

1.0 The Brief

1.1 The purpose of this assessment is to provide an objective assessment of the potential for residential development on the land south of Hook End Road. The approach will be based on the planning history and relevant local and national planning policies.

Assessment of Potential for Residential Development on land south of Hook End Road

2.0 Planning History

2.1 Unfortunately the Council's mapping system for planning applications is not working and there is no back up system that would allow us to refer to Historic applications in the list of applications on the Council's website for Hook End Road. It is noted that no planning applications have been submitted in respect of the site in the recent past. The latest applications has details back to 1980.

at

3.0 Local Plan Policy

3.1 The current adopted Local Plan (Replacement) and Plan (2011-16) in that plan the site is allocated as 'Residential' (see Appendix 2) and is not subject to the Green Belt. The Plan also includes a policy that states that the Council will give priority to applications for residential development on land allocated for residential use.

Doddinghurst, Brentwood, Essex

4.0 Policy

4.1 Policy 10.1 of the 2011-16 Local Plan states that the Council will give priority to applications for residential development on land allocated for residential use. It also states that the Council will give priority to applications for residential development on land allocated for residential use.

for

5.0 Conclusion

5.1 The Council is in the process of producing a new Local Plan and it is noted that the site is not included in the Green Belt. It is noted that the Council will give priority to applications for residential development on land allocated for residential use.

Patricia Swadling



1.0 The Brief

- 1.1 The purpose of this report is to assess the likelihood of planning permission being granted for residential development on the land hatched red on **Map 1**. The opinion will be based on the planning history and relevant local and national planning policies.

2.0 Planning History

- 2.1 Unfortunately the Council's mapping system for planning applications is not working and there is no back up system that council officers can refer to. However reference to the list of applications on the Council's website for Hook End Road suggests that no planning applications have been submitted in respect of the site in the recent past. This list of applications has details back to 1989.

3.0 Local Plan Policy

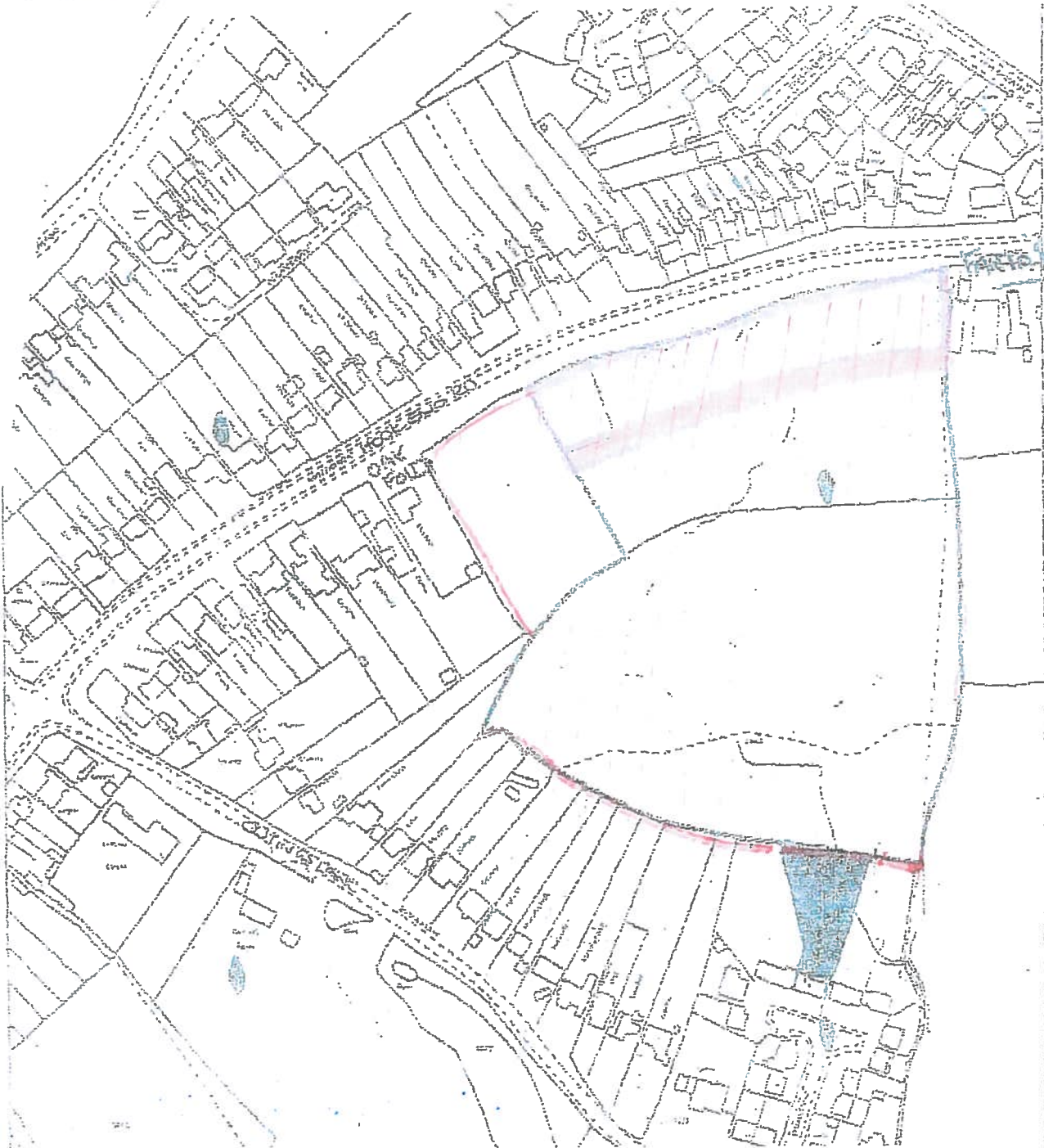
- 3.1 The current adopted local plan is the Brentwood Replacement Local Plan (2005). In that plan the site is included in the Green Belt. Attached as **Appendix 1** is an extract from the Proposals Map showing the site edged red. The Appendix also includes extracts from the Written Statement setting out the Council's main Green Belt policies.
- 3.2 Policies GB1 and GB2 follow the standard Green Belt policy approach that new buildings will only be allowed in the Green Belt as an exception to policy if it is justified by very special circumstances. Such a justification may for example be the need for a new facility such as a hospital or school or for residential development if there was a critical need for more housing. In respect of the latter as will be shown later these circumstances do not exist.
- 3.3 You will note that Policy GB3 specifically mentions Doddinghurst but the policy only relates to the existing built up areas that have not been included in the Green Belt (see **Appendix 1**). You will also see that Policy GB4 lists locations in the Green Belt where infilling will be allowed – however Hook End Road is not one of the identified locations
- 3.4 The Council is in the process of producing its new local plan and it is anticipated that a draft will be published for public consultation later this year. However, it is unlikely that the Council will propose any significant changes to the Green Belt boundary because of the present situation regarding the supply of land for housing which will be explained later.

Map 1

AND PT HOOK 530 (D) / HOOK 530

SCALE 1:2500

10800



4.0 National Planning Policy

- 4.1 The relevant national planning policies are set out in the National Planning Policy Framework (NPPF) and some extracts have been attached as **Appendix 2**.
- 4.2 There has been much national press and media coverage over the last year about the Government relaxing planning rules and thereby allowing wholesale development of the countryside and Green Belt. However as can be seen the policy is still very protective of Green Belt land and paragraphs 89 and 90 show the limited forms of development that are considered appropriate in the Green Belt. Paragraph 87 also reiterates that as with previous Green Belt policy, inappropriate development is, by definition, harmful and should not be approved except in very special circumstances.
- 4.3 The NPPF does however say in paragraph 49 that applications for housing should be considered in the context of the presumption in favour of sustainable development. It also points out that a Council's policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 4.4 Attached as **Appendix 3** is the Executive Summary from the Council's assessment of its five year housing supply published in July 2012. The last two bullet points show that at that time the Council could show a 5.3 supply of housing land and could therefore meet the requirements of the NPPF
- 4.5 Also attached as **Appendix 4** is an extract from the Council's Annual Monitoring Report 2011/12 published in December 2012 that reiterates the view that the five year supply is being met (see paragraphs 5.31 and 5.32). The graphs on page 22 of the Monitoring Report also show that Brentwood is keeping pace with the requirements that were set out in the Regional Strategy (although the RSS has now been withdrawn by the government).
- 4.6 Regarding the supply of land for housing then it cannot be argued that Brentwood is falling short based on the information currently available. Even if the current Local Plan was considered to be out-of-date the NPPF makes it clear that permission should only be granted if
- Any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole, or
 - Specific policies in the Framework indicate development should be restricted.

Clearly residential development of the site would be contrary to the Green Belt policies contained in the NPPF (see **Appendix 2**).

5.0 Affordable Housing

- 5.1 Reference to paragraphs 5.49 – 5.51 of the Annual Monitoring Report (see **Appendix 4**) explains that the supply of affordable housing in Brentwood is restricted. It may be that the Council is prepared to make an exception to Green Belt policy to achieve some affordable housing on your site – Policy H10 of the Local Plan (attached as **Appendix 5**) allows for some exceptions that provide “affordable rural housing”.
- 5.2 A possible way forward may therefore be to discuss this with the Council – this would be on the basis that any development provides some private housing for sale so that the affordable housing element is viable. Such an approach to the Council would best be made with a sketch proposal and this would obviously involve additional work by this Practice in its preparation.

6.0 Conclusions

- 6.1 In view of the site’s allocation as Green Belt and the strong Green Belt policies contained in the adopted Local Plan and the NPPF it is considered that any application for residential development of the land would be refused by the Council. The Council’s hand is strengthened by its ability to show that it can demonstrate a five year supply of housing land. Similarly in the absence of any special circumstances justifying an exception to Green Belt policy it is considered there is little prospect of winning a planning appeal at the current time.
- 6.2 However, having said that, the site relates well to the existing settlement and could represent a logical extension to the built up area if planning policy was to change. There have been a considerable number of changes to planning policy under this government and it has repeatedly advocated the building of more dwellings. I would therefore suggest that you retain ownership of the land as it cannot be ruled out that residential development will remain contrary to policy in the longer term.
- 6.3 In the meantime a possible way forward would be to approach the Council on the basis of making an exception to Green Belt policy on the basis that it achieves the provision of some additional affordable housing.



Brentwood Borough Council

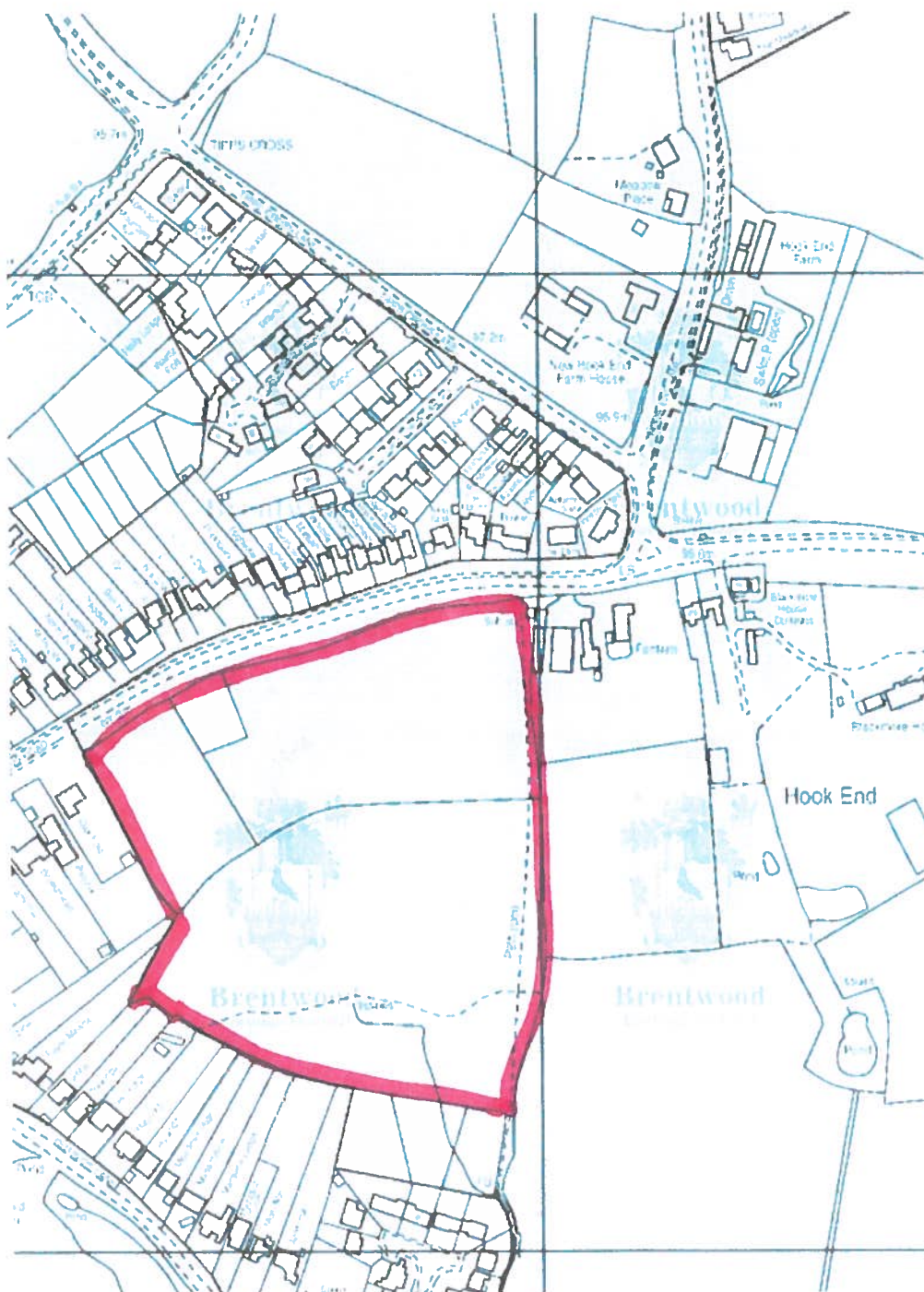
Appendix 1



KEY

The Proposals Map should be read in conjunction with the policies contained in the written statement. (An indication of the most relevant policies are set out alongside the relevant title.)

-  Administrative & Local Plan Boundary
-  Area covered by another Inset Map
-  Green Belt
GB1, GB2, GB3, H10
-  Special Landscape Area
GB28, C8
-  Landscape Improvement Area
GB28, C12
-  Thames Chase
C11
-  Grade II Agricultural Land
IR3
-  County Wildlife Site
C3
-  Site of Special Scientific Interest
C1
-  Wiltshire Ancient Landscape
C9
-  Protected Lake
C10
-  Protected Urban Open Space
LT2, LT5
-  Local Nature Reserve
C2, C3
-  Red House Lake
C13
-  Historic Park or Garden
C9
-  Conservation Area
C7, C14, C22
-  A4 Article 4 Direction
-  Scheduled Ancient Monument
C18



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution of civil proceedings. (Brentwood Borough Council) Licence No. 100018309 (2006)

-  **S** **LT8**
-  Indoor Recreation
LT8
-  Indoor Leisure
LT8
-  **H** Hotel (Urban Area)
LT15
-  **RES** Residential
H6, H7, H8, H9, H14, H16
-  Major Housing Site 1997-2011
H1
-  Hutton Mount
H15
-  Shops/Residential
H4, H5, TC3, TC4
-  Shops/Car Parking
-  Small Shops
TC6
-  Prime Shopping Frontage
TC7
-  Shops/Offices
-  Financial & Professional Offices
TC8
-  Residential/Offices/Shops
H4, H5, TC3, TC4
-  Employment-Offices
E2
-  Employment-General
E1
-  Open Storage
E6
-  Car Parking
T6, T7, T9, TC10
-  Crossrail Safeguarded Area
-  Railway Station
T12
-  Community
LT8
-  Community/Offices
LT8
-  Medical Health
-  **H** Hospital
-  **TC9** Telephone Exchange Policy
-  Baytree Centre Boundary
-  Cycleway Proposals
T14

Produced by ESPI Cartography Ltd
Maidenhead, Berkshire, SL6 6JH

criteria for detailed definition, and take account of any changes in circumstances, for example the grant of planning permission, since their last review. As a consequence, a number of amendments have been to the boundaries, generally of a minor nature. However, more significant amendments have been made to reflect the development of the former Warley and St. Faiths Hospital sites.

DEVELOPMENT IN THE GREEN BELT

New Development

7.20 In line with the guidance set out in PPG2 and as reiterated in RSP Policy C2, inappropriate development within the Green Belt will only be allowed in very special circumstances (Policy GB1). Policy GB2 is directed at development that is appropriate in the Green Belt and provides the basis against which such appropriate development will be considered. The criteria in Policy GB2 would also apply in cases of inappropriate development where it was considered that very special circumstances existed. The policy is not to be read as seeking to create exceptions to the general Green Belt restraint policy. Policy GB2 should be read in conjunction with Policy GB1 and other policies in this Plan.

GB1 New Development

WITHIN THE GREEN BELT, AS DEFINED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL NOT BE GIVEN, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, FOR CHANGES OF USE OF LAND OR THE CONSTRUCTION OF NEW BUILDINGS OR EXTENSION OF EXISTING BUILDINGS, FOR PURPOSES OTHER THAN THOSE APPROPRIATE TO A GREEN BELT, OR FOR THE RE-USE OF EXISTING BUILDINGS THAT DO NOT COMPLY WITH THE CRITERIA SET OUT IN POLICIES [GB15](#) AND [GB16](#).

ALL PROPOSALS WILL ADDITIONALLY, WHERE THEY APPLY, BE JUDGED AGAINST THE OTHER POLICIES IN THIS PLAN.

A Target and Indicator for monitoring this policy is set out in Chapter 13.

GB2 Development Criteria

WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT IN THE GREEN BELT, THE LOCAL PLANNING AUTHORITY WILL NEED TO BE SATISFIED THAT THEY DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN THE GREEN BELT AND DO NOT HARM THE OPENNESS OF THE GREEN BELT. THE PRECEDENT CREATED BY ALLOWING EVEN AN INDIVIDUALLY INNOCUOUS OR WELL-MERITED PROPOSAL WHICH CUMULATIVELY WOULD UNDERMINE GREEN BELT OBJECTIVES WILL BE TAKEN INTO ACCOUNT. ACCOUNT WILL ALSO BE TAKEN

OF THE FOLLOWING:

- i) THE EFFECT OF PROPOSALS ON PUBLIC RIGHTS OF WAY**
- ii) THE NEED TO PRESERVE OR ENHANCE EXISTING LANDSCAPE FEATURES**
- iii) ANY BUILDING MUST BE SATISFACTORILY LOCATED IN RESPECT OF THE SURROUNDING LANDSCAPE AND ANY ADJOINING BUILDINGS.**

Settlements Excluded from the Green Belt

7.21 In order to achieve sustainable patterns of development and to conserve and protect the Green Belt, new residential development will be directed to those existing settlements excluded from the Green Belt. [As referred to above, the boundaries around these settlements have been defined by reference to a number of specific criteria and have been the subject of a comprehensive review as part of the preparation of the Replacement Local Plan.]

7.22 PPG3 refers to the national target that, by 2008, 60% of additional housing should be provided on previously "developed land and through the conversion of existing buildings (by definition this is generally, but not wholly, within existing urban areas). As a result of the application of the Council's Green Belt policies, Brentwood has been achieving comparable figures of some 90% in recent years.

GB3 Settlements Excluded from the Green Belt

EXCEPT AS MAY BE ALLOWED FOR IN POLICIES [H10](#), [GB4-GB12](#), [GB16](#) AND [GB17](#) NEW RESIDENTIAL DEVELOPMENT WILL BE RESTRICTED TO THE FOLLOWING SETTLEMENTS EXCLUDED FROM THE GREEN BELT AS IDENTIFIED ON THE PROPOSALS MAP:

BLACKMORE, BRENTWOOD, DODDINGHURST, HERONGATE, HOOK END, INGATESTONE, INGRAVE, KELVEDON HATCH, MOUNTNESSING, STONDON MASSEY, WEST HORNDON AND WYATTS GREEN

A Target and Indicator for monitoring this policy is set out in [Chapter 13](#).

Sustainable Rural Communities

7.23 Sustainable development is the cornerstone of both the Government's rural policies and its planning policies. Sustainable development includes, amongst other things, seeking to ensure the viability of existing rural communities. This can be achieved by reversing the decline in rural services, promoting the rural economy through rural diversification and other suitable local employment opportunities, the provision of affordable

housing and a mix of house types, the retention of local services and community facilities and improvements in local public transport and other sustainable forms of travel. In this way rural communities will be sustained through the achievement of an appropriate mix of age, income and occupation and the provision of necessary viable local services.

7.24 The Council will seek to encourage and promote sustainable rural communities, directly and indirectly, through the policies in this plan, its other corporate policies and plans and through its partnership with other relevant bodies and agencies.

RESIDENTIAL DEVELOPMENT

Established Areas of Development

7.25 Within the Green Belt there are many established clusters of dwellings. There is a continuing pressure for "infill" development to take place between existing dwellings in such areas. If this pressure were acceded to, the character of the Green Belt within and around these areas would be markedly altered over time. The Council will, therefore, continue to resist strongly pressure to allow future new development in those established clusters. However, there are a very few limited and well defined areas within the Green Belt where tight knit frontage ribbon development already exists which is sufficiently urban in character to allow some relaxation of Green Belt policy. Outside these specifically defined areas residential development will only be allowed in accordance with other policies in this Section.

GB4 Established Areas of Development

WITHIN THE ESTABLISHED AREAS OF FRONTAGE RIBBON DEVELOPMENT INCLUDED WITHIN THE GREEN BELT LISTED BELOW PLANNING PERMISSION FOR CHANGE OF USE TO RESIDENTIAL, NEW RESIDENTIAL DEVELOPMENT ON GENUINE INFILL PLOTS, REPLACEMENT OF EXISTING DWELLINGS, OR EXTENSIONS TO EXISTING DWELLINGS WILL BE ALLOWED SUBJECT TO THE CRITERIA SET DOWN IN POLICY [GB2](#) AND [CP1](#) BEING SATISFIED. THE RELEVANT SETTLEMENTS ARE:

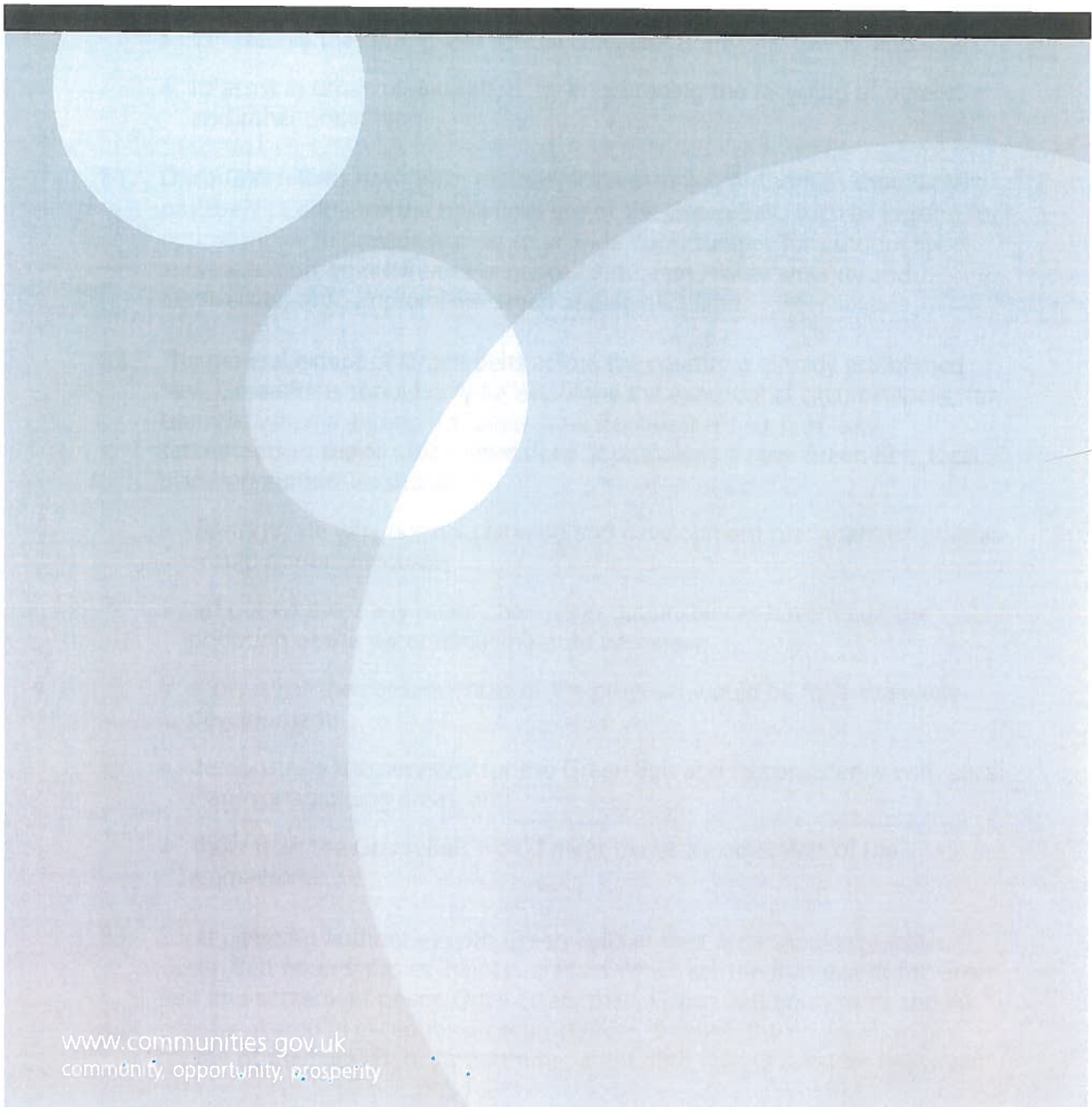
169-293 CHELMSFORD ROAD; 39-47, 51-109 COXTIE GREEN ROAD; 1-19 BELLHOUSE LANE; BETWEEN COPPERSFIELD AND GREENOAKS, DODDINGHURST ROAD (PARKWOOD); 1-13 (EXCLUDING 2), 21-56 (EXCLUDING 24, 26) NAGS HEAD LANE; THE THORNS/THE BRIARS, ONGAR ROAD; 54-88 BILLERICAY ROAD; 554-664 RAYLEIGH ROAD.

Extensions to Residential Properties

7.26 PPG2 states that the construction of new buildings inside a Green Belt is inappropriate unless for one of a list of appropriate purposes. One of the appropriate purposes is the limited



National Planning Policy Framework



78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

9. Protecting Green Belt land

79. 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.
80. Green Belt serves five purposes:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
82. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. If proposing a new Green Belt, local planning authorities should:
- demonstrate why normal planning and development management policies would not be adequate;
 - set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
 - show what the consequences of the proposal would be for sustainable development;
 - demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
 - show how the Green Belt would meet the other objectives of the Framework.
83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green

Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
85. When defining boundaries, local planning authorities should:
 - ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - not include land which it is unnecessary to keep permanently open;
 - where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
 - satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
 - define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
86. If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.
87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
88. 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, is clearly outweighed by other considerations.
89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:
 - buildings for agriculture and forestry;

- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
 - limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
90. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:
- mineral extraction;
 - engineering operations;
 - local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - the re-use of buildings provided that the buildings are of permanent and substantial construction; and
 - development brought forward under a Community Right to Build Order.
91. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.
92. Community Forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved Community Forest plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within Community Forests in the Green Belt should be subject to the normal policies controlling development in Green Belts.

10. Meeting the challenge of climate change, flooding and coastal change

93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable



Brentwood five year housing supply assessment 2012 to 2017

July 2012

Executive Summary

- The National Planning Policy Framework (NPPF) requires local planning authorities to boost the supply of housing in their local areas by annually identifying and updating a supply of deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5%.
- This paper sets out an assessment of whether there is a five year supply of deliverable housing land within Brentwood Borough, setting out the position as at April 2012 over the five year period from 2012/13 – 2016/17.
- Published in July 2012 using April 2012 residential data, this assessment supersedes the 2012-2017 version published in December 2011.
- Information is firstly taken from a residential land monitor carried out every year to monitor and review planning permissions within the Borough. This informs an Annual Monitoring Report (AMR) which sets out how planning policies have been implemented over the previous financial year including historic housing completions and future housing trajectories. Areas with potential for housing in future are identified in the Council's Strategic Housing Land Availability Assessment (SHLAA).
- It is the government's intention to revoke regional strategies outside London, although this decision is subject to the outcome of environmental assessments currently being undertaken. Therefore, until it is abolished the Regional Spatial Strategy (RSS) still forms part of the development plan. The East of England Plan requires Brentwood Borough to provide for a minimum of 3,500 homes to be built 2001-2021, an average of 175 homes per year.
- The Council agreed at the Policy, Performance and Resources Board on 11 July 2012 to adopt an interim figure of 130 homes a year for development management and monitoring purposes until such time as a final figure is adopted through the new local plan. This interim figure will be a material consideration in determining planning applications once the RSS is abolished.
- At April 2012 a total of 2,321 dwellings have been completed within the Borough since 2001. This is 396 above the RSS requirement to 2012, thereby reducing the annual average requirement to 131 homes per year.
- Housing sites included in the five year supply are either allocated in the Replacement Local Plan, have planning permission and are not yet recorded as fully completed (ie not started or under construction), or are other sites without planning permission but where there is an expectation that development will occur in the next five years in accordance with local plan policies.
- Brentwood Borough has an overall amount of identifiable and deliverable housing land supply for 689 homes over the next five years. That is 34 more than the current RSS five year requirement (5%). This equates to a housing land supply of 5.3 years. The oversupply is equal to the additional 5% buffer as required by the NPPF.
- This paper concludes that the Borough can demonstrate a five year deliverable supply of housing land.

Appendix 4



**BRENTWOOD
BOROUGH COUNCIL**

Annual Monitoring Report 2011/12

Monitoring Brentwood Borough Council's local planning
policies

December 2012

Chart 1: Brentwood Borough housing trajectory – comparison of cumulative housing completion rates against RSS targets, 2001-2017

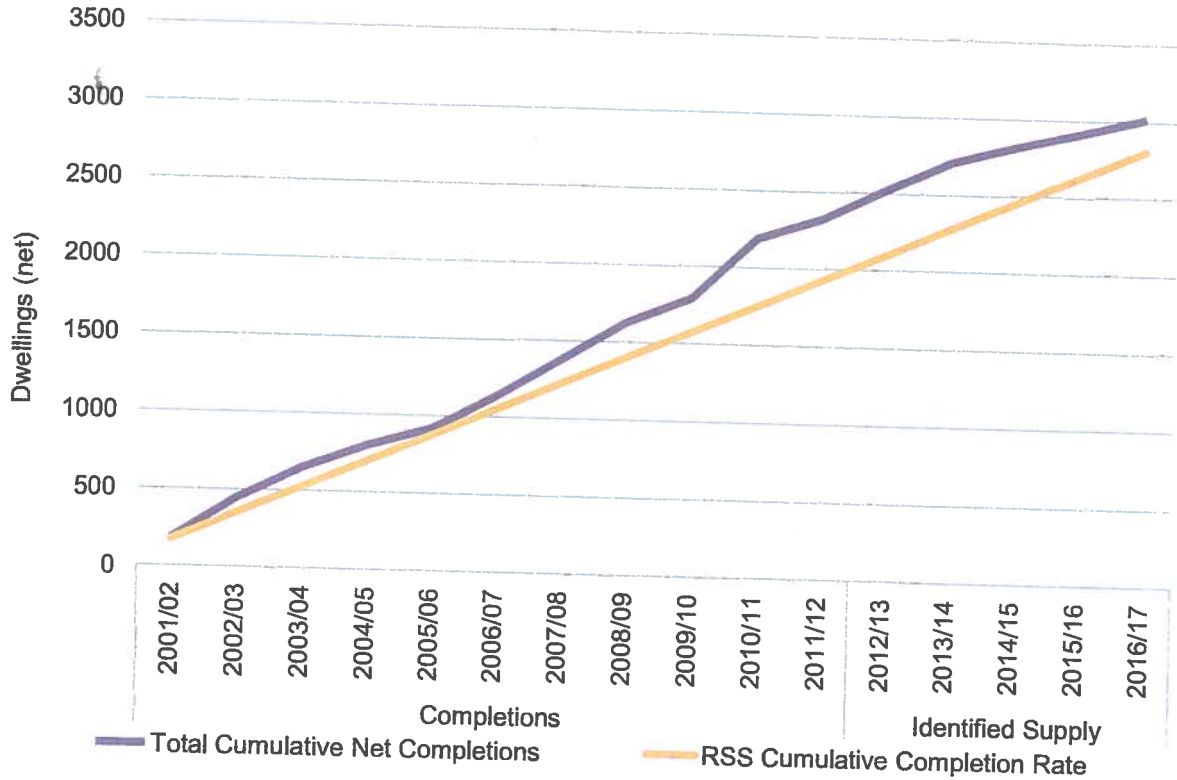
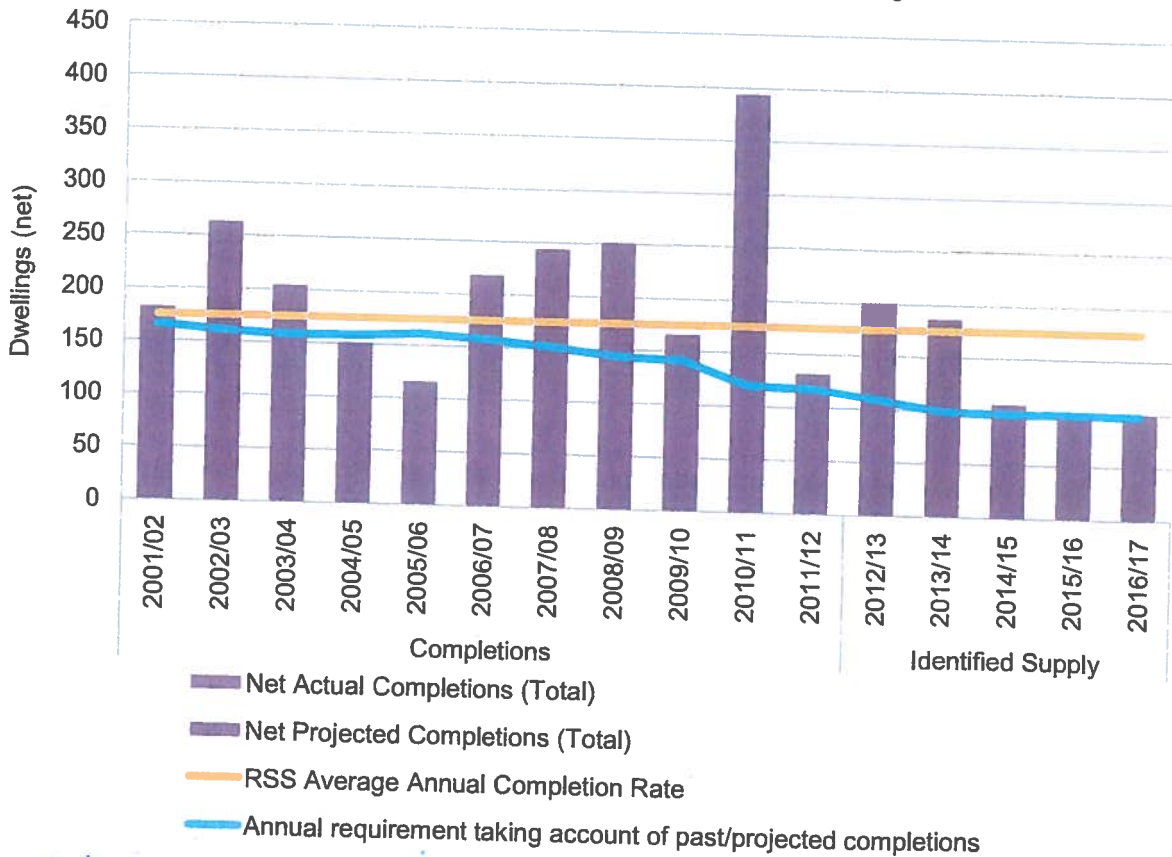


Chart 2: Brentwood Borough housing trajectory – managed delivery target, 2001-2017



- 5.25 Chart 2 shows a levelling off in projected housing completions 2012-2017. Figures post 2012 are made up of identified sites from extant planning permissions, RLP allocations and sites identified in the SHLAA, as set out in **Appendix 3**. However, it is likely that more housing will come forward than this as has happened in the last ten years as a result of sites being identified and windfall housing delivery.
- 5.26 As can be seen from **Appendix 2** and Chart 1 and 2, housing completions to 2011/12 are higher than the RSS cumulative rate. By April 2012 a total of 2,321 homes were completed in the Borough compared to 1,925 RSS target (2001-2012). This equates to an oversupply of 396 homes compared with the RSS target.
- 5.27 Completions for this monitoring year although higher than the annual RSS cumulative rate fell slightly below the RSS annual target, and notably below the previous year (2010/11). Reasons for this include completions on a number of large housing sites during 2010/11 that had been under construction for some years.
- 5.28 Due to high completions in recent years forecasts for three of the next five years fall slightly below the RSS annual target. Projected housing remains ahead of the RSS annual rate for the next five years.

Five Year Residential Land Supply

- 5.29 The National Planning Policy Framework (NPPF) requires local planning authorities to "identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land."
- 5.30 The RSS housing provision figure, which applies during this monitoring period which pre-dates RSS revocation, is for 3,500 homes in the Borough from 2001 to 2021. At 1 April 2012, some 2,321 homes had been built. This is 396 above the RSS requirement to 2012 and leaves a residual of 1,179 for the remaining RSS period, thereby reducing the annual average requirement to 131 homes per year. Therefore the five-year requirement is 655 homes.
- 5.31 The five-year supply period is 1 April 2012 to 31 March 2017. The schedule of housing sites in **Appendix 3** provides details of sites that make up the five year supply of deliverable sites. Brentwood Borough has an overall amount of identifiable and deliverable housing land supply for 689 homes over the next five years. That is 34 more than the RSS five year requirement (5%). This equates to a housing land supply of 5.3 years. The oversupply equals the required additional 5% buffer as set out in the NPPF.
- 5.32 It is considered, therefore, that the Council can demonstrate a five-year supply of deliverable land for housing at 1 April 2012. Detailed figures are set out in the 2012 to 2017 Five Year Housing Supply Assessment, available to view on the Council's website at www.brentwood.gov.uk/index.php?cid=1593.

Housing Location

- 5.33 Key to the achievement of sustainable development is making best use of previously developed land (PDL). PDL is often referred to as brownfield whilst undeveloped land greenfield. The definition of PDL was changed by government in June 2010 to no longer include residential gardens. These are now defined as greenfield but remain as residential use. Some local housing land supply is made

THE AREA TO BE USED FOR DETERMINING THE APPLICABILITY OF THIS POLICY IN RELATION TO (a) ABOVE AND THE AGGREGATED AREA OF SUCH CONTIGUOUS SITES IN RELATION TO (b) ABOVE.

Appendix 5

THE AFFORDABLE HOUSING WILL BE PROVIDED ON SITE AS PART OF THE DEVELOPMENT. WHERE THIS WOULD NOT BE APPROPRIATE OR POSSIBLE THE COUNCIL MAY ACCEPT THE AFFORDABLE HOUSING TO BE PROVIDED EITHER IN PART OR IN WHOLE ON ANOTHER SITE.

A Target and Indicator for monitoring this policy is set out in Chapter 13

Affordable Rural Housing

3.40 Specific advice on providing for affordable housing in rural areas as an exception to more general restraint policies is set out in Annex B to PPG 3 (as amended in January 2005). The advice states that the issue of affordable housing does not alter the general presumption against inappropriate development in the Green Belt and that an 'exceptions policy' is not meant to apply in most Green Belt areas, which are by their nature close to major conurbations where conditions are not typical of the generality of rural areas. The Council, whilst supporting this general principle, is conscious of a need for affordable rural housing within the Borough, and the limited opportunities that will arise in many of the smaller village settlements.

3.41 The affordable rural housing policy has been drafted having regard to government advice, and any sites released would be an exception to normal Green Belt policies. General market housing or the inclusion of such in mixed developments used to cross subsidise affordable housing on the same site, will not be appropriate. Any site would have to be located within the confines of an existing settlement, or exceptionally, consideration will be given to the redevelopment or re-use of an existing site where it would have no greater impact than that existing on the openness of the Green Belt and the purposes of including land in it.

3.42 It would need to be proven that the need for such housing was justifiable, socially and economically, both in the short and longer term and that no reasonable alternative accommodation already existed. In this regard, the Council will look to the Parish Councils, together with other agencies such as the Rural Community Council, to provide such evidence through, for example, specific local housing needs surveys or wider village appraisals.

3.43 It is expected that there will be few sites that satisfy this policy and therefore prospective occupiers will be restricted to long-standing residents or their dependents requiring separate accommodation or people permanently employed in an essential local service. Steps would need to be taken, through legal agreements, to ensure that such accommodation remained available for local needs, in perpetuity. Any potential site for affordable housing will be judged against Policy H10 below.

H10 Affordable Rural Housing

IN VERY SPECIAL CIRCUMSTANCES THE DEVELOPMENT OF SMALL SCALE LOW COST RURAL HOUSING MAY BE PERMITTED IN THE GREEN BELT WHERE ALL THE FOLLOWING CRITERIA ARE MET:

- i) THE SITE IS EITHER WITHIN THE CONFINES OF AN EXISTING SETTLEMENT OR, EXCEPTIONALLY, OCCUPIED BY AN EXISTING USE AND/OR BUILDING, THE REDEVELOPMENT OF WHICH WOULD HAVE NO GREATER IMPACT THAN THAT EXISTING ON THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT**
 - ii) THERE IS A DEMONSTRABLE LOCAL, SOCIAL AND ECONOMIC NEED IN THE SHORT AND LONGER TERM**
 - iii) NO OTHER SUITABLE ALTERNATIVE ACCOMMODATION IS AVAILABLE WITHIN THE BUILT UP AREA**
 - iv) SATISFACTORY SAFEGUARDS EXIST THROUGH A SECTION 106 AGREEMENT TO LIMIT OCCUPANCY TO LOCAL NEEDS IN PERPETUITY**
 - v) SUCH ACCOMMODATION BEING PROVIDED TO THOSE LOCAL HOUSEHOLDS NOT ABLE TO AFFORD ON THE OPEN MARKET TO RENT OR BUY A DWELLING OF SUFFICIENT SIZE IN THE BOROUGH**
 - vi) SUCH ACCOMMODATION BEING RESTRICTED TO THE FOLLOWING CATEGORIES OF PERSON:**
 - 1) EXISTING LOCAL RESIDENTS REQUIRING SEPARATE ACCOMMODATION, OR**
 - 2) PEOPLE WHOSE WORK PROVIDES AN IMPORTANT AND NECESSARY LOCAL SERVICE, OR**
 - 3) CLOSE RELATIVES OF EXISTING LOCAL RESIDENTS WHO HAVE A DEMONSTRABLE NEED TO EITHER SUPPORT OR BE SUPPORTED BY THEM**
- FURTHERMORE, ANY DEVELOPMENT WOULD NEED TO COMPLY WITH THE FOLLOWING CRITERIA:**
- vii) THE PROPOSAL WOULD NOT HAVE AN UNACCEPTABLE DETRIMENTAL IMPACT ON OTHER PERSONS ENJOYMENT OF THE COUNTRYSIDE**
 - viii) THE PROPOSAL COMPLIES WITH POLICY H14**
 - ix) APPLICATIONS WILL BE CONSIDERED AGAINST THE CRITERIA SET OUT IN POLICY GB2**

IN THE CONTEXT OF THIS POLICY "LOCAL" IS TAKEN TO REFER TO A PARISH OR WARD, OR IN EXCEPTIONAL CIRCUMSTANCES ADJACENT PARISHES/WARDS.

HOUSING FOR SPECIAL NEEDS GROUPS

3.44 National and local demographic changes have led to increased demands on social and health care facilities. Central Government policy promotes increased provision of accommodation within the