herongate	Herongate & Ingrave		Y	1	0	1	0	Planning permission granted	20/01011/FUL	202309	N	Y	N			1								
Land Adjacent 37 Cricketers Lane, Herongate Brentwood	Herongate & Ingrave		Y	1	0	1	0	Planning permission granted	21/00853/FUL	202407	Y	N	Y		1									
5 School Lane, Ingrave, Brentwood	Herongate & Ingrave		Y	2	0	2	0	Planning permission granted	19/01481/FUL	202212	N	Y	N	1				1						
Larkrise Farm, The Tyburns, Hutton, Brentwood	Hutton Central		Y	7	0	7	0	Planning permission granted	21/00141/FUL	202411	N	Y	N				7							
Eversley, Kingsley Road, Hutton, Brentwood	Hutton Central		Y	2	0	2	0	Planning permission granted	21/00173/FUL	202403	N	Y	N	1		1								
23 Tomlyns Close, Hutton, Brentwood	Hutton East		Y	1	0	1	0	Planning permission granted	19/01419/FUL	202212	N	N	Y			1								
2 Tomlyns Close Hutton Brentwood	Hutton East		Y	1	0	1	0	Planning permission granted	21/01464/OUT	202410	N	N	Y			1								
12 Bournebridge, Close Hutton, Brentwood	Hutton East		Y	2	0	2	0	Planning permission granted	20/01031/FUL	202310	Y	N	Y		2									
Clanmere, North Drive, Hutton	Hutton East		Y	4	0	4	0	Planning permission granted	18/01007/FUL	202108	Y	Y	N	1		3								
Hazelmere, North Drive, Hutton Brentwood	Hutton East		Y	1	0	1	0	Planning permission granted	20/01357/FUL	202311	N	Y	N				1							
Hutton Garden Centre, North Drive, Hutton Brentwood	Hutton East		Y	6	0	6	0	Planning permission granted	21/00262/FUL	202407	Y	Y	N			6								
Garages, Willingale Close, Hutton	Hutton East		Y	3	3	3	3	Planning permission granted	21/02117/FUL	202502	N	Y	N				3							
10 Alexander Lane, Hutton	Hutton North		Y	2	0	2	0	Planning permission granted	19/00417/FUL	202205	Y	Y	N	1	1									
Garages Adjacent To 10 Alexander Lane, Hutton	Hutton North		Y	1	0	1	0	Planning permission granted	21/01155/FUL	202410	N	Y	N			1								
37A Hanging Hill Lane, Hutton	Hutton South		Y	2	0	2	0	Planning permission granted	19/01551/FUL	202303	N	Y	N	1				1						

	Ward / Parish	Allocation Policy Ref.	Windfall permission	Estimated total capacity	no. of which Affordable Housing	Gross Total Outstanding Capacity	Gross AH outstanding capacity	Status	Planning Permission	Expiry Date (YYYYMM)	Work Started	PDL	Greenfield	Loss of residential	Year 1 2022/23		Year 2 2023/24		Year 3 2024/25		Year 4 2025/26		Year 5 2026/27	
															Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable
Victors Crescent, Hutton	Hutton South		Y	2	0	2	0	Planning permission granted	17/01641/FUL	202104	Y	Y	N	1	1									
32 High Street, Ingatestone	Ingatestone, Fryerning & Mountnessing		Y	6	0	6	0	Planning permission granted	18/01234/FUL	202110	Y	Y	N		6									
The Spinney, St Annes Road, Mountnessing Brentwood	Ingatestone, Fryerning & Mountnessing		Y	1	0	1	0	Planning permission granted	19/01498/FUL	202212	N	Y	N			1								
309 - 311 Roman Road, Mountnessing	Ingatestone, Fryerning & Mountnessing		Y	6	0	6	0	Planning permission granted	15/00956/FUL	201809	Y	Y	N		6									
120 High Street, Ingatestone	Ingatestone, Fryerning & Mountnessing		Y	1	0	1	0	Planning permission granted	21/00518/FUL	202407	Y	Y	N		1									
Stoneywood Cottage, Mill Lane, Fryerning	Ingatestone, Fryerning & Mountnessing		Y	1	0	1	0	Planning permission granted	19/01686/FUL	202303	N	Y	N			1								
Hardings Farm, Hardings Lane, Fryerning, Ingatestone	Ingatestone, Fryerning & Mountnessing		Y	5	0	5	0	Planning permission granted	21/01414/FUL	202410	N	Y	N				5							
The Hyde, Mountnessing Road, Blackmore, Ingatestone	Ingatestone, Fryerning & Mountnessing		Y	2	0	2	0	Planning permission granted	19/01203/FUL	202301	N	Y	N			2								
The Hyde, Mountnessing Road, Blackmore, Ingatestone	Ingatestone, Fryerning & Mountnessing		Y	1	0	1	0	Planning permission granted	20/01905/FUL	202402	N	Y	N			1								
27 Woollard Way, Blackmore, Ingatestone	Ingatestone, Fryerning & Mountnessing		Y	1	0	1	0	Planning permission granted	20/01708/FUL	202401	N	Y	N			1								
20 Fox Hatch , Kelvedon Hatch, Brentwood	Kelvedon Hatch		Y	1	0	1	0	Planning permission granted	19/01174/FUL	202210	N	N	Y			1								
Burgoyne Motors, Blackmore Road, Kelvedon Hatch	Kelvedon Hatch		Y	1	0	1	0	Planning permission granted	21/01724/FUL	202411	N	Y	N			1								
Parkview Ongar Road , Kelvedon Hatch	Kelvedon Hatch		Y	4	0	4	0	Planning permission granted	19/00953/FUL	202212	N	Y	N	1			3							
Greenways School Road, Kelvedon Hatch, Brentwood	Kelvedon Hatch		Y	2	0	2	0	Planning permission granted	20/01917/FUL	202402	N	Y	N			2								
Virginia House, Frog Street, Kelvedon Hatch	Kelvedon Hatch		Y	1	0	1	0	Planning permission granted	20/01323/FUL	202401	N	Y	N			1								
Land Adj Walden, Frog Street, Kelvedon Hatch, Brentwood	Kelvedon Hatch		Y	1	0	1	0	Planning permission granted	19/01605/FUL	202303	N	N	Y			1								
Hill Farm Barns , Childerditch Street , Little Warley	Little Warley		Y	1	0	1	0	Planning permission granted	20/00838/FUL	202308	N	Y	N			1								
Land At Woodley Farm, Little Warley Hall Lane, Little Warley	Little Warley		Y	8	0	8	0	Planning permission granted	21/00604/REM	202306	N	Y	N				8							
Lee Farm, Horseman Side, Navestock	Navestock		Y	1	0	1	0	Planning permission granted	20/00944/FUL	202308	Y	Y	N		1									
Lee Farm, Horseman Side, Navestock	Navestock		Y	1	0	1	0	Planning permission granted	20/00478/FUL	202307	N	Y	N			1								
213 Coptie Green Road , Pilgrims Hatch	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	19/01176/FUL	202211	N	Y	N			1								
2 Danes Way, Pilgrims Hatch	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	20/00338/FUL	202306	Y	Y	N		1									
85 Danes Way, Pilgrims Hatch, Brentwood	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	19/01561/FUL	202212	N	Y	N			1								
129 Danes Way, Pilgrims Hatch, Brentwood	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	21/00390/FUL	202404	N	Y	N			1								
106 Danes Way, Pilgrims Hatch, Brentwood	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	21/00980/FUL	202408	N	Y	N			1								
Entente Cordiale Kensington Road, Pilgrims Hatch, Brentwood	Pilgrims Hatch		Y	2	0	2	0	Planning permission granted	21/00116/FUL	202408	Y	Y	N	1	1									
27 Lancaster Close, Pilgrims Hatch	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	20/01015/FUL	202310	N	Y	N			1								
2 Larchwood Gardens, Pilgrims Hatch	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	21/00514/FUL	202405	N	Y	N			1								
87A Hatch Road, Pilgrims Hatch, Brentwood	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	21/00629/FUL	202409	Y	N	Y		1									
2 Pilgrims Hall Cottages , Ongar Road	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	20/00587/FUL	202307	Y	Y	N		1									
Land Adjacent The White Cottage, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	21/01549/FUL	202410	N	Y	N			1								
Clay Hall, Days Lane, Pilgrims Hatch	Pilgrims Hatch		Y	1	0	1	0	Planning permission granted	20/00702/FUL	202309	N	Y	N			1								
Clay Hall, Days Lane, Pilgrims Hatch	Pilgrims Hatch		Y	3	0	3	0	Planning permission granted	20/00764/FUL	202308	N	Y	N			3								
Land North Of Ashwells Court, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch		Y	4	0	4	0	Planning permission granted	18/01052/FUL	202111	Y	Y	N		4									
Ashwells Court, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch		Y	5	0	5	0	Planning permission granted	17/01987/FUL	202102	Y	Y	N		5									
Bentley Golf Course Care Taker Shed, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch		Y	2	0	2	0	Planning permission granted	19/00139/FUL	202204	Y	Y	N		2									
Sports Grounds, Ashwells Sports And Country Club, Pilgrims Hatch	Pilgrims Hatch		Y	9	0	9	0	Planning permission granted	20/00319/FUL	202307	N	Y	N				5		4					
Land To The Rear Of 131 To 135, Hatch Road, Pilgrims Hatch	Pilgrims Hatch		Y	2	0	2	0	Planning permission granted	20/00895/FUL	202312	N	Y	N			2								
Hall Farm, Hall Lane, Shenfield, Brentwood	Shenfield		Y	1	0	1	0	Planning permission granted	21/01154/FUL	202408	N	Y	N			1								
Hall Farm, Hall Lane, Shenfield, Brentwood	Shenfield		Y	1	0	1	0	Planning permission granted	21/01595/FUL	202503	N	Y	N			1								

	Ward / Parish	Allocation Policy Ref.	Windfall permission	Estimated total capacity	no. of which Affordable Housing	Gross Total Outstanding Capacity	Gross AH outstanding capacity	Status	Planning Permission	Expiry Date (YYYYMM)	Work Started	PDL	Greenfield	Loss of residential	Year 1 2022/23		Year 2 2023/24		Year 3 2024/25		Year 4 2025/26		Year 5 2026/27	
															Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable
Brown Beeches, 116 Priests Lane, Shenfield, Brentwood	Shenfield		Y	1	0	1	0	Planning permission granted	21/01503/FUL	202501	N	N	Y				1							
7 & 9 York Road, Shenfield	Shenfield		Y	2	0	2	0	Planning permission granted	21/01150/FUL	202409	N	Y	N				2							
92-98 Hutton Road, Shenfield	Shenfield		Y	2	0	2	0	Planning permission granted	18/01415/FUL	202112	Y	Y	N	1		1								
222 Hutton Road, Shenfield, Brentwood	Shenfield		Y	1	0	1	0	Planning permission granted	21/01194/FUL	202409	Y	Y	N			1								
Land To Rear Of 56 Oliver Road & Adjacent To 38 Rochford Avenue, Shenfield	Shenfield		Y	1	0	1	0	Planning permission granted	21/01421/FUL	202410	N	N	Y				1							
1-5 Chelmsford Road Shenfield Brentwood	Shenfield		Y	2	0	2	0	Planning permission granted	21/00988/FUL	202407	N	Y	N				2							
24 Chelmsford Road, Shenfield Brentwood	Shenfield		Y	2	0	2	0	Planning permission granted	21/00204/FUL	202404	N	Y	N				2							
157 - 159 Priests Lane Shenfield Essex	Shenfield		Y	3	0	3	0	Planning permission granted	19/00735/FUL	202208	Y	N	Y			3								
119 Shevon Way, Brentwood	South Weald		Y	4	0	4	0	Planning permission granted	16/00353/FUL	201909	Y	Y	N			4								
7 Mascalls Lane, Brentwood	South Weald		Y	1	0	1	0	Planning permission granted	20/00208/FUL	202305	N	Y	N				1							
4 Nags Head Lane Brentwood	South Weald		Y	4	0	4	0	Planning permission granted	21/00775/FUL	202407	N	Y	Y	1					3					
137 Coxtie Green Road, Pilgrims Hatch, South Weald	South Weald		Y	1	0	1	0	Planning permission granted	21/01212/OUT	202409	N	N	Y				1							
Frenches Farm Wigley Bush Lane South Weald	South Weald		Y	9	0	9	0	Permission in principle	21/00413/PIP	202404	N	Y	N						9					
189 Coxtie Green Road, Pilgrims Hatch, South Weald	South Weald		Y	2	0	2	0	Planning permission granted	21/01710/FUL	202411	N	Y	N				2							
Greenfields, Chivers Road, Stondon Massey, Brentwood	Tipps Cross		Y	2	0	2	0	Planning permission granted	20/01874/FUL	202405	N	Y	N	1			1							
Purgess Lodge, Chivers Road, Stondon Massey	Tipps Cross		Y	1	0	1	0	Planning permission granted	21/00283/FUL	202404	N	Y	N				1							
Central Office, Eagle Way, Great Warley	Warley		Y	7	0	7	0	Planning permission granted	20/01390/FUL	202312	Y	Y	N			7								
Warley Gap Ground Kennels, Warley Gap Little Warley	Warley		Y	2	0	2	0	Planning permission granted	19/01376/FUL	202211	N	Y	N						2					
156 Woodman Road, Warley, Brentwood	Warley		Y	2	0	2	0	Planning permission granted	21/00568/FUL	202408	N	Y	N	1					1					
Luthers Corner, 38 Woodman Road, Warley Brentwood	Warley		Y	1	0	1	0	Planning permission granted	21/00865/FUL	202408	N	Y	N				1							
5 South Drive, Warley, Brentwood	Warley		Y	2	0	2	0	Planning permission granted	21/01609/FUL	202412	N	Y	N	1					1					
20 Warley Hill, Warley	Warley		Y	4	0	4	0	Planning permission granted	18/00051/FUL	202104	Y	Y	N			4								
Land Adjacent To 66, Hammonds Lane, Great Warley	Warley		Y	1	0	1	0	Planning permission granted	18/00137/FUL	202104	Y	N	Y			1								
Totals						279	5									96		84	4	65		4		
Extant permissions - prior approval (residential)																								
Kiln Farm, Mountnessing Road, Blackmore, Ingatestone	Blackmore, Hook End & Wyatts Green		Y	5	0	5	0	Planning permission granted	21/02113/PNCOU	202502	N	Y	N				5							
137 High Street, Brentwood	Brentwood North		Y	1	0	1	0	Planning permission granted	19/01625/PNCOU	202301	N	Y	N				1							
137 High Street, Brentwood	Brentwood North		Y	3	0	3	0	Planning permission granted	19/01131/PNCOU	202211	N	Y	N				3							
2-8 High Street & 2-6 Ingrave Road	Brentwood South		Y	25	0	25	0	Planning permission granted	21/00127/PNCOU	202403	N	Y	N						25					
1 London Road, Brentwood	Brentwood West		Y	142	0	142	0	Planning permission granted	21/01343/PNCOU	202409	N	Y	N								142			
The Badgers, Cromwell Road, Warley	Brentwood West		Y	8	0	8	0	Planning permission granted	21/00616/PHNF	202406	N	Y	N						8					
Kings House, 101 - 135 Kings Road, Brentwood	Brentwood West		Y	35	0	35	0	Planning permission granted	16/00606/PNCOU	202106	Y	Y	N			35								
Fairfield House, Fairfield Road, Brentwood	Brentwood West		Y	12	0	12	0	Planning permission granted	19/01728/PNCOU	202302	N	Y	N						12					
Fairfield House, Fairfield Road, Brentwood	Brentwood West		Y	8	0	8	0	Planning permission granted	21/01044/PADCOD	202408	N	Y	N						8					
Fredsfield Farm, Middle Road, Ingrave	Herongate, Ingrave & West Horndon		Y	1	0	1	0	Planning permission granted	17/01042/PNCOU	202103	Y	Y	N			1								
Unit 1 10 4, Oakleigh Farm, Rayleigh Road, Hutton	Hutton East		Y	2	0	2	0	Planning permission granted	20/00418/PNCOU	202305	N	Y	N				2							
Unit 5 & 6, Oakleigh Farm, Rayleigh Road, Hutton	Hutton East		Y	3	0	3	0	Planning permission granted	20/01029/PNCOU	202309	N	Y	N				3							
Havering Grove Farm, 552A Rayleigh Road, Hutton	Hutton East		Y	4	0	4	0	Planning permission granted	20/00824/PNCOU	202311	N	Y	N				4							
Dutch Barn, Church Road, Kelvedon Hatch	Kelvedon Hatch		Y	1	0	1	0	Planning permission granted	19/01055/PNCOU	202210	Y	Y	N			1								
Mccolls House, Ashwells Road, Pilgrims Hatch, Brentwood Essex	Pilgrims Hatch		Y	55	0	55	0	Planning permission granted	19/01043/PNCOU	202207	N	Y	N						55					

	Ward / Parish	Allocation Policy Ref.	Windfall permission	Estimated total capacity	no. of which Affordable Housing	Gross Total Outstanding Capacity	Gross AH outstanding capacity	Status	Planning Permission	Expiry Date (YYYYMM)	Work Started	PDL	Greenfield	Loss of residential	Year 1 2022/23		Year 2 2023/24		Year 3 2024/25		Year 4 2025/26		Year 5 2026/27	
															Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable
Peartree House, 1 Britannia Road, Warley	Warley		Y	9	0	9	0	Planning permission granted	19/00952/PNCOU	202209	N	Y	N			9								
Central Office, Ford Motor Co Ltd Eagle Way, Great Warley, Brentwood	Warley		N	325	0	325	0	Planning permission granted	19/01708/PNCOU	202301	Y	Y	N		162		163							
LCC House The Old Pump Works, Great Warley Street, Brentwood	Warley		Y	3	0	3	0	Planning permission granted	21/01075/PNCOU	202408	Y	Y	N		3									
Totals						642	0								202		190		108		142			

Extant permissions - C2 contribution (amount of accommodation released) is equal to number of bedrooms / weighted average ratio for Brentwood of 1.86

Brigade Head Quarters, Rayleigh, Close Hutton	Hutton Central		Y	71	0	30		Planning permission granted	18/00678/REM	202102	Y	Y	N				30							
Totals						30											30							
Total supply from extant permissions by year															512	37	427	35	303	27	188	19	0	0

	549		462		330		207		0
Supply by year (net) from extant permissions minus 10% non-implementation discount	494		416		297		186		0
Total (net) 5 year supply from extant permissions minus 10% non-implementation discount	1,393								

Adopted Local Plan site allocations (excluding any listed above)

Land at Hunter House, Western Road, Brentwood	Brentwood North	R12	N	48	16	48	16	Planing application forthcoming			N	Y	N								16	8	16	8	
William Hunter Way	Brentwood North	R14	N	300	105	300	105	Planing application forthcoming			N	Y	N										195	105	
Wates Way Industrial Estate, Ongar Road, Brentwood	Brentwood North	R15	N	46	16	46	16	Appeal in progress			N	Y	N			15	8	15	8						
Land off Doddinghurst Road, either side of A12	Brentwood North / Pilgrims Hatch	R16	N	200	70	200	70	Planing application forthcoming			N	N	Y			32	17	32	17	33	18	33	18		
Chatham Way Crown Street Car Park Brentwood	Brentwood South	R13	N	31	10	31	10	Planing application forthcoming			N	Y	N										21	10	
Westbury Road Car Park, Westbury Road, Brentwood	Brentwood West	R11	N	45	15	45	15	Pending decision			N	Y	N			30	15								
Brizes Corner Field, Blackmore Road, Kelvedon Hatch	Brizes & Doddinghurst	R23	N	23	8	23	8	Planing application forthcoming			N	N	Y			7	4	8	4						
Land off Stocks Lane, Kelvedon Hatch	Brizes & Doddinghurst	R24	N	40	14	40	14	Planing application forthcoming			N	N	Y			13	7	13	7						
West Horndon Industrial Estates	Herongate, Ingrave & West Horndon	R02	N	580	203	580	203	Planing application forthcoming			N	Y	N										52	28	
Land Adjacent to Ingatestone By-pass	Ingatestone, Fryerning & Mounthnessing	R22	N	57	19	57	19	Pending decision			N	N	Y			19	9	19	10						
Dunton Hills Garden Village	Ingatestone, Fryerning & Mounthnessing	R01	N	1,650	577	1,650	577	Outline pending consideration			N	N	Y										98	52	
Land at Priests Lane, Brentwood	Shenfield	R19	N	75	26	75	26	Planing application forthcoming			N	N	Y			24	13	25	13						
Land north of Shenfield	Shenfield	R03	N	825	288	825	288	Part forthcoming / part pending consideration			N	N	Y			33	17	65	35	82	43	82	43		
Land East of Nags Head Lane, Brentwood	South Weald	R06	N	125	43	125	43	Pending consideration			N	N	Y			17	8	32	18	32	18				
Sow and Grow Nursery, Ongar Road, Pilgrims Hatch	South Weald	R07	N	38	13	38	13	Planing application forthcoming			N	Y	N			25	13								
Land north of Woollard Way, Blackmore	Tipps Cross	R25	N	40	14	40	14	Pending consideration			N	N	Y			13	7	13	7						
Land south of Redrose Lane, north of Orchard Piece, Blackmore	Tipps Cross	R26	N	30	10	30	10	Pending consideration			N	N	Y			10	5	10	5						
Ford Headquarters and Council Depot, Warley - northern and southern site	Warley	R04	N	133	46	133	46	Planing application forthcoming			N	Y	N					87	46						
Land Adjacent to Carmel, Mascalls Lane, Warley	Warley	R08	N	9	0	9	0	Pending consideration			N	N	Y			9									
Land west of Warley Hill, Pastoral Way, Warley	Warley	R09	N	43	15	43	15	Planing application forthcoming			N	N	Y			14	7	14	8						
Totals						4,338	1,508								0	0	0	261	130	333	178	163	87	497	264

	0		391		511		250		761
Total supply from site allocations (excluding extant permissions)	1,913								

Five Year Housing Land Supply

Total supply from extant permissions plus site allocations	3,306								
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Planning Policy Note: Housing Delivery Test 2022

October 2022

1. This Note sets out the council's position in relation to the Housing Delivery Test (HDT) 2022.
2. Based on data submitted to the Department for Levelling Up, Housing and Communities in September 2022 and calculated in accordance with the Housing Delivery Test Rule Book¹, Brentwood Borough Council's 2022 HDT measurement is shown in the below table.

Year	Number of homes required	Number of homes delivered	HDT 2022 measurement	HDT 2022 consequence
2021 - 22	300	407	86%	Action plan
2020 - 21	300	168		
2019 - 20	300	200		
Total	900	775		

3. The above measurement is subject to final verification by DLUHC through the publication of the annual HDT results, expected November 2022.
4. The council adopted its Local Plan on the 23 March 2022. The Local Plan includes an adopted housing requirement. This is the council's first HDT following adoption of the new Local Plan, and which subsequently uses the newly adopted housing requirement figures.
5. The Brentwood Local Plan's total adopted housing requirement is set out as a series of stepped housing requirements. From the 01/04/2016 to 31/03/2024 the annual adopted housing requirement² is 300.
6. The HDT 2022 measurement shows that Brentwood Borough met 86% of its housing requirement. The consequences of the 86% result are that the authority must publish an action plan.
7. Whilst it is acknowledged that further improvement in housing delivery is still needed, the 86% result is an improvement on past performance.
8. A significant difference arises in the consequences of the results from previous years and this year; as the council's most recent delivery is now in excess of 85% of the requirement, the application of the NPPF Paragraph 11(d) presumption in favor of sustainable development no longer applies, nor does a requirement to provide a 20% buffer on the council's five-year land supply.
9. As stated above the HDT 2022 measurement presented in this note is yet to be published by DLUHC. National Planning Guidance: Housing Supply and delivery, states: *Where a new housing requirement is adopted after the publication of the measurement, the Housing Delivery Test calculation will be re-run using the new requirement as set out in paragraphs 17 to 18 of the [Housing Delivery Test rule book](#). Any consequences for under-delivery will be applied from the day after the publication of the re-run measurement.* Paragraph: 042 Reference ID: 68-042-20190722

¹ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

² p258 of the Brentwood Local Plan sets out the stepped housing trajectory - with the adopted housing requirement figure shown by year

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Members Interests

Members of the Council must declare any pecuniary or non-pecuniary interests and the nature of the interest at the beginning of an agenda item and that, on declaring a pecuniary interest, they are required to leave the Chamber.

- **What are pecuniary interests?**

A person's pecuniary interests are their business interests (for example their employment trade, profession, contracts, or any company with which they are associated) and wider financial interests they might have (for example trust funds, investments, and asset including land and property).

- **Do I have any disclosable pecuniary interests?**

You have a disclosable pecuniary interest if you, your spouse or civil partner, or a person you are living with as a spouse or civil partner have a disclosable pecuniary interest set out in the Council's Members' Code of Conduct.

- **What does having a disclosable pecuniary interest stop me doing?**

If you are present at a meeting of your council or authority, of its executive or any committee of the executive, or any committee, sub-committee, joint committee, or joint sub-committee of your authority, and you have a disclosable pecuniary interest relating to any business that is or will be considered at the meeting, you must not :

- participate in any discussion of the business at the meeting, of if you become aware of your disclosable pecuniary interest during the meeting participate further in any discussion of the business or,
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

- **Other Pecuniary Interests**

Other Pecuniary Interests are also set out in the Members' Code of Conduct and apply only to you as a Member.

If you have an Other Pecuniary Interest in an item of business on the agenda then you must disclose that interest and withdraw from the room while that business is being considered

- **Non-Pecuniary Interests**

Non –pecuniary interests are set out in the Council's Code of Conduct and apply to you as a Member and also to relevant persons where the decision might reasonably be regarded as affecting their wellbeing.

A 'relevant person' is your spouse or civil partner, or a person you are living with as a spouse or civil partner

If you have a non-pecuniary interest in any business of the Authority and you are present at a meeting of the Authority at which the business is considered, you must disclose to that meeting the existence and nature of that interest whether or not such interest is registered on your Register of Interests or for which you have made a pending notification.

Terms of Reference Planning

(a) Town and Country Planning Act 1990 and any related legislation including: -

- (i) determination of planning applications;
- (ii) enforcement of planning control;
- (iii) waste land notices, purchase notices, etc.

(b) Listed Buildings and Conservation Areas Act 1990

- (i) determination of applications for Listed Buildings and Conservation Area consent;
- (ii) enforcement of Listed Building and Conservation Area legislation.

(c) To consider and determine the Council's comments where appropriate on major development outside the Borough when consulted by other Local Planning Authorities.

- (i) To guide the Council in setting its policy objectives and priorities.
- (ii) To carry out the duties and powers of the Council under current legislation;
- (iii) To develop, implement and monitor the relevant strategies and policies relating to the Terms of Reference of the committee.
- (iv) To secure satisfactory standards of service provision and improvement, including monitoring of contracts, Service Level Agreements and partnership arrangements;
- (v) To consider and approve relevant service plans;
- (vi) To comply with the standing orders and financial regulations of the Council;
- (vii) To operate within the budget allocated to the committee by the Council.
- (viii) To determine fees and charges relevant to the committee;

To review and monitor the operational impact of policies and to recommend proposals for new initiatives and policy developments including new legislation or central government guidance

(d) Powers and duties of the local planning authority in relation to the planning of sustainable development; local development schemes; local development plan and monitoring reports and neighbourhood planning.

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