



Draft Local Plan: Preferred Site Allocations

Regulation 18 Consultation

January 2018

This document is an unformatted version with figures and graphics to be updated for the for public consultation version

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FOREWORD

To insert

INTRODUCTION

Plan-making

1. Brentwood Borough Council is preparing a new Local Plan ('the plan'), which will set out the long-term vision for how and where the Borough will develop over the next 15 years (to 2033) in line with our unique local character – our “borough of villages”. The purpose of this consultation document is to set out the Council’s preferred sites for housing, specialist accommodation and employment. This document is informed by national planning policy and guidance; the accompanying sustainability appraisal; a wide range of technical evidence and the previous consultations on the Strategic Growth Options (2015) and Draft Local Plan (2016). The evidence base and other work undertaken so far can be viewed on our website at www.brentwood.gov.uk/localplan.
2. In time the adopted Plan will set out how the borough will change in future through development growth. Providing the new homes and jobs that we need is challenging considering the environmental qualities that the borough enjoys. The Council made a commitment in the Draft Local Plan (2016) to balance development needs with our village character. This included focusing growth in sustainable locations, such as transport corridors, and delivering a new Garden Village to bring supporting infrastructure along with new communities. This commitment is continued in the document and through the plan-making process.
3. Brentwood has changed a lot over the past 100 years. Development needs have been met and the borough still enjoys the best of both worlds between excellent access to London and the countryside. In recent years there has been a significant step-change in the development needs for the country, which is being acutely felt by the south east in areas like Brentwood because of the proximity to London. This means our needs are significantly different from when we last adopted a Local Plan in 2005. This new Plan is a once in a generation opportunity to plan for future needs, because the plans that come after it will in some way be taking on the same strategy provided issues remain broadly the same. This is the first of that new wave, and so the decisions that go into making the Plan have been difficult because they affect many people. In time those decisions will also bring many benefits to many people, but right now the change seems scary. In addition to economic growth of the wider area, the borough needs a range of sites to deliver a range of homes for a range of people. There is no one size fits all solution.
4. This stage of public consultation known as ‘preparation’ or ‘regulation 18’ consultation¹ is an important stage in preparing the Local Plan and while the Council is publishing its preferred land

¹ Planning Practice Guidance Paragraph: 003 Reference ID: 12-003-20140306 - There is considerable flexibility open to local planning authorities in how they carry out the initial stages of plan production, provided they comply with the specific requirements in [regulation 18 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#), ('the Local Plan Regulations') on consultation, and with the commitments in their Statement of Community Involvement.

allocations they remain draft. A number of Regulation 18 consultations have taken place in the past, but this will be the final one before we move forward to finalising the Local Plan.

5. This ‘focused consultation’ does not provide any further information on detailed planning policies, which will be included in the Pre-submission Regulation 19 publication stage later this year. The policies consulted upon in the Draft Local Plan (2016) are being reviewed and updated considering consultation representations made to date. While this document is primarily a consultation on sites, we have also updated our vision, strategic objectives and spatial strategy to reflect progress made on the technical evidence and review of representations.
6. The overall history of the plan is set out in Figure 1, which includes the pre-National Planning Policy Framework (NPPF) development stages. The Strategic Growth Options and Draft Local Plan stages from 2015/16 underpin the current Plan direction. The figure also highlights where we are in the plan-making process and next steps.

Figure 1 – Local Plan Production

Local Plan Stages	Dates
Issues and Options	November 2009
Neighbourhood Consultation	May 2011
Preferred Options	July 2013
Strategic Growth Options	January 2015
Draft Local Plan (Reg. 18)	January 2016
Focused Engagement (Sites) Reg 18)	January 2018
Pre-submission Local Plan (Reg 19) Consultation	Late Summer / Early Autumn 2018
Submission to Secretary of State	Late 2018

An Evolving Evidence Base

7. Evidence in its broadest sense means anything that informs the plan-making process, including the Sustainability Appraisal, Duty to Cooperate discussion, consultation responses, and technical evidence. The technical evidence that informs the Plan is wide ranging, relating to subjects such as housing needs; economic forecasts; infrastructure impacts and mitigation (transport, utilities, education, healthcare, and so on); environmental considerations; Green Belt purposes; viability testing; and masterplanning.

8. Feedback on the Strategic Growth Options in 2015 and Draft Local Plan in 2016, indicated resident and stakeholder interest in plan-making. In total, 3,942 representations were submitted to the Draft Local Plan from 1,281 people or groups. Figure 2 provides information on range of representations made by topic and level of feedback. A Consultation Statement detailing previous representations has been published alongside this document.

Figure 2: Representations

(Insert pie chart)

9. In summary, there were objections raised to development generally and to a number of specific sites proposed for new homes. Some residents supported the need for more affordable housing and a greater variety in the size and tenure of properties. Support for protecting the Green Belt and environmental assets, and building upon brownfield land only were strong themes in the consultation feedback. A number of stakeholders objected to the Dunton Hills Garden Village in principle and the extent of development along the A127 corridor. A wide range of comments were also raised on the need for additional plan evidence and the need to further engage with neighbouring authorities on Duty to Cooperate matters.
10. The Local plan should as far as possible reflect a collective vision and a set of agreed priorities for the sustainable development of the Borough, but the Council also needs to balance the views of the local community and stakeholders with meeting strategic growth needs including accommodating new housing growth in sustainable locations, which is supported by a robust evidence base.
11. Since the consultation in the Draft Local Plan in 2016, a wide range of technical papers have been updated to support the progression of the plan. Important aspects of this evidence base have included:
 - a) updating the Objectively Assessed Housing Need (OAHN) for the Borough;
 - b) ensuring that all potential site opportunities have been explored through the production of a new Housing and Employment Land Availability Assessment (HELAA), and
 - c) updating employment land need and supply evidence.
12. In January 2017, the Government designated Dunton Hills Garden Village as one of only 14 new garden settlements across the country. Further work has since been taking place to identify

how this new community can reflect garden village principles and fit in with the village character of the borough. The evidence base is increasing, including masterplanning work. An updated list of evidence material is published as part of this consultation.

13. The Housing White Paper published in February 2017² for consultation provides several policy directions, including its focus upon accelerated delivery and maximising the development of sustainable small and medium sized sites. We have considered these issues when preparing this consultation document and will continue to as part of the next stage of plan-making.
14. In arriving at a list of preferred site allocations, we have developed a site assessment process. This is robust, balanced and wide-ranging in terms of technical evidence material for each allocated and discounted site. The site assessment matrix and supporting technical material is published as part of this consultation process.

Sustainability Appraisal and Habitats Regulation Assessment

15. A key part of the evidence base is the Sustainability Appraisal (SA), which is a systematic process that must be carried out during the preparation of a Local Plan.³ Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.⁴ The SA allows us to consider opportunities to improve environmental, social and economic conditions in the local area and identify how to mitigate the impact of development. The SA is generally applied as an iterative learning process running parallel to the Plan as it progresses.
16. A Draft Local Plan Interim SA was produced to inform the Draft Local Plan (2016). The Interim SA has been updated to inform this final Regulation 18 document and is published as part of this consultation.
17. Under the EU Habitats Directive (92/43/EEC) a Habitats Regulations Assessment (HRA) is required for any proposed plan or project which may have a significant effect on one or more European sites and which is not necessary for the management of those sites. The purpose of the HRA is to determine whether or not significant effects are likely and to suggest ways in which they could be avoided. The first stage is to carry out a Screening process to establish if the Local Plan might have any Likely Significant Effects (LSEs) on any European site and therefore to determine whether a full HRA would be required for the Local Plan. A screening has been

² <https://www.gov.uk/government/collections/housing-white-paper>

³ Under the Planning and Compulsory Purchase Act 2004, SA must be undertaken for all Development Plan Documents (DPDs). The basis for Strategic Environmental Assessment legislation is European Directive 2001/42/EC, which was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations.

⁴ Planning Practice Guidance Paragraph: 001 Reference ID: 11-001-20140306

undertaken for Local Plan sites and the Draft HRA Screening Report is available alongside the SA for public consultation.

Infrastructure Planning

18. The planning system has an important role to play in co-ordinating development and supporting infrastructure provision. Our key strategic priorities for infrastructure planning include:
- a) **delivering the right infrastructure at the right time:** ensuring that infrastructure to support new housing and employment opportunities, such as schools, health and transport are delivered at an appropriate scale and in a timely manner;
 - b) **supporting strategic growth through sustainable infrastructure planning:** there is a need to fully integrate strategic growth sites (such as Dunton Hills and Brentwood Enterprise Park) within a network of supporting infrastructure including public transport and active travel.
 - c) **supporting high quality design:** promoting a sense of place is considered a key local priority in infrastructure planning – helping minimise the impact of new infrastructure on local character and enhancing areas through innovative design which positively responds to local heritage and environments;
 - d) **enhancing green infrastructure networks:** improving the quality, range and connectiveness of the Borough’s natural green assets; and
 - e) **forward thinking and innovation-led:** thinking ahead to Brentwood in 2040/50 and the changing dynamics of technological innovation and infrastructure priorities.
19. The Draft Infrastructure Delivery Plan (IDP) which accompanies this consultation document is a working document being continually updated, available as a printed publication and web resource⁵.

Document Structure

20. This consultation document follows a simple format split into two parts:

Part 1 – Our Strategy for Growth:

- a) discussion about our vision, objectives and spatial strategy;
- b) the key drivers for growth and infrastructure implications; and
- c) how we have selected proposed site allocations plus a summary of the preferred allocations.

Part 2 – Preferred Site Allocations:

- a) pro-formas on each site setting out the area and key site access points; and
- b) a summary of opportunities and constraints.

⁵ www.brentwoodidp.org

Responding to this Consultation

21. We want to know your views on the preferred site allocations in this document. The consultation period is open for six weeks from **Monday 29 January to Monday 12 March 2018**. You can find out more about the Local Plan, consultation events, and respond directly on our website at: www.brentwood.gov.uk/localplan.
22. Responding online is the quickest and easiest way to comment. Alternatively, you can also respond by completing a comment form, available from our new temporary reception at 1-2 Severn Arches Road, Brentwood, or downloaded from our website, and returned to us.
 - Email us at: planning.policy@brentwood.gov.uk
 - or write to us at: Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex, CM15 8AY.
23. Hard copies of the document are available to view during normal opening hours at 1-2 Severn Arches Road, or local libraries (Brentwood, Shenfield and Ingatestone).
24. Should you wish to obtain a copy of this plan in an alternative format please contact us at planning.policy@brentwood.gov.uk or on 01277 312500.
25. Please be aware that all representations made in response to this consultation will be published on our website for everyone to view, regardless of whether comments are submitted by post, email or online. This is to ensure the plan-making process is transparent and all issues are fully considered.

PART ONE: OUR STRATEGY FOR GROWTH

VISION

26. We are committed to enabling new growth in the borough that meets our development needs, but in a way that maintains and enhances our unique local character. Brentwood is a borough of villages. People choose to live and work here because of the excellent transport links connecting us to London and the rest of the country, along with access to the surrounding countryside and green spaces. Future growth will be in line with this.
27. As the plan progresses we have continued to review and update our vision. It remains strongly aligned to the vision first detailed in the Draft Local Plan (2013-33).

“Brentwood Borough will continue to be a thriving, attractive and unique destination in which to live, work, and visit. We will continue to protect our key assets including the environment, heritage and character of the Borough but also maximise opportunities to meet our housing needs for current and future generations and provide the right economic environment for high quality investment.

Brentwood and Shenfield centres will provide a focus for retail, quality employment and exciting arts and cultural opportunities with super connectivity to and from London via Crossrail. The Borough will continue to thrive with a high-quality network of green infrastructure, parks and new connected green corridors, providing cycling and walking opportunities for all. A ‘borough of villages’ will continue to be a defining characteristic of the area.

Brentwood will grow sustainably with new development directed to urban brownfield opportunity sites, well planned urban extensions and key transport corridors. Dunton Hills Garden Village will provide a sustainable new community and service centre with significant investment in homes, employment, community and recreational facilities supported by a wide range of infrastructure, including schools and public transport.”

STRATEGIC OBJECTIVES

28. Our strategic objectives support our vision, and have been finetuned to reflect consultation feedback, the evolving evidence base and new national planning policy directions. These refreshed strategic objectives are detailed in Figure 3. Our updated strategic objectives place an enhanced focus upon engraining growth ambitions around Dunton Hills Garden Village and ensuring that community infrastructure and sustainable transport remain central to our plan-making.

Figure 3 – Strategic Objectives

Managing Growth	SO1	Ensure that we maximise sustainable growth opportunities within our built-up areas and on brownfield sites.	New
	SO2	Direct development growth to the Borough's transport corridors and urban areas in locations well served by existing and proposed local services and facilities.	
	SO3	Support the sustainable growth of our existing larger villages to provide improved housing choice and protect services and facilities.	New
	SO4	Create a new well-connected community and garden village at Dunton Hills, which is recognised for its high-quality place-making, range of services and facilities, sustainability and culture of innovation.	New
	SO5	Manage development growth to that capable of being accommodated by existing or proposed infrastructure, services and facilities.	
Sustainable Communities	SO6	Plan for housing that meets the needs of the Borough's population and contributes to creating inclusive, balanced, sustainable communities.	
	SO7	Support our new community at Dunton Hills with appropriate community engagement and governance arrangements and ensure long-term stewardship is a core priority.	New
Economic Prosperity	SO8	Foster a prosperous, vibrant and diverse local economy by attracting new commercial investment in order to maintain high and stable levels of economic and employment growth.	
	SO9	Expand and enhance Brentwood Town Centre's retail offer in particular opportunities for high quality niche shopping.	
	SO10	Promote and encourage the continued success of Brentwood Town Centre and local centres to provide a high quality public realm and mixed-use developments.	
	SO11	Optimise the social and economic benefits that arise from Crossrail for the benefit of residents, businesses and visitors to the Borough.	
	SO12	Promote and support a prosperous rural economy.	
	SO13	Protect our core office market from potential erosion where there is a strong economic case.	New

	SO14	Provide opportunities to support small businesses, including local SME housebuilders through small site allocations.	New
Environmental Protection and Enhancement	SO15	Safeguard the Green Belt from inappropriate development and enhance its beneficial use.	
	SO16	Protect and enhance valuable landscapes and the natural and historic environments.	
	SO17	Establish a rich connected network of Green Infrastructure across the Borough and reaching beyond.	New
Quality of Life and Community Infrastructure	SO18	Protect and nurture existing leisure, cultural and recreational assets such as the Borough's Country Parks for residents and visitors to the Borough and promote and enhance social inclusion, health and wellbeing.	
	SO19	Secure the delivery of essential infrastructure, including education, health, recreation and community facilities to support new development growth throughout its delivery.	New
	SO20	Provide opportunities for people to take an active role in the development and management of their communities, including Dunton Hills Garden Village and support self-build housing in sustainable locations across the Borough.	New
Transport and Movement	SO21	Improve public transport infrastructure and ensure development sites are well connected to bus and/or rail connections.	New
	SO22	Improve cycling and walking facilities across the Borough and establish a grid or network of green transport corridors.	New
	SO23	Secure the delivery of new infrastructure to support a lower carbon future including electric vehicles charging points and other measures.	New

SPATIAL STRATEGY

29. The spatial strategy for Brentwood Borough provides the context for managing change and shaping how the area develops in the future. The strategy sets out the level and location of development and provides the basis for delivering our vision, strategic objectives, planning policies and land allocations. The spatial strategy should be underpinned by a need to deliver sustainable development.
30. Representations received in response to the Draft Local Plan (2016) consultation questioned how the spatial strategy had been developed and what underpinned the selection of strategic growth options, including Dunton Hills Garden Village. The Sustainability Appraisal accompanying this consultation includes an enhanced focus on the current settlement hierarchy and a clearer narrative on the assessment of reasonable growth alternatives, and what are not considered reasonable alternatives. This informs how we have arrived at the proposed spatial strategy.
31. The spatial strategy continues to focus upon the sequential use of land, which prioritises using brownfield first and then considers growth in settlements in terms of their relative sustainability linked to services and facilities. This approach is in line with government guidance and best practice. The release of Green Belt land should only be considered after all sustainably located, suitable, available and deliverable brownfield sites have been identified as allocations.
32. Figure 4 sets out the 12 steps the Council have used to arrive at the current spatial strategy and allocations.

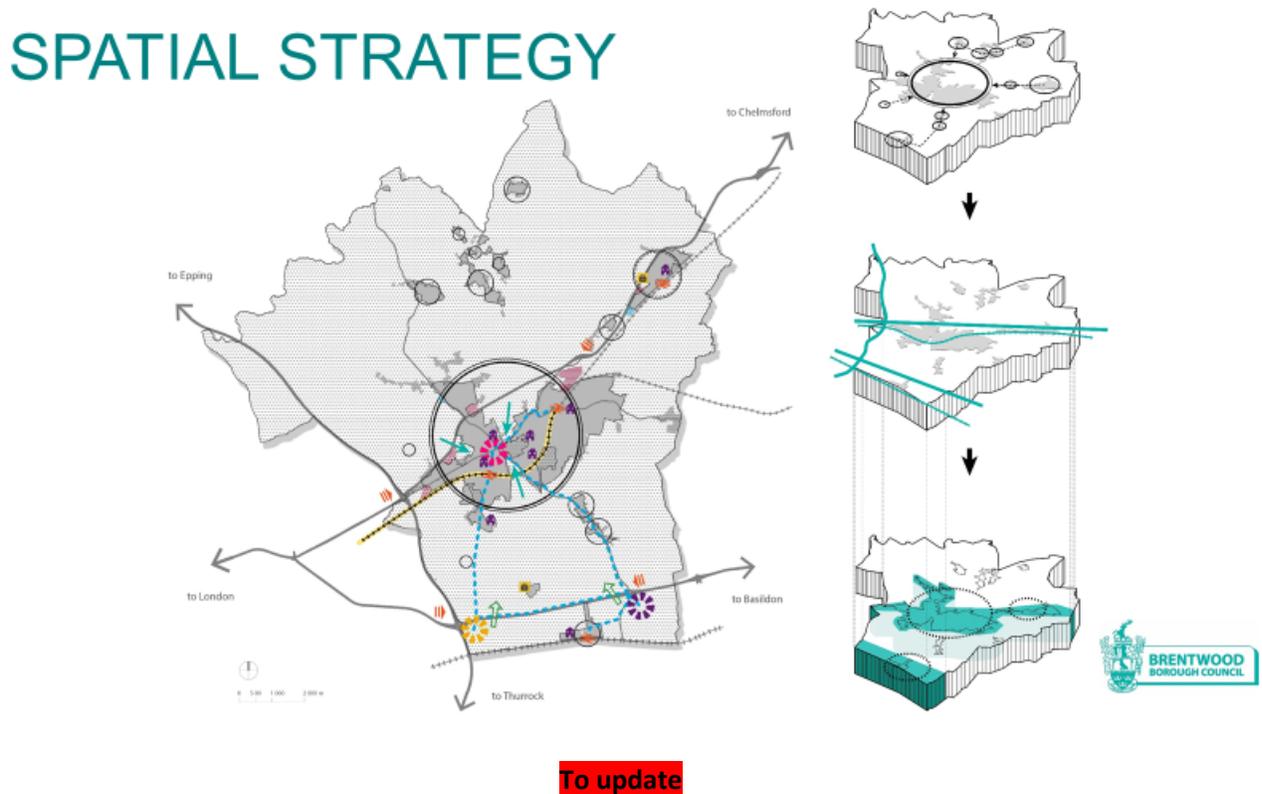
Figure 4- Developing the Spatial Strategy



33. The Draft Local Plan (2016) set out a clear spatial vision and strategy for the Borough, with an emphasis upon protecting and enhancing local character while fostering sustainable communities by concentrating new development on land within the Borough’s transport corridors. Brentwood and Shenfield were the main focus for development in the A12 Corridor supported by two strategic allocations in the A127 Corridor, bringing forward new homes, businesses and employment opportunities.
34. The focus for our updated spatial strategy is still clearly upon supporting transport corridor-led growth, with opportunities for brownfield redevelopment maximised wherever possible. In addition, we are introducing a limited level of growth in our larger villages to enhance the range and choice of local housing options but also to promote the retention and development of local services and community facilities. The strategy for higher-level strategic housing growth remains the same: create sustainable urban extensions and a new settlement at Dunton Hills.

- 35. There is also a need to strike the right balance of location and scale of employment sites to ensure integrated strategies with housing and other land uses, support for sustainable travel modes and a portfolio of sites which meet the development needs of business and the wider economy for the 21st Century. The Plan has an overriding role to set the key strategic priorities for the area, including policies to deliver required jobs, allocation of key employment sites, and infrastructure to support the delivery of development. The Plan should aim to improve and build communities, not just be focused on the allocation of land. The NPPF is also clear that planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.
- 36. Figure 5 sets out our updated spatial strategy, which builds upon the work detailed in the Draft Local Plan (2016).

Figure 5 – Spatial Strategy



- 37. We have also been continuing discussions with neighbouring authorities about the long-term future of the wider area. Work is progressing in South Essex with a commitment to joint working in order to secure infrastructure investment and consider wider growth opportunities. This partnership working will help ensure that the Brentwood Local Plan is robust, flexible and future-proof.

HOUSING AND SPECIALIST ACCOMMODATION – NEED AND SUPPLY

Housing Need

38. Based upon the best available evidence at the time, the Draft Local Plan (2016) set out an objectively assessed housing need for the borough of 362 dwellings per annum, for the lifetime of the plan (2013-2033), which equaled 7,240 dwellings in total. The Strategic Housing Market Assessment (SHMA Part 1) (2015) and a subsequent report on affordable housing provision (SHMA Part 2) underpinned the Draft Local Plan (2016) position.
39. Since the SHMA was drafted in late 2015, the Office for National Statistics (ONS) and Department for Communities and Local Government (DCLG) have released new data, which has been considered as part of assessing housing need as required by national policy and guidance. The key dataset releases included the 2014 based household projections and two rounds of Mid-Year Population Estimates (MYP) in 2015 and 2016. Comparing the 2012 and 2014 DCLG household projections reveals a slight uplift in households from 308 to 332, which converted to dwellings from the household data suggests an increase from 322 to 348 net new dwellings. This level of objectively assessed housing need remains lower than the 362 dwellings figure set out in the Draft Local Plan (2016).
40. In line with Planning Practice Guidance, housing assessment studies should test official demographic projections to see if they seem a reasonable reflection of underlying trends. We have tested the housing assessment and conclude that the review of demographics and employment variables has not indicated a need to consider a higher level of housing above the updated demographic data level (348 dwellings). Indeed, the tests have indicated that the official short-term (5 year) forecast is particularly unstable and the longer-term demographic projections indicate a much lower demographic baseline figure for the borough – circa 280 dwellings per annum.
41. However, importantly due to the worsening of the affordability ratio in Brentwood and the increased costs of rental levels, conclusions identify the need for a reasonable upwards market signal adjustment. Compared to most of Essex, the borough is much less affordable, homes are more expensive, and now less affordable than the last housing boom. The degree of market signal uplift is a matter of professional judgment and evidence indicates a 30% uplift above the new 280 dwellings per annum baseline, plus a small contingency of 6% should new official projections indicate a slightly different position to that forecasted.
42. In summary, using the minimum revised net dwelling baseline figure (280) plus combined market signal adjustment and contingency adjustment of 36%, this leaves an objectively assessed housing need of circa 380 dwellings per annum or 7,600 dwellings across the plan period (2013-33). The revised housing need from 362 per annum to 380 per annum across the

plan period (20 years) equates to a total dwelling increase of 360 additional units.⁶ The updated SHMA is published as part of this consultation.

43. The Department for Communities and Local Government has recently consulted on the methodology for a standardised approach to calculating local housing need in England. The Council responded to this consultation outlining concerns over the proposed methodology and datasets which would see an increase in Brentwood's housing need to 454 dwellings per annum. This would be an additional 74 dwellings per year. For the purposes of plan-making and allocations it is considered prudent at this stage to plan for housing numbers slightly above the 380 dwellings per annum figure to create some degree of flexibility and contingency should some housing sites fail to come forward as expected.
44. 380 dwellings per annum is a challenging growth rate for the Borough. Historically, through the early part of the plan period (2013 to 2017), the borough has obtained an average housing completion rate of circa 132 dwellings per annum. This means almost tripling our annual delivery rate of new homes. The accompanying Sustainability Appraisal includes a higher growth scenario to identify potential implications, which are discussed within the site assessment section below.
45. It is important that we rise to the challenge of delivering substantially more new homes than in recent years and that these be in sustainable locations. Not only will this support our current and future residents, housebuilding can have a strong positive impact on our local economy. Investment in housing delivers jobs⁶, supports construction businesses and their supply chain; provides new affordable homes and infrastructure (such as school investment), increases tax payments to be spent on local services, and if managed effectively improves ecology, landscaping and open space provision and other facilities. With new residents comes new expenditure on local shops and services, creating a positive multiplier impact on the local economy.

Specialist Accommodation Needs

46. Objectively assessed housing need for the Borough does not take into consideration specialist accommodation need linked to residential care homes or nursing homes (classified as C2 – 'residential institutions' under the Use Classes Order), and Gypsy & Traveller pitches and accommodation provision. The published SHMA Part 2 identifies a forecast requirement for 424 spaces within Registered Care to be provided between 2013-2033 (21.2 spaces per annum). 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. The Borough has

⁶ The Home Builders Federation estimate that when taking into account the supply chain and induced effects across organisations, operations and occupations, large scale housing development equates to broadly 4.3 jobs per new dwelling. The Economic Footprint of UK House Building March 2015 HBF and Nathaniel Lichfield and Partners

a slightly higher proportion of over 65s compared to the county average and this is forecasted to increase from 2015 to 2025 by about 17%.⁷

47. A Gypsy and Traveller Accommodation Assessment (GTAA) has recently been prepared by specialist consultants. The Brentwood GTAA (2017) forms part of a wider study that covers the whole of Essex. The study identifies those Gypsies, Travellers and Travelling Showpeople which should be planned for in accordance with the Government's Planning Policy for Traveller Sites Statement (PPTS), as they meet the 2015 planning definition of 'travelling' households, and those which should otherwise have their specific cultural needs of living accommodation met in accordance with the Equalities Act 2014, the Children's and Families act 2014 and the Human Rights Act 1998, but do not meet the 2015 planning definition of 'travelling' households and are referred to as 'non-travelling'. A survey was undertaken as part of the work where a number of 'unknowns'(8) were also identified.
48. Brentwood has a reasonably modest Gypsy and Traveller need requirement for the period 2016-2033, calculated to be:
 - a) Gypsy and Travellers which meet the planning definition (PPTS) (+10% of unknown need) = 12 pitches; and
 - b) Gypsy and Travellers not meeting the planning definition (+90% of unknown need) = 66 pitches.
49. There are currently no transit sites in the Borough although the GTAA (2017) recommends the Council engage, through the Duty to Cooperate, with other Essex authorities to establish whether there is a need for investment in more formal transit sites or emergency stopping places. A review of the evidence base is advised relating to unauthorised encampments once there is a three-year evidence base following the changes to PPTS in 2015. The GTAA (2017) finds no evidence of need for Travelling Showpeople accommodation within the Borough.
50. Figure 6 summarises the borough's current housing and accommodation needs.

⁷ Essex Local Authority Portraits – A product of the Essex Joint Strategic Needs Assessment (JSNA) 'A Profile of People Living in Brentwood' May 2016 Organisational Intelligence, Essex County Council.

⁸ The GTAA identifies 16 households where it has not been possible to determine the planning status. The needs of the households where an interview was not completed have been considered as part of the GTAA. Interview data collected and completed by ORS since the changes to PPTS in 2015 suggests that overall a national average of approximately 10% of households who have been interviewed meet the definition, in the absence of further information this ratio can then be applied to unknown households.

Figure 6 – Summary of Housing and Accommodation Needs

Need	Per annum	Plan Period (2013-33)
Original Objectively Assessed Housing Need (2016)	362	7,240
Currently Objectively Assessed Housing Need (2017)	380	7,600
Specialist Accommodation		
Residential Care / Nursing Care (C2) (bed / units)	21.2	424
Travelling Gypsy and Travellers (pitches)		12
Non-Travelling Gypsy and Travellers (pitches)	3.8	66

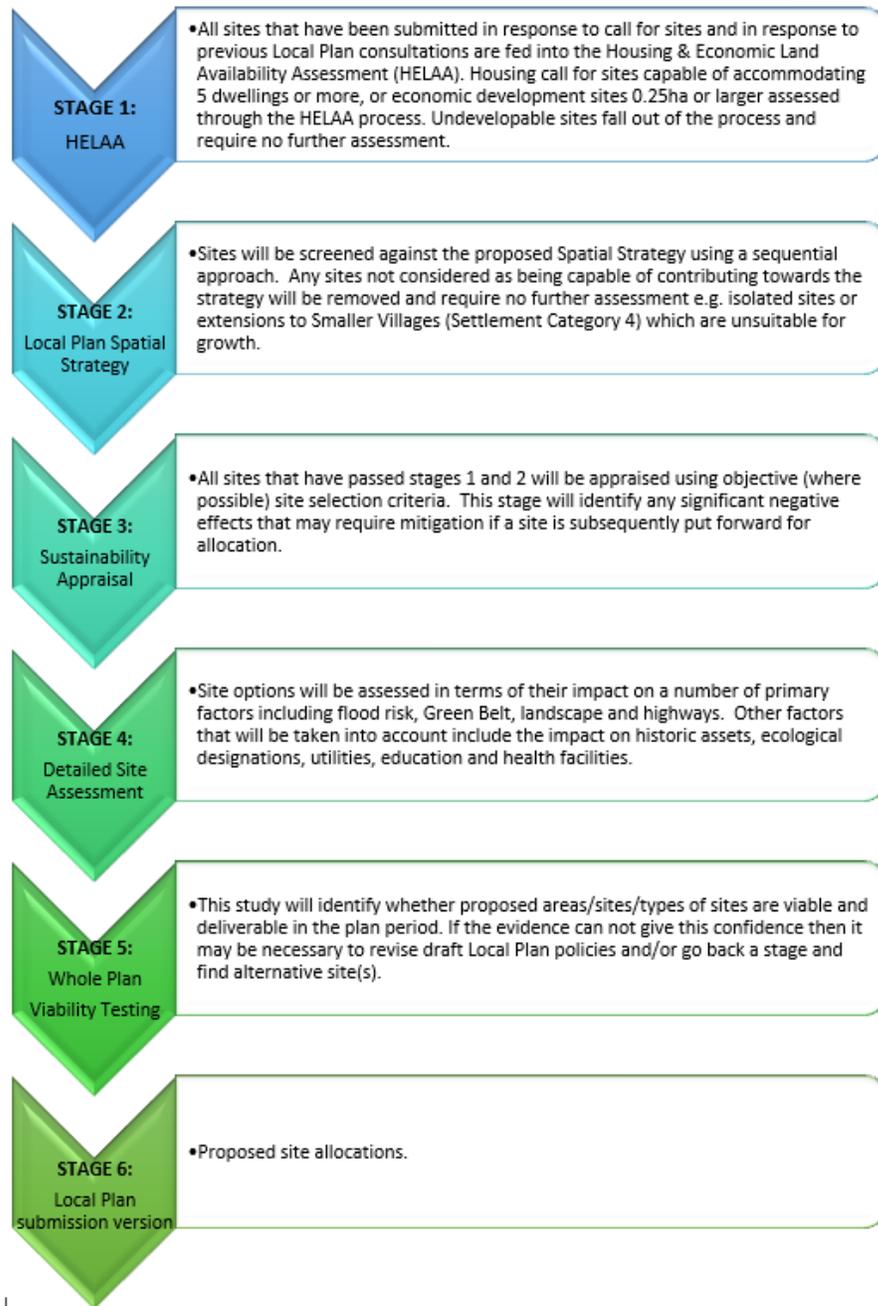
Housing Supply

51. Updated work on objectively assessed housing need has indicated an annual baseline of 380 dwellings per annum, which equates to 7,600 dwellings across the plan period (2013-33). This is a total increase of 360 units from Draft Local Plan baseline in 2016. The increase in need is driven primarily by the upwards market signal adjustment to address local housing affordability issues.
52. While work has been progressing on establishing an updated housing and accommodation need position, attention has also been given to reviewing the delivery capacity of previously proposed housing sites in the Draft Local Plan (2016). This has included finetuning and revising net delivery rates, developable areas and density calculations, as well as updating the planning status of each site. Work was also commissioned on producing a Brentwood Town Centre Design Plan (2017) and site viability work which has informed potential site yields.

53. The National Planning Policy Framework (NPPF), is clear in the need for local plans to be supported by a robust set of evidence on deliverable (within the first 5 years of the plan) and developable (years 6 to 10 of the plan) housing sites.⁹
54. With the increase in housing requirements and a decrease in yield from the previously considered proposed allocations (reduction by about 413 dwellings), this has left a need to consider a wider range of housing site options. The Council undertook a 'call for sites' in early 2017 and a full update to the current Strategic Housing Land Availability Assessment (SHLAA) (now integrating employment sites and called a 'Housing and Employment Land Availability Assessment' – HELAA), is well progressed with a summary of the key HELAA findings included with this consultation.
55. The Council received a number of representations on the Draft Local Plan (2016) suggesting that there was a lack of information about the site assessment methodology and overall process. A summary of the site assessment process undertaken is detailed in Figure 7, with a detailed site assessment methodology technical note available alongside this consultation. This work is based upon best practice and is considered to provide a robust framework for site assessment and selection.

⁹ NPPF Footnote 11: To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. NPPF Footnote 12: To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Figure 7 – Site Assessment Process (enhance graphic)



56. This detailed site selection has been based upon the spatial strategy and a sequential approach to selecting sites for development. This approach attempts to maximise brownfield redevelopment opportunities and support growth within sustainable locations.

Summary of Proposed Housing-Led Allocations

57. Figure 6 above sets out a summary of the overall housing and specialist accommodation need across the plan period (2013-33), which totals 7,600 dwellings. Figure 8 below sets out how the housing need is proposed to be met across the Borough, updating the table under Policy 5.2 of the Draft Local Plan (2016). Approximately 25% of the housing need for the plan period has already been met through completions, permissions, windfall and forecast forward completions/permissions to 31 March 2018.
58. Figure 8 also indicates that about 22% of the forecast housing growth will take place within existing settlement boundaries and on primarily brownfield land. A similar percentage of forecast growth is being considered for non-strategic sites within the Green Belt and the Dunton Hills Garden Village strategic allocation accounts for just over 30% of the identified housing growth within the plan period. The housing allocations proposed within this publication amount to 6,151 dwellings, or just over 74% of the total housing growth.

Figure 8 – Housing Growth

	Net Homes	%
Completions 2013/14 – 2016/17	527	6.38
Extant Permissions (April 2017)	825	9.99
Forecast Forward – Additional Completions and Permissions (1 st April 2017 to 31 st March 2018)	250	3.03
Windfall Allowance (2020/21 to 2032/33) (including non-implementation discount)	507	6.14
Brownfield Land within Brentwood Urban Area / Settlement Boundary	1,152	13.95
Greenfield Land within Brentwood Urban Area / Settlement Boundary	95	1.15
Brownfield Land within settlement boundary – Other Locations	580	7.02
Green Belt Land – Edge of Brentwood Urban Area	1,437	17.40
Green Belt Land – Edge of Ingatestone	218	2.64
Green Belt Land – Larger Villages	169	2.05
Strategic Allocation – Dunton Hills Garden Village	2,500	30.27
Total	8,260	100
Allocations Total	6,151	74.47

59. The sites proposed for allocation are detailed in Figure 9. These follow the sequential approach to site selection detailed previously utilising the borough's current settlement hierarchy.

Figure 9 – Proposed Housing-Led Allocations

Site Ref	Settlement Area	Site Name	Gross Site Areas	Net Developable Area (ha)	Estimated Dwelling Yield (Net) to 2033
		Brownfield Land within Brentwood Urban Area / Settlement Boundary			
002	Brentwood	Brentwood Railway Station car park	1.07	0.96	100
003	Brentwood	Wates Way Industrial Estate, Ongar Road, Brentwood	0.99	0.89	80
039	Brentwood	Westbury Road Car Park, Westbury Road, Brentwood	0.27	0.27	45
040	Brentwood	Chatham Way / Crown Street Car Park, Brentwood	0.33	0.33	31
041	Brentwood	Land at Hunter House, Brentwood, Brentwood	0.21	0.21	48
081	Warley	Council Depot, The Drive Warley	2.98	2.24	123
102	Brentwood	William Hunter Way car park, Brentwood	1.3	1.22	300 (179-300 range)
117A & 117B	Warley	Ford Offices, Eagle Way, Warley, Brentwood	8.09	4.00	350
186	Shenfield	Land at Crescent Drive, Shenfield	1.54	1.39	55
311	Shenfield	Eagle and Child Pub, Shenfield	0.24	0.24	20
		Sub Total	17.02	11.75	1152
		Greenfield Land within Brentwood Urban Area / Settlement Boundary			
044 & 178	Brentwood	Land at Priests Lane, Shenfield	5.12	3.84	95
		Sub Total	5.12	4.01	95
		Brownfield Land within settlement boundary – Other Locations			
020, 021 & 152	West Hordon	West Horndon Industrial Estate, Childerditch Lane and Station Road, West	17.06	10.23	580

Site Ref	Settlement Area	Site Name	Gross Site Areas	Net Developable Area (ha)	Estimated Dwelling Yield (Net) to 2033
		Horndon			
		Sub Total	17.06	11.73	580
		Non-Green Belt Section Total	39.20	27.49	1827
		Green Belt Land – Edge of Brentwood Urban Area			
010	Pilgrims Hatch	Sow and Grow, Ongar Road, Pilgrims Hatch	1.2	1.08	38
022	Brentwood	Land at Honeypot Lane, Brentwood	10.93	7.09	200
023A & 023B	Pilgrims Hatch / Brentwood	Land off Doddinghurst Road, either side of A12, Brentwood	8.19	6.14	200
027	Warley	Land adjacent to Carmel, Mascalls Lane, Warley	0.34	0.34	9
032	Brook Street	Land east of Nags Head Lane, Brentwood	5.88	4.35	125
034, 087, 235 & 276	Shenfield	Officer's Meadow, land off Alexander Lane, Shenfield	24.44	15.89	510
083	Warley	Land west of Warley Hill, Pastoral Way, Warley	2.21	1.6	43
158	Shenfield	Land north of A1023 Chelmsford Road, Shenfield	4.45	3.44	100
263	Shenfield	Land east of Chelmsford Road, Shenfield	9.85	8.87	215
		Sub Total	67.49	48.80	1440
		Green Belt Land – Edge of Ingatestone			
079A	Ingatestone	Land adjacent to Ingatestone by-pass (part bounded by Roman Road, south of flyover)	1.39	1.25	57
106	Ingatestone	Site adjacent to Ingatestone Garden Centre (former A12 works site)	4.65	3.49	41
128	Ingatestone	Ingatestone Garden Centre, Roman Road, Ingatestone	3.45	2.44	120
		Sub-Total	9.49	7.18	218

Site Ref	Settlement Area	Site Name	Gross Site Areas	Net Developable Area (ha)	Estimated Dwelling Yield (Net) to 2033
		Green Belt Land – Larger Villages			
075B	Kelvedon Hatch	Land off Stocks Lane, Kelvedon Hatch	2.15	1.61	30
076	Blackmore	Land south of Redrose Lane, north of Orchard Piece, Blackmore	1.69	1.52	40
077	Blackmore	Land south of Redrose Lane, north of Woollard Way, Blackmore	3.3	2.48	56
194	Kelvedon Hatch	Brizes Corner Field, Blackmore Road, Kelvedon Hatch	0.87	0.78	23
294	Hook End / Tipps Cross	Chestnut Field, Backmore Road, Hook End	0.33	0.33	10
085B	Hook End / Tipps Cross	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	0.33	0.33	10
		Sub-Total	8.67	7.05	169
		Section Total	85.65	63.03	1827
200		Strategic Allocation - Dunton Hills Garden Village			2500
		Sub-Total	257	128.50	2500
		Grand Total	381.85	219.02	6154

60. In total there are 32 housing-led allocations proposed. Figure 10 groups the sites by yield showing that about 40% of the sites are forecast to yield dwellings of between 6-50 units (small sites), with 44% of sites yielding dwellings of between 51-250 units (medium sized sites), and about 16% of the site portfolio delivering units in excess of 251 units (large and very large sites). Figure 11 also groups the sites by gross size.
61. The Government is clear that planning policies should allow for a good mix of housing sites to come forward so that there is sufficient consumer choice, support for sustainable growth and importantly opportunities to diversify the construction sector. To support small business and diversification in the housing sector, Government has indicated through the Housing White

Paper that it may set a requirement for at least 10% of sites allocated for residential development in local plans to be half a hectare or less.¹⁰

Figure 10 – Sites by Yield

Site Yield	Number of Sites	Percentage
5-10	3	9.38
11-25	2	6.25
26-50	8	25.0
51-100	7	21.88
101-250	7	21.88
251-500	3	9.38
500+	2	6.25
	32	100

Figure 11 – Sites by Size (to complete)

Site Size ha (Gross)	Number of Sites	Percentage
0-0.49		
0.50-0.99		
1.00-1.99		
2.00-4.99		
5.00-9.99		
10-24.99		
25-99.99		
100+		

62. The mixed portfolio of proposed housing sites provides a range of new homes from urban high density flatted developments through to traditional small and medium-sized estates to new urban extensions and a large scale new garden village settlement. Rarely has the borough witnessed such a range and mix of opportunities to create new communities and high quality places.
63. Work on the Brentwood Town Centre Design Plan (2017) has established a series of realistic potential site yields and initial directions on layouts for brownfield sites, including, Westbury Road car park and Chatham Way / Crown Street car park. Building upon the content of the Design Plan, William Hunter Way car park has undergone further detailed analysis to ensure that potential options for the site are financially viable and maximise development potential (including mixed uses), which is published with this consultation document. Site capacity is

¹⁰ <https://www.gov.uk/government/collections/housing-white-paper para 133>

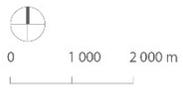
identified for 300 dwellings at William Hunter Way, which reflects the desire to also deliver viable commercial (retail/leisure) uses and accompanying car parking. This number could be reduced, but may affect the potential for mixed-use development if so. Further work is ongoing to identify the best way to enable redevelopment to benefit the whole Town Centre.

64. Wherever possible the Council is keen to see an integrated and comprehensive approach to development – particularly where preferred allocation sites are within close proximity. Work is progressing on:
- a) Creating a spatial framework and key masterplanning concepts for land in Warley – connecting the Ford site and the Council Depot area;
 - b) Ensuring development on land at Officer’s Meadow and surrounds is developed through a comprehensive co-ordinated masterplan;
 - c) Establishing a set of key design and masterplan principles for the redevelopment of the West Horndon industrial estate sites;
 - d) Providing further design, layout and land use direction for the sites at Priests Lane and Honeypot Lane, and
 - e) Developing a comprehensive masterplan for the new garden village at Dunton Hills, to engrain the core garden village design principles.
65. It is intended that the final outcomes of the urban design and masterplanning work will inform the final submission draft local plan.
66. The proposed housing allocations for the more sustainable villages are limited in size and scale but will at a local level provide a valuable role in enhancing the housing mix, introducing new affordable housing and help support local shops and services. As smaller greenfield sites they are likely to be attractive to smaller builders and have the possibility of being built out relatively quickly to support housing delivery within the early stages of the Plan being adopted. As with all current Green Belt sites, the Council is keen to ensure that edges of the sites are defensible and the revised village envelopes will be retained for the lifespan of the local plan and beyond.
67. The Government’s proposed standardised objectively assessed housing needs methodology indicates a need for Brentwood to deliver a capped figure of 454 dwellings per annum. Assuming that this figure applies from the beginning of the plan period this would total 9,080 dwellings across the plan period (2013-2033), or an extra 1,480 dwellings. Should the Council need to accommodate this significant increase in housing need, consideration is being given as to whether the delivery of Dunton Hills Garden Village could be accelerated to increase its dwelling yield within the plan period. Dunton Hills has capacity to deliver 2,500 dwellings within the plan period, but has a possible total dwelling yield in excess of 3,500 dwellings. This is at least another 1,000 dwellings beyond the end of the plan period to 2033. This work is linked to site masterplanning, consideration of various modern methods of construction, early upfront infrastructure delivery and a clear delivery plan with comprehensive site phasing.
68. Further information and a full listing of the proposed housing-led allocations are detailed in Part 2 to this consultation document.

Land Supply for Meeting Specialist Accommodation

69. As noted previously, the published SHMA Part 2 identifies a forecast requirement for 424 spaces (excluding current planning applications) within Registered Care to be provided between 2013-2033 (21.2 spaces per year). The submission draft version of the new local plan will include a new monitoring section with a trajectory and accommodation indicators including C2 spaces.
70. Figure 12 sets of the current location and type of housing for senior citizens, which covers a wide range of housing and residential types. It can be noted from Figure 12 there there is a particular concentration of senior citizen housing around the Brentwood Urban area and more limited facilities within lesser populated and less accessible areas.

Figure 12 – Senior Citizen Housing in the Brentwood Borough (Figure to update)



■ Senior Housing

71. The Council would expect that the majority of future provision of C2 facilities be located within larger sites with good access to services and facilities and to external spaces including greenspace. Brentwood Town Centre and the main urban areas may also provide some more limited opportunities for accommodating C2 facilities – possibly through the regeneration of brownfield sites.
72. Potential larger site options for integrating new C2 facilities may include:
- a) Dunton Hills Garden Village (two large homes – 204 beds in total);
 - b) West Horndon industrial estates redevelopment (small to medium - 60 bed scheme);
 - c) Officer’s Meadow and surrounds (small to medium – 60 bed scheme);
 - d) Honeypot Lane / Priests Lane (small to medium – 40 bed scheme);
 - e) Ford / Council Depot, Warley (small to medium – 60 bed scheme)
73. From the analysis detailed previously we have a total need within the borough for 78 pitches across the plan period to meet the need of travelling Gypsy and Travellers (12 pitches) and Gypsy and Travellers who do not meet the planning definition but who still require access to more specialist accommodation or pitches (66 pitches). For the identification of sites and pitches for both Travelling and non-Travelling Gypsy and Travellers, we have adopted a sequential approach to site identification, based upon best practice. Figure 13 outlines the sequential approach. Authorised pitches counted in the GTAA include sites with planning permission in the form of permanent, personal or temporary. Therefore, the allocation of any Gypsy and Traveller site with either a live temporary planning permission or a personal occupancy condition cannot be counted towards the borough’s identified need.

Figure 13: Provision of Gypsy and Traveller Sites – A Sequential Approach

Sequential Approach	Commentary and Potential for Pitches
Step 1 - Vacant/available pitches & commitments	No commitments from the base date of the GTAA (2016)
	At the time of print we have no known vacant sites.
Sub-total	0
Step 2 – Review potential additional pitch provision from existing expired temporary sites	Small number of potential pitch options identified
Hope Farm, Horsemanside Navestock Temporary permission expired, seeking permanent permission (see application ref.	3

15/00608/FUL)	
Orchard View, Horsemanside Navestock Temporary permission expired, seeking permanent permission (see application ref. 15/00739/FUL)	4
Deep Dell Park (Willow Farm), Stock Road Temporary permission for 2 pitches (2/2/2018) Removal of personal permission to permanent recommended – Will not count as additional pitch need as site classed as authorized pitch in GTAA	0
Sub-total	7
Step 3 - Review un-authorised sites that may potentially be suitable for regularisation	Small number of potential pitch options identified
Hunters Green, Albyns Lane, Navestock Existing site with unauthorised pitch	1
Lizvale Farm, Goatswood Lane, Navestock Existing site with unauthorised pitches	6
Oaktree Farm, Plot 3, Oaktree Farm Chelmsford Road Existing site with un-authorised pitches	6
Subtotal	13
Running Total	20
Step 4 – Review potential intensification of existing Traveller sites	Sites have been assessed through the HELAA and site assessment processes. (No options identified at the time of print).
Sub-Total	0
Running Total	20
Step 5 - Potential extension of existing Traveller sites	Sites have been assessed through the HELAA and site assessment process. (No options identified at the time of print).
Sub-Total	0
Running Total	20
Step 5 - Identification of new sites aligned to the settlement hierarchy and preferred allocation sites – focus upon strategic larger sites	Sites have been assessed through the HELAA and site assessment process.
Brownfield Land within Brentwood Urban Area / Settlement Boundary	

(081) Council Depot / (117A&B) Ford Headquarters Site	8 (approx.)
Brownfield Land within settlement boundary – Other Locations	
(020, 021, 152) West Horndon Industrial Estate	10 (approx.)
Green Belt Land – Edge of Brentwood Urban Area	
(034, 087, 235 & 276) Officers Meadow	10 (approx.)
Green Belt Land – Strategic Allocation	
(200) Dunton Hills Garden Village	30 (approx.)
Sub-Total	
Final Total	78

74. Government policy states that Traveller sites (temporary or permanent) in the Green Belt are inappropriate development, which by definition is harmful to the Green Belt and should not be approved, except in very special circumstances. The PPTS states that Green Belt boundaries should be altered only in exceptional circumstances. It states that if a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a Traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it says, it should be specifically allocated in the development plan as a Traveller site only.

Settlement Hierarchy and Accommodating Growth

75. With the introduction of a new settlement and additional housing growth, the hierarchy of settlements across the Borough will change. Figure 14 sets out information on the current settlement hierarchy (as detailed in the Draft Local Plan 2016) with an estimated breakdown of dwellings by settlement and also as a percentage of the total dwellings. The figure also includes information on the new proposed settlement hierarchy based upon allocated growth. Notable changes to the settlement hierarchy include an enhanced range of Category 2 service centres to include larger villages (West Horndon and Dunton Hills Garden Village). Between the Category 1 main town and Category 2 service centres, this accounts for over 86% of the borough's forecast dwellings.

Figure 14 – Settlement Hierarchy – Figure to be updated

Draft Local Plan Settlement Hierarchy (2016)	Estimated Dwelling No (Census 2011) Linked to Output Area Data	% of Total Dwellings (All Dwellings Census 2011) 32,067	Local Plan Settlement Hierarchy (2033)	Estimated New Dwellings (end of plan period) with Allocations Only	Estimated Total Dwelling No (2033) with proposed development sites (non-demographic forecast)	Forecast % of Total Dwellings (Allocations Only added)
Category 1 – Main Town			Category 1 – Main Town			
Brentwood	9041	28.19%	Brentwood	915	9956	26.06%
Shenfield	2053	6.40%	Shenfield	890	2943	7.70%
Hutton	6270	19.55%	Hutton	0	6270	16.41%
Warley	2389	7.45%	Warley	522	2911	7.62%
Brook Street	496	1.55%	Brook Street	125	621	1.63%
Pilgrims Hatch	2383	7.43%	Pilgrims Hatch	213	2596	6.80%
Sub-Total	22,632	70.58%		2665	25297	66.22%
Category 2 – Village Service Centre			Category 2 – Service Centres			
Ingatstone	1918	5.98%	Ingatstone	218	2136	5.59%
			Dunton Hills	2500	2500	6.55%
			West Horndon	580	1156	3.02%
			Doddinghurst	0	993	2.60%
			Kelvedon Hatch	53	912	2.39%
Sub-Total	1918	5.98%		3351	7697	20.15%
Category 3 – Large Villages			Category 3 Larger Villages			
Blackmore	336	1.05%	Blackmore	96	432	1.13%
Doddinghurst	993	3.10%				
Herongate	252	0.79%	Herongate (linked)	0	252	0.66%
Ingrave	469	1.46%	Ingrave (linked)	0	469	1.23%
Kelvedon Hatch	859	2.68%				
Mountnessing	359	1.12%	Mountnessing	0	359	0.94%
West Horndon	576	1.80%				
Sub-Total	3844	11.99%				
			Hook End /Tipps Cross	20	340	0.89%
			Wyatts Green	0	435	1.14%
				116	2287	5.99%
Category 4 – Smaller Villages			Category 4 – Small Villages and Settlements			
Fryerning	123	0.38%	Fryerning	0	123	0.32%
Great Warley	114	0.36%	Great Warley	0	114	0.30%
Hook End / Tipps Cross	320	1.00%				
South Weald	128	0.40%	South Weald	0	128	0.34%
Wyatts Green	435	1.36%				
Stondon Massey	100 (E)	0.31%	Stondon Massey	0	100(E)	0.26%
Total	1220	3.81%		0	465	1.22%
Total New				6132		

Growth (Allocations)						
Settlement Grand Total	29614	92.35%		35,746		93.58%
Other Areas	2453	7.65%		2453	0	6.42%
Borough Totals	32,067	100%		38,199		100%

INFRASTRUCTURE PLANNING

76. The Council recognises that it is essential for the Plan to be supported by a comprehensive approach to infrastructure planning to ensure that new communities are supported by the right range of services and facilities at the right time, such as schools, transport, healthcare, places for sport and leisure and community facilities. Our Infrastructure Delivery Plan (IDP) accompanying this consultation document, includes extensive information on the current levels of infrastructure provision and forecasts needs linked to development pressures, across a number of key topic areas. Particular local infrastructure issues include schools and healthcare (doctor's surgeries in particular), which are discussed in this section.

Primary Schools

74. For the year 2016/17, the net capacity of non-independent primary schools in the Borough was 6,032 pupils across 24 schools¹¹. In the immediate future (2017/18) the net capacity of non-independent primary schools will increase to 6,222 pupils mainly driven by expanding Hogarth Primary School to a two-form entry (2FE) with 420 pupil capacity.
75. With the introduction of greater autonomy in the provision of education and the increasing number of academies, the role and responsibilities of local education authorities has changed. In Brentwood, Essex County Council acts as a commissioner rather than a provider of new schools. It has the duty to set out the requirements for any new school needed to serve a new community in order that potential providers may express their interest in providing that school. Where a Section 106 agreement provides the land and funding for a new school, the County Council will usually (but not in all cases) procure the school building and then transfer the new building for the successful provider to occupy.
76. Regardless of whether schools have Academy status, are Free Schools, or are maintained schools, the County Council remains the responsible authority for ensuring that there are sufficient school places available within the county to meet the educational needs of its school age (5-19 years) population. This means that the County Council remains the appropriate authority to assess the requirements for school place provision arising from new housing developments in liaison with Brentwood Borough Council.
77. Figure 15 provides an initial overview of primary school pupil capacity and various provisional pupil forecasts, including Column F which considers demographic trends and the possible pupil yield from housing sites with current planning permission. Column G links the proposed site allocations to schools and column H and I consider potential total pupil forecasts for each school generated by the allocations and whether there is forecast to be a surplus or deficit in school places. The figure is also ordered by the various school planning groups for the Borough.

¹¹ Essex County Council 'Commissioning School Places in Essex 2017-2022'

78. Most of the information contained in Figure 15 has been published by Essex County Council and the additional information on ‘pupil yields’ from housing developments has been calculated using standard equations¹². This information remains in draft form as further work is being undertaken with the County Council to update the current planning permission data and implications for pupil yields and school capacities. Figure 15 should therefore be considered an initial overview only, but useful in highlighting potential education infrastructure pressures. A RAG system has been used in the figure to identify areas of high pressure / shortages (red), ‘at capacity’ (amber) and limited capacity (green).
79. It is generally accepted that education provision in an area should not operate at 100% of its capacity, as it is important to retain some level of surplus places. The National Audit Office report ‘Capital Funding for New School Places’ (2013) refers to a minimum 5% surplus that the Department for Education assumes in its planning as necessary to support operational flexibility (mid-year admissions) and facilitate parental choice. A deficiency may thus be deemed to exist without the certainty of every local place being filled.

Figure 15: Primary School Capacity

A Primary School	B 2016/17 Net Pupil Capacity	C Number on School Roll May 2017	D 2017/18 Net Pupil Capacity	E 2021/22 Forecast Number on School Roll	F 2021/22 Forecast Pupils taking account of Pipeline Permissions	G Proposed Housing Allocations linked to school	H Forecast total of pupils with linked allocations	I Forecast surplus / deficit based upon 2017/18 capacity
Non-Grouped								
West Horndon Primary	115	123	125	142	146	020, 021 and 152	245	-120
Brentwood Town Group 1								
Hogarth Primary School	240	231	420	317	322	044/178 and 186	359	+61
Holly Trees Primary	420	417	420	445	481	002, 039, 040, 041, 102 and 083	538	-118
Ingrave Johnstone CE Primary School	218	216	218	216	216	None detailed	216	+2
Larchwood Primary School	420	249	420	411	416	003, 010 and 023	475	-55
Long Ridings Primary School	420	410	420	410	431	034, 235, 087, 276, 263, 311 and 158	637	-217
St Peter’s Church of	330	338	330	333	336	022 and 032	417	-87

¹² The potential primary school pupil yield from housing developments is calculated using standard ECC formula and assumptions. One-bedroom units and dwellings, such as student and elderly accommodation, are excluded from the calculation. The primary school yield from qualifying houses is thirty pupils per one hundred homes (0.3 per dwelling) with half this number – fifteen, expected from qualifying flats (0.15 per dwelling).

England Primary School								
Warley Primary School	210	215	210	223	233	081, 117A, 117B and 027	295	-85
Willowbrook Primary School	210	212	210	220	222	None detailed	222	-12
Bentley St. Paul's CoE Primary School	210	211	210	210	210	None detailed	210	0
Hutton All Saints CoE Primary School	231	227	231	229	229	None detailed	229	+2
Shenfield St. Mary's CoE Primary School	392	418	392	420	420	None detailed	420	-28
St Helens Catholic Junior School	369	361	369	364	364	None detailed	364	+5
St Helens Catholic Infant School	270	269	270	270	270	None detailed	270	0
St Joseph the Worker Catholic School	210	211	210	211	211	None detailed	211	-1
St Thomas of Canterbury CoE Infant School	225	225	225	225	225	None detailed	225	0
St Thomas of Canterbury CoE Junior School	300	308	300	308	308	None detailed	308	-8
Brentwood Town (Gr1) Totals	4675	4518	4855	4812	4894		502	-541
Ingatestone and Mountnessing (Gr 2)								
Ingatestone Infant School	135	135	135	122	125	079A	132	+3
Ingatestone and Fryerning CoE Junior School	192	179	192	184	188	079A	196	-4
Mountnessing CE Primary School	105	92	105	105	101	128 and 106	136	-31
Ingatestone and Mountnessing (Gr 2) Totals	432	406	432	407	414		464	-32
Doddinghurst and Kelvedon Hatch (Gr 3)								
Blackmore Primary School	175	166	175	174	174	076, 077, 294 and 085B	200	-25

Doddinghurst CoE Junior School	240	218	240	232	232	075 and 194	236	+4
Doddinghurst Infant School	188	166	188	173	173	075 and 194	177	+11
Kelvedon Hatch Community Primary School	207	181	207	204	207	075 and 194	212	-5
Doddinghurst and Kelvedon Hatch Totals	810	731	810	783	786		825	-15

80. It is clear from Figure 15 that there are a number of projects and future options which need to be explored to support sufficient education infrastructure to meet the needs of forecast 'organic' growth reflective of demographic changes and current planning permissions and also the proposed housing allocations. We will continue to work with Essex County Council and other partners (including local schools) to finalise a list of solutions to addressing the shortage of primary school places within the Borough. Potential projects may include:

- a) **Brentwood Town Group 1** – expansion of various established primary schools (permanent expansions and bulge cohorts) and the development of potentially up to two new 2FE primary schools. We are keen that new primary school developments are located within close proximity to major new housing developments, such as Officer's Meadow, to maximise opportunities for sustainable travel to school options. The development of flexible criteria based policies may be required in the Plan to ensure that schools located within the Green Belt have sufficient opportunities to expand in a sustainable manner.
- b) **Ingatestone and Mountnessing Group 2 and Doddinghurst and Kelvedon Hatch Group 3** – identify opportunities for permanent and / or bulge cohort expansions to support a limited range of housing growth within Ingatestone and the borough more sustainable villages. Again, a criteria based policy may be required to support the development of schools located within Green Belt locations.
- c) **None Grouped** – review of options to expand West Horndon Primary School to include expansion, redevelopment or new build. We will work with Essex County Council and other partners including the school to explore the best option to accommodate additional pupil growth over the short and longer term.

77. The new Dunton Hills Garden Village settlement is not covered by the information contained in Figure 15, but this development is forecast to require significant investment in education infrastructure. The primary school pupil yield from Dunton Hills for 4,000 dwellings is circa 983 pupils. This calculation utilises the County Council's standard multipliers¹³. It is important to note that analysis within Essex of large scale 'young and mature' settlements, indicates that

¹³ Footnote detail to be added

some new settlements particularly in their early years may generate a higher number of children (groups 1-4 years and 5-15 years) than more mature settlements as reviewed over time¹⁴.

78. The delivery of new primary school infrastructure at Dunton Hills could take several forms and we are working with partners to finalise the right mix to support the growth of the new village. This new infrastructure could include:
- a) 1 x 2/3 FE primary school possibly integrated within a larger 'all through' school academy on the site; and a
 - b) 1 x 2/3 FE primary school on another part of the site to service another area of the village.
79. Different options are being explored through the ongoing masterplanning for the site.
80. The accompanying Infrastructure Delivery Plan (IDP) contains further detailed information on site phasing and pupil yields per annum, with 2021/22 identified as a critical year for the start of built out of many housing sites. The timely delivery of new education infrastructure is fundamental to ensuring that both existing and new residents are able to access schools with sufficient pupil capacity within easy access. It is recognised that not all sites will build out at the same time and consideration will need to be given to critical per annum trigger points for when new education infrastructure will need to be in place.

Secondary Schools

81. At the start of January 2017, the net capacity of non-independent secondary schools within the Borough was 8,182 across six schools. Brentwood is known within Essex and the wider area for the quality of its secondary schools and a reasonable proportion of pupils' travel from outside the Borough to access education.
82. Based upon a similar approach to that used in analysing primary school capacities, Figure 16 sets out the initial position on current secondary school facilities. Further technical work is currently being undertaken on planning permissions and potential pupil yields and this may change some of the data forecasts. The findings should therefore be considered as work in progress at this stage. Column C and D includes information on total school roll for years 7-11 and sixth form where applicable. The proposed housing allocations are then linked to schools as detailed in Column G with Columns H and I providing forecast pupil levels with allocations and an assessment of surplus / deficit.
83. A RAG colour coding system has been used to identify school capacity issues. Much of the information contained within Figure 16 (excluding pupil yields from potential allocations) has

¹⁴ Comparison of mature and young settlements by Cambridge Econometrics for North Essex Garden Communities.

been published by Essex County Council and the calculations for the pupil yields per site use standard formulas.¹⁵

Figure 16: Secondary School Capacity

A Secondary School	B 2016/17 Net Pupil Capacity	C Number on School Roll (Total) January 2017	D 2017/18 Net Pupil Capacity	E 2021/22 Forecast Number on School Roll (Total)	F 2021/22 Forecast Pupils taking account of Pipeline Permissions	G Proposed Housing Allocations linked to school	H Forecast total of pupils with linked allocations	I Forecast surplus / deficit based upon 2017/18 capacity
Non-Grouped								
Anglo-European School	1338	1372	1338	1374	1378	079A, 128 and 106	1411	-73
Brentwood Town Group 1								
Brentwood County High	1405	1242	1405	1054	1092	044/178, 002, 039, 040, 041, 102, 083, 022, 032, 081, 117A/117B, 027 and split % of village sites	1250	+155
Becket Keys CoE Free School	1050	746	1050	1033	1033	Split % of village sites	1039	+11
Brentwood Ursuline Convent High School	1047	1074	1047	1105	1105	None detailed	1105	-58
Shenfield High School	1620	1075	1620	1350	1363	186, 311, 003, 010, 023, 034/235/087/276, 158 and split % of village sites	1553	+67
St Martins	1722	1752	1722	1824	1826	Split % of village sites	1833	-111
Borough Total	8182	7261	8182	7740	7797		8191	-9

84. Figure 16 indicates when reviewing the Borough as a whole there is a general narrowing of available secondary school capacity, with the housing allocations potentially creating a small deficit position. Options are being explored with the County Council and other partners on a limited increase in the capacity of existing secondary schools to provide sufficient school places.
85. As with the primary schools, the new garden village at Dunton Hills and associated infrastructure is not covered in Figure 16. The combined pupil yield from the forecast build out of Dunton Hills

¹⁵ As with early years and primary school pupil forecasts, the Council has applied the ECC formula and assumptions for secondary school pupil forecasts. One bedroom units and dwellings, such as student and elderly accommodation, are excluded from the calculations. For secondary schools (including post 16 education or sixth form places) the yield is 20 pupils per 100 qualifying houses (0.2 per dwelling) and 10 pupils per 100 qualifying flats (0.1 per dwelling). Houses are classified as dwellings with two or more floors and with sole access to private outdoor space and maisonettes, trailers and bungalows (not chalet style bungalows with an attic room) may thus be treated as flats.

and nearby proposed allocation sites at West Horndon indicate a yield of about 721 secondary school pupils. Due to the location of Dunton Hills on the border of both Basildon and Thurrock, this does not take into account any potential pupil yield from developments within neighbouring authorities. The Council are working with the County Council and other stakeholders to define the exact minimum scale of the secondary school infrastructure provision for Dunton Hills, which may take the form of an integrated 'all through school', with a linked primary school function.

Special Education Needs

86. According to the Department for Education¹⁶, across all schools the number of pupils with special education needs has remained stable at about 14.4%, with special educational needs classified as:
- a) Special Education Need Support – extra or different help from that provided as part of the school's usual curriculum; and
 - b) Statement of special educational needs or Education, Health and Care (EHC) Plan – a pupil has a statement or plan when a formal assessment has been made.
87. About 2.8% of the pupil population has a statement or EHC plan.
88. There are two special main schools within Brentwood Borough which provide specialist education support for children with special or complex educational needs – the Endeavour School and the Grove House School. Each school has a small pupil intake (118 pupils at the Endeavour School and 105 pupils at The Grove House School). It is understood that there are considerable physical capacity constraints at the Endeavor School which limits options for the school to extend to provide a much needed sixth form function to support existing pupils looking to continue their education and provide a facility for pupils moving from other local schools.
89. The Council be looking to support the further development of the Endeavour School to provide facilities for sixth form students. This education requirement will need to be built into the detailed layout and masterplanning for the proposed housing site at land at Priests Lane (044/178).

Healthcare – General Practice

92. Public Health England produce a series of public health profiles through its research observatory, which is available now as an online resource and infographics¹⁷. From this profile it can be noted that the health of people in Brentwood is generally better than the England average, with life expectancy for both men and women higher than the England average. The Basildon and Brentwood Joint Service Needs Assessment (JSNA) also provides a detailed

¹⁶ <https://www.gov.uk/government/statistics/special-educational-needs-in-england-january-2017>

¹⁷ <https://fingertips.phe.org.uk/profile/health-profiles/data#page/0/gid/3007000/pat/6/par/E12000006/ati/101/are/E07000068>

overview of demographics and public health issues facing Basildon and Brentwood¹⁸. Both the public health profile information and JSNA are discussed in further detail in the IDP and included as technical data sets.

93. NHS England and the NHS Basildon and Brentwood CCG (BBCCG) are working together to help plan and develop new ways of working within primary care facilities, in line with the BBCCG's Five Year Forward View plan¹⁹, to increase capacity in ways other than physical space. NHS England is also endeavoring to develop sustainable solutions through proactive co-ordinated care, including hubs, rather than the individual replacement of surgeries. There is also a significant focus upon premises for training and increasing capacity through technology.
94. There are ten NHS GP Surgeries (eight main surgeries and two branch surgeries) covering the Borough, which are detailed in Figure 19. With the changing nature of GP practices and emphasis upon increasing access to healthcare through technology and remote access to professional advice, it is not always an easy task to analysis the impact of new housing on the current healthcare infrastructure, and indeed plan for new infrastructure. There is no recommended number of FTE GPs per 1,000 patients per practice, recognising the differing needs of the registered patients at GP practices; the various focus of GP practice plans and strategies developed to utilise their workforce to best meet the needs of their patients. For planning purposes NHS England (NHSE) use 120m2 of premises space per 1,750 patients.
95. Figure 17 provides a snapshot only of the GP surgeries within the Borough and highlights potential pressure points linked to housing development and additional potential patient numbers. The figure provides information which is generally publically available and should be treated as an initial indicative guide only and not a definitive overview. It does not provide commentary on the performance or quality of service received at each GP practice or indeed measure the quantity of GP premises space per level of patients. Figure 17 also includes three datasets from the Joint Needs Assessment for Basildon and Brentwood, covering the GP Practice Indices of Multiple Deprivation scoring, number of disability claimants per 1000 in the GP practice area and % of the population in the GP practice areas with a longstanding health condition. A simple (RAG) coding system has been used to indicate comparisons with generally national data-set averages.

Figure 17 GP Practices in Brentwood Borough

¹⁸ Basildon & Brentwood CCG Integrated JSNA Refresh 2015 (NHS Basildon and Brentwood Clinical Commissioning Group).

¹⁹ BBCCG 'Transforming health and care outcomes for the people of Basildon and Brentwood – Our 5 Year Strategic Plan

Practice and Address	Number of GPs	Registered Patients (Nov 2017)	Number of FTE GPs per 1000 patients	Number of FTE Nurses per 1000 patients	GP Practice IMD	Disability Claimants per 1000	% of the population with longstanding health condition	Forecast new patents (calculated population yield per housing site totaled per practice)	Increase as a % of Registered Patients
1. Beechwood Surgery, Pastoral Way Warley, Brentwood CM14 5WF	6	12455	0.47	0.14	11.2	29.4	52	1403	11.26%
2. Brambles Branch Surgery, Geary Drive, Brentwood, CM14 4FZ	8 (as part of the New Surgery)	13866	0.38	0.20	N/A	N/A	N/A	581	4.19%
3. Rockleigh Court Surgery. 136 Hutton Road, Shenfield, Brentwood, CM15 8NN	4	6710	0.44	0.17	7.54	23.2	51	1023	15.25%
4. The Highwood Surgery, Geary Drive, Brentwood, CM15 9DY	1	2511	0.60	0.17	11.7	34.2	53	538	21.43%
5. Deal Tree Heath Centre, Blackmore Road, Doddinghurst, CM15 0HU	4	9479	0.40	0.45	8.77	27.7	45.7	389	4.10%
6. The New Folly Surgery, Bell Mead, Ingatestone, CM4 0FA	4	6675	0.48	0.30	8.46	26.5	60.5	501	7.51%
7. Mount Avenue Surgery, Mount Avenue, Shenfield, CM13 2NL	7	13264	0.53	0.37	7.7	23.6	60.8	1025	7.73%
8. The New Surgery, 8 Shenfield Road,	8	13866	0.38	0.20	11.5	30	55.4	779	5.62%

Practice and Address	Number of GPs	Registered Patients (Nov 2017)	Number of FTE GPs per 1000 patients	Number of FTE Nurses per 1000 patients	GP Practice IMD	Disability Claimants per 1000	% of the population with longstanding health condition	Forecast new patents (calculated population yield per housing site totaled per practice)	Increase as a % of Registered Patients
Brentwood, CM15 8AB									
9. Tile House Surgery, 33 Shenfield Road, Brentwood, CM15 8AQ	7	13353	0.49	0.18	10.8	29.7	43.6	782	5.86%
10. West Horndon Surgery, 129 Station Road, West Horndon, CM13 3NB	4	7335	0.51	0.13	N/A	N/A	N/A	1334	18.19%
			0.58 national average	0.27 national average	CCG average – 17.5 / England average - 22	CCG average – 41 / England average - 48	CCG average – 54.3 / England average – 53.9		

96. From the information detailed in Figure 17, it can be noted that the number of Full Time Equivalent (FTE) GPs per 1,000 patients across the majority of surgeries in Brentwood is lower than the national average of 0.58. Only three of the surgeries (Highwood, Mount Avenue and West Horndon) are about average. The number of FTE Nurses per 1,000 patients paints a slightly more positive position, with The New Folly, Mount Avenue and Deal Tree all indicating a higher than national average level of access. The proposed range of housing growth is likely to further intensify the number of patients per GP for the vast majority of surgeries across the Borough, with Beechwood, Rockleigh, Highwood and West Horndon likely to witness potentially significant uplift in patient numbers relative to the level of currently registered patients.
97. Discussions with the BBCCG have generally indicated no particular current ‘gaps’ in the front-end GP services, although it is noted that a number of practices may be under pressure in terms of patient numbers and potential healthcare issues due to their geographic location. Where there are potential gaps in infrastructure, this relates more to the provision of supporting infrastructure such as superfast broadband and public transport connectivity, to ensure that they can deliver a variety of healthcare services to patients through a range of media and that services are accessible to all.
98. The BBCCG’s current strategic focus for health infrastructure provision within Brentwood concentrates upon:

- a) adding depth and range to existing GP services, by building upon local expertise, collaboration between practices and combined learning;
 - b) providing patients with wider access to health information and services through media and on-line resources;
 - c) better aligning community health and social care; and
 - d) maximising opportunities to develop Brentwood Community Hospital in terms of the range of services and specialisms.
99. Current infrastructure services improvements alone are unlikely to address the significant patient pressures that may occur through housing growth in the Borough during the lifetime of the plan. Within the Brentwood Urban Area opportunities are being explored to enhance the range and scale of facilities offered through Brentwood Community Hospital, which could include GP services. West Horndon Surgery within the Thurrock CCG catchment area has also expressed a need to move to larger premises possibly related to the redevelopment of West Horndon Industrial Estate which could deliver modern healthcare services.
100. Dunton Hills Garden Village has a projected new population of in excess of 9,000 residents and is strategically well located with the A127 growth corridor and close proximity to Basildon and parts of Thurrock. Opportunities are being explored to deliver new integrated health facilities at Dunton Hills to support the sustainability of the settlement and provide a strategically well positioned location for wider healthcare provision, potentially integrated with other community or commercial uses.
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EMPLOYMENT LAND - NEED AND SUPPLY

Economic Prosperity

101. The National Planning Policy Framework (NPPF) provides a clear position on the need to build a strong competitive economy. In respect of local plans, it states at paragraph 21 of the guidance that the Plan should *‘set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth’*.
102. Brentwood is an attractive business location with a high-quality environment, within close proximity to London, a well-qualified workforce and good transport links. The Borough has a diverse economic base and total employment in the Borough has risen from 30,900 in 1997 to 43,200 in 2016.²⁰ The Borough is well known for its entrepreneurial culture with above average rates of business start-ups, and is home to a number of major national firms whose regional headquarters are located within the Borough.
103. The Council’s current Economic Strategy²¹ sets out a series of economic aims and strategic priorities which are reflected in the vision and strategic objectives of the local plan:

Economic Aims:

- A1. Promote a mixed economic base and a discerning and sustainable approach to economic growth;
- A2. Encourage high value, diverse, employment uses that will provide a significant number of skilled and high-quality jobs;
- A3. Encourage better utilisation, upgrading and redevelopment of existing land and buildings; and
- A4. Enable the growth of existing business, the creation of new enterprises and encourage inward investment.

Strategic Priorities:

- P1. Support business development and growth;
- P2. Facilitate and deliver skills and employability support;
- P3. Facilitate and encourage business workspace, infrastructure and inward investment;
- P4. Facilitate and support stronger and more vibrant town & village centres;
- P5. Develop and support the borough’s rural economy; and

²⁰ Brentwood Economic Futures 2013-2033: Final Draft Report, Lichfields

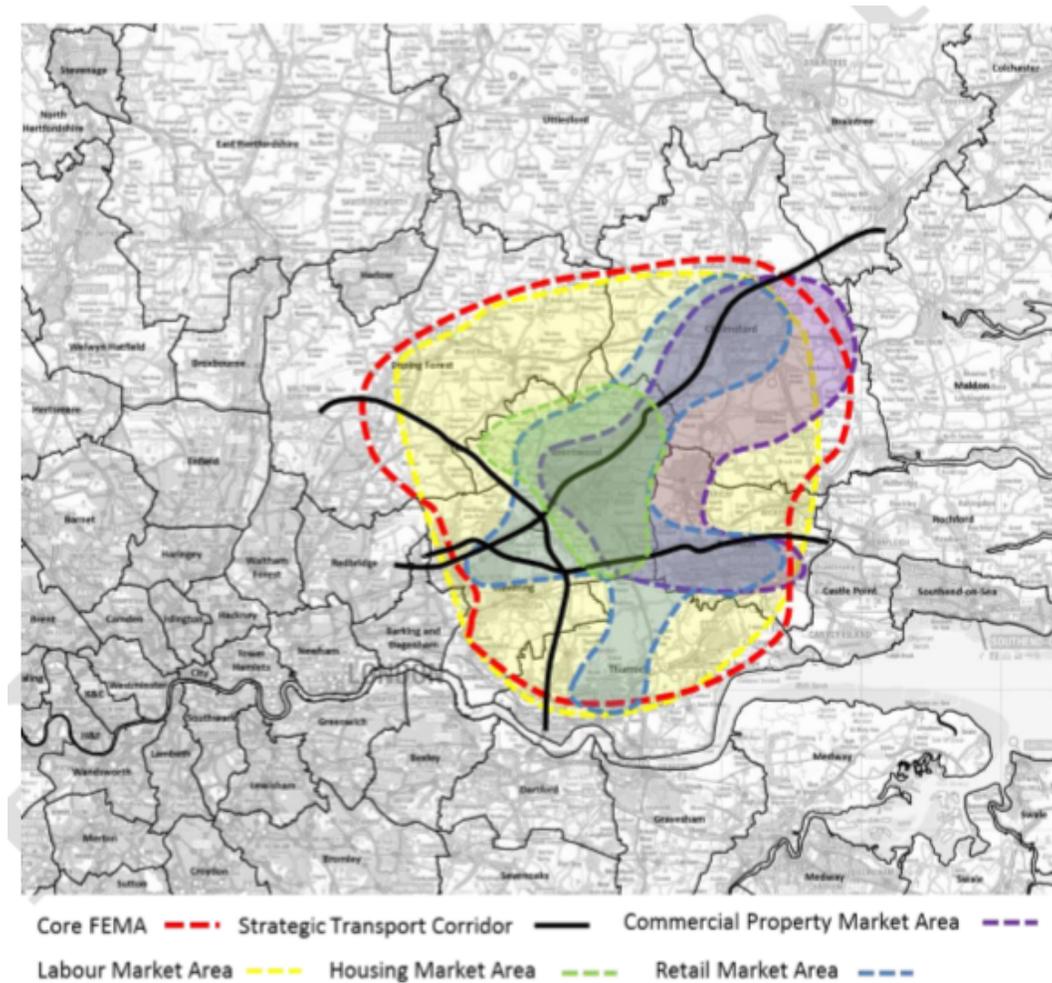
²¹ Brentwood Economic Strategy 2017-2020, Brentwood Borough Council

- P6. Promote Brentwood borough as a place to visit and invest, encouraging the visitor economy.
104. The evidence base on employment land need and supply (Economic Futures Report 2013-2033: Final Draft Report) has been updated to ensure that the right level and range of employment land is available to support a dynamic local economy and that the economic forecasts are as up to date as possible and align to the current plan period. Work on housing need and employment land need and supply have also been run in parallel to ensure that any cross-over issues are considered and addressed in both the SHMA and Economic Futures update report.

Functional Economic Market Area

105. The updated economic evidence also includes an assessment of the Functional Economic Market Area (FEMA) for the Borough, which considers a number of evaluation factors including travel to work areas, commuting flows, the commercial property market area; retail market areas, local economic partnership areas and strategic transport routes to define the key economic linkages and spatial relationships. Producing a FEMA is not an exact science and often represents just a snapshot in time, but is useful in indicating the Borough's broad core economic geography and connections. Figure 18 sets out the Brentwood FEMA.

Figure 18 – Brentwood FEMA



106. In considering site employment site allocations and growth, the Council has also considered commercial agent feedback on employment sites to ascertain the level of market interest, views on strategic locations and commentary on employment land take-up and overall deliverability.

Economic Forecasts

107. In considering employment forecasts for the plan-period evidence spreads the risk of econometrical forecasting by using four baseline economic forecasts / scenarios for the Borough from 2013-2033, and provides forecasting in line with national planning policy guidance. The scenarios used are:

- a) **Scenario A** - the Experian employment forecasts as used in the latest SHMA;
- b) **Scenario B**- the East of England Forecasting Model (EEFM) employment forecasts;
- c) **Scenario C** - an Objectively Assessed Housing Need (OAN) of 380 dwellings per annum; and
- d) **Scenario D** - past B class development rates.

108. Figure 19 summarises the outputs from the various approaches to forecasting to indicate changes in jobs by sector and in total, plus linked floorspace requirements. It can be noted in Scenario A (Experian) the overall positive growth forecasts in the model across all B classes, with a total percentage growth of 24.2% between 2013 and 2033. The EEFM is more cautious with reductions in B1c/B2 and B8 sectors while the OAN base model is forecasting growth in each B sector but at a reduced scale to Scenario A. Scenario D (past rates) generally forecasts very low growth rates in total. All scenarios predict an increase in employment land requirements.
109. This analysis provides a range of job forecasts which can then be converted into net floorspace requirements of between 4,442 m² (Scenario D), 28,426 m² (Scenario B), 38,556 m² for Scenario C and 77,513 m² for Scenario A. Adding a safety allowance for such factors as delays to site delivery and a conversion factor from net to gross floorspace completes the calculation for gross floorspace by scenario requirements as detailed in the final four rows of Figure 19.

Figure 19 – Economic Forecast Scenarios

Uses	Scenario A - Experian			Scenario B - EEFM			Scenario C – OAN (380)			Scenario D – Past Rates		
	2013	2033	%	2013	2033	%	2013	2033	%	2013	2033	%
Manufacturing (B1c/B2)	3,416	3,640	6.6	3,778	3,513	-7	3,416	3,525	3.2			
Warehousing (B8)	2,119	2,336	10.2	2,068	1,922	-7.1	2,119	2,226	5.0			
Offices (B1a/b)	11,566	15,258	31.9	16,255	19,097	17.5	11,566	13,416	16			
Total B Class Jobs	17,101	21,234	24.2	22,101	24,531	11.0	17,101	19,167	12.1			
Jobs in All Sectors	39,400	48,900	24.1	40,644	45,757	12.6	39,400	44,148	12			
Net Floorspace Forecasts		77,513			28,426			38,556			4,442	
Total Gross Floorspace Forecasts		106,376			54,386			67,418			33,305	
Manufacturing (B1c/B2)		17,635			335			12,202			13,925	
Warehousing (B8)		25,893			2,898			17,706			16,840	
Offices (B1a/b)		62,848			51,153			37,511			2,539	

Employment Land Requirements

110. Using a series of standardised site plot ratios it is then possible to calculate the estimated gross employment land requirement (hectares) for the new local plan, which are detailed in Figure 20. Total new gross employment land requirements therefore range from 8.1ha to 20.3ha.

Figure 20: Gross Employment Land Requirements (2013-33)

Uses	Employment Land (ha)			
	Scenario A - Experian	Scenario B - EEFM	Scenario C – OAN (380)	Scenario D – Past rates
Manufacturing (B1c/B2)	4.4	0.1	3.1	3.5
Warehousing (B8)	6.5	0.7	4.4	4.2
Offices (B1a/b)	9.4	7.7	5.6	0.4
	20.3	8.5	13.1	8.1

111. In addition to the forecast gross employment land requirements detailed above, it is also important to note that the Council proposes to allocate a number of existing employment sites for residential / mixed-use redevelopment as set out in the Draft Local Plan (2016). Examples include:
- a) Wates Way Industrial Estate – 0.96ha gross
 - b) Council Depot site, Warley – 1.71ha gross
 - c) West Horndon Industrial Estate – 15.06ha gross
112. A further existing employment site (Ford Offices, Eagle Way) has also come forward through the HELAA process to indicate possible suitability for residential development. Warley and surrounds consists of a mixture of land uses with employment (particularly offices) being a major component. We are keen to see the continuation of employment uses in parts of the areas identified for possible redevelopment in Warley. The exact extent will be subject to detailed masterplanning, but for the purposes of the employment analysis, of the total 5.25 (gross) of current employment land at the Ford Offices site, approximately 2ha has been set aside for retained employment uses. The loss of existing employment land through potential reallocations is therefore circa 20.98ha.
113. Before arriving at a final employment land requirement consideration has also been given to the forecast loss of existing employment allocations through structural change, planning permissions and changes to permitted development rights allowing office to residential conversions. This loss of employment space equates to about 4.65ha.
114. Figure 21 below summarises the forecast employment land need, which ranges from 33.73ha to 45.93ha.

Figure 21 – Employment Land Need

Land	
New Requirements	
Forecast Requirement for Employment Land (B Class Uses)	8.1ha to 20.3ha
Forecast Loss of Employment Land by Re-allocations for other uses	20.98ha
Forecast Loss of Existing Employment Allocations through structural change, changes in allocation threshold and permitted development	4.65ha
Combined Requirement	33.73ha to 45.93ha

Employment Site Allocations

115. In the Draft Local Plan (2016) the Council consulted on a range of potential employment allocations including a major new strategic employment site at M25 Junction 29 – Brentwood Enterprise Park. As with the housing sites referred to earlier in the report, we have undertaken further work on the scale, planning status, capacity and deliverability of potential employment allocations, existing employment sites (not previously allocated) and existing allocated employment land. Appendix 2 to this report sets out commentary on each previously identified employment sites and any significant changes.
116. The existing employment sites in the Borough which have not historically been allocated for employment uses will be ‘regularised’ as part of the Plan. This list of sites is likely to be extended to include operations within the farm area of Childerditch Industrial Estate (3.62ha) and McColls Headquarters on Ongar Road (1.6ha). As this list of sites contains existing employment uses it does not add to the overall new employment land supply.
117. Since the list of existing allocated land was drafted in 2016, there has been a change in the size or threshold of sites for employment land allocations, which has been directed by research on the HELAA. It is proposed that only sites above 0.25ha (gross) will be allocated through the local plan process.
118. This consultation continues to include the new site allocations detailed in the Draft Local Plan (2016) although further work has indicated an increase in site yield – most notably at Brentwood Enterprise Park (up from 23.41ha to 25.85ha) and Childerditch Industrial Estate (up from 2.34ha to 3.53ha). In addition to the sites considered as part of the Draft Local Plan (2016) consultation, a small number of new strategically well-located sites are considered as suitable for allocation. These include land near Codham Hall, but not associated with current employment operations (0.61ha); land at East Horndon Hall – to the immediate north west of Dunton Hills Garden Village (5.5ha) and a small potential, allocation north of the A1023 (2.0ha).

The exact range and type of employment development at Dunton Hills is still subject to detailed site masterplanning, but will need to be compatible with residential uses and of a human scale which is appropriate to a new garden village.

119. In total, combining the updated original employment allocations from 2016 and the new potential allocation sites, this produces a potential new employment allocation of circa 45.59ha. Figure 22, sets out the new employment site allocations in total, plus employment site 'regularisations' and existing allocated sites. It can be noted that almost 57% of the new allocation is linked to the proposed Brentwood Enterprise Park.

Figure 22 – New Employment Site Allocations

Site Ref	Site Name	Area (ha)	% of new Allocations
New Employment Land Allocations			
101A	Brentwood Enterprise Park (M25 Junction 29 works)	25.85	56.70
079C	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	2.60	5.70
112E (a)	Childerditch Industrial Estate (integrating 112D)	3.53	7.74
101C	Codham Hall (New extension)	0.61	1.34
187	Land at East Horndon Hall	5.50	12.06
158	North of A1023	2.00	4.39
200	Dunton Hills Garden Village Strategic Allocation	5.50	12.06
	<i>Sub Totals:</i>	<i>45.59</i>	<i>100</i>
Existing Employment Sites Not Previously Allocated			
101B	Brentwood Enterprise Park (land at Codham Hall)	6.03	
108	The Old Pump Works, Great Warley Street	0.79	
111	Upminster Trading Park	2.60	
228	Peri Site, Warley Street, Great Warley	5.36	
112E (b)	Childerditch Industrial Estate	3.62	
<i>tbc</i>	McColls Headquarters, Ongar Road	1.60	
	<i>Sub-Totals:</i>	<i>20.00</i>	
Existing Allocated Employment Land			
112	Childerditch Industrial Estate	11.25	
113	Hallsford Bridge Industrial Estate	3.41	
114	Hubert Road Industrial Estate	3.78	
045	Hutton Industrial Estate	10.48	
115	Brook Street Employment Area	1.25	
116	Warley Business Park (excl. Regus)	2.50	
117	Ford Offices, Eagle Way, Warley	2.00	
118	BT Offices, London Road, Brentwood	3.50	
119	Canon Offices, London Road, Brentwood	0.45	
020,021 & 152	West Horndon Industrial Estate	2.00	
121	Mellon House, Berkley House and 1-28 Moores Place, Brentwood	0.35 (Est.)	

	<i>Sub-Totals:</i>	<i>40.97</i>	
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120. Figure 24 pulls the analysis together and considers at a macro level the overall employment land need and supply balance. It illustrates that at a high-level that the level of employment land allocations is broadly sufficient to ensure that the Council meets its overall forecast employment land needs (forecast new needs and losses from allocations and structural change)²². It is also recognised that the future restructuring of employment sites and businesses may change floorspace requirements.

Figure 24: Employment Land Need and Supply

Land	
New Requirements	
Forecast Requirement for Employment Land (B Class Uses)	8.1ha to 20.3ha
Forecast Loss of Employment Land by Re-allocations for other uses	20.98ha
Forecast Loss of Existing Employment Allocations (above new 0.25ha threshold) through structural change and permitted development	4.65ha
Combined Requirement	33.73ha to 45.93ha
New Supply	
Proposed Allocations	45.59ha
Reduction	
Forecast Pipeline Change of Uses (2017-18) monitoring period (estimate)	-1ha
Initial Surplus / Shortfall	-1.34

- 1.21 Figure 24 indicates that the level of proposed employment site allocations is broadly in line with top level forecasts for employment land need, although when it comes to the employment space specifics there is a slight shortage in office space proposed to meet need. With the introduction by Government of permitted development rights which enable offices to convert to residential this is forecast to have an impact on the office market in Brentwood, although not all current permissions will convert to the new residential uses. Figure 24 reflects some of this dynamic.

²² It should also be noted that part of the calculation for the forecast reduction in employment land is linked to the new allocation threshold and not necessarily the physical loss of smaller sites.

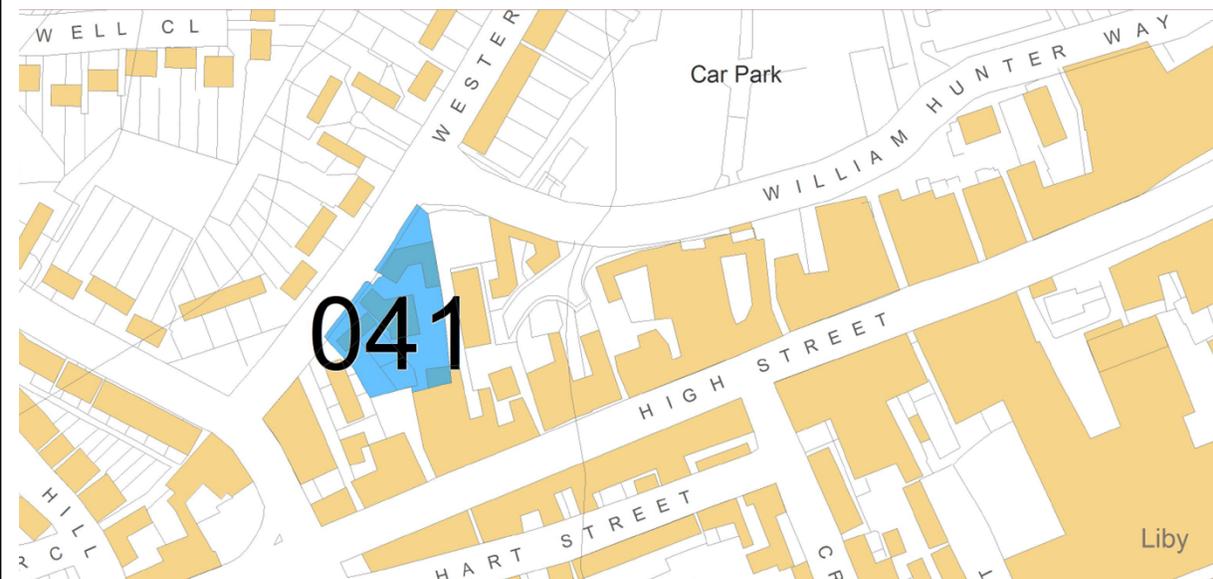
- 1.22 One of the challenges the Borough faces moving forward is to develop an effective strategy and measures to retain an active urban office market (B1a/b) which is currently well supported by local SMEs within Brentwood – with high occupancy rates and premises located near local services, facilities and transport connections. The erosion of this important market may have a negative impact on the local economy.
- 1.23 The economic futures report also indicates that in terms of other ‘b uses’ – manufacturing (B1c/B2) and warehousing / logistics (B8) for example that the portfolio of sites put forward in this consultation is likely to be attractive to the market and provide a sufficient range and high-quality offer. However, there is a clear need to ensure that strategic investment sites are well connected through public transport an active travel infrastructure to support their overall sustainability. Employment sites such as East Horndon and Dunton Hills will also need to be well connected to existing and new housing sites, including Dunton Hills Garden Village.
- 1.24 The new Plan will also need to effectively manage the period of transition for a number of current employment sites (such as West Horndon) moving from traditional employment uses to residential led-developments to ensure a clear pipeline of available employment land is achievable to meet the needs of businesses relocating to new premises within the Borough. The early delivery of strategic sites within the A127 corridor will be important to maintain an effective stock of employment land.

PART TWO: PREFERRED SITE ALLOCATIONS

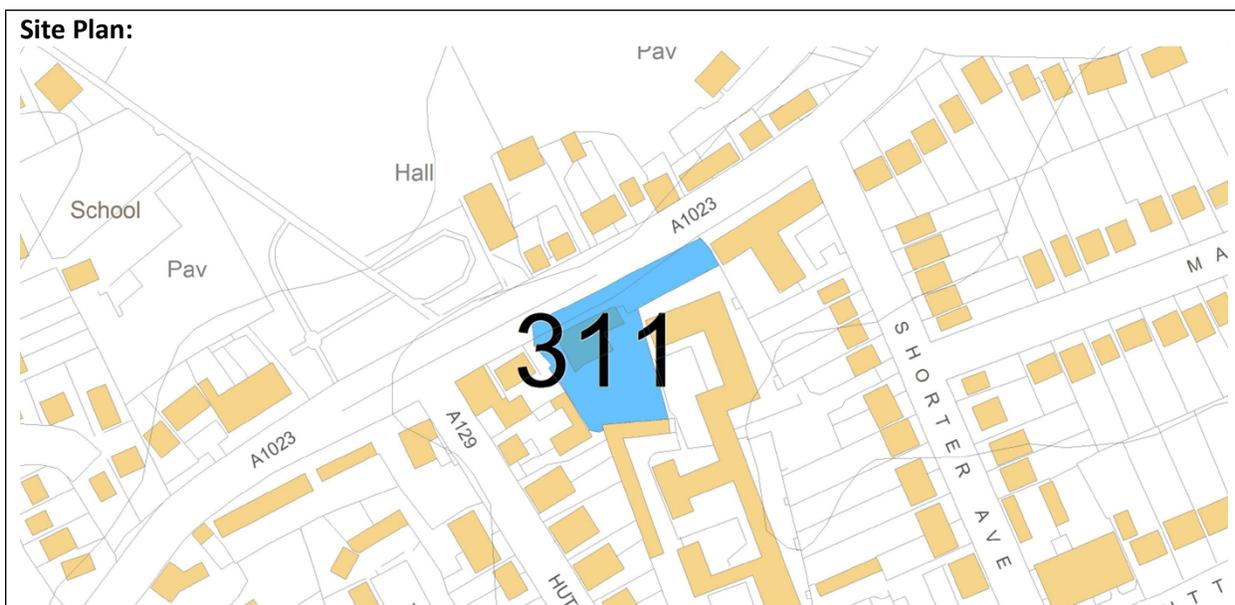
(Insert overview plan)

BROWNFIELD SITE ALLOCATIONS

Site Plan:

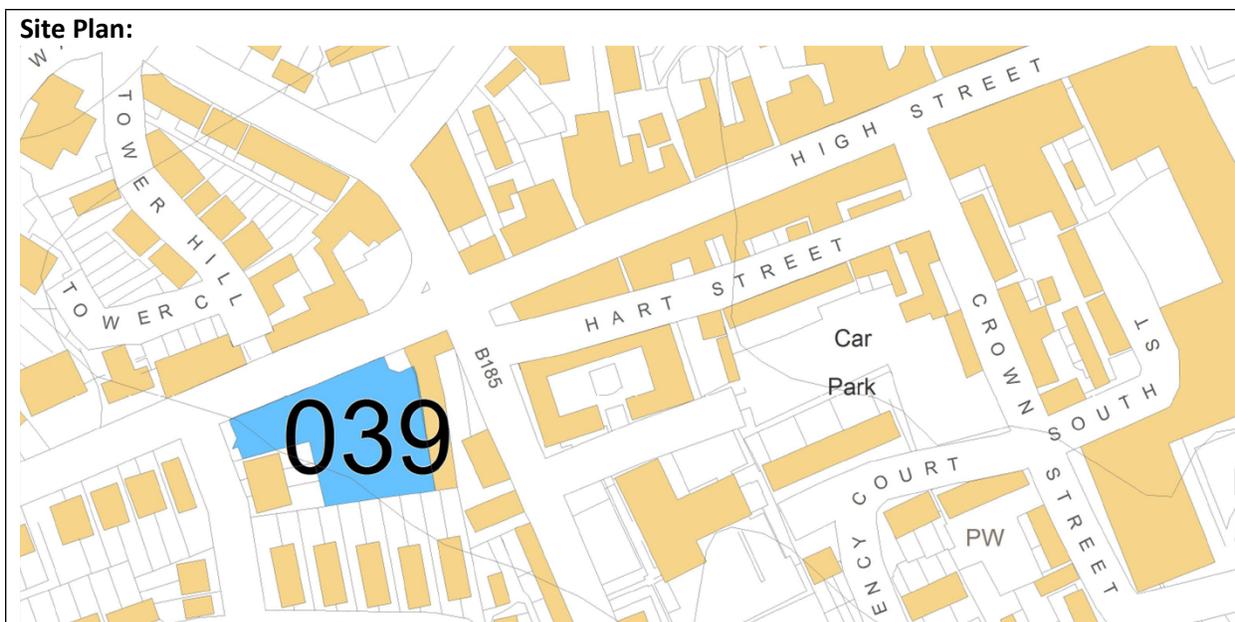


Site Name:	Land at Hunter House, Western Road, Brentwood
Site Reference:	041
Proposed Use(s):	Housing
Gross Area (ha):	0.21
Net Developable Area (ha):	0.21
Indicative dwelling yield (net):	48
Location and background information:	Located in Brentwood Town Centre on land adjacent to Western Road, south of William Hunter Way and the western end of the High Street.
Site Access:	Western Road
Site Opportunities:	Brownfield town centre site, rear of the High Street, with opportunities to maximise density within close proximity to services and facilities. Early site delivery forecast.
Site Constraints:	Conservation Area
Delivery Forecast:	Years 1 - 5

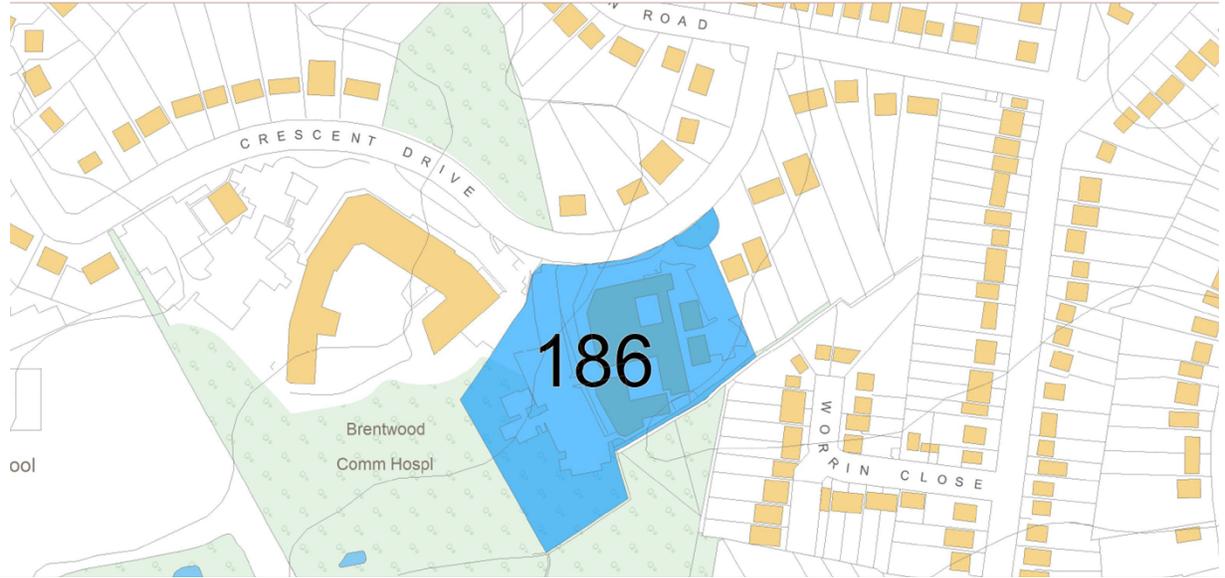


Site Name:	Eagle & Child Pub, Shenfield
Site Reference:	311
Proposed Use(s):	Housing
Gross Area (ha):	0.24
Net Developable Area (ha):	0.24
Indicative dwelling yield (net):	20
Location and Background Information:	Shenfield, adjacent to Chelmsford Road (A1023). The Eagle and Child Pub currently occupies the site. Residential properties adjoin the site to the east, south and west.
Site Access:	Chelmsford Road
Site Opportunities:	Brownfield site on key transport corridor with forecast early delivery.
Site Constraints:	Existing buildings on site and potential business loss or relocation.
Delivery Forecast:	Years 1 - 5

Site Plan:	
Site Name:	Chatham Way/Crown Street Car Park, Brentwood
Site Reference:	040
Proposed Use(s):	Housing
Gross Area (ha):	0.33
Net Developable Area (ha):	0.33
Indicative dwelling yield (net):	31
Other indicative uses:	Public car parking
Location and Background Information:	Brentwood Town Centre. On land between Chatham Way and Crown Street and the western end of the High Street.
Site Access:	Chatham Way
Site Opportunities:	Identified as key opportunity site within Brentwood Town Centre Design Plan. Central site with options to integrate improvements to public realm. To be considered along with site ref: 039 (Westbury Road) and 102 (William Hunter Way) regarding town centre parking provision.
Site Constraints:	Conservation Area
Delivery Forecast:	Years 1 - 5



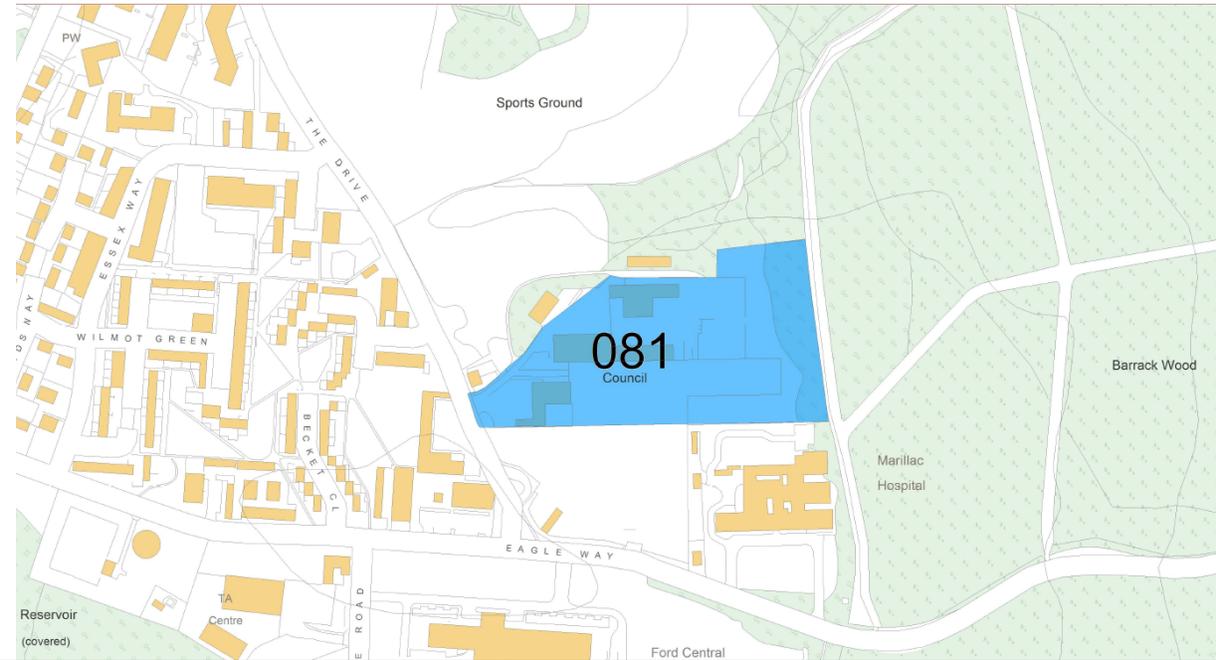
Site Name:	Westbury Road Car Park, Westbury Road, Brentwood
Site Reference:	039
Proposed Use(s):	Housing
Gross Area (ha):	0.27
Net Developable Area (ha):	0.27
Indicative dwelling yield (net):	45
Other indicative uses:	Public car parking
Location and Background Information:	Located within Brentwood Town Centre. On land south of the High Street and west of Kings Road. Residential properties adjoin the southern boundary and business uses lie to the east.
Site Access:	Westbury Road
Site Opportunities:	Key gateway site and identified as an opportunity within the Town Centre Design Plan. High Street location with options to integrate improvements to public realm and strengthen the overall street frontage. To be considered along with site ref: 040 (Chatham Way) and 102 (William Hunter Way) regarding town centre parking provision.
Site Constraints:	Adjacent Conservation Area/Listed Building
Delivery Forecast:	Years 1 - 5

Site Plan:

Site Name:	Land at Crescent Drive, Shenfield
Site Reference:	186
Proposed Use(s):	Housing
Gross Area (ha):	1.54
Net Developable Area (ha):	1.39
Indicative dwelling yield (net):	55
Location and Background Information:	Located south west of Shenfield on land adjoining Brentwood Community Hospital. Residential properties adjoin the north, east and southern boundaries. This site comprises the former National Blood Service building and grounds.
Site Access:	Crescent Drive
Site Opportunities:	Brownfield site with prospect of early site delivery.
Site Constraints:	Area of woodland covers the south west of the site. There are existing buildings on site and potential surface water flood risk in parts of the site.
Delivery Forecast:	Years 1-5

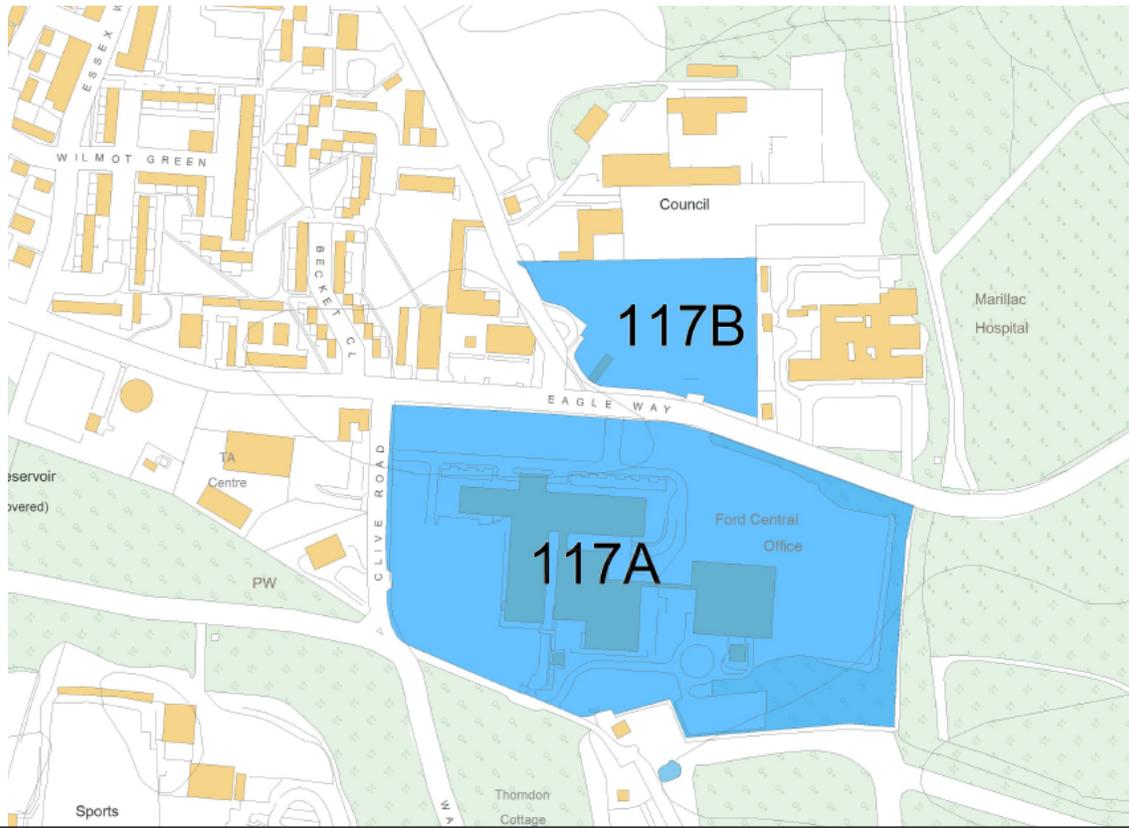
Site Plan:	
Site Name:	Wates Way Industrial Estate, Ongar Road, Brentwood
Site Reference:	003
Proposed Use(s):	Mixed Use – Housing and Retail/Commercial
Gross Area (ha):	0.99
Net Developable Area (ha):	0.89
Indicative dwelling yield (net):	80
Location and Background Information:	Located within Brentwood Town Centre on land off Ongar Road (A128). Site comprises a number of industrial units which are currently vacant. Residential properties adjoin the north eastern boundary. Retail and residential units adjoin the south east and south western boundaries.
Site Access:	Ongar Road (A128)
Site Opportunities:	Brownfield site within central location and easy access of services and facilities. Opportunity to improve appearance of the area and street frontage.
Site Constraints:	Existing employment/industrial use on site with potential remediation costs.
Delivery Forecast:	Years 5-10

Site Plan:



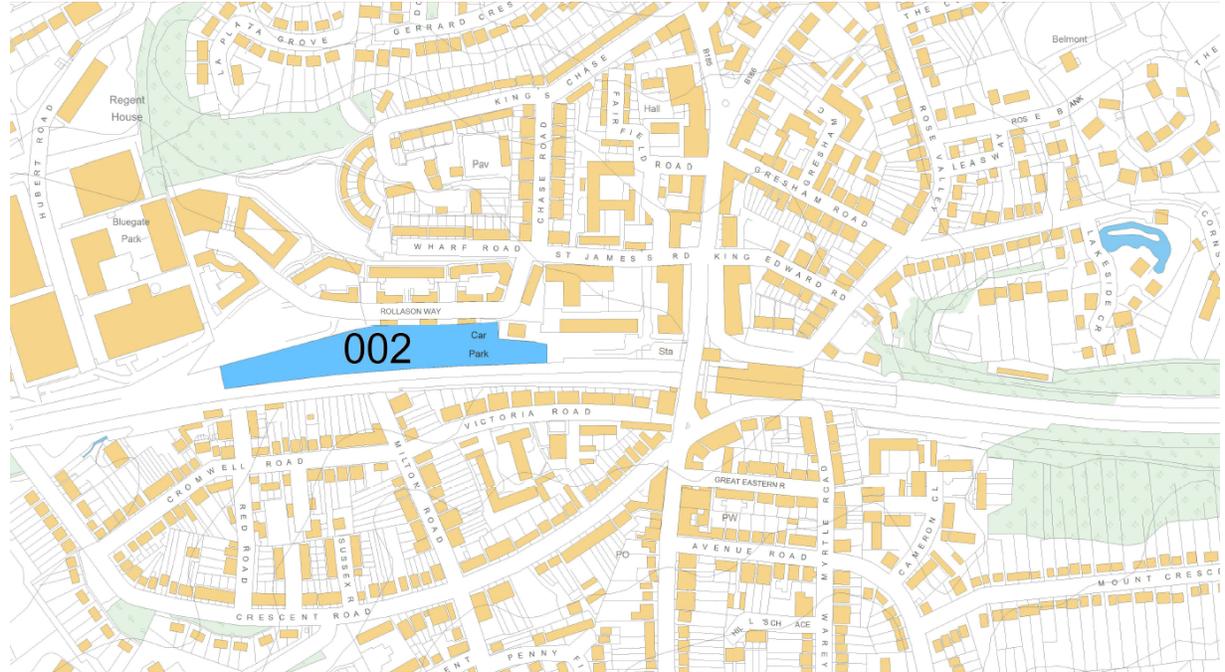
Site Name:	Council Depot, The Drive, Warley
Site Reference:	081
Proposed Use(s):	Housing
Gross Area (ha):	2.98
Net Developable Area (ha):	2.24
Indicative dwelling yield (net):	123
Location and Background Information:	Located to the south of Warley off The Drive. Site is currently used as Council Depot to the north with a car park and Allen Ford service centre to the south. A further large car park area and care home adjoin the southern boundary. Woodland lies to the north and east of the site.
Site Access:	The Drive
Site Opportunities:	Masterplan opportunities (potential for mixed use) when considered along with adjoining sites 117A and 117B.
Site Constraints:	Woodland which adjoins the eastern boundary is designated as a Local Wildlife Site.
Delivery Forecast:	Years 5-10

Site Plan:



Site Name:	Ford Offices, Eagle Way, Warley, Brentwood
Site Reference:	117A and 117B
Proposed Use(s):	Housing and Employment
Other indicative uses:	Specialist accomodation
Gross Area (ha):	8.09
Net Developable Area (ha):	4.00
Indicative dwelling yield (net):	350
Location and Background Information:	South of Warley on land off Eagle Way.
Site Access:	Eagle Way
Site Opportunities:	Masterplan opportunities (potential for mixed use) when considered along with adjoining proposed allocation 081.
Site Constraints:	Adjoins three Local Wildlife Sites, on the eastern and south western boundary. Two Listed Buildings on adjoining land to the west.
Delivery Forecast:	Years 10-15

Site Plan:



Site Name:	Brentwood railway station car park
Site Reference:	002
Proposed Use(s):	Housing
Gross Area (ha):	1.07
Net Developable Area (ha):	0.96
Indicative dwelling yield (net):	100
Location and Background Information:	Linear site adjacent to railway line and within close proximity to Brentwood Railway Station. Currently used as car parking.
Site Access:	St James Road, Brentwood
Site Opportunities:	Strong connectivity to major transport hub with opportunity for high density development. Opportunities to create improved connections and public realm enhancement to railway station and surrounds. Site specific design brief required.
Site Constraints:	Car parking (station users) will need to be considered as part of redevelopment proposals. Extensive levels of hard surfacing. Potential surface water flood risk in close proximity to railway line.
Delivery Forecast:	Years 10-15

Site Plan:	
Site Name:	William Hunter Way Car Park, Brentwood
Site Reference:	102
Proposed Use(s):	Housing and Retail
Gross Area (ha):	1.3
Net Developable Area (ha):	1.22
Indicative dwelling yield (net):	300 (179-300 range)
Location and Background Information:	Located in Brentwood Town Centre to the north of the High Street along William Hunter Way. Residential properties adjoin the north, east and southern boundaries. Updated headline viability analysis undertaken, suggesting higher residential delivery to fund commercial and parking uses.
Site Access:	William Hunter Way
Site Opportunities:	Identified as key opportunity site within Brentwood Town Centre Design Plan. Masterplan to be developed with full consideration of the evident sensitive site edges, inclusion of houses in the masterplan to respond to lower scale at site boundary
Site Constraints:	Extensive levels of hard surfacing. Sufficient levels of car parking will need to be provided. Adjoins Conservation Area.
Delivery Forecast:	Years 5-10

Site Plan:



Site Name:	West Horndon Industrial Estate, Childerditch Lane and Station Road, West Horndon
Site Reference:	020, 021 and 152
Proposed Use(s):	Housing
Other indicative uses:	Specialist accomodation Retention of some employment land Retail, community and health facilities
Gross Area (ha):	17.06
Net Developable Area (ha):	10.23 (residential)
Indicative dwelling yield (net):	580
Location and Background Information:	Located to the south west of West Horndon. Site comprises an existing employment site. Existing residential dwellings adjoin the eastern boundary of the site. West Horndon railway station is to the south east.
Site Access:	Station Road and Childerditch Lane
Site Opportunities:	Site requires a comprehensive masterplan and phasing strategy. Clear opportunities to create a new village centre with enhanced facilities plus significant residential and specialist accommodation options. Site is located within close proximity to a major transport hub and higher density development options are possible on parts of the site. Opportunities to create improved connectivity to the railway station with public realm and highway improvements.
Site Constraints:	This is an active industrial estate and therefore phased redevelopment would be required. Potential retention of some employment land (lease arrangements).

	Possible site contamination and remediation costs. Flood risk in parts of the site. Multiple land ownerships.
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GREENFIELD LAND WITHIN SETTLEMENT BOUNDARIES

Site Plan:	
Site Name:	Land at Priests Lane, Shenfield
Site Reference:	044 and 178
Proposed Use(s):	Housing
Gross Area (ha):	5.12
Net Developable Area (ha):	3.84
Indicative dwelling yield (net):	95
Location and Background Information:	Located to the south of Shenfield on land off Priests Lane. Railway line is adjacent to the south eastern boundary and residential properties adjoin the north east and north western boundaries.
Site Access:	Priests Lane (Potential for secondary access via Bishops Walk)
Site Opportunities:	Potential option to utilise some of the land for expansion of adjoining Endeavour School off Hogarth Avenue. Masterplan to be based on contextual analysis, informing typologies, scale, materiality and landscaping.
Site Constraints:	Localised traffic impacts will require consideration. Currently designated Protected Urban Open Space in Brentwood Replacement Local Plan 2005.
Delivery Forecast:	Years 1-5

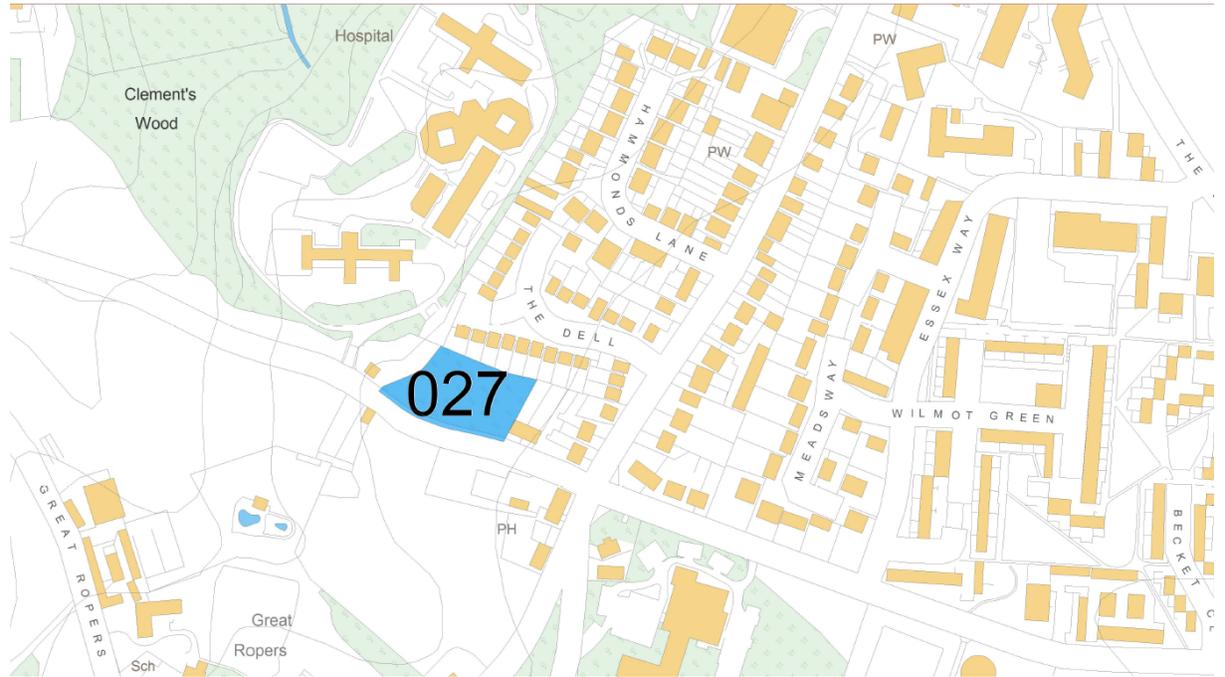
BRENTWOOD URBAN AREA – A12 CORRIDOR – URBAN EXTENSIONS

Site Plan:



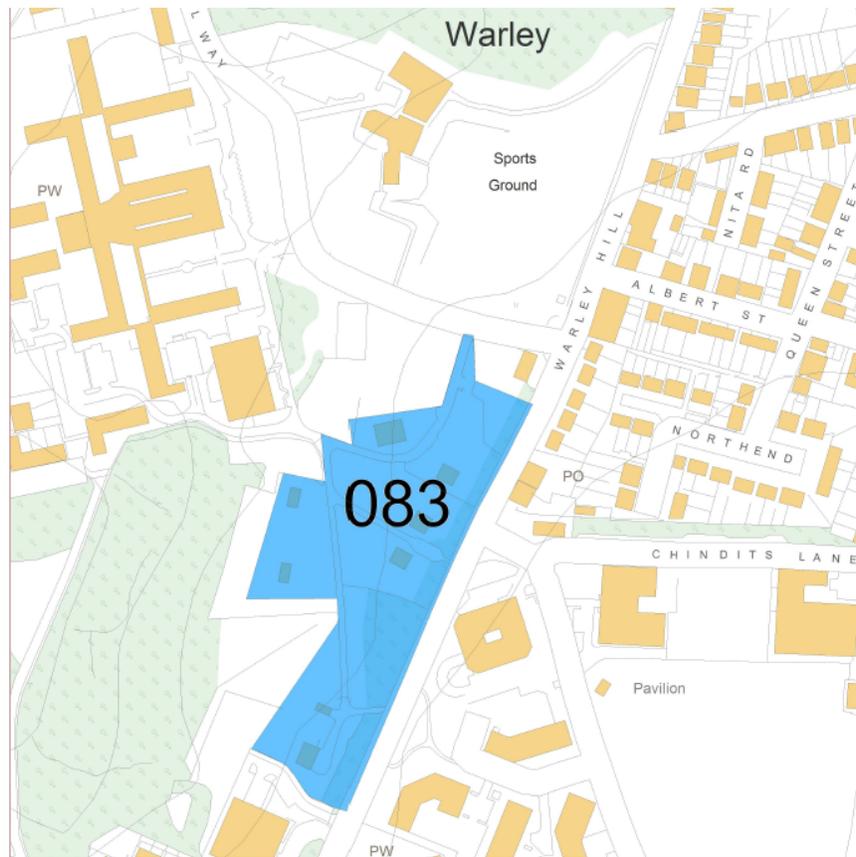
Site Name:	Sow and Grow, Ongar Road, Pilgrims Hatch
Site Reference:	010
Proposed Use(s):	Housing
Gross Area (ha):	1.2
Net Developable Area (ha):	1.08
Indicative dwelling yield (net):	38
Location and Background Information:	Located to the south west of Pilgrims Hatch on land off Ongar Road. Site currently comprises a garden centre, timber supplies business and residential dwellings to the south. Allotments to the west (not included in proposed allocation)
Site Access:	Ongar Road
Site Opportunities:	Brownfield development opportunity
Site Constraints:	Existing business uses operating on site. South Weald Park, designated as an Historic Park and Garden is situated to the south west of the site.
Delivery Forecast:	Years 1-5

Site Plan:



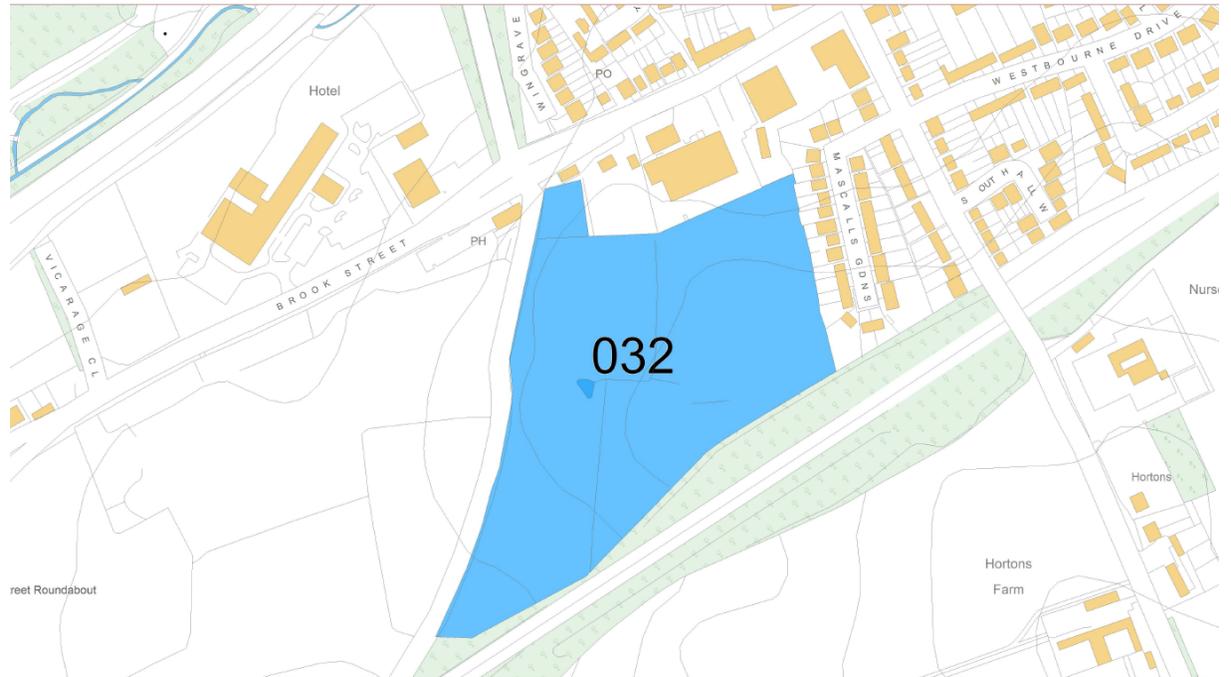
Site Name:	Land adjacent to Carmel, Mascalls Lane, Warley
Site Reference:	027
Proposed Use(s):	Housing
Gross Area (ha):	0.34
Net Developable Area (ha):	0.34
Indicative dwelling yield (net):	9
Location and Background Information:	Located to the south of Warley on land off Mascalls Lane. Existing residential properties are adjacent to the north, east and western boundaries.
Site Access:	Mascalls Lane
Site Opportunities:	Small early delivery housing site
Site Constraints:	None
Delivery Forecast:	Years 1-5

Site Plan:



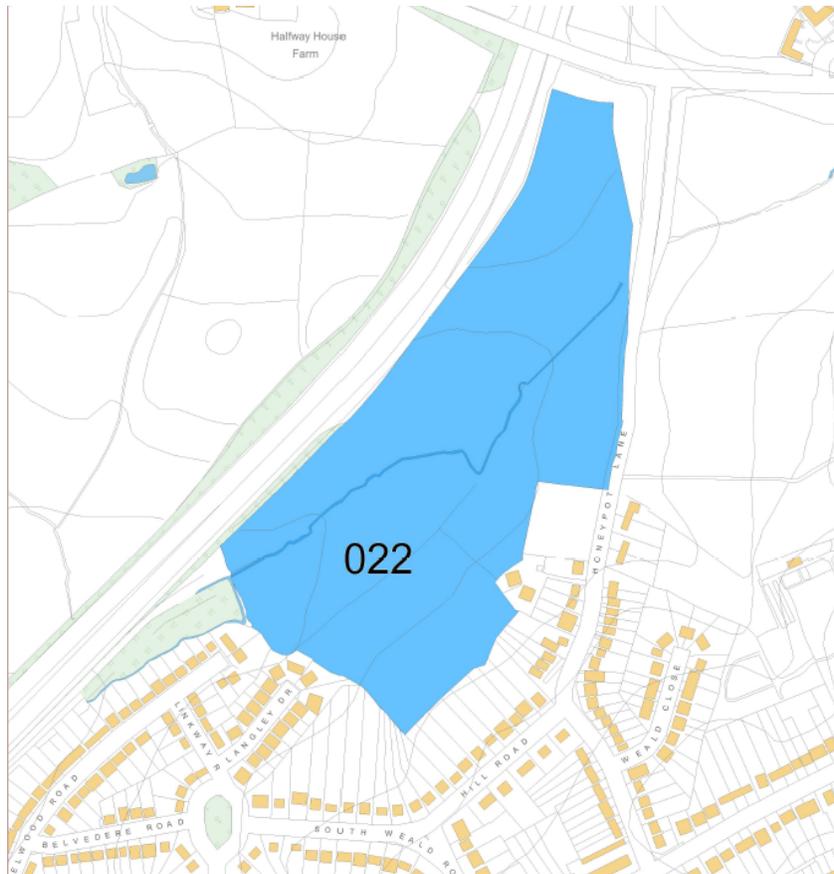
Site Name:	Land west of Warley Hill, Pastoral Way, Warley
Site Reference:	083
Proposed Use(s):	Housing
Gross Area (ha):	2.21
Net Developable Area (ha):	1.6
Indicative dwelling yield (net):	43
Location and Background Information:	<p>Located near the centre of Warley on land west of Warley Hill. Residential properties lie to the north east and north west of the site with woodland adjoining the western boundary.</p> <p>Site contains a number of former NHS properties which are no longer in use.</p>
Site Access:	Pastoral Way
Site Opportunities:	Low density development in sustainable location, with opportunity for sympathetic layout considering vegetation on site.
Site Constraints:	Setting of nearby Listed Buildings will need to be considered. There are a number of trees on site and an adjoining woodland that also will require consideration. Defensible Green Belt edge will need to be defined.
Delivery Forecast:	Years 5-10

Site Plan:



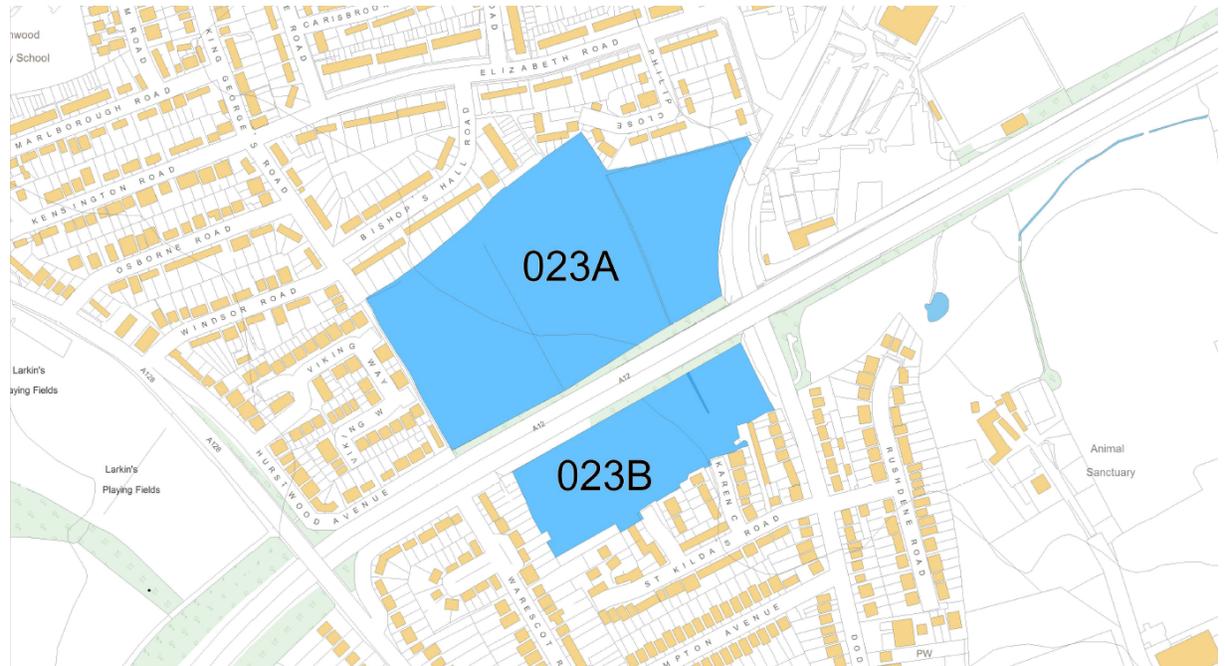
Site Name:	Land east of Nags Head Lane, Brentwood
Site Reference:	032
Proposed Use(s):	Housing
Gross Area (ha):	5.88
Net Developable Area (ha):	4.35
Indicative dwelling yield (net):	125
Location and Background Information:	Located to the west of Brentwood on land bounded by the railway line and Nags Head Lane. Residential properties and retail units adjoin the site to the north and further residential properties adjoin the eastern boundary.
Site Access:	Nags Head Lane
Site Opportunities:	Self contained urban extension
Site Constraints:	Impact on nearby Listed Building will need to be considered
Delivery Forecast:	Years 5-10

Site Plan:

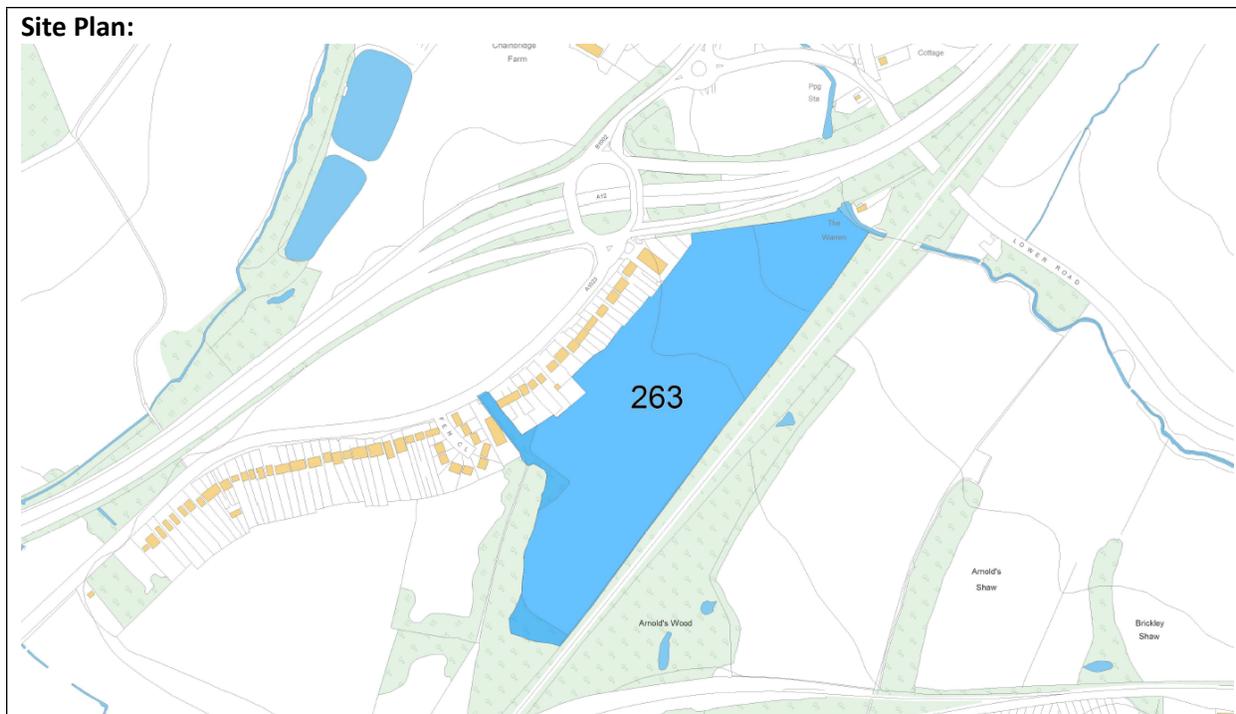


Site Name:	Land at Honeypot Lane, Brentwood
Site Reference:	022
Proposed Use(s):	Housing
Gross Area (ha):	10.93
Net Developable Area (ha):	7.09
Indicative dwelling yield (net):	200
Other Indicative Uses:	C2 – residential care home
Location and Background Information:	Located in the west of Brentwood on land between the A12 and Honeypot Lane. Residential properties adjoin the south eastern and south western boundaries. St Faiths Park lies to the east on the opposite side of Honeypot Lane.
Site Access:	Honeypot Lane
Site Opportunities:	Self contained urban extension. Opportunity to enhance pedestrian links/green infrastructure through St Faiths Park.
Site Constraints:	Watercourse runs through the middle of the site and will need to be considered. Consideration of proximity of A12. Local highway considerations.
Delivery Forecast:	Years 5-10

Site Plan:

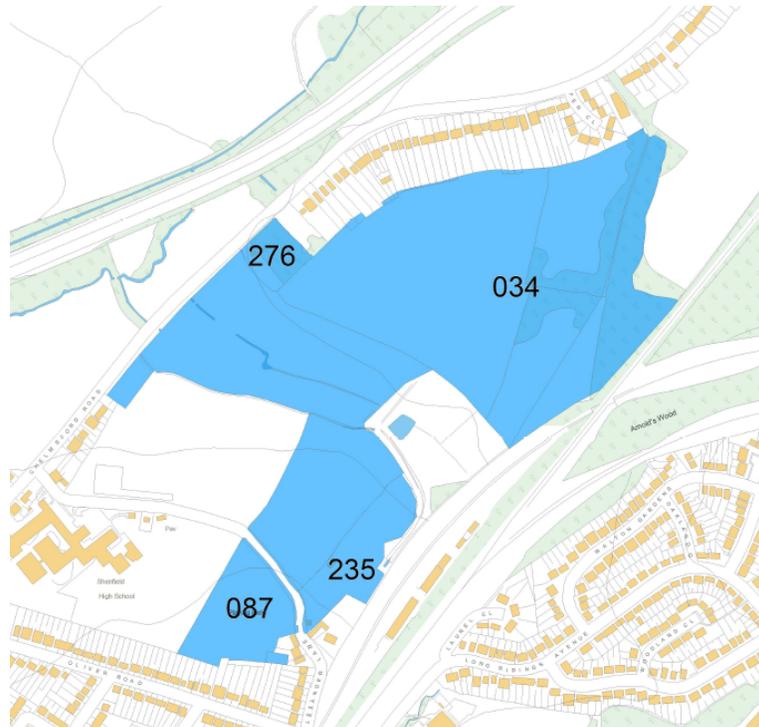


Site Name:	Land off Doddinghurst Road, either side of A12, Brentwood
Site Reference:	023A and 023B
Proposed Use(s):	Housing
Gross Area (ha):	023A: 5.99ha 023B: 2.2ha
Net Developable Area (ha):	023A: 4.49ha 023B: 1.65ha
Indicative dwelling yield (net):	200
Location and Background Information:	Two parcels of land separated by the A12. The northern parcel sits to the south of Pilgrims Hatch and the southern parcel is to the north of Brentwood. Both parcels adjoin existing residential properties on two boundaries.
Site Access:	023A: Doddinghurst Road 023B: Russell Close and Karen Close
Site Opportunities:	Self contained urban extension/infill
Site Constraints:	023A and 023B: Consideration of proximity of A12. 023B: Southern and eastern areas of the site have potential surface water flooding issues which require consideration.
Delivery Forecast:	Years 5-10



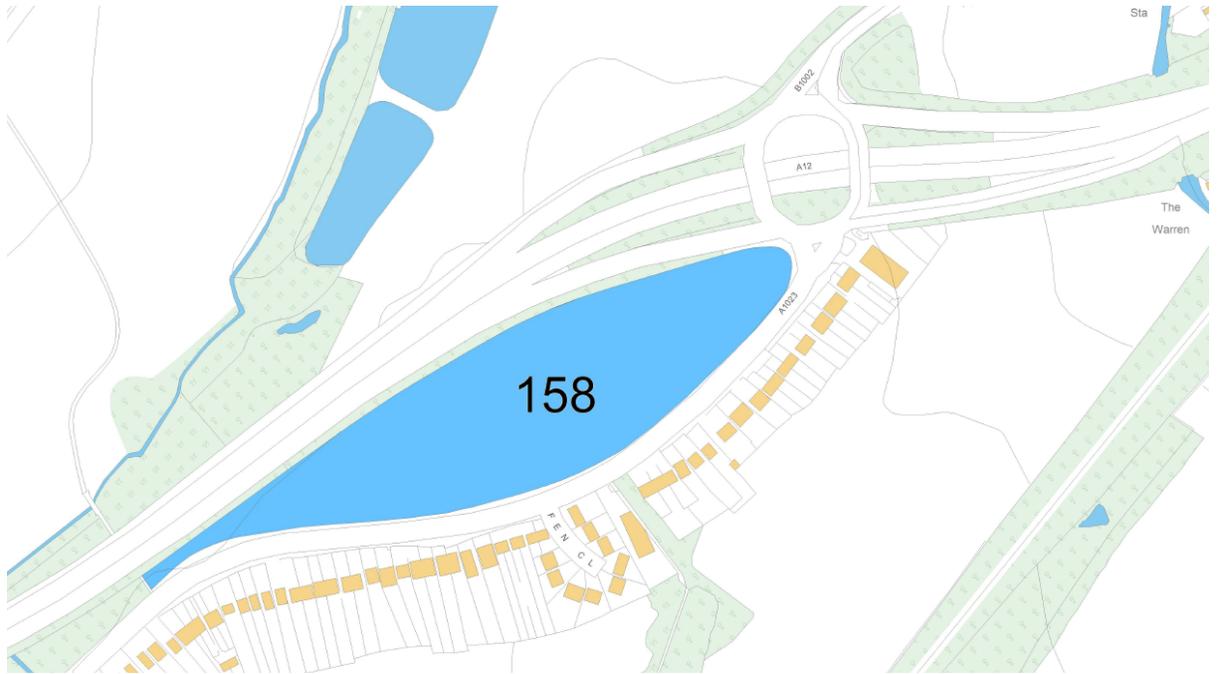
Site Name:	Land east of Chelmsford Road, Shenfield
Site Reference:	263
Proposed Use(s):	Housing
Gross Area (ha):	9.85
Net Developable Area (ha):	8.87
Indicative dwelling yield (net):	215
Location and Background Information:	Located to the north of Shenfield on land between the A1023 Chelmsford Road and the railway line. Existing residential properties are adjacent to the north western boundary.
Site Access:	Chelmsford Road (A1023)
Site Opportunities:	Opportunity to create a masterplan along with adjoining proposed allocations (site refs: 158, 034, 087, 235 and 276). Combined development provides opportunity for new primary school provision. Green Infrastructure enhancement opportunities.
Site Constraints:	Woodland which is designated as a Local Wildlife Site (LoWS) adjoins south western boundary of site. A watercourse feature crosses the north eastern edge of the site.
Delivery Forecast:	Years 5-10

Site Plan:



Site Name:	Officer's Meadow, land off Alexander Lane, Shenfield
Site Reference:	034, 087, 235 and 276
Proposed Use(s):	Housing
Gross Area (ha):	24.44
Net Developable Area (ha):	15.89
Indicative dwelling yield (net):	510
Other Indicative Uses:	C2 – Residential Care Home Specialist accomodation Land for education, play pitches
Location and Background Information:	Located to the north of Shenfield on land between the A1023 Chelmsford Road and the railway line. Residential properties are adjacent to the northern boundary and Shenfield High School is situated to the south west.
Site Access:	Chelmsford Road (A1023)
Site Opportunities:	Opportunity to create a masterplan along with adjoining proposed allocations (site refs: 158 and 263). Combined development provides opportunity for new primary school provision. Green Infrastructure enhancement opportunities.
Site Constraints:	Eastern side of site ref 034 covers a woodland designated as a Local Wildlife Site (LoWS). Water course feature across part of the site and risk of surface water flooding.
Delivery Forecast:	Years 5-15

Site Plan:

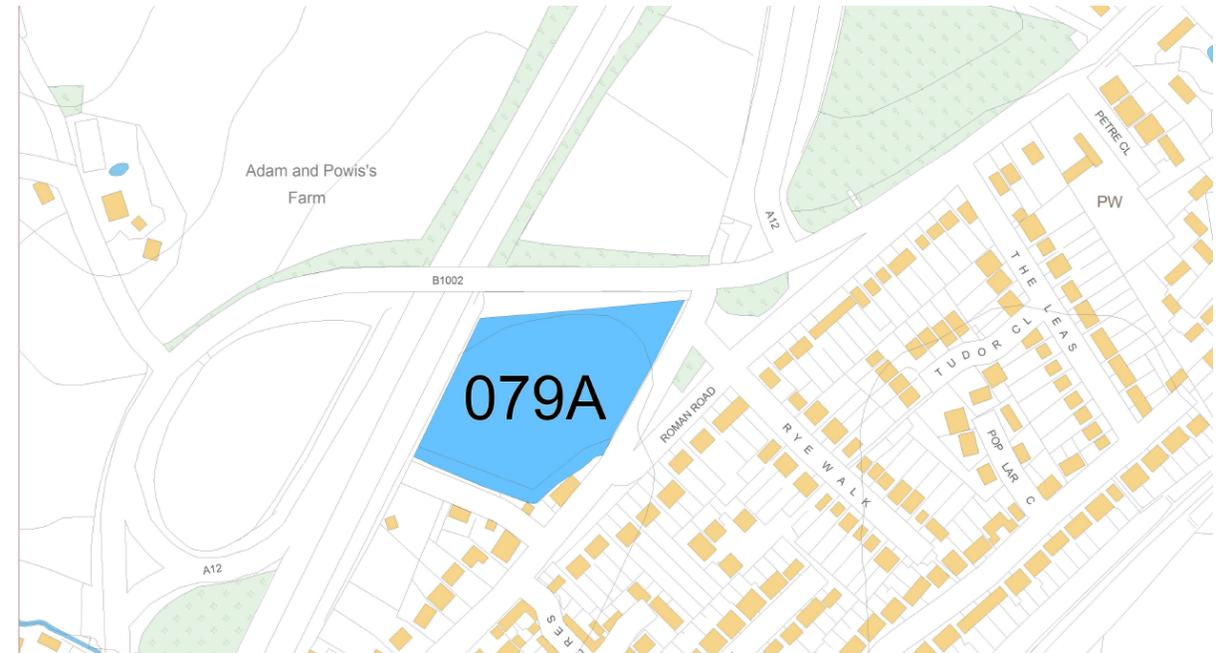


Site Name:	Land North of A1023 Chelmsford Road, Shenfield
Site Reference:	158
Proposed Use(s):	Housing and Employment
Gross Area (ha):	4.45
Net Developable Area (ha):	3.44
Indicative dwelling yield (net):	100
Location and Background Information:	North of Shenfield on land between the A1023 Chelmsford Road and the A12.
Site Access:	Chelmsford Road (A1023)
Site Opportunities:	Opportunity to create a masterplan along with adjoining proposed allocations (site refs: 158, 034, 087, 235 and 263)
Site Constraints:	Due to proximity to Roman Road archaeological investigation likely. Small areas of potential surface water flood risk along the northern edge of the site. Consideration of proximity of A12.
Delivery Forecast:	Years 5-10

INGATESTONE VILLAGE SERVICE CENTRE

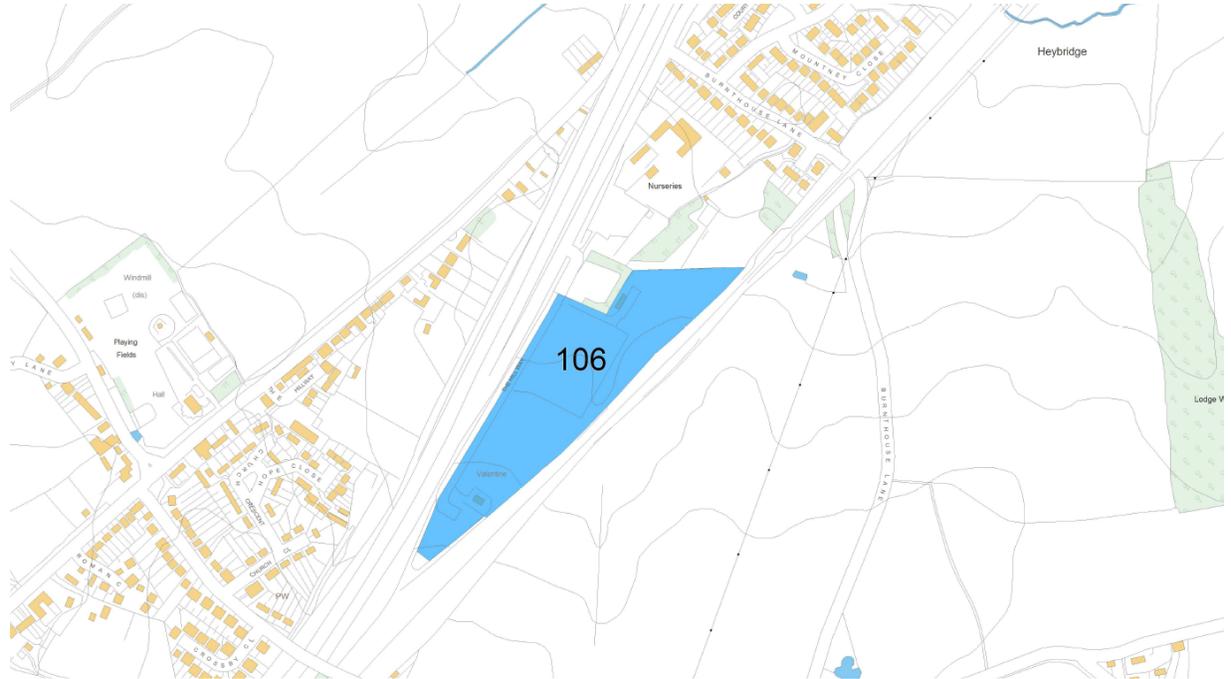
Site Plan:	
Site Name:	Ingatestone Garden Centre, Roman Road, Ingatestone
Site Reference:	128
Proposed Use(s):	Housing
Gross Area (ha):	3.45
Net Developable Area (ha):	2.44
Indicative dwelling yield (net):	120
Location and Background Information:	<p>Located to the south of Ingatestone and north of Mountnessing on land between the railway line and Roman Road. Residential properties are adjacent to the north eastern boundary with the Mountnessing Recycling Centre to the south west.</p> <p>Part of the site was previously used as a garden centre. An occupied residential bungalow lies within the site to the north west.</p>
Site Access:	Roman Road
Site Opportunities:	Brownfield development opportunity, self contained urban extension (with site ref: 106).
Site Constraints:	Potential issues with surface water flooding in the centre of the site will need addressing as part of any proposals. Consideration of proximity of A12.
Delivery Forecast:	Years 1-5

Site Plan:



Site Name:	Land adjacent to Ingatestone by-pass (part bounded by Roman Road, south of flyover)
Site Reference:	079A
Proposed Use(s):	Housing
Gross Area (ha):	1.39
Net Developable Area (ha):	1.25
Indicative dwelling yield (net):	57
Location and Background Information:	Located to the south of Ingatestone on land between Roman Road and the A12. Residential properties are to the south east and south west.
Site Access:	Roman Road
Site Opportunities:	Self contained urban extension
Site Constraints:	Archaeological investigations may be required due to proximity to Roman Road. Consideration of proximity of A12.
Delivery Forecast:	Years 1-5

Site Plan:

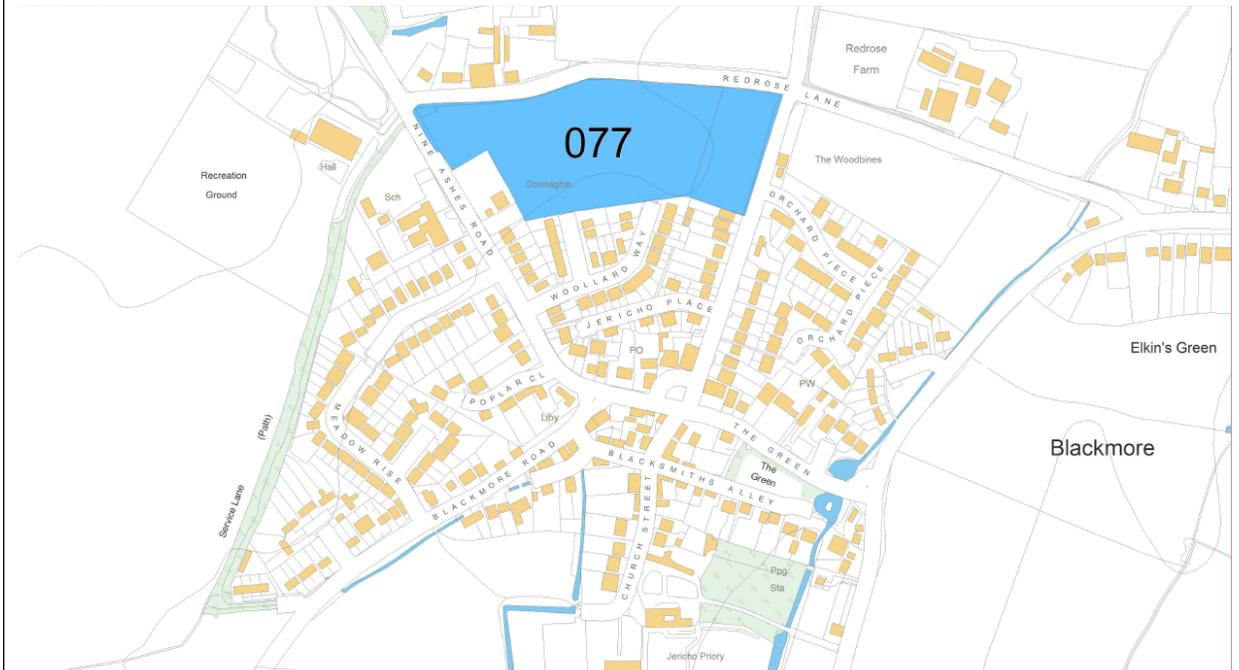


Site Name:	Site adjacent to Ingatestone Garden Centre (former A12 works site)
Site Reference:	106
Proposed Use(s):	Housing
Gross Area (ha):	4.65
Net Developable Area (ha):	3.49
Indicative dwelling yield (net):	41
Location and Background Information:	Located between Mountnessing and Ingatestone with the A12 running along to the north west. Minimal structures on site, temporary works site to the north, haulage operation to the south.
Site Access:	Roman Road
Site Opportunities:	Combined with site ref: 128 considered as a self contained urban extension
Site Constraints:	Potential surface water flooding issues on some sections of the site. Consideration of proximity of A12.
Delivery Forecast:	Years 1-5

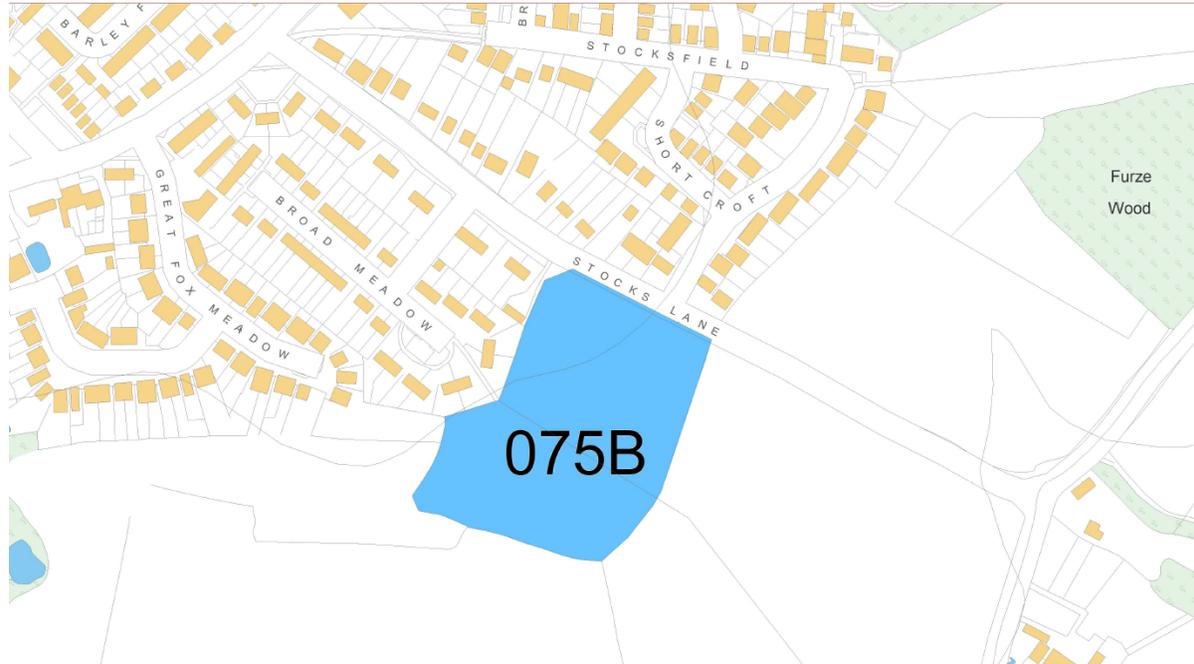
LARGER VILLAGES

Site Plan:	
Site Name:	Land south of Redrose Lane, north of Orchard Piece, Blackmore
Site Reference:	076
Proposed Use(s):	Housing
Gross Area (ha):	1.69
Net Developable Area (ha):	1.52
Indicative dwelling yield (net):	40
Location and Background Information:	Located to the north of Blackmore on land off Orchard Piece and Redrose Lane. Existing residential dwellings adjoin the southern boundary.
Site Access:	Redrose Lane
Site Opportunities:	Self contained village extension
Site Constraints:	Access considerations on Redrose Lane. Surface water flooding considerations.
Delivery Forecast:	Years 1-5

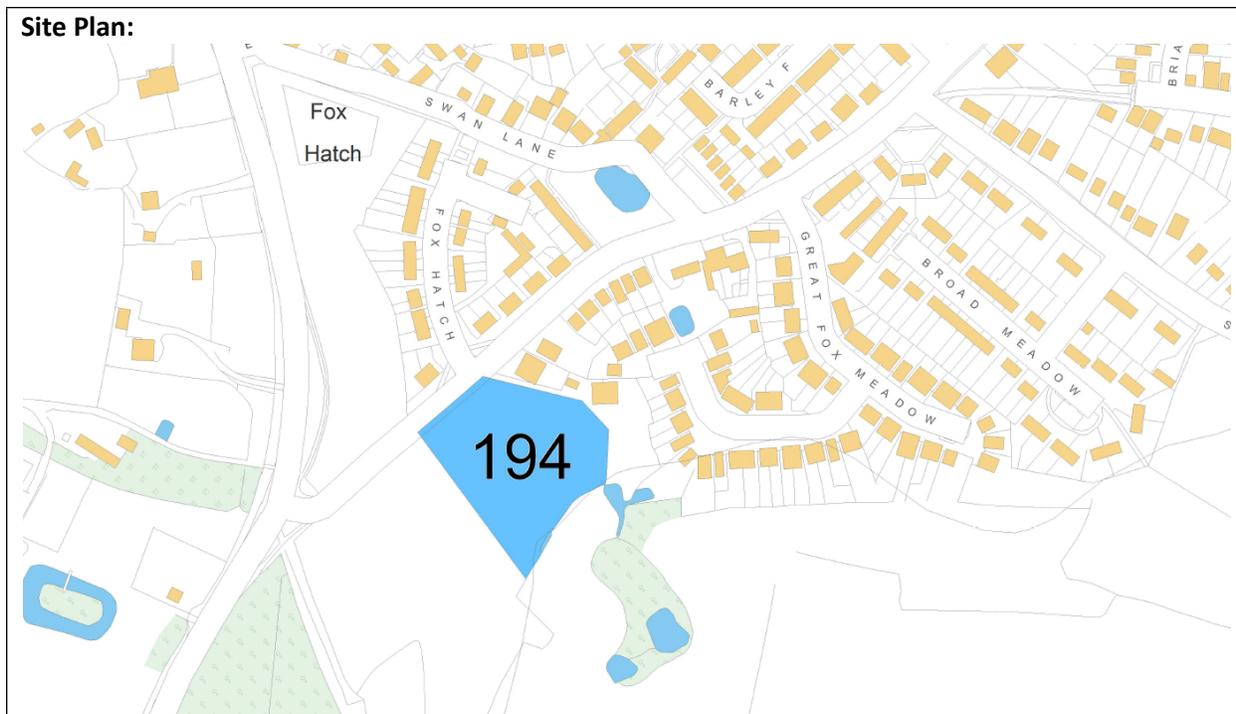
Site Plan:



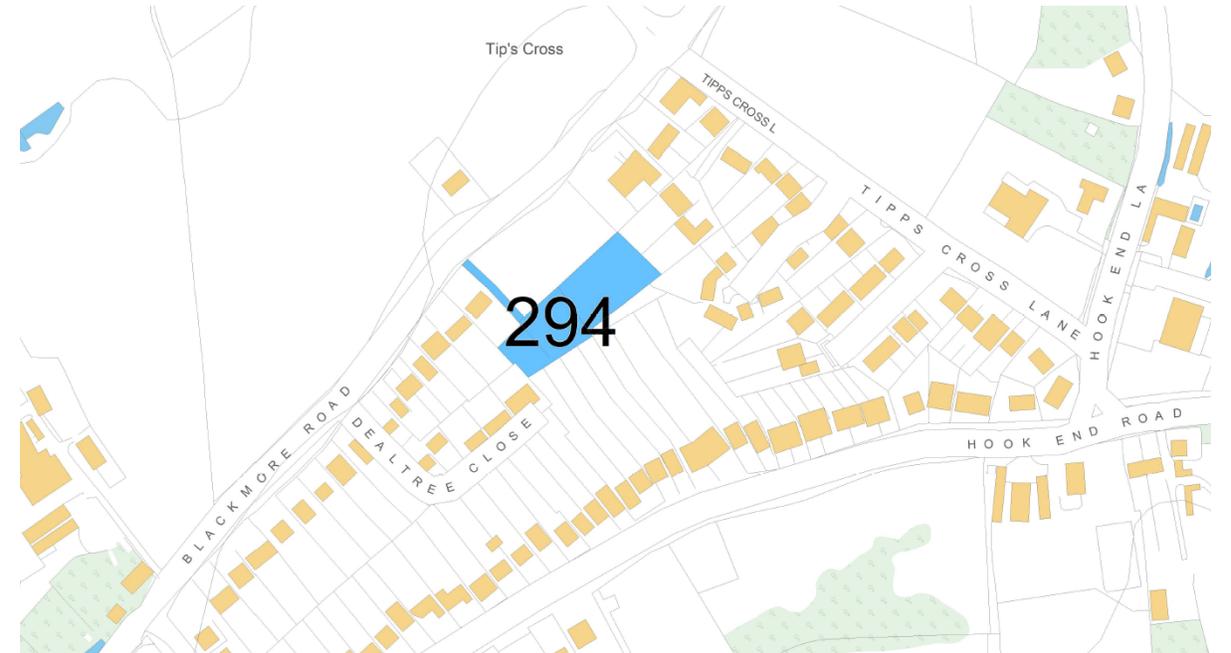
Site Name:	Land south of Redrose Lane, north of Woollard Way, Blackmore
Site Reference:	077
Proposed Use(s):	Housing
Gross Area (ha):	3.3ha
Net Developable Area (ha):	2.48ha
Indicative dwelling yield (net):	56 dwellings
Location and Background Information:	Located to the north of Blackmore on land off Redrose Lane and Woollard Way. Existing residential dwellings adjoin the southern boundary of the site.
Site Access:	Redrose Lane
Site Opportunities:	Self contained village extension
Site Constraints:	Access considerations on Redrose Lane
Delivery Forecast:	Years 5-10

Site Plan:

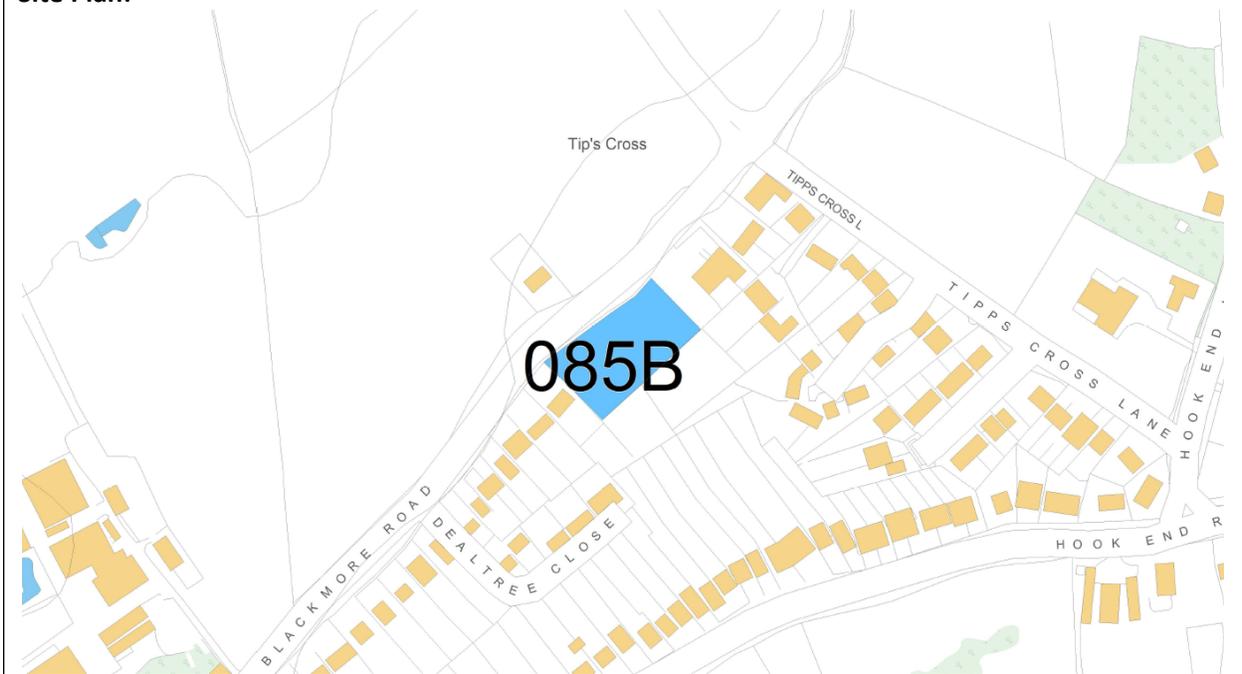
Site Name:	Land off Stocks Lane, Kelvedon Hatch
Site Reference:	075B
Proposed Use(s):	Housing
Gross Area (ha):	2.15
Net Developable Area (ha):	1.61
Indicative dwelling yield (net):	30
Location and Background Information:	Located to the south east of Kelvedon Hatch on land off Stocks Lane. Residential properties adjoin the north east and north western boundaries. Land to the south to be used as open space.
Site Access:	Stocks Lane
Site Opportunities:	Small village extension
Site Constraints:	None
Delivery Forecast:	Years 5-10



Site Name:	Brizes Corner Field, Blackmore Road, Kelvedon Hatch
Site Reference:	194
Proposed Use(s):	Housing
Gross Area (ha):	0.87
Net Developable Area (ha):	0.78
Indicative dwelling yield (net):	23
Location and Background Information:	Located to the south west of Kelvedon Hatch on land off Blackmore Road. Residential properties adjoin the north east and north western boundaries.
Site Access:	Blackmore Road
Site Opportunities:	Small village extension
Site Constraints:	A Local Wildlife Site (LoWS) is situated approximately 80-100m to the south east of the site
Delivery Forecast:	Years 1-5

Site Plan:

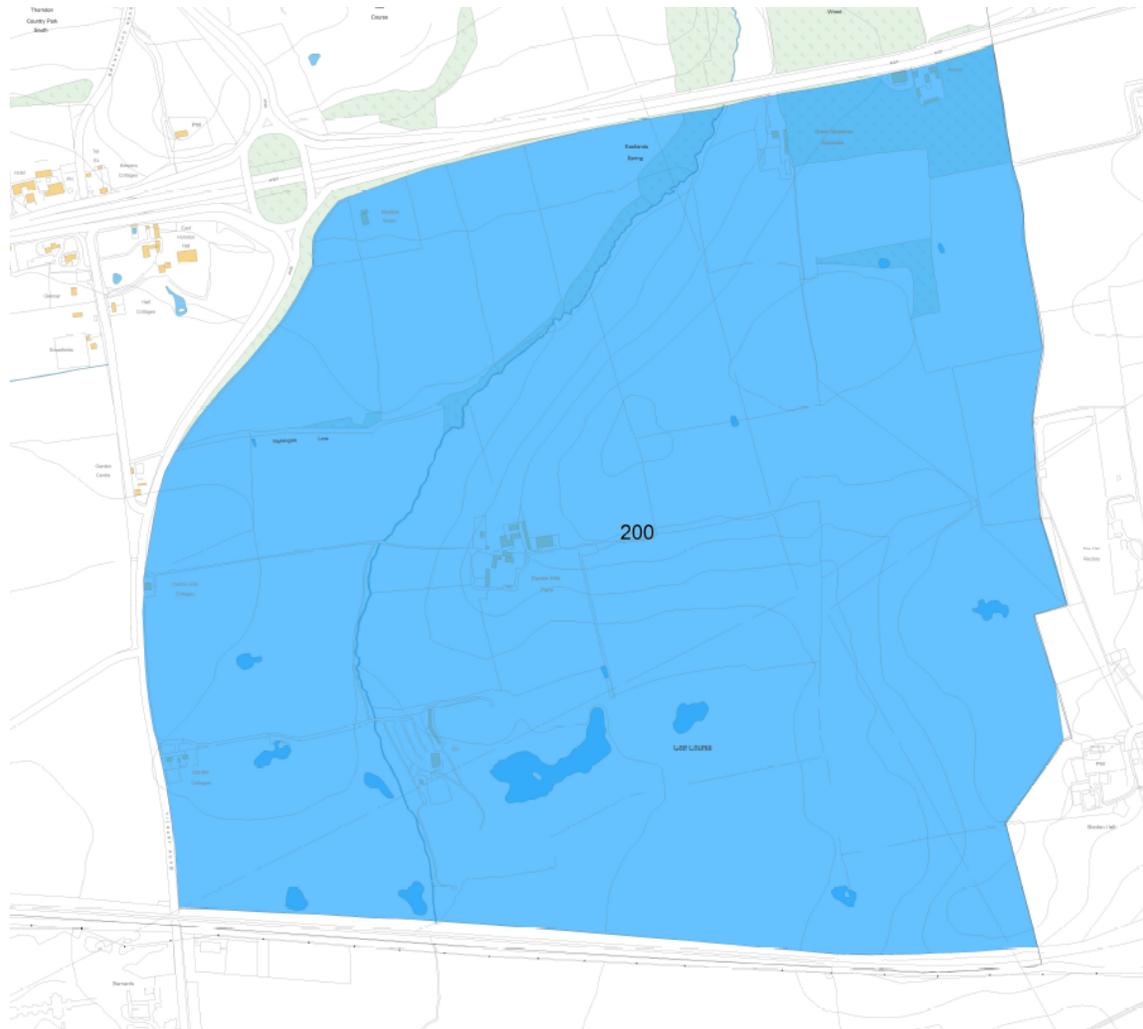
Site Name:	Chestnut Field, Backmore Road, Hook End
Site Reference:	294
Proposed Use(s):	Housing
Gross Area (ha):	0.33
Net Developable Area (ha):	0.33
Indicative dwelling yield (net):	10
Location and Background Information:	Located within Tipps Cross which is connected to the existing Doddinghurst urban area
Site Access:	Blackmore Road
Site Opportunities:	Small village infill Consideration should be given to adjoining site ref: 085B
Site Constraints:	Access would need to be shared with site ref: 085B
Delivery Forecast:	Years 1-5

Site Plan:

Site Name:	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross
Site Reference:	085B
Proposed Use(s):	Housing
Gross Area (ha):	0.33
Net Developable Area (ha):	0.33
Indicative dwelling yield (net):	10
Location and Background Information:	Located within Tipps Cross which is connected to the existing Doddinghurst urban area.
Site Access:	Blackmore Road
Site Opportunities:	Small village infill Consideration should be given to adjoining site ref: 294
Site Constraints:	Would need to connect with access for site ref: 294
Delivery Forecast:	Years 1-5

DUNTON HILLS GARDEN VILLAGE

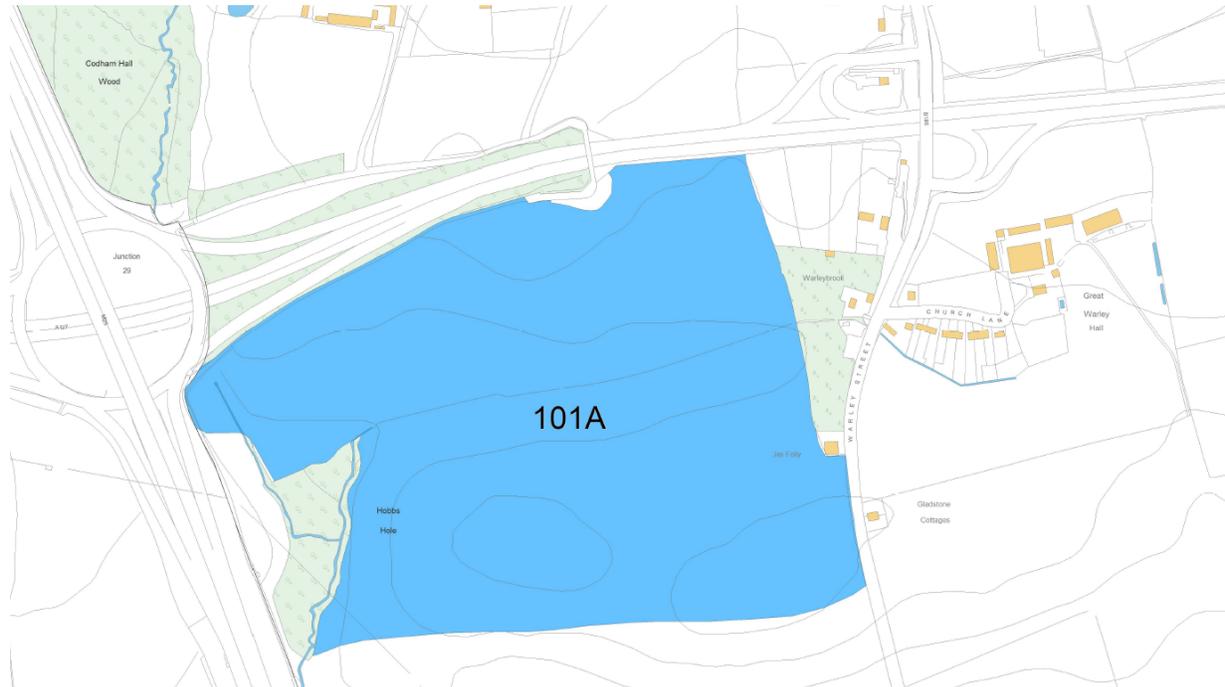
Site Plan:

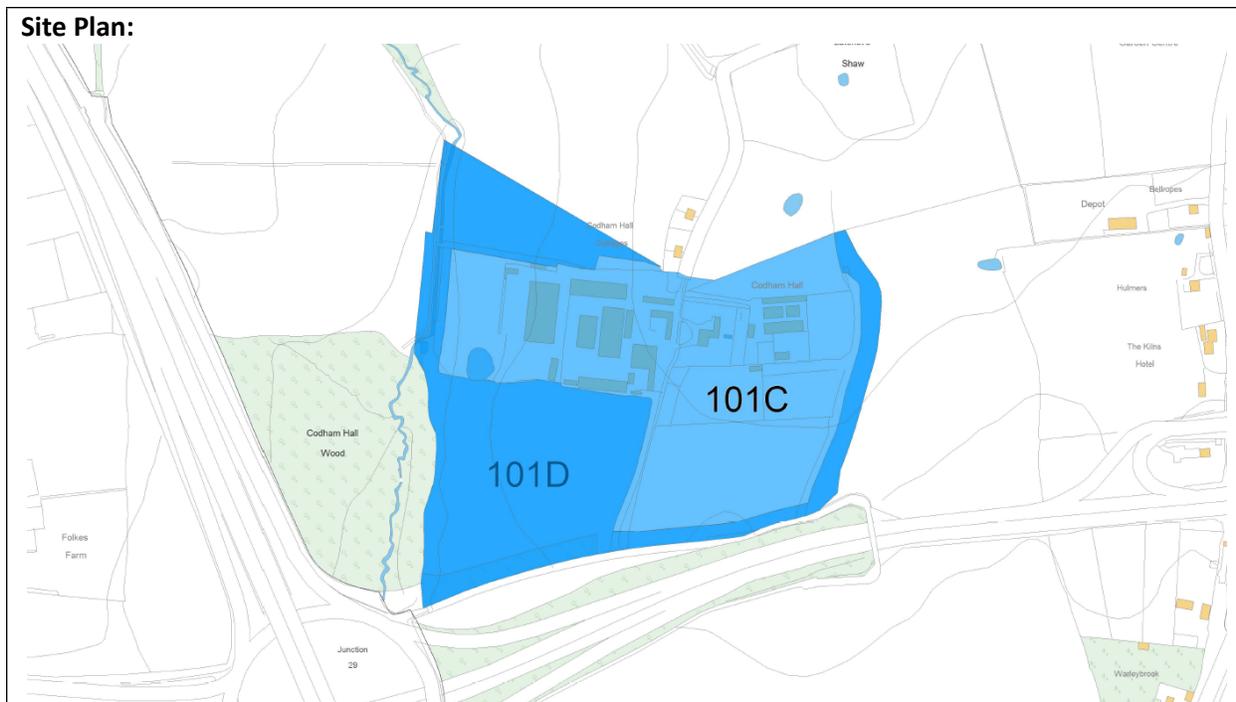


Site Name:	Dunton Hills Garden Village
Site Reference:	200
Proposed Use(s):	Mixed Use – New Garden Village community including housing, employment, specialist accommodation, local shops and supporting infrastructure
Gross Area (ha):	257
Net Developable Area (ha):	128.5
Indicative dwelling yield (net):	2,500 (within plan period) approx. 4,000 (Total), investigating how accelerated growth could deliver up to 3,500 in plan period
Location and Background Information:	Located on land to the south of the A127 and east of Tilbury Road (A128). Basildon urban area is situated to the east and West Horndon to the west.
Site Access:	Tilbury Road (A128)

Site Opportunities:	New garden village community delivering supporting facilities and services. Green Infrastructure enhancements and new links.
Site Constraints:	Due to large scale of site needs to be careful consideration of various constraints, this is reflected in the net developable area.
Delivery Forecast:	Years 5-15

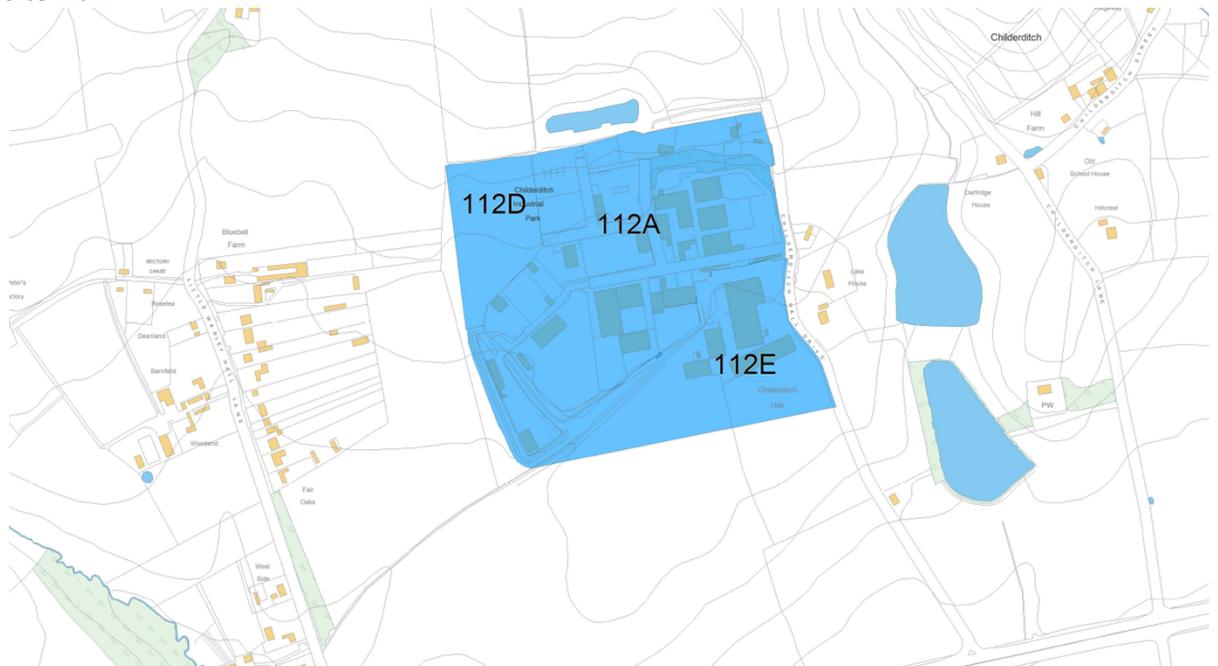
EMPLOYMENT SITES

Site Plan:	
	
Site Name:	Brentwood Enterprise Park (M25 Works Site at A127/M25 junction 29)
Site Reference:	101A
Proposed Use(s):	Employment
Gross Area (ha):	35.47
Net Developable Area (ha):	25.85
Location and Background Information:	Located on land to the south of the A127 and east of the M25. Warley Street runs along the eastern boundary. Existing residential properties are situated to the east.
Site Access:	Primary access onto Junction 29 of M25/A127. Potential for secondary bus access onto Warley Street.
Site Opportunities:	Opportunity to create a strategic employment site, delivering high quality employment space and significant number of jobs. Potential for bus links to be created. Excellent access to strategic highway network.
Site Constraints:	Southern portion of the site to only be used as a landscaping area. Potential access impact that requires further consideration.
Delivery Forecast:	Years 5-15



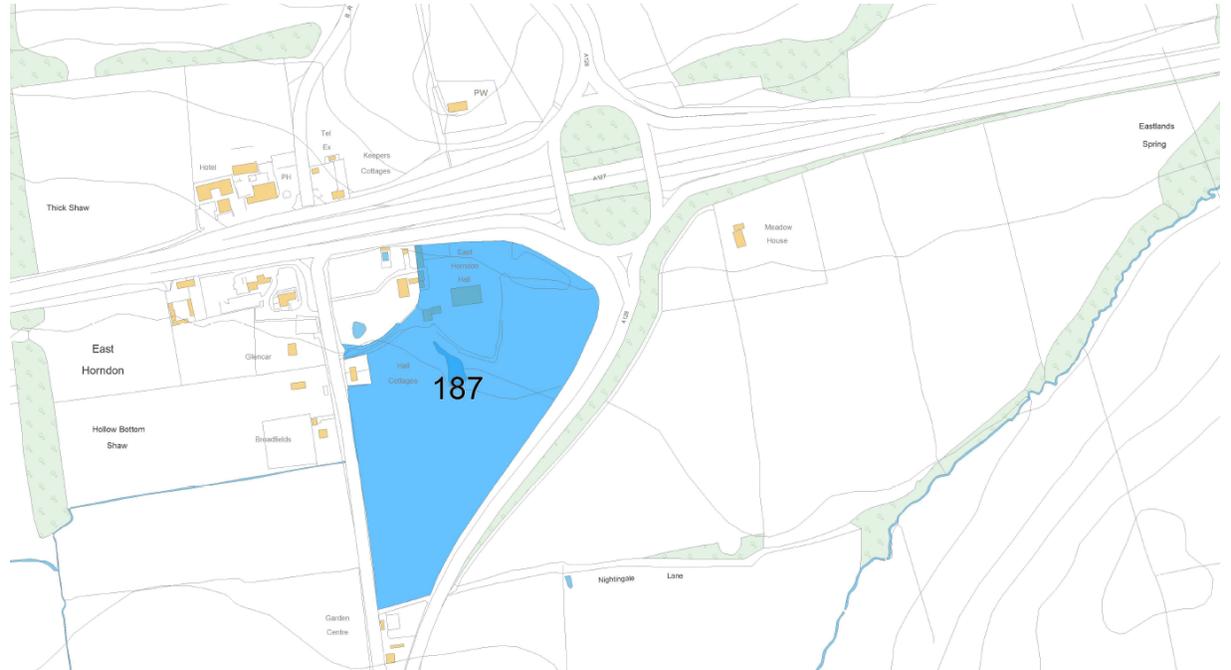
Site Name:	Land at Codham Hall Farm
Site Reference:	101C and 101D
Proposed Use(s):	Employment
Gross Area (ha):	101C: 9.62ha (Employment area) 101D: 8.01ha (Landscaping area)
Net Additional Area (ha):	0.61 (currently undeveloped land)
Location and Background Information:	Located on land to the north of the A127 and east of the M25.
Site Access:	Existing site access directly onto Junction 29 of M25/A127
Site Opportunities:	Opportunity to regularise an existing employment site that is not currently identified within the existing Local Plan.
Site Constraints:	Site ref: 101D to only be used as a landscaping area. Potential access impact that requires further consideration.
Delivery Forecast:	Years 1-5

Site Plan:



Site Name:	Childerditch Industrial Estate Extensions
Site Reference:	112D and 112E (112A existing Brentwood Replacement Local Plan 2005 allocation)
Proposed Use(s):	Employment
Gross Area (ha):	112D: 2.34ha 112E: 7.05ha
Net Developable Area (ha):	112D: 2.34ha 112E: 3.53ha
Location and Background Information:	Located approximately 400m to the north of the A127 on land off Childerditch Hall Drive. A number of residential dwellings lie to the west of the site.
Site Access:	A127 (eastbound carriageway) via Childerditch Hall Lane.
Site Opportunities:	Opportunity to expand an existing employment site and provide improvements.
Site Constraints:	Direct access onto A127. Nearby residential properties.
Delivery Forecast:	Years 1-10

Site Plan:



Site Name:	Land south of East Horndon Hall
Site Reference:	187
Proposed Use(s):	Employment
Gross Area (ha):	8.7
Net Developable Area (ha):	5.5
Location and Background Information:	Located on land to the east of West Horndon, south of the A127 and west of Tilbury Road (A128). Within the north of the site comprises some existing employment operations.
Site Access:	Tilbury Road (west)
Site Opportunities:	Self contained employment site capable of being linked to Dunton Hills Garden Village proposals. This allows for increased development of new homes at Dunton Hills.
Site Constraints:	Listed Building to the north. Potential surface water flooding.
Delivery Forecast:	Years 1-5

