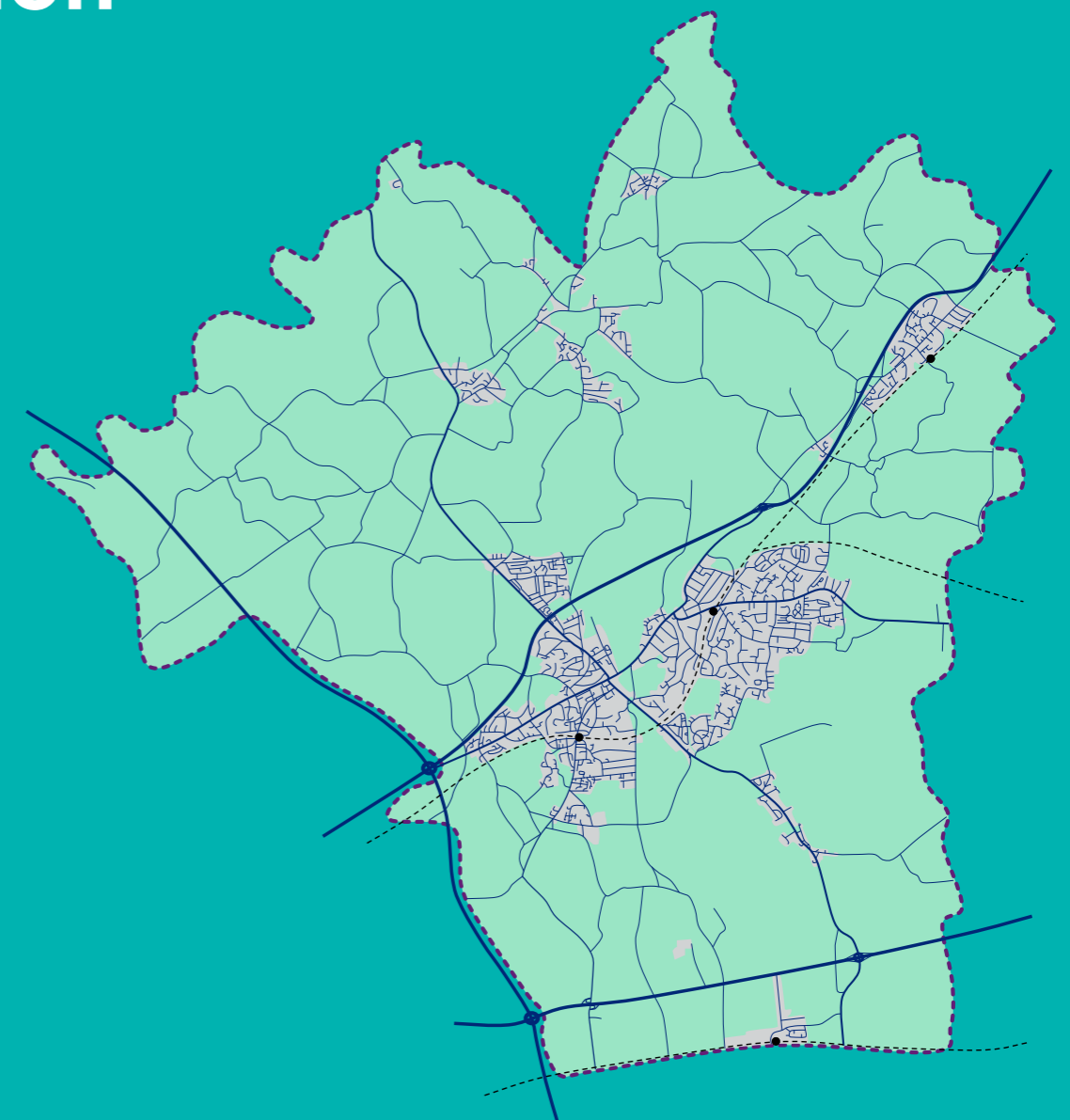


# Strategic Growth Options Consultation

Brentwood Borough Local Plan

January 2015



# Foreword

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Our Borough is a great destination to live, work and visit. With strong, healthy and well served communities along with a beautiful green environment to enjoy. We want to keep it that way and are working hard to produce a Local Plan which both protects the essential qualities of the Borough while at the same time delivering the housing, jobs, open space and other infrastructure that people will need in the future.

During July to September 2013, the Council carried out a consultation on the Local Plan 2015-2030 Preferred Options. The consultation ran for 10 weeks and generated an impressive 3,173 comments from 1,239 people.

We have listened carefully to your comments, and we want to ensure the aim to balance the need for growth with the desires of the communities of the Brentwood Borough remains at the heart of the Local Plan progress.

A lot has changed since 2013. It is clear that the requirement to provide for housing and job growth in the future has increased from previous years. For this reason we are reconsidering the key issues that come forward during the 2013 consultation.

We want to positively plan for our Borough's future, providing for needed development but also retaining the quality of our natural and built environment. It will not be easy to reconcile conflicting views on where housing and other growth should take place and so we need your help to work through the issues together.

Please take your time to read and comment on the issues this Growth Options consultation explores as your views really do matter.

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## Brentwood Borough Local Plan 2015-2030 Strategic Growth Options Consultation (Regulation 18)

The Council is inviting comments on this Local Plan Strategic Growth Options Consultation as part of a formal public consultation that runs from 6 January 2015 until 17 February 2015.

**?** The Council is seeking views on key issues. Focused questions appear in bold boxes throughout the document, to guide responses.

### How do I comment?



You can respond directly online at our website

[www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

Responding online is the quickest and easiest way to comment. Hard copies of the document will also be available to view during normal opening hours at the Town Hall and at local libraries.

Alternatively, you can also respond by completing a comment form, available from the Town Hall or can be downloaded from our website, and returning this to us using the details below.

Email us at: [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk)

Write to us at: Planning Policy Team, Brentwood Borough Council, Town Hall,  
Brentwood, Essex CM15 8AY

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# 1 Introduction

There have been several changes since the last Local Plan consultation in 2013, which need to be reconsidered before the Council can progress to the next stages of Local Plan preparation. This consultation document provides the opportunity to reconsider certain issues and sets out all development options for public comment.



## Introduction

- 1.1 Brentwood Borough Council is required to plan for the needs of the Borough. The Council is committed to doing so while maintaining the quality of life and environment enjoyed by those who live and work in the Borough. This consultation document sets out the options being considered to meet future development needs in order that we might positively plan for the next 15-20 years.
- 1.2 Much has changed since 2013, when the Council last consulted the emerging Local Plan (see page 6). Several issues need to be reconsidered before the Council can progress to the next stages of Local Plan preparation. This consultation document provides that opportunity, by setting out:
  - Sites that have been suggested to the Council to meet local development needs, such as housing, employment and retail; and
  - Information on the key issues to consider as part of assessing sites, such as appropriate areas for growth in light of transport infrastructure, local services, and the environment.
- 1.3 Options for development, whether broad locations or individual sites, need to be considered in light of Borough-wide issues. 89% of Brentwood Borough is Green Belt, the 6th highest in England by percentage of total area. This helps protect much of the Borough's high quality environment but also constrains development opportunities, making it difficult to meet local needs.
- 1.4 The Council is required to meet local housing and employment needs, among others needs. For housing, evidence suggests that need is around 360 new homes per year, or 5,500 new homes over a 15 year period. The capacity of brownfield sites in urban areas over 15 years is 2,500, some 3,000 short of total need.
- 1.5 Responses to this consultation will help inform decisions the Council will need to make about where the most appropriate locations are to meet the needs of the Borough. The results of previous consultations will also inform preparation of the new Local Plan, such as representations received to the 2013 Preferred Options document, which are currently being considered.
- 1.6 It is important to consider all options through public consultation before proposing a strategy going forward. Options will also need to be considered in light of the Evidence Base. Technical evidence documents used to help draft this consultation document and inform the Plan are available to view on the Council's website at [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

## National Context

- 1.7 Until recently, regional plans set local housing and employment targets, among other things. The Localism Act 2011 introduced provisions to abolish regional plans and enable Councils to set their own targets. Previously, the East of England Plan set a requirement for Brentwood Borough of 3,500 net additional new homes between 2001 and 2021 (175 homes per year). When identifying housing targets Councils are required by the National Planning Policy Framework (NPPF) to identify their objectively assessed needs, in other words, the amount of housing needed without considering local constraints and policies (such as Green Belt).
- 1.8 The East of England Plan was revoked in January 2013. This means that since that time the Council has been required to ensure that the supply of new homes and jobs matches the Borough's needs. In order to do this in a planned way and in the most appropriate locations, the Council is preparing a new Local Development Plan, or Local Plan for short. The Plan has to be subject to rounds of consultation and pass independent examination before it can be adopted for use.
- 1.9 The Local Plan needs to be consistent with national policy and guidance, such as the NPPF and Planning Practice Guidance. The NPPF is the national framework, set out by central government, which sets out the principles that development must follow across England.

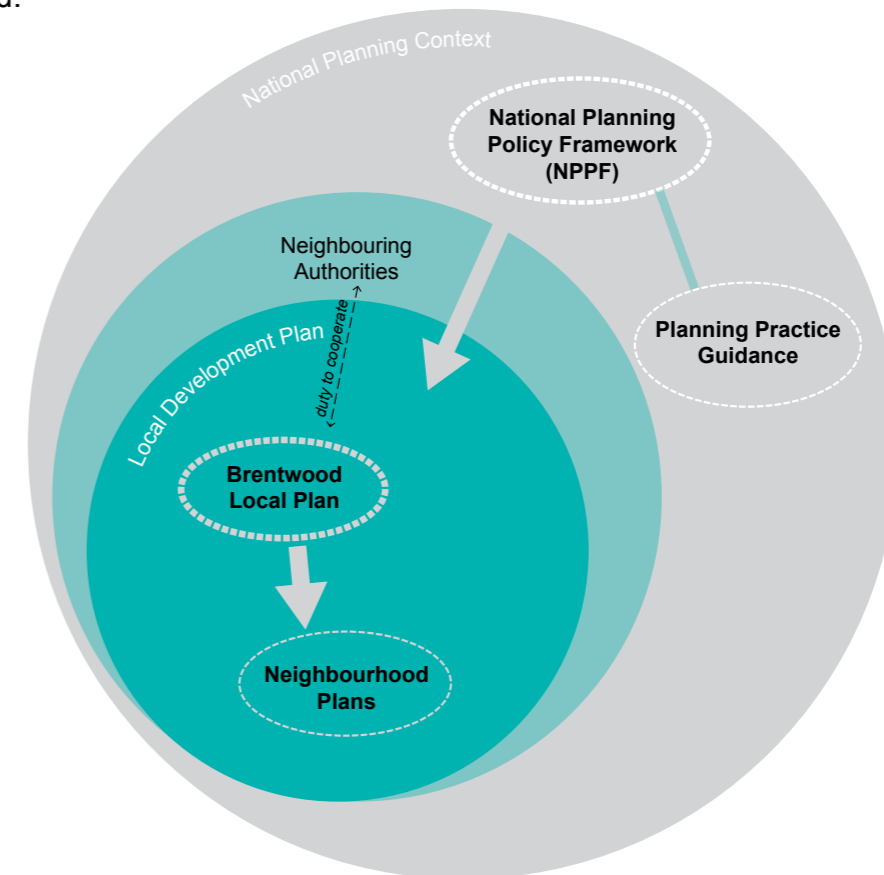


Figure 1: Policy Context of the Plan

## What's Changed Since 2013?

1.10 Following the conclusion of the consultation in late 2013 it became apparent that several issues needed to be reconsidered, specifically:

- **Objectively assessed housing need:**
  - Objections were received from three neighbouring authorities (Basildon Borough Council, Chelmsford City Council, and Thurrock Borough Council) through the duty to cooperate. The Preferred Options document did not propose to meet all of the Borough's housing need, and the adjoining authorities' responses stated they would not accept any shortfall from Brentwood Borough within their own boundaries.
  - Consequences of failure to meet full need became more clearly evident in decisions by Planning Inspectors to other Local Plan examinations; Plans that did not meet full need were found 'unsound' on the basis that they did not conform with the NPPF.
  - The need to positively prepare the Plan supported by published technical evidence.
- **New employment land and job provision:** The need to review economic evidence in light of the related housing supply position.
- **Crossrail:** The need for additional evidence on the economic impacts arising from the arrival of Crossrail and other related impacts, was raised as an issue that required further consideration.
- **Sustainability:** Renewable energy evidence undertaken suggested proposed sustainability policies needed to be reviewed.
- **Planning for Gypsies & Travellers:** A new Gypsy & Traveller assessment for all Essex authorities has been produced. The Council will need to consider the conclusions of this in preparation of the next version of the Draft Local Plan.
- **Basildon Borough Council proposals:** The Council became aware of proposals by Basildon Borough Council through duty to cooperate discussion that the Basildon Draft Local Plan (December 2013) proposed a strategic development allocation at Dunton up to the Brentwood Borough boundary.

1.11 The Local Plan needs to be consistent with national policy and guidance. The risk to the Council of continuing without reconsidering the above is that the Plan would be likely to be found 'unsound' at examination. As a result it is considered inappropriate to proceed to the Pre-Submission stage with the Preferred Options strategy, without further consultation.

1.12 The NPPF requires local planning authorities to meet the full objectively assessed needs for housing. This is in order to significantly boost the supply of housing nationally. Authorities must calculate their need based on up to date evidence, including demographic changes, and changes due to migration.

1.13 It is essential that the Local Plan is informed by robust and up to date evidence. In addition to the existing evidence base, since 2013 several technical studies have been produced or are forthcoming:

#### Economic Evidence

- Brentwood Economic Futures 2015-2030 (forthcoming)
- Revised Retail & Commercial Leisure Study (forthcoming)

#### Environmental Evidence

- Green Infrastructure Study (forthcoming)
- Landscape Capacity Assessment (forthcoming)

#### Housing & Demographic Evidence

- Strategic Housing Market Assessment (SHMA) (July 2014)
- Greater Essex Demographic Forecasts Phase 6 (September 2014)
- Housing Viability Study (forthcoming)
- Objectively Assessed Housing Needs (forthcoming)

#### Transport Evidence

- Crossrail Economic Impacts (forthcoming)
- Highways Modelling (forthcoming)

#### Leisure & Facilities Evidence

- Open Space Study (forthcoming)
- Sports Strategy (forthcoming)

#### Renewable Energy Evidence

- Renewable Energy Study (forthcoming)

**i** For a complete list of evidence, including past documents, please see the Council's website at [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

## What Are We Consulting On?

1.14 The Council is undertaking two consultations in parallel during January as follows:

### Consultations starting in January 2015

#### Brentwood Borough Strategic Growth Options Consultation

6 January - 17 February 2015

Prepared by Brentwood Borough Council

Consultation on areas for potential growth and specific sites across Brentwood Borough, informs the emerging Brentwood Local Plan.

#### Dunton Garden Suburb Consultation

6 January - 17 February 2015

Prepared jointly between Brentwood and Basildon Borough Councils

Exploring the potential opportunities for cross boundary development focused on land west of Laindon/Dunton (Basildon Borough) and east of West Horndon/A128 (Brentwood Borough), This document does not form part of the emerging Brentwood Local Plan, but instead provides an opportunity for both Councils to consult on an initial concept, to then determine whether it should be taken any further.

For more information on both documents and to respond please visit

[www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan).

## Life of the Plan

1.15 The Local Plan will be prepared to cover a specified period of time, or the 'Plan Period'. The Plan period proposed in the 2013 Draft Plan Preferred Options consultation was from 2015-2030, in line with the NPPF recommendation that Plans should ideally have a life of 15 years. This means that many assumptions in this document are based on a 15 year period. As part of the plan-making process the Council will need to consider whether a 15 year Plan period is appropriate. In order to take account of previous years' shortfalls, particularly since 2013 and the abolition of the East of England Plan, it may be more helpful to begin the Plan period from 2013. Clearly the longer the Plan period, the more need that will be required.

## Duty to Cooperate

1.16 Local Planning Authorities are required to cooperate on strategic planning matters. The Council has been working with and will continue to work with its neighbours on cross boundary issues.

1.17 In addition to adjoining authorities, the Council is also required to cooperate with other authorities such as Essex County Council and those in the wider region where appropriate. The Council will also cooperate with utility providers and other statutory bodies such as the Highways Agency and Environment Agency.



Figure 2: Brentwood and adjoining Local Authorities

## The Consultation Process so far

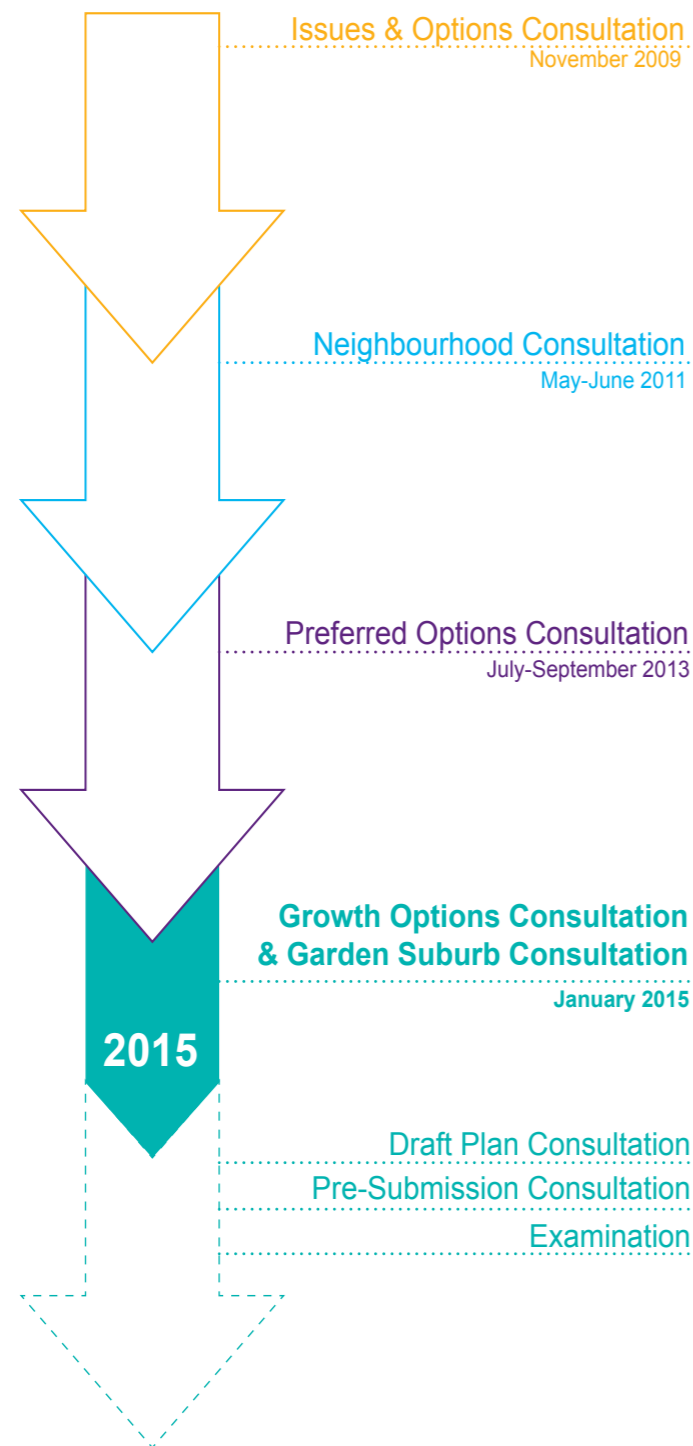


Figure 3: Local Development Plan Consultation Timeline

### Pathway to a Sustainable Brentwood (2009)

1.19 A joint consultation between the Council and the Local Strategic Partnership, this document set out the issues and options for both the emerging Core Strategy and Sustainable Community Strategy. This included four spatial options for growth in the Borough, but were based on housing and employment targets set by the now revoked East of England Plan.



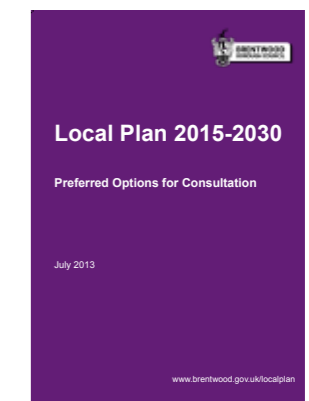
### Your Neighbourhood Consultation (2011)

1.20 During Summer 2011 the Council undertook a neighbourhood consultation to give local residents and stakeholders an opportunity to put forward their views about issues that matter in their area, comment on possible housing numbers for the Borough and suggest priorities for the Local Plan.



### Local Plan 2015-2030: Preferred Options (2013)

1.21 The 2013 Draft Local Plan Preferred Options consultation took place between July and October 2013. The document set out the long term vision for how the Council proposed the Borough should develop by 2030 and the draft strategy and policies for achieving that vision.



1.22 Representations received in response to the Preferred Options consultation are available to view on the Council's website. A Consultation Statement is soon to be published, setting out main issues raised, a summary of each of the representations and the Council's assessment of each.

1.23 In addition, consultation has also taken place on Sustainability Appraisals for the plan and specific consultation on planning for Gypsies & Travellers.

**i** For more information, including archive documents and consultation analysis see the Council's website at [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)



## Strategic Objectives

1.24 The 2013 Draft Local Plan Preferred Options set out 11 strategic objectives to help achieve the Council’s vision, strategy and policies. These strategic objectives are separated into five overarching themes that relate to policies within the Draft Plan. For the purposes of this Growth Options consultation and future Draft Plan, these themes will be used to provide a structure to the document and a common narrative between consultation versions. The themes and related issues are set out below:

**Managing Growth**

- Direct development growth to the existing urban areas of Brentwood, Shenfield and West Horndon in locations well served by existing and proposed local services and facilities.
- Manage development growth to that capable of being accommodated by existing or proposed infrastructure, services and facilities.

**Sustainable Communities**

- Safeguard the Green Belt and protect and enhance valuable landscapes and the natural and historic environment.
- Plan for housing that meets the needs of the Borough’s population and contributes to creating inclusive, balanced, sustainable communities.

**Economic Prosperity**

- 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.
- Expand and enhance Brentwood Town Centre’s retail offer in particular opportunities for high quality niche shopping.
- Promote and encourage the continued regeneration of Brentwood Town and Local Centres to provide high quality public realm and mixed use developments.
- Optimise the social and economic benefits that arise from Crossrail for the benefit of residents and visitors to the Borough.

**Environmental Protection & Enhancement**

- 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 well being.

**Quality of Life & Community Infrastructure**

- Improve public transport, cycling and walking facilities and encourage sustainable transport choices.
- Secure the delivery of essential infrastructure, including transportation schemes and community facilities in order to support new development growth throughout its delivery.

The Strategic Objectives formed part of the the 2013 Preferred Options Consultation. The objectives are provided to help set the structure of the document.

- They are not being consulted on as part of this consultation.
- Comments received during the 2013 Preferred Options Consultation are being considered and will inform any future amendments as part of future Plan preparation. The Strategic Objectives as above may change in response to previously received comments.

## 2 Managing Growth

The new Local Plan will need to set out a spatial strategy for where development of all kinds will be located. This needs to be considered in light of evidence, such as transport connections and the capacity of key services. For the purposes of this consultation the Borough has been split into three areas: a) North of the Borough; b) A12 corridor; and c) A127 Corridor.



### Consultation Questions:

? Q1: Do you agree with the broad areas, for the purpose of considering approaches to growth?

? Q2: Do you agree with the issues raised within each of these areas?

## Transport Context

- 2.1 The spatial options within this consultation document need to be considered within the context of wider transport connections. Brentwood Borough is very well connected to London, the South East and the rest of the UK, one of the reasons the Borough is such a desirable place to visit, live and work.
- 2.2 Access to M25 at junctions 28 and 29 providing connections with the rest of the UK. Highways connecting the Borough to London, the rest of Essex and East Anglia.
- 2.3 Once Crossrail arrives at Brentwood and Shenfield stations it will provide a more frequent and improved service into London, with links to new stations under Central London, direct links to West London and beyond.
- 2.4 Access to London Fenchurch Street and London Liverpool Street stations, as well as links to Essex and East Anglia.
- 2.5 Access via rail and road to London Stansted and London Southend airports, plus direct rail links to London Heathrow Airport once Crossrail is operational.
- 2.6 Brentwood has a high level of out commuting, with 55% of the workforce travelling to Greater London for work and 46.5% of residents working within the Borough. Commuting flows into Brentwood from neighboring local authorities are also high amongst those to the east of the Borough.

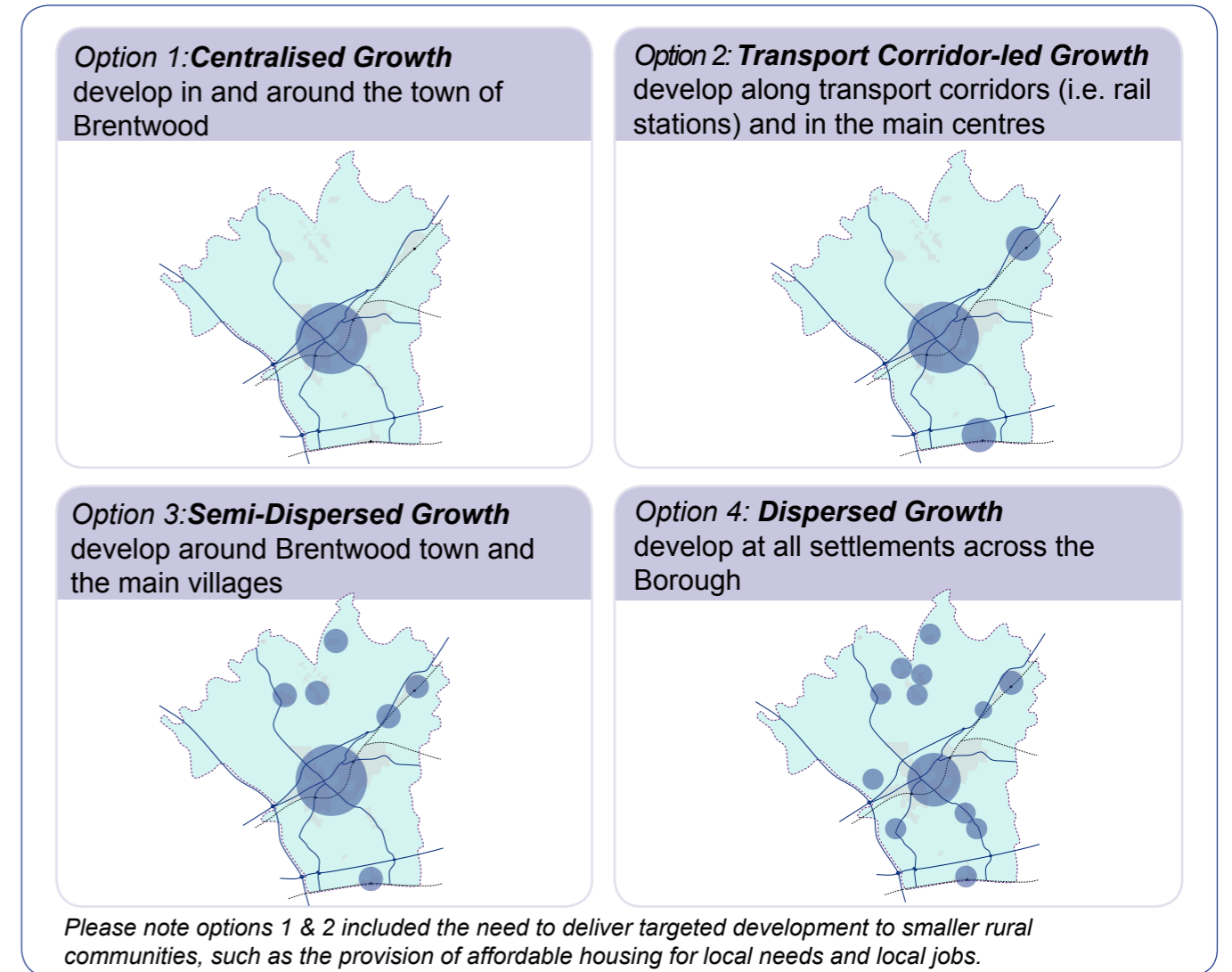


Figure 3: Historic Spatial Options (from Pathway to Sustainable Brentwood, 2009)

## Previous Spatial Options and Context

- 2.7 The Local Plan will need to set out a spatial strategy for where development of all kinds will be located. The vision, strategic objectives and planning policies within the Plan will all be underpinned by the spatial strategy.

### 2009 Issues & Options Consultation

- 2.8 As part of the Core Strategy Issues and Options consultation (2009) the Council sought public views on four spatial options to guide future development in the Borough at the levels required by the (then) regional plan, the East of England Plan. Options were as follows:

### 2013 Preferred Spatial Strategy

- 2.9 The 2013 Preferred Options consultation document proposed a spatial strategy that derived from the above options. This was to focus growth in Brentwood, Shenfield and West Horndon along with suitable developed sites in the Green Belt and brownfield development in other villages. This was a variation on spatial option 2 above (Transport corridor-led growth) as it proposed proportionately more growth at West Horndon because of the comparative capacity for growth in that location, and less growth in Ingatestone because of capacity and land constraints.
- 2.10 This proposed spatial strategy was fundamentally based on the lack of capacity in the Brentwood urban area and north of the Borough in terms of infrastructure such as roads (due to congestion), primary schools, GP facilities and a higher landscape value. Whereas the A127 corridor presents an opportunity to improve the capacity of the above and specifically create a sustainable centre for West Horndon village.

2.11 However, in light of the changes since 2013 (as outlined in paragraph 1.8), the level of growth required is now higher, specifically the need to meet full housing need. Therefore, it may not now be the most sustainable option to progress with this strategy. For this reason, this document sets out the growth options available so that consultation can inform the Council’s decision about where the required growth should be proposed.

### Growth Options

2.12 As work preparing the Local Plan progresses, the spatial strategy is evolving as informed by national policy requirements, technical evidence and consultation responses. For the purpose of considering approaches to future development the whole Borough can be divided into three broad areas. These have been drawn up to focus on existing transport corridors. Any housing provision over 2,500 homes within Brentwood Borough will need to consider the use of Green Belt. This is the amount that could be sustainably developed on available brownfield land.

2.13 Each of the areas should not be considered in isolation. The following pages set out the three areas that have different characters and issues to consider and therefore could accommodate different approaches to development.

? See Page 10

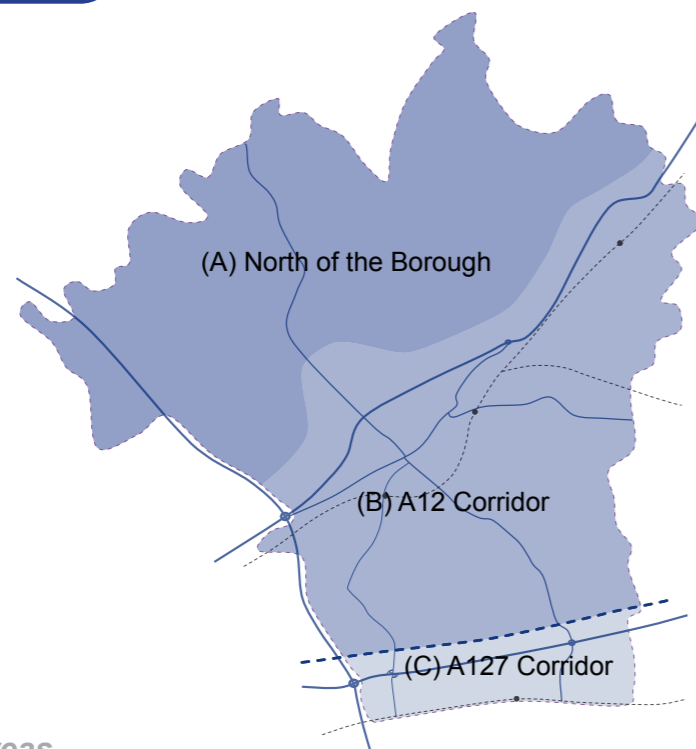


Figure 4: Borough Areas

### (A) North of the Borough

2.14 This area is made up of a collection of villages set amidst attractive natural landscape.

2.15 It is important to consider allowing villages to grow in order to provide for local need. In order to do so brownfield land in Green Belt could be redeveloped on limited sites, where appropriate and/or sites on the edge of villages could be released. These options will need to be considered in addition to maximising brownfield land within villages, although this type of land is not readily available. Transport connections and local facilities are not as good in this part of the Borough and so it would not be sustainable to locate significant growth in the area. Local roads provide access to connecting A-roads such as the A414, which provides access to the M11 and Chelmsford without driving on the highway network.

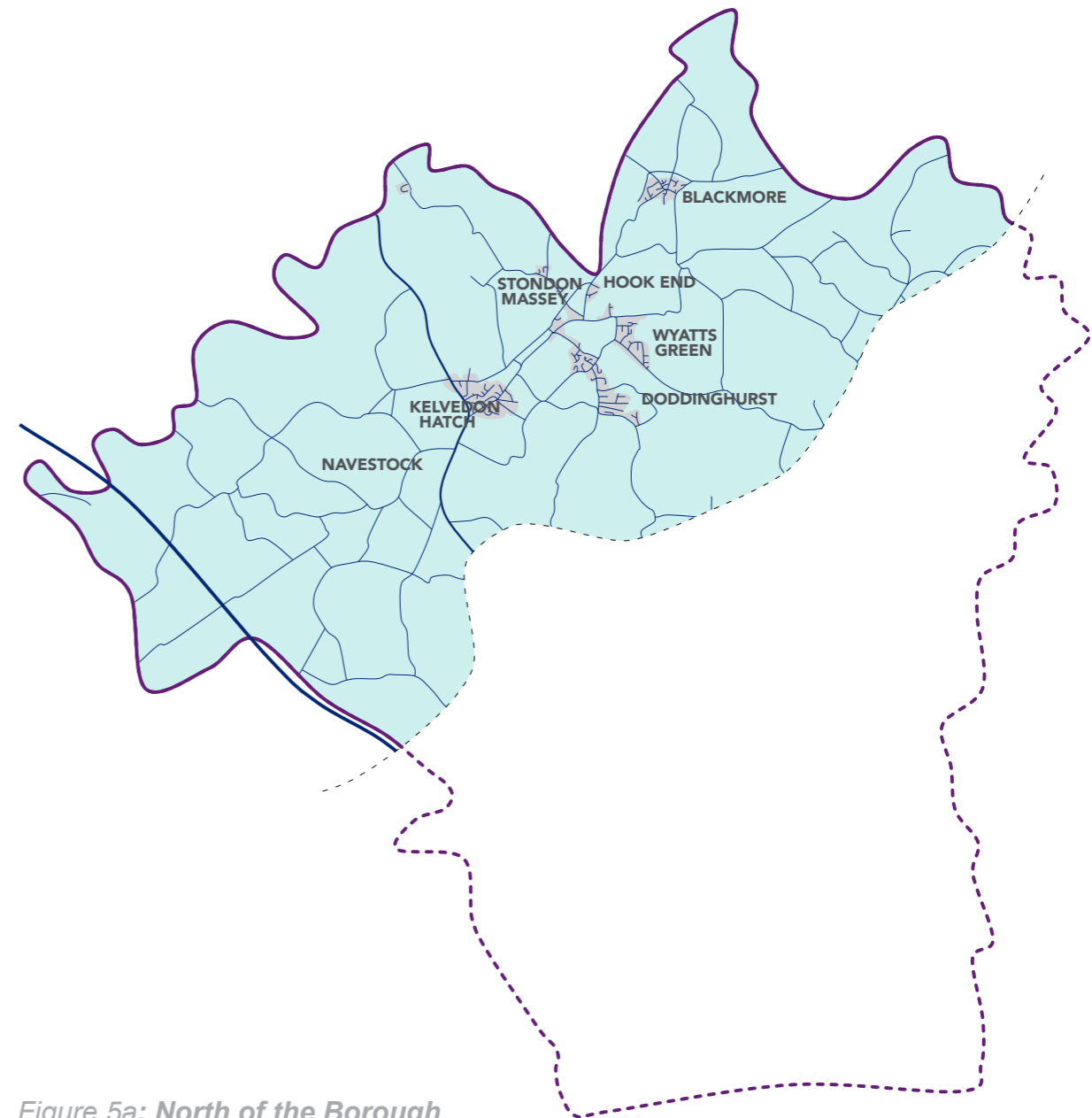


Figure 5a: North of the Borough

**(B) A12 Corridor**

- 2.16 The A12 corridor contains a wide range of land uses. It contains the Brentwood urban area, made up of Brentwood and Shenfield but also including Brook Street, Hutton, Pilgrims Hatch and Warley. The corridor also includes Ingatestone and Mountnessing.
- 2.17 Brownfield land in existing urban areas would need to be utilised efficiently as part of future growth options. However, in addition there are development opportunities surrounding the urban areas, within the Green Belt. Access to Brentwood from the A12 is only from Brook Street (M25 junction 28) and MOUNTNESSING (A12 junction 12), bypassing the town centre but limiting the outlet of local congestion.

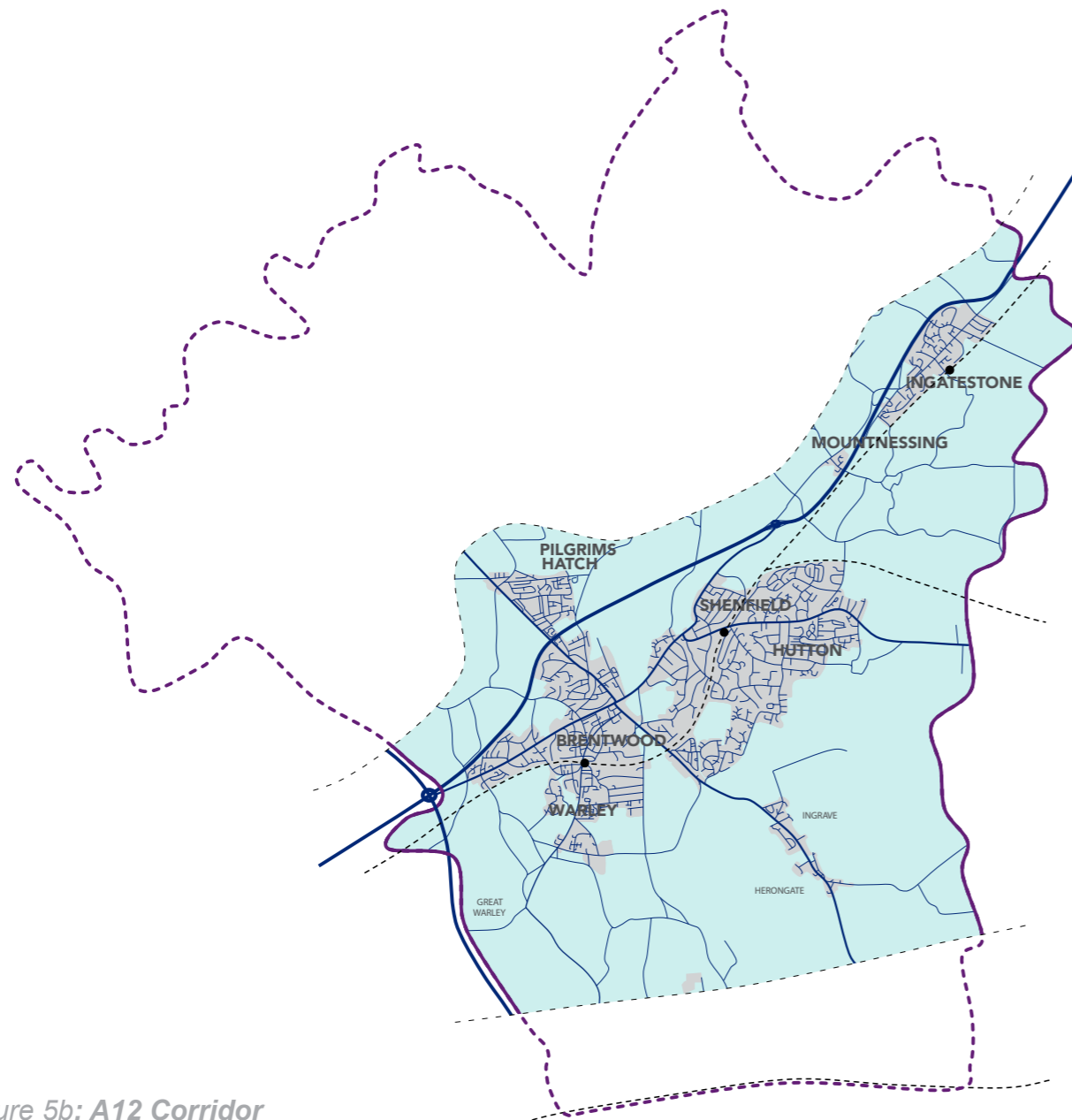


Figure 5b: A12 Corridor

**(C) A127 Corridor**

- 2.18 The A127 corridor contains the single settlement of West Horndon. This part of the Borough has a different landscape character (fenland landscape, see page 28).
- 2.19 Due to the different character and availability of suitable land the capacity for growth is potentially greater than elsewhere in the Borough. Although the A127 suffers from congestion problems it has more scope for improvements than the A12.

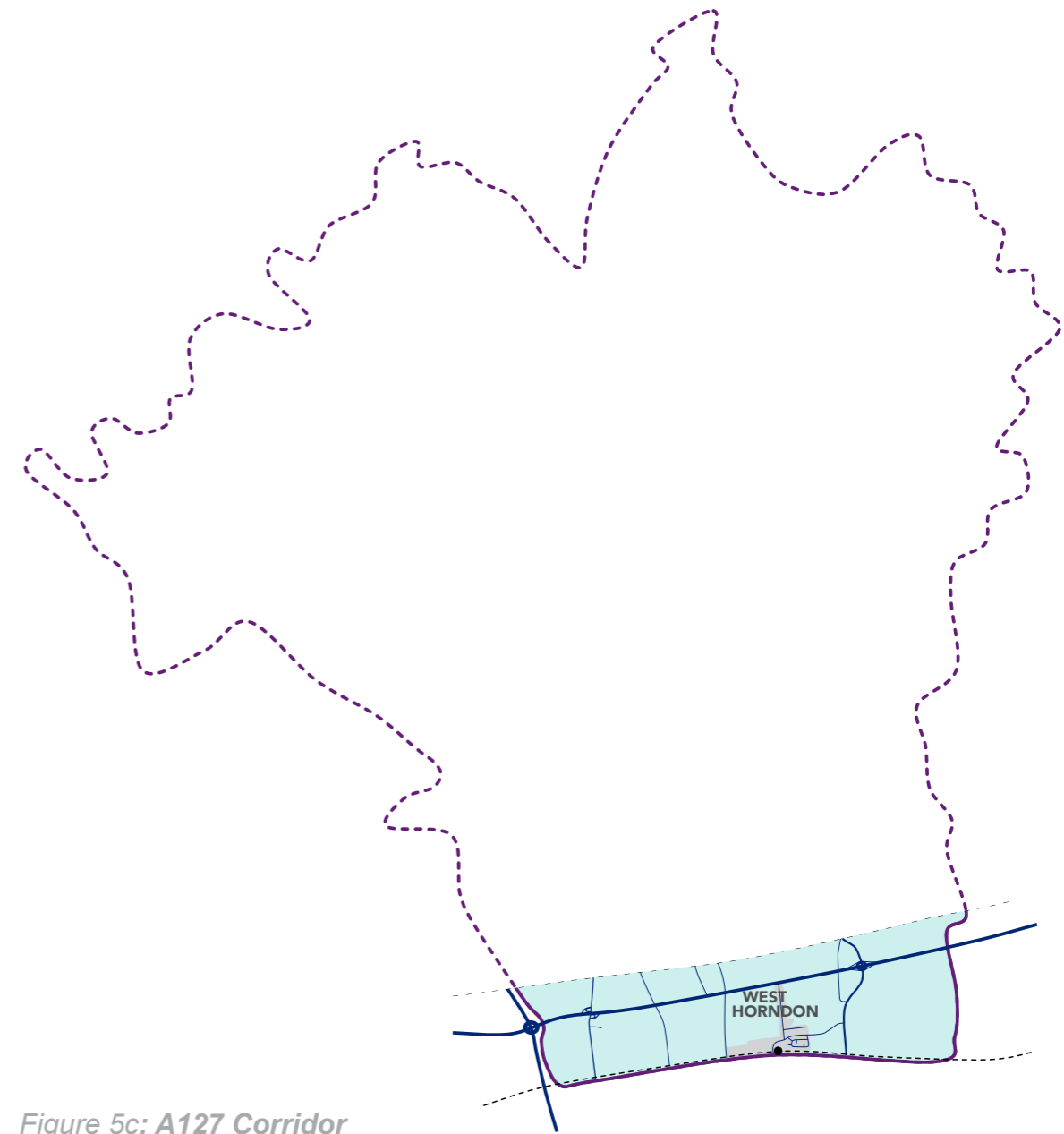


Figure 5c: A127 Corridor

# 3 Sustainable Communities

The Council is required to meet projected local housing needs. This need is significantly higher than previous requirements and the amount of new homes built in previous years. This section sets out the key issues and sites that have been suggested to the Council to meet housing need.



## Consultation Questions:

? Q3: Do you have any comments on the appropriateness of particular sites?

? Q4: Given the greater capacity for growth along the A127 corridor, which of the sites put forward do you think is the best location for growth?

? Q5: Should the A12 corridor accommodate growth by releasing sites on the edge of urban areas?

? Q6: In order to provide for local need is it preferable for greenfield sites on the edge of villages to be released, or to develop brownfield sites (both within Green Belt)?

## Housing Issues

- 3.1 The Council is required to meet projected local housing needs. The NPPF sets out that Local Planning Authorities should objectively assess their market and affordable housing need and provide for that in full.
- 3.2 The issue for the Borough becomes apparent when applying the full objectively assessed need against local constraints (such as capacity issues for roads, schools, GPs etc) and local planning policies (such as Green Belt). The capacity of all brownfield within urban areas in the Borough could provide for a maximum of 2,500 new homes (approximate). That means any housing provision above this would need to consider use of Green Belt land.
- 3.3 The Council has commissioned a study to identify objective housing need for the Borough, which concludes a requirement to provide for around 360 new homes per year. The previous target in the East of England Plan was 175 homes per year. Over 15 years that comes to around 5,500 homes, some 3,000 more than what can be provided from brownfield sites in urban areas. The shortfall from previous years will also need to be taken into account in the future Plan period, which will increase the overall housing need figure. If the Plan period is extended to 20 years then the need will also increase proportionately over that period.

- 3.4 It is also important to consider the need for more affordable housing, which is becoming more of a local issue as house prices increase. This need now applies to a significant proportion of those looking to buy homes and often relates to the need for 'first and last time housing', i.e. those looking to move out of parents' homes and buy their own first home or perhaps those looking to downsize in older age, both wishing to stay within their local communities.
- 3.5 Information on affordable housing need is set out in the Council's Strategic Housing Market Assessment (SHMA) available to view at [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan). In terms of the Council's own housing stock this currently is made up of 2,519 homes. The Council's housing register as of November 2014 is made up of 567 people (i.e. those currently on the Council's waiting list).

## Planning for Gypsies & Travellers

- 3.6 The Council is required by national policy to meet the needs of Gypsies & Travellers. Proposed draft policy in the 2013 Preferred Options suggested local needs be met by permanently allocating some existing temporary permissions for pitches and providing the remainder as part of mixed-use development at a new strategic allocation. This is in line with national policy in terms of providing pitches in a sustainable way, master-planned as part of wider development in suitable locations.

### Gypsies & Travellers site options

- 3.7 Existing sites are scattered across locations within both the North of the Borough and A12 Corridor. Not all have been proposed to be made permanent although that is an option.
- 3.8 In addition to existing pitches, it is proposed that provision of new pitches should be planned into strategic mixed-use allocations, such as options within the A127 corridor.

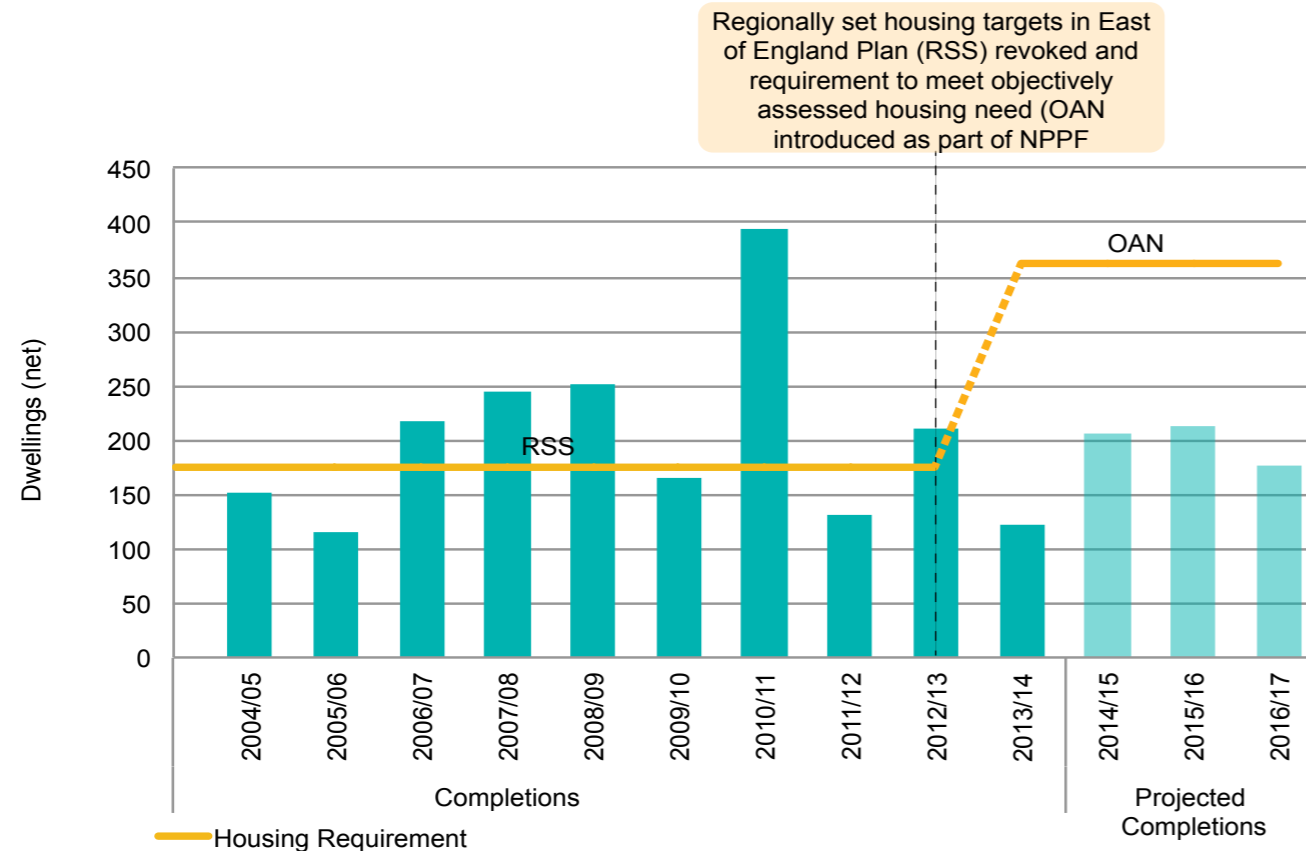
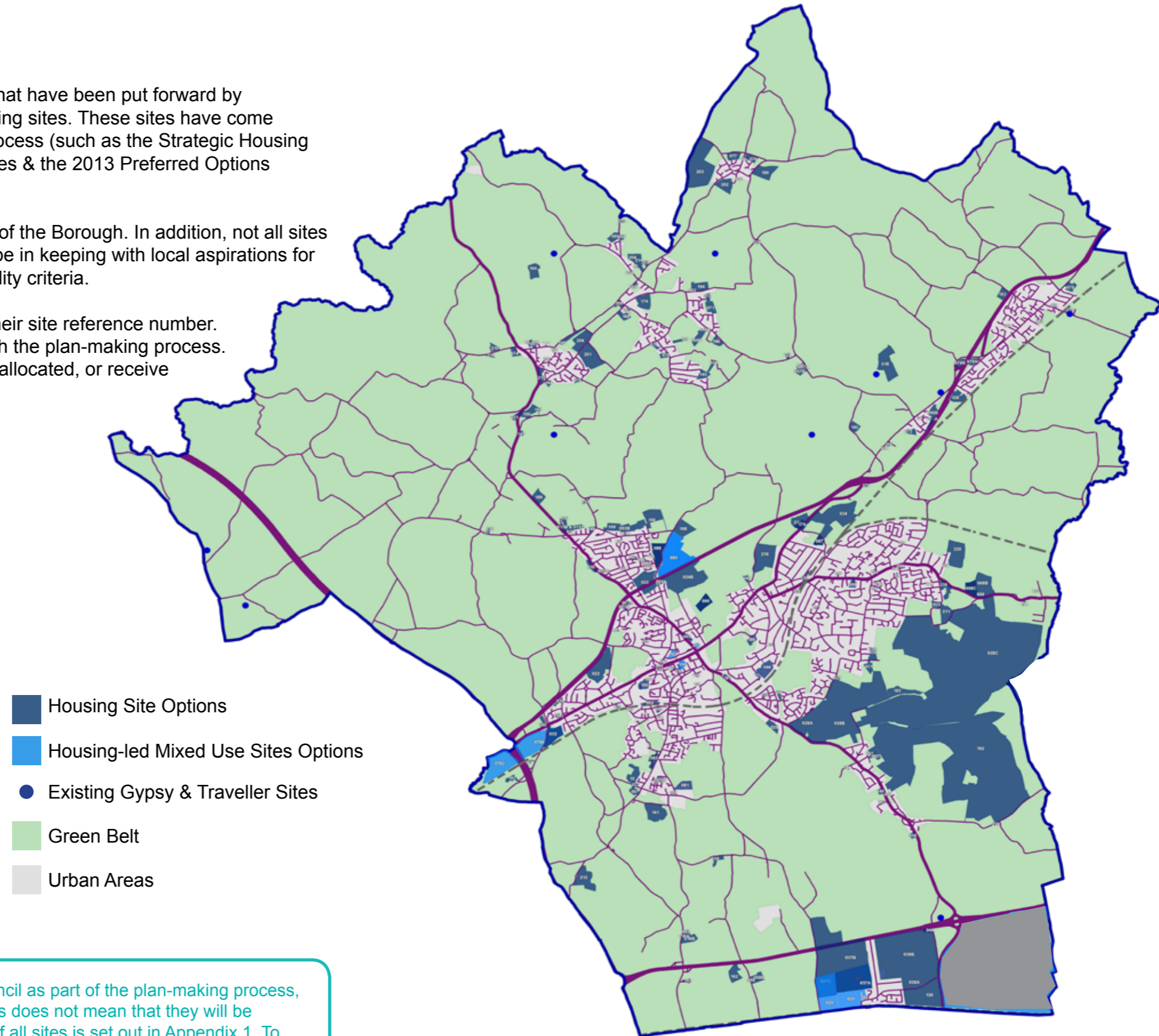


Figure 6: Brentwood's Housing Need & Completions

**i** For more information please see our housing and demographic Evidence Base available to view at [brentwood.gov.uk/localplan](http://brentwood.gov.uk/localplan)

## Housing Site Options

- 3.9 This map shows the complete selection of sites that have been put forward by landowners and others for consideration as housing sites. These sites have come forward at previous stages of the plan-making process (such as the Strategic Housing Land Availability Assessment (SHLAA) call for sites & the 2013 Preferred Options consultation).
- 3.10 Not all sites will be necessary to meet the needs of the Borough. In addition, not all sites will be suitable for development, as they will not be in keeping with local aspirations for the form of future development or with sustainability criteria.
- 3.11 Details of all sites are set out in Appendix 1, by their site reference number. Sites have been suggested to the Council through the plan-making process. Identification of sites does not mean sites will be allocated, or receive planning permission.



Please note, sites have been suggested to the Council as part of the plan-making process, including previous consultation. Identification of sites does not mean that they will be allocated or receive planning permission. A full list of all sites is set out in Appendix 1. To view sites in more detail please visit [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

Figure 6: Sites which have come forward for Housing



## A127 Corridor Housing Site Options

3.12 There is potential for larger growth opportunities in the A127 Corridor as part of strategic mixed-use allocations (residential-led) at West Horndon or cross boundary development at Dunton. The 2013 Preferred Options proposed strategic allocations of residential-led mixed use development at West Horndon Village. An alternative to this could be development at Dunton. (See Dunton Garden Suburb Consultation [www.brentwood.gov.uk/Dunton](http://www.brentwood.gov.uk/Dunton)). Development along this corridor could provide potential funding for improvement to capacity along the A127.

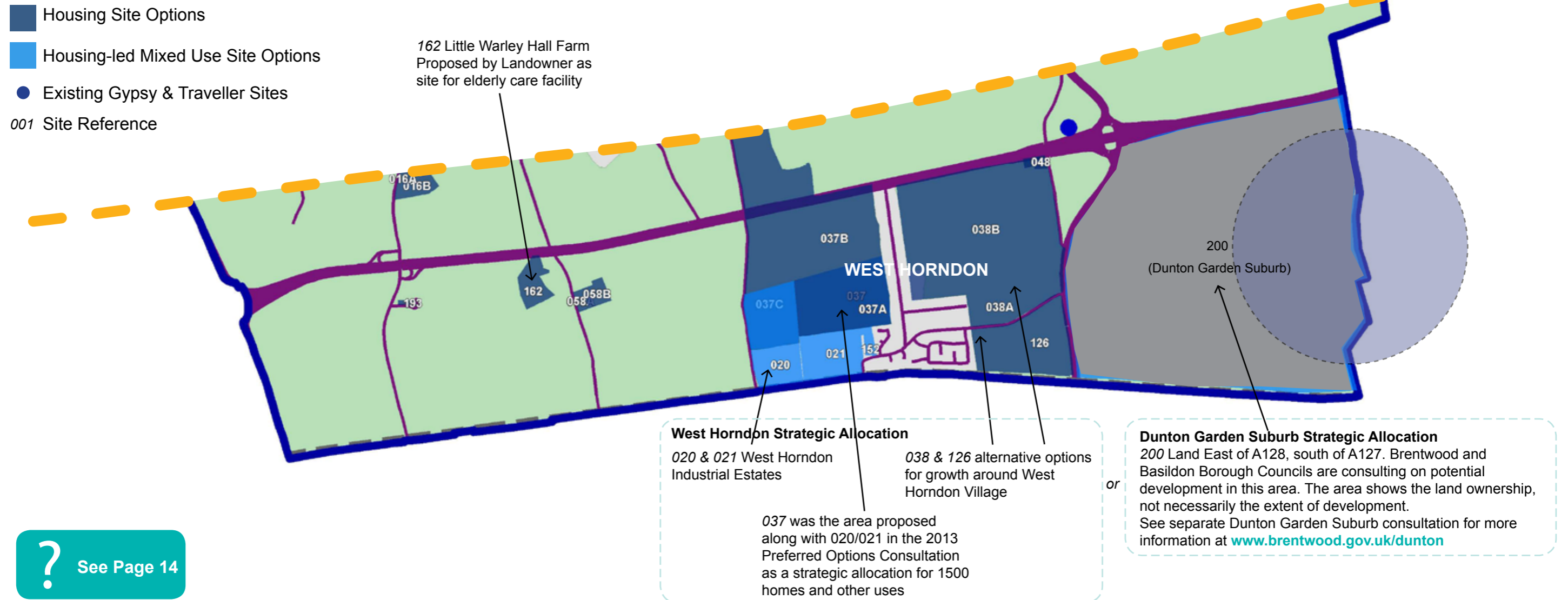


Figure 7: Sites which have come forward for Housing in the A127 corridor

## A12 Corridor Housing Site Options

3.13 Sites identified within the A12 Corridor can be separated as follows:

(a) Brownfield land within urban areas, which could be efficiently developed in order to minimise the pressure on Green Belt releases. However, it will be important to consider the impacts such development may have on infrastructure and services, which have already been identified as at or over capacity in many places.

(b) Release of Green Belt sites adjoining the urban areas, which could form sustainable urban extensions. However, development of this kind could have similar negative impacts on infrastructure and services.

? See Page 14

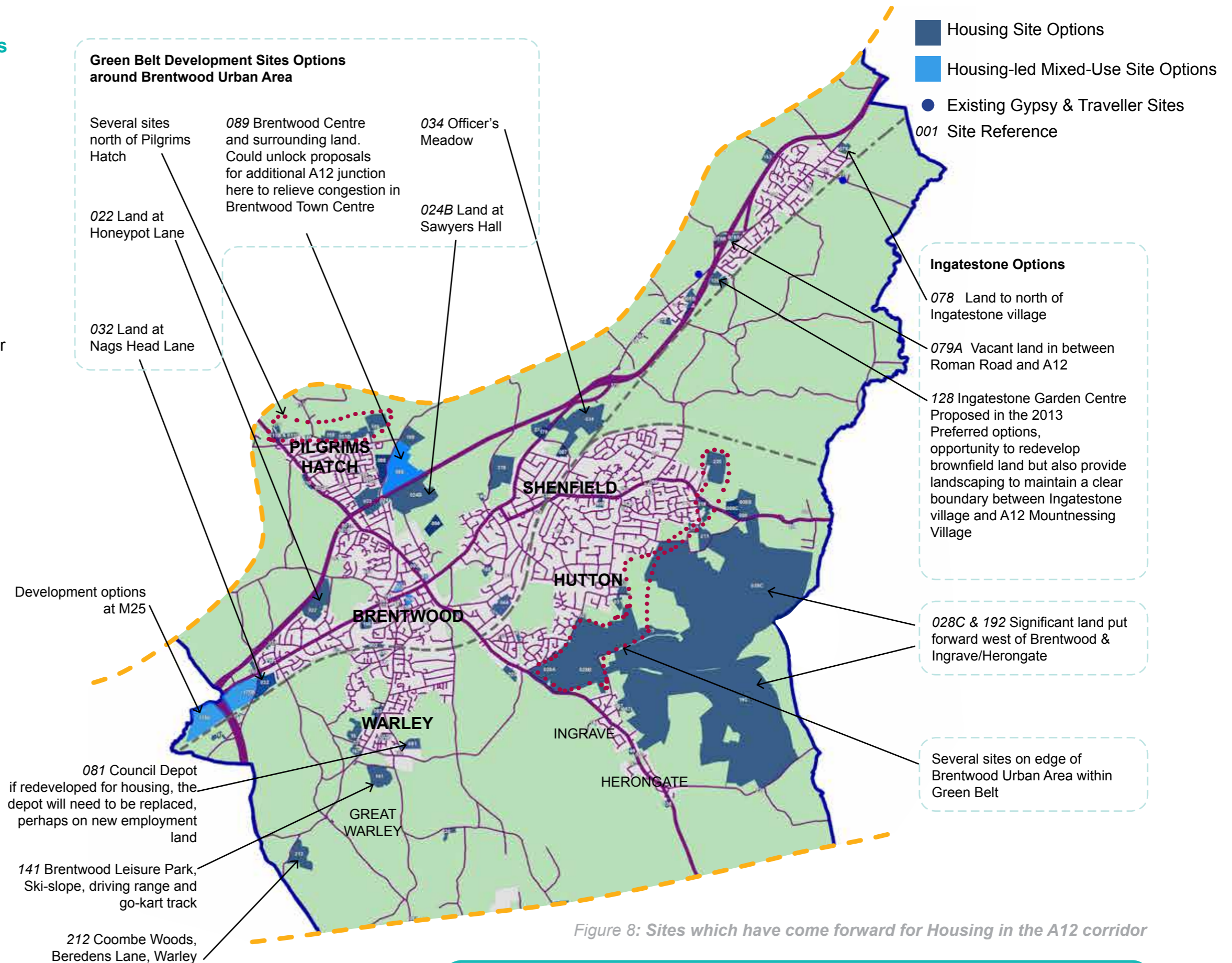
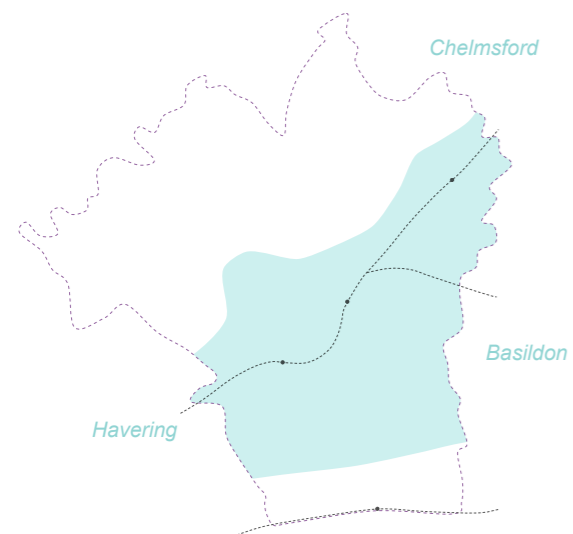


Figure 8: Sites which have come forward for Housing in the A12 corridor

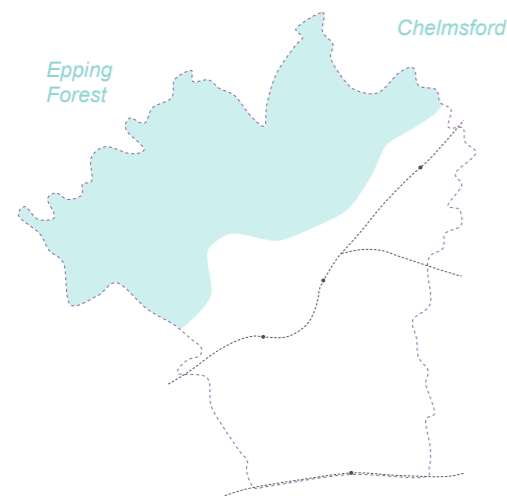
**i** All sites are options, although not all are annotated with information. This does not mean that they will be allocated or receive planning permission. A full list of all sites is set out in Appendix 1. For more detail visit [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

## North of the Borough Housing Sites

3.14 Sites tend to be scattered in the North of the Borough and can be largely separated between greenfield Green Belt sites on the edge of villages and brownfield land within Green Belt, which tends to be near to villages although unconnected. This brownfield land is often made up of industrial uses such as scrap-yards and storage. Depending on the level of local need required for individual villages it may be that one or both of these types of sites could be considered.

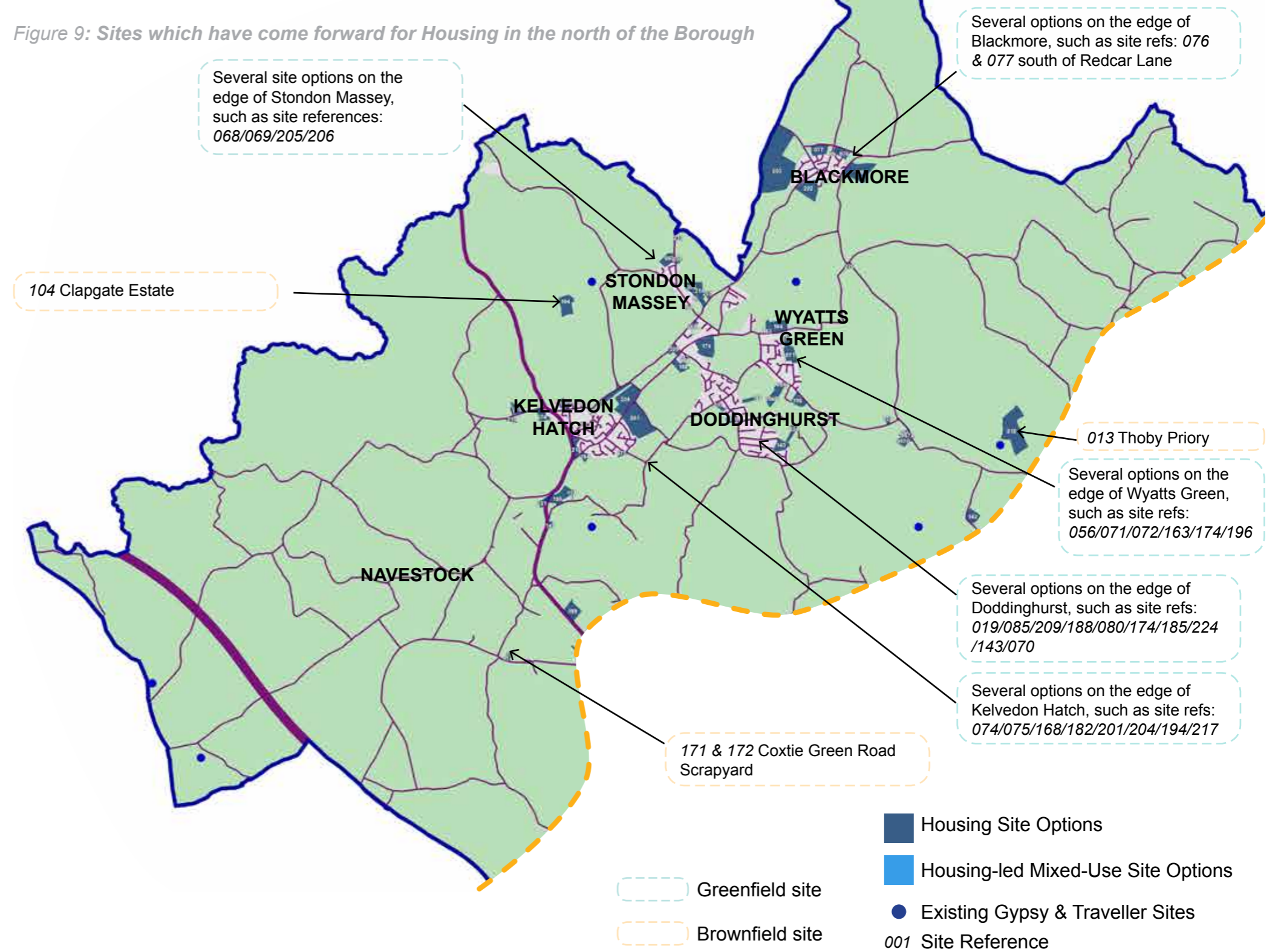
3.15 For brownfield sites in the Green Belt, a criteria based policy<sup>1</sup> could be prepared as part of the Local Plan to ensure that only appropriate sites are redeveloped in accordance with national policy. However, this would mean that alternative locations for lost waste facilities would need to be identified as part of new employment land provision.

**? See Page 14**



<sup>1</sup>This would differ from the standard approach of allocating particular sites. Instead, this approach would involve defining a set of acceptable criteria; if a development proposal could show it met these then it could be permitted.

Figure 9: Sites which have come forward for Housing in the north of the Borough



# 4 Economic Prosperity

The Council is required to plan for future jobs growth in the Borough. This includes the need for new employment land and retail floorspace. This section explores the options for where new jobs should be provided.



## Consultation Questions:



Q7: To enable future employment need to be met do you agree that the most sustainable approach is to allocate new sites close to the strategic highway network?



Q8: In order to ensure that the Town Centre remains economically sustainable, do you agree that a "Town Centre First" approach should be taken to retail development?

## Economic Issues

- 4.1 Brentwood Borough has an unmet need for new employment land. This unmet need is partly due to new homes, which create the need for new jobs. The Council is required to establish what this need is according to types of employment and to consider issues such as the level of commuting into London.
- 4.2 Evidence suggests the amount of new employment land required is up to 23 hectares (depending on the level of housing growth). If you take existing employment land that was proposed for residential-led redevelopment this means the requirement increases because of the need to replace this lost employment land. The proposed redevelopment employment sites are as follows, but the list is not exhaustive as all sites are being considered:

### Employment Site Options

Ref	Site	Size
003	Wates Way Industrial Estate, Brentwood	0.96 ha
020 & 021	West Horndon Industrial Estates	16.23 ha
081	Council Depot, The Drive, Warley	1.71 ha

- 4.3 The strength of the local economy is in part reflected by the consistently low levels of unemployment. The Borough has the lowest level of unemployment within Essex at 3.6% (June 2014.)

## Employment Site Options

- 4.4 The Local Plan will also need to consider the most appropriate locations for employment land. When employment land is surrounded by houses it often causes nuisance such as heavy goods vehicles travelling through residential areas and noise complaints. This in turn often results in conditions being set which reduces the viability of employment uses.
- 4.5 This is particularly relevant when it comes to the types of employment needed, such as more distribution warehousing with associated offices. For these types of uses alternative locations are needed close to the strategic highway network and key junctions. The 2013 Local Plan Preferred Options proposed land at M25 Junction 29 be used to provide a new business park. This would help meet the majority of unmet employment need. In addition, areas identified as potential strategic growth locations would be appropriate to provide for a mix of uses including employment.
- 4.6 Other potential employment sites tend to be much smaller and scattered, although still within both the A127 corridor and near to the A12. On the basis that locations close to the strategic highway network and junctions are most appropriate because they meet modern business needs; alternative locations outside of transport corridors have not come forward. Figure 10 shows that the majority of new employment land could be provided in the A127 corridor, which would create additional demands on infrastructure and services although this could be mitigated by funding for improvements.
- 4.7 Land at Mountnessing roundabout (site ref: 107) (A12 junction 12), formally known as Mountnessing scrap-yard, was proposed to be used for new employment land in the 2013 Preferred Options consultation document. An alternative use for the land could be residential.
- 4.8 An alternative to redeveloping existing employment sites is to retain them in current locations. However, this option would not deal with the overall unmet employment need and so new employment land would still be required elsewhere.
- 4.9 In addition it will be important to retain existing employment land in suitable locations. This includes both industrial estates and office locations such as Warley Business Park and offices in Brentwood Town Centre and elsewhere.

**i** For more information see Brentwood Economic Futures 2015-2030 (2014) and other economic technical studies, part of our Evidence Base available to view at [brentwood.gov.uk/localplan](http://brentwood.gov.uk/localplan)

**Employment Site Options**

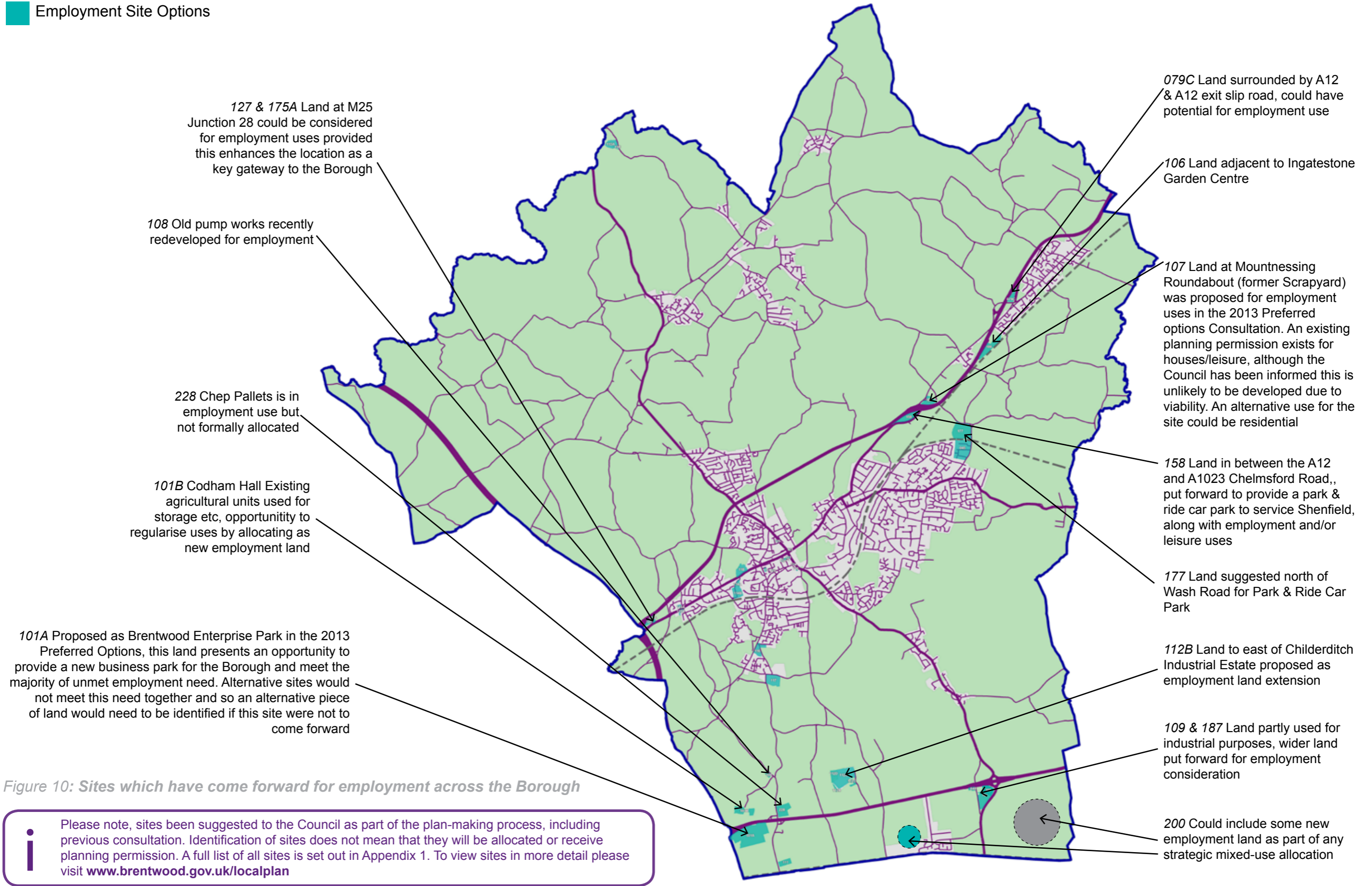


Figure 10: Sites which have come forward for employment across the Borough

Please note, sites been suggested to the Council as part of the plan-making process, including previous consultation. Identification of sites does not mean that they will be allocated or receive planning permission. A full list of all sites is set out in Appendix 1. To view sites in more detail please visit [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

## Retail and Commercial Leisure Issues

- 4.10 Growth in retail and commercial leisure will make a significant contribution towards job growth in the Borough. The Council will need to consider changing retail trends when planning for future retail development.
- 4.11 In the past the Council has applied a “Town Centre first” rule for new retail development, which remains current policy. This promotes more sustainable shopping and travel patterns. Although the economic downturn had a significant impact on the retail sector, Brentwood Borough has withstood the effects reasonably well in terms of shop vacancies. The current vacancy rate is significantly below the national average in all of the Borough’s main centres and the number of vacant shops fell between 2011 and 2014. The current retail hierarchy is as follows:

Retail Hierarchy		
<b>Town Centre</b>	Brentwood Town Centre	
<b>District Shopping Centres</b>	Warley Hill, Brentwood	
	Shenfield, Hutton Road	
	Ingatestone High Street	
<b>Local Shops and Parades</b>	Blackmore village centre	Blackmore
	245-267 Ongar Road	Brentwood
	Brook Street Post Office	Brentwood
	Church Lane	Doddinghurst
	Doddinghurst Post Office, Doddinghurst Road	Doddinghurst
	Herongate Post Office, Brentwood Road	Herongate
	1-23 Eastham Crescent	Hutton
	200-216 Rayleigh Road	
	60-74 Woodland Avenue	
	Hanging Hill Lane	Kelvedon Hatch
	Blackmore Road	
	Kelvedon Common Post Office, Church Road	
	Danes Way/Hatch Road	Pilgrims Hatch
	2-8 Harewood Road	
	245-267 Ongar Road	
Former Stondon Post Office, Ongar Road	Stondon Massey	
The Keys, Eagle Way	Warley	
1-7 Chafford Gardens	West Horndon	
179-189 Thorndon Avenue		

## Retail Site Options

- 4.12 Evidence suggests that there is scope for retail growth in the Borough. In larger centres such as Brentwood and Shenfield vacant shops can only accommodate a small element of new retail floorspace needed. In smaller centres such as Ingatestone, Warley Hill and local shops/parades vacant shops can meet more of their future retail need.
- 4.13 Sites identified for future retail capacity are limited. Brentwood Town Centre has two sites that if redeveloped with retail provision could meet the majority of need over the Plan period (100 - Baytree Centre and 102 - William Hunter Way car park). The Council awaits the outcome of consultation on the William Hunter Way site to inform future proposals. See Figure 12 for potential site options within Brentwood Town Centre.
- 4.14 Sites that provide retail development opportunities in and around Shenfield are very limited and none have been identified other than redevelopment of existing floorspace.
- 4.15 As part of any strategic allocation it would be expected that development would be for a mix of uses including appropriate new retail to provide local shops that serve the community.
- 4.16 The NPPF requires that the Council apply a ‘sequential test’ to main town centre uses such as retail, as set out in Figure 11. This provides a method of testing alternative locations if town centre sites are not available. Very few sites have been identified in edge of centre locations that might accommodate retail. Therefore, without retail development in Brentwood Town Centre the Council would need to consider out of town locations, for example Green Belt sites on the strategic highway network within reach of Brentwood and Shenfield centres such as M25 junction 28 or A12 junction 12 (Mountnessing).

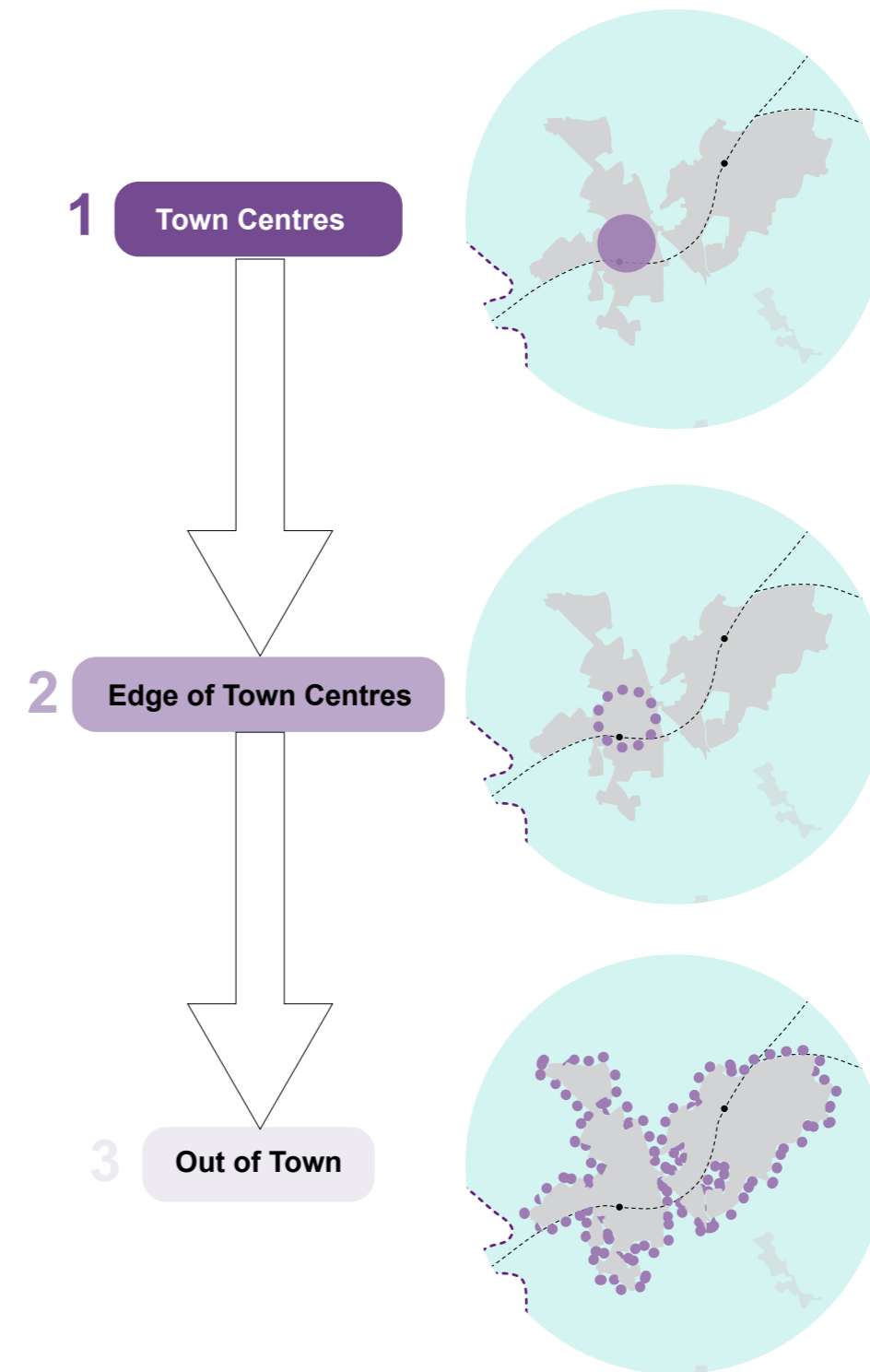


Figure 11: NPPF Town Centre First rule

**i** For more information see the Retail and Commercial Leisure Study (2014), part of our Evidence Base available to view at [brentwood.gov.uk/localplan](http://brentwood.gov.uk/localplan)



Town Centre Retail Site Options



**003 Wates Way Industrial Estate**  
Proposed for residential redevelopment in the 2013 Preferred Options, this site could also provide some retail at ground floor as part of a mixed-use development

**102 William Hunter Way Car Park** An opportunity to provide for the towns additional retail need as part of a mix of uses and import links to the High Street. The recent William Hunter Way Consultation will inform future proposals for the site

**100 Baytree Centre**  
An opportunity to redevelop the site to provide mixed-use development including larger retail units to meet the needs of modern retailers and attract renowned brands. Redevelopment could also help towards improvement of public space and links with the High Street

**046 Corner of High Street/Western Road (former Napier Arms)** vacant site with opportunity for retail use at ground floor

**232 Multi Storey Car Park**  
An opportunity to make more of the site through redevelopment to retain parking and provide for additional retail at ground floor

**039 Westbury Road Car Park**  
An opportunity to make more efficient use of land in the Town Centre and provide for a mixed uses including retail

**i** Please note, sites have been suggested to the Council as part of the plan-making process, including previous consultation. Identification of these sites does not mean that they will be allocated or receive planning permission. A full list of all sites is set out in Appendix 1. To view sites in more detail please visit [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

Figure 12: Town Centre Sites

# 5 Environmental Protection & Enhancement

It is important to consider the local environment and policy designations when assessing locations for growth. 89% of Brentwood Borough is within Green Belt, the 6th highest in England by percentage of total area. In addition, there are important environmental features to consider such as Sites of Special Scientific Interest (SSSIs), open spaces and flood zones. This section also sets out the differences in landscape character throughout the Borough.



## Consultation Questions:

? Q9: Are there opportunities for more open space provision in the area where you live?

? Q10: Please rate the level to which you value the landscape near where you live. (See Page 29)

? Q11: To what extent do you think the following is present in the landscape near where you live: Houses; Commercial buildings; Nature Reserves; Farmland; Woodland; Wasteland; Infrastructure; Leisure Facilities; other? (See Page 29)

**Green Belt**

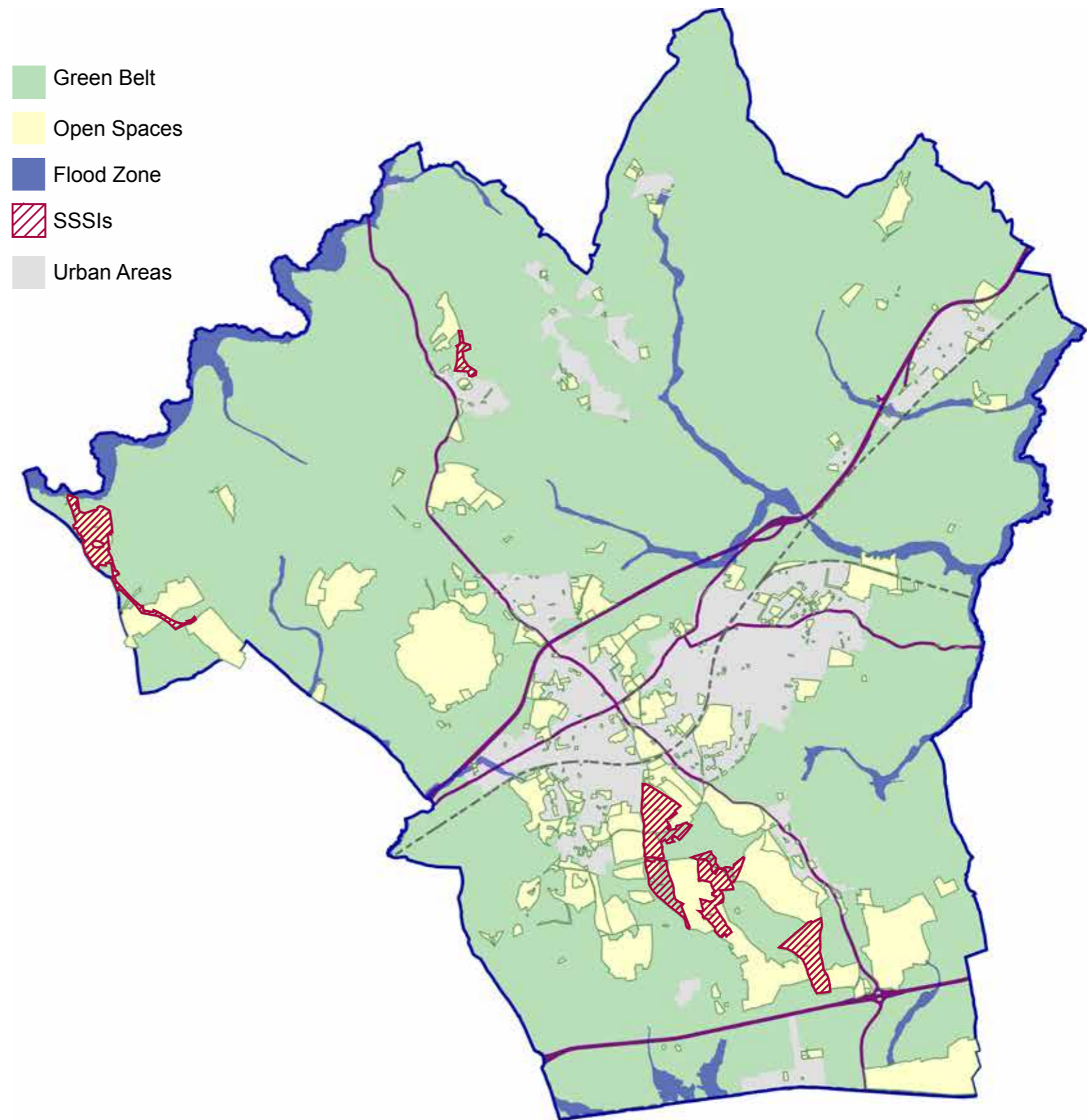
5.1 The Council greatly values the high quality natural environment of the Borough. It recognises this is protected by the Green Belt and the valuable asset this represents. 89% of Brentwood Borough is Green Belt. The Borough is ranked 6th highest in England (most Green Belt within an authority's boundary expressed as a percentage of total area)<sup>1</sup>. This is important not only because of Brentwood's location on the edge of London and the green space it provides, but also because it constrains opportunities for growth.

5.2 The following map shows the extent of the Green Belt within Brentwood Borough. As can be seen, this is land outside urban areas (towns and villages). Some smaller villages and hamlets are washed over by Green Belt, such as Fryerning, Great Warley and South Weald.

5.3 Any housing provision over 2,500 homes within Brentwood Borough will need to consider the use of Green Belt. This is the amount that could be sustainably developed on available brownfield land. There are also other development needs, such as employment.

**Other Environmental Considerations**

5.4 In addition to the Green Belt, other issues need to be considered when identifying suitable locations for new development. For example, these include the environmental impact on water, biodiversity and open space.



<sup>1</sup><http://planningblog.planningresource.co.uk/2014/03/14/data-blog-which-authorities-are-most-constrained-by-the-green-belt/> [accessed 11.11.14]

Figure 13: Environmental Considerations

## Heritage

5.5 The Council is committed to safeguarding the heritage of the borough and enhancing the character of the area by conserving and, where appropriate, enhancing heritage assets and their settings. These assets include Listed Buildings, Scheduled Ancient Monuments as well as designated Conservation Areas.

## Landscape character

5.6 In 2007, the Council undertook an assessment of landscape character for the borough. The Council is undertaking a further assessment of the landscape capacity in surrounding urban areas in line with the emerging spatial strategy. This assessment will be available to view soon and published on the Council's website at [www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

5.7 The areas defined by this study, and the character identified within each are shown on the map. The areas can largely be described as farmland, wooded farmland or valley landscapes.

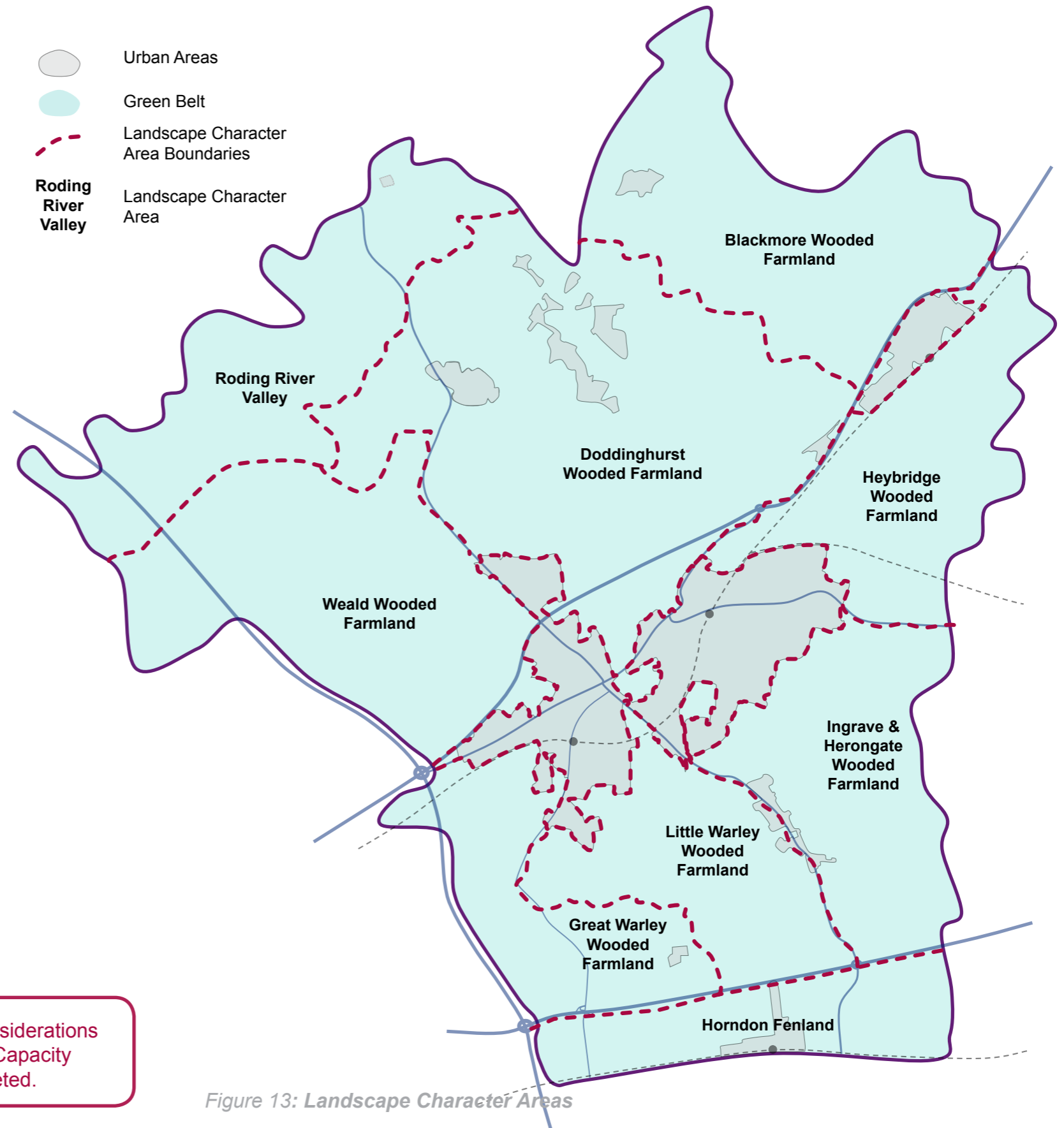


Figure 13: Landscape Character Areas

More information on Landscape Character and other environmental considerations are available to view at [brentwood.gov.uk/localplan](http://brentwood.gov.uk/localplan). The Landscape Capacity Study and Green Belt Assessment will be available to view once completed.

5.8 As part of the landscape evidence currently being undertaken, it would be helpful to gain an insight into how people view their local landscape where they live. Answering the following two questions will help inform the landscape evidence before it is published, which will then inform decisions made as part of the Plan-making process.

**? 1. Please rate the level to which you value the landscape near where you live (on a scale of 1 to 5), as compared to to other areas within Brentwood Borough, for the following aspects:**

Aspect:	Very Low	Low	Average	High	Very High
Scenic Beauty / Attractiveness	1	2	3	4	5
Outdoor Recreation / Leisure Use	1	2	3	4	5
Wildlife Interest	1	2	3	4	5
Historical Interest	1	2	3	4	5
Tranquillity	1	2	3	4	5
Other – please specify: .....	1	2	3	4	5

**? 2. To what extent do you think the following are present in the landscape near where you live (on a scale of 1 to 4):**

Aspect:	Absent	Occasional	Frequent	Predominant
Houses	1	2	3	4
Commercial / Industrial buildings	1	2	3	4
Nature Reserves / Wildlife	1	2	3	4
Farmland	1	2	3	4
Woodland	1	2	3	4
Degraded / Derelict / Waste land	1	2	3	4
Infrastructure (Road / Rail / Pylons etc.)	1	2	3	4
Leisure / Recreational Facilities	1	2	3	4
Other – please specify: .....	1	2	3	4

# 6 Quality of Life & Community Infrastructure

It is essential that existing infrastructure and services be considered when planning new development. It is also essential that new development help provide necessary improvements to infrastructure and services. This section sets out some of the key infrastructure issues to provide context to other issues within the document.



## Consultation Questions:

? Q12: Have we considered the main infrastructure issues? Are there other important issues to consider?

? Q13: What do you think the priorities for infrastructure spending should be?

## Infrastructure Issues

- 6.1 A key consideration when assessing new development sites will be their contribution to objectives and policies set out within the Quality of Life & Community Infrastructure section. For the purposes of this document, this is considered in its widest sense to relate to the setting of new development, infrastructure and services.
- 6.2 Previous consultation responses have outlined the importance of ensuring that essential infrastructure is in place before development is completed. The Council will need to consider ways to ensure this can be delivered.
- 6.3 The Council is preparing an Infrastructure Delivery Plan, to understand better the current facilities that are in the Borough and to identify where new ones will be needed. It will start the process of prioritising what facilities should be funded by the new Community Infrastructure Levy, to help to identify areas of greatest need and where new facilities will be required. All new development will need to mitigate its impact on local services and community infrastructure. The main infrastructure considerations are set out below:

### Education

- 6.4 In light of the requirement to meet full housing need, Essex County Council have identified a significant deficit of primary school places in Brentwood Borough by 2017/18 and the remaining schools in the area will be close to capacity or slightly over capacity by 2017/18. In response to new development, new primary school(s) will be needed along with the remodelling and expansion of education and childcare facilities to meet local need.

### Healthcare

- 6.5 With the predicted increase in population, there will be a corresponding demand for healthcare provision. Brentwood is working in partnership with NHS services. The 2014 NHS Essex Area Premises Outline strategy highlights the need for CCG (Care Commissioning Group) and NHS England Essex Area Team to work closely with the Local Councils. This is to understand the possible location of additional housing sites and the impact these will have on healthcare services within the area. Plans to mitigate this growth via developer funded and other collaborative working projects will be agreed before planning permissions are granted.

### Transport

- 6.6 The Local Development Plan will need to set out travel infrastructure that links in with Crossrail including pedestrian, cycle and vehicular transport. Brentwood will be working with Essex County Council to consider an overall transport strategy,

particularly with regard to the potential strategic development impacts on the A127 and beyond; enhanced bus links to Brentwood Town Centre, and improved walking and cycling routes and parking within the development and to wider networks. Brentwood Borough are carrying out further transport modelling to inform this strategy and further assessment will be made of the economic impact of Crossrail.

- 6.7 Development proposals will need to consider transport infrastructure including car and cycle parking, the impact on the road network and impact on Public Rights of Way (PRoW) and propose mitigation as necessary. Travel Plans and Transport Assessment will be needed for such development.

### Community facilities

- 6.8 Brentwood Council consider that new homes need new community facilities to enable sustainable communities to develop. These community facilities would be for recreation, leisure and cultural activities, as well as places of worship, and are needed by individuals and groups, across the age spectrum. Shared space for community facilities act as central hubs where people can meet and for delivering services in the community, leisure activities and bases for community and voluntary groups are encouraged by Brentwood and that they are particularly important for strategic development and when masterplanning in the future.

### Green infrastructure

- 6.9 'Green infrastructure' refers to the network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. The links between and access to this network need to be maximised to improve their wider use. Existing green infrastructure should be protected and enhanced and where opportunities arise, in conjunction with new development, additional provision made.
- 6.10 In Brentwood Borough, the green infrastructure includes open space, outdoor sport, recreational and play opportunities, flood storage, green roofs, existing habitat and habitat creation, footpaths, bridleways and cycleways, food growing and climate change mitigation.
- 6.11 New development will be expected to contribute and link through to the Borough's green infrastructure, aiming to enhance and protect the existing network of green links, open spaces and sports facilities. Brentwood Borough aims to secure additional provision where deficiencies are identified.

# 7 Summary

## Consultation Questions Summary

7.1 The below provides an overview of all the consultation questions on which the Council are seeking responses.

? Q1: Do you agree with the broad areas, for the purpose of considering approaches to growth?

? Q2: Do you agree with the issues raised within each of these areas?

? Q3: Do you have any comments on the appropriateness of particular sites?

? Q4: Given the greater capacity for growth along the A127 corridor, which of the sites put forward do you think is the best location for growth?

? Q5: Should the A12 corridor accommodate growth by releasing sites on the edge of urban areas?

? Q6: In order to provide for local need is it preferable for greenfield sites on the edge of villages to be released, or to develop brownfield sites (both within Green Belt)?

? Q7: To enable future employment need to be met do you agree that the most sustainable approach is to allocate new sites close to the strategic highway network?

? Q8: In order to ensure that the Town Centre remains economically sustainable, do you agree that a "Town Centre First" approach should be taken to retail development?

? Q9: Are there opportunities for more open space provision in the area where you live?

? Q10: Please rate the level to which you value the landscape near where you live. (See Page 29)

? Q11: To what extent do you think the following is present in the landscape near where you live: Houses; Commercial buildings; Nature Reserves; Farmland; Woodland; Wasteland; Infrastructure; Leisure Facilities; other? (See Page 29)

? Q12: Have we considered the main infrastructure issues? Are there other important issues to consider?

? Q13: What do you think the priorities for infrastructure spending should be?

## What Happens Next?

- 7.2 After the end of the consultation, the Council will carefully consider all comments received. A revised Plan will then be prepared, which will reflect the responses received from this Strategic Growth Options Consultation, the 2013 Preferred Options Consultation and updated evidence. This revised Plan will be available for a public consultation later in the year.
- 7.3 A revised Local Development Scheme (LDS), the Local Plan timetable, will be agreed in early 2015. This will include dates of the next draft Local Plan consultation.
- 7.4 Following this the plan will be submitted to the Secretary of State for public examination. An independent planning inspector will examine the plan and judge whether it is 'sound'. If so, the Council can then formally agree to adopt the plan. All future development proposals put forward to the Council would then be judged against policies contained within the new Plan.



## 8 Glossary

**Affordable housing:** Affordable housing is defined as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

**Brownfield (previously developed land):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. There are some exclusions to this, such as land occupied by agricultural or forestry buildings and private residential gardens.

**Development plan:** This is the adopted Local Plan, neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Duty to Cooperate:** The legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation. This is not a duty to agree, but every effort should be made to secure the necessary cooperation on strategic cross boundary matters before a Local Plan is submitted for examination.

**East of England Plan, Regional Spatial Strategy (RSS):** Provided the regional planning framework for the East of England. Local planning authorities were required to ensure Local Plans were in conformity with the regional plan, such as housing and job targets to be delivered over a plan period. The plan was prepared by the regional planning body in the form of the Regional Assembly. Following the Localism Act 2011, the regional assembly was dissolved and the East of England Plan was revoked on 3 January 2013. Local planning authorities, such as Brentwood Borough Council, are now required to assess their individual housing and job needs in their local area.

**Garden Suburb:** A development built on the outskirts of an existing settlement, following principles to create neighbourhoods with enhanced natural environments. The concept is not just relating to the design, but also about ensuring engagement with local communities from early stages, and aiming for long term local stewardship.

**Greenfield:** Is land that has not been previously developed, as opposed to brownfield sites.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. This includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Localism Act 2011:** Is an Act of Parliament that changes the powers of local government in England. The aim of the act is to facilitate the devolution of decision-making powers from central government control to individuals and communities.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

**Neighbourhood plan:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**NPPF (National Planning Policy Framework):** Sets out the Government's planning policies for England and how these are expected to be applied. It must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

**National Planning Practice Guidance:** Online guidance that sits alongside and supports the NPPF. The guidance provides a more detailed and practical interpretation of the overarching policies in the NPPF, such as how to carry out housing needs assessments and what policies in development plans should and should not do. It is not a static guidance as it is continuously reviewed and updated by Government.

**Objectively Assessed Need:** The development needs for both housing and economic development of an area:

- Housing: Identification of the future quantity of housing, including a breakdown by type, tenure and size within both the affordable sector as well as market housing.
- Economic Development: Identification of the future quantity of land or floorspace required for economic development uses including both the quantitative and qualitative needs for new development; and provide a breakdown of that analysis in terms of quality and location, and to provide an indication of gaps in current land supply.

**Retail Hierarchy:** This is the hierarchy of shopping and commercial centres within a region and sub-region towns. In Brentwood, the highest retail hierarchy is the Brentwood Town Centre. This is followed by Shenfield Shopping Centre, Ingatestone High Street and Warley Hill. Other centres lower down the hierarchy include Hart Street, Crown Street, Ongar Road, Kings Road and The Arcade where only small scale shops could be permitted.

**Sequential Test:** The means of going through a sequence of tests when considering the location of new development. This is to ensure that development is located in the most sustainable location first, before other, less sustainable locations are chosen. In the NPPF it relates to location of retail development and development in areas at risk from flooding.

**Site of Special Scientific Interest (SSSIs):** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Sustainability Appraisal:** An appraisal of the economic, environmental, and social effects of a plan (in this case, the Local Plan) from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

# 9 Appendices

## Appendix 1: List of all Suggested Sites

Please note, "Proposed Use" is the use that has been suggested to the Council for consideration, not what the Council is proposing at this stage.

Site Ref	Site Name	SHLAA Ref	Site Size	Ward	Parish	Existing Use	Proposed Use	Alternative Proposed Use
001A	Land north of Highwood Close, Brentwood	G160	0.47	Brentwood West	N/A	Amenity space, woodland	Housing	
001B	Land north of Highwood Close including St Georges Court, Brentwood	N/A	0.81	Brentwood West	N/A	Sheltered housing	Housing	
002	Brentwood railway station car park	B190	1.35	Brentwood West	N/A	Station car park	Housing (part site)	Mixed-use (part site)
003	Wates Way Industrial Estate, Ongar Road, Brentwood	N/A	0.96	Brentwood North	N/A	Industrial estate	Housing	Mixed-use
004	Land rear of The Bull Public House, Brook Street, Brentwood	B079	0.39	South Weald	N/A	Car park	Housing	
005	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	B218	1.26	Hutton Central	N/A	Vacant former Fire and Rescue HQ (offices)	Housing	
006	Land adjacent Adult Education Centre, Rayleigh Road, Hutton	B094	0.14	Hutton North	N/A	Car park	Housing	
007	Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton	B096	0.10	Hutton North	N/A	Garages and gardens to flats	Housing	
008A	Woodlands School, Rayleigh Road, Hutton	B219	1.32	Hutton East	N/A	School	Housing	
008B	Woodlands School, Rayleigh Road, Hutton	B219	11.22	Hutton East	N/A	School and surrounding fields	Housing	
008C	Land adjacent Woodlands School, Rayleigh Road, Hutton	B219	3.60	Hutton East	N/A	Open field	Housing and Care Home	
009	Woodlands, School Road, Kelvedon Hatch	B166	0.25	Brizes & Doddinghurst	Kelvedon Hatch	Residential dwelling with large garden	Housing	
010	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	B213	1.20	Pilgrims Hatch	N/A	Garden centre/nursery and two residential dwellings	Housing	Mixed-use
011A	Land rear of 10-20 Orchard Lane, Pilgrims Hatch	B025	0.24	Pilgrims Hatch	N/A	Barns and informal storage	Housing	
011B	Land rear of 10-20 Orchard Lane, Pilgrims Hatch	G038	0.49	Pilgrims Hatch	N/A	Residential Property/ Agricultural/ Greenfield/ scrubland	Housing	
011C	Land rear of 10-20 Orchard Lane, Pilgrims Hatch	G038	2.74	Pilgrims Hatch	N/A	Residential Property/ Agricultural/ Greenfield/ scrubland	Housing	
012	Garage courts adjacent 49 Lavender Avenue, Pilgrims Hatch	B142	0.19	Pilgrims Hatch	N/A	Garages	Housing	
013A	Warley Training Centre, Essex Way, Warley	G154	0.18	Warley	N/A	Incidental green space (former school Middleton Hall Lane, Brentwood)	Housing	
013B	Warley Training Centre, Essex Way, Warley	N/A	0.66	Warley	N/A	Entire site - former school buildings and surrounding green space	Housing	
014	The Gables, Essex Way, Warley	N/A	0.28	Warley	N/A	Sheltered housing	Housing	
015	Former Mascalls Hospital, Mascalls Lane, Warley	B214	3.95	Warley	N/A	Vacant hospital buildings and surrounding land	Housing	
016A	Woodlands School, Warley Street, Great Warley	B220	0.49	Warley	N/A	School	Housing	
016B	Woodlands School, Warley Street, Great Warley	B220	2.77	Warley	N/A	Land/fields surrounding school buildings	Housing	
017	Telephone Exchange, Ongar Road, Brentwood	N/A	0.51	Brentwood North	N/A	Under-used office building and surrounding land (car park)	Housing	Mixed-use
018	Thoby Priory, Thoby Lane, Mountnessing	B207	3.19	Ingatestone, Fryerning & Mountnessing	Mountnessing	Industrial units and storage	Housing	
019	Land at the Rectory, Church Lane, Doddinghurst	B020	0.66	Brizes & Doddinghurst	Doddinghurst	One dwelling house and large garden	Housing	
020	West Horndon Industrial Estate, Childerditch Lane, West Horndon	B189	6.39	Herongate, Ingrave & West Horndon	West Horndon	Industrial estate	Housing-led mixed use	
021	Horndon Industrial Estate, Station Road, West Horndon	N/A part of B188	9.84	Herongate, Ingrave & West Horndon	West Horndon	Industrial estate	Housing-led mixed use	

Site Ref	Site Name	SHLAA Ref	Site Size	Ward	Parish	Existing Use	Proposed Use	Alternative Proposed Use
022	Land at Honeypot Lane, Brentwood	G007	10.9	Brentwood West	N/A	Agricultural fields	Housing	
023	Land off Doddinghurst Road, either side of A12, Brentwood	G008	7.2	Brentwood North / Pilgrims Hatch	N/A	Scrubland/open fields	Housing	
024A	Sawyers Hall Farm, Sawyers Hall Lane/Doddinghurst Road, Brentwood	G013	0.67	Brentwood North / Pilgrims Hatch	N/A	Scrubland, pasture and open fields, animal sanctuary on part of site	Housing	
024B	Sawyers Hall Farm, Sawyers Hall Lane/Doddinghurst Road, Brentwood	G013	19.58	Brentwood North / Pilgrims Hatch	N/A	Scrubland, pasture and open fields, animal sanctuary on part of site	Housing	
025	Land at Ingrave Road (198, 198a, 198b & 176), Brentwood	G021	2.21	Brentwood South	N/A	Three dwellings and large garden land	Housing	
026	Land at Hove Close, off Hanging Hill Lane, Hutton	G032	0.61	Hutton Central	N/A	Scrubland	Housing	
027	Land adjacent to Carmel, Mascalls Lane, Warley	G034	0.34	Warley	N/A	Scrubland	Housing	
028A	Land east of Running Waters, Brentwood	G040	26.57	Herongate, Ingrave & West Horndon	Herongate and Ingrave	Agricultural	Housing	
028B	Land east of Running Waters, Brentwood	G040	58.33	Herongate, Ingrave & West Horndon	Herongate and Ingrave	Agricultural	Housing	
028C	Land east of Running Waters, Brentwood	G040	349.7	Herongate, Ingrave & West Horndon	Herongate and Ingrave	Agricultural	Housing	
029	Three Oaks Meadow, Hanging Hill Lane, Hutton	G052	0.40	Hutton South	N/A	Grazing land	Housing	
030	Land at Bayleys Mead, off Hanging Hill Lane, Hutton	G065	2.35	Hutton Central	N/A	Scrubland with areas of woodland	Housing	
031	Home Meadow, land adjacent to 12 Tyburns, Hutton	G072	1.8	Hutton Central	N/A	Grazing land	Housing	
032	Land east of Nags Head Lane, Brentwood	G087	5.8	South Weald	South Weald	Paddock land	Housing	
033	Land to the south of Lodge Close, east of Hutton	G089	1.31	Hutton East	N/A	Paddock land	Housing	
034	Officer's Meadow, land off Alexander Lane, Shenfield	G091	20.4	Shenfield	N/A	Grass/scrubland	Housing and/or Crossrail park & walk facility	Housing
035	Land adjacent 50 Spital Lane, Brentwood	G141	0.63	South Weald	South Weald	Horse paddock	Housing	
036	Land opposite Button Common, Brentwood Road, Herongate	B217	0.76	Herongate, Ingrave & West Horndon	Herongate and Ingrave	Overgrown site with two single storey garage type buildings	Housing	
037A	Land West of Thorndon Avenue, West Horndon	G018	8.42	Herongate, Ingrave & West Horndon	West Horndon	Agricultural land	Housing	Mixed-use
037B	Land West of Thorndon Avenue, West Horndon	G018	35.77	Herongate, Ingrave & West Horndon	West Horndon	Agricultural land	Housing	Mixed-use
037C	Land West of Thorndon Avenue, West Horndon	G018	38.94	Herongate, Ingrave & West Horndon	West Horndon	Agricultural land	Housing	Mixed-use
038A	Land East of Thorndon Avenue, West Horndon	G019	7.91	Herongate, Ingrave & West Horndon	West Horndon	Agricultural land	Housing	Mixed-use
038B	Land East of Thorndon Avenue, West Horndon	G019	68.56	Herongate, Ingrave & West Horndon	West Horndon	Agricultural land	Housing	Mixed-use
039	Westbury Road Car Park, Westbury Road, Brentwood	N/A	0.27	Brentwood West	N/A	Car park	Mixed-use retail and housing	
040	Chatham Way/Crown Street Car Park, Brentwood	N/A	0.33	Brentwood South	N/A	Car park	Housing and pocket park	
041	Land at Hunter House, Western Road, Brentwood	N/A	0.22	Brentwood North	N/A	B1 office use and residential	Housing	Mixed-use
042	Land at Bell Mead, Ingatestone	G101	0.22	Ingatestone, Fryerning & Mountnessing	Ingatestone and Fryerning	Scrubland/woodland	Housing	
043	Former Landings Surgery, Outings Lane, Doddinghurst	B007	0.27	Brizes & Doddinghurst	Doddinghurst	Former doctors surgery	Housing	
044	Land at Priests Lane (west), Brentwood	G012	4.45	Shenfield	N/A	Former school playing field	Housing with community use	
045	Hutton Industrial Estate, Wash Road, Hutton	N/A	10.48	Hutton North	N/A	Existing employment site	Retain existing employment site	Housing
046	Site on corner of High Street / Western Road, Brentwood (Former Napier Arms)	N/A	0.05	Brentwood West	N/A	Vacant	Mixed-use retail and housing	
047	Hutton Parish Hall, Rayleigh Road, Hutton	N/A	0.08	Hutton East	N/A	Community hall	Housing	
048	Former Elliott's night club, West Horndon	N/A	0.94	Herongate, Ingrave & West Horndon	West Horndon	Derelict vacant buildings	Employment use	Housing
049	Land between 12-13 Magdalen Gardens, Hutton	B101	0.1	Hutton East	N/A	Vacant	Housing	
050	Land between 31-45 Goodwood Avenue, Hutton	B102	0.11	Hutton East	N/A	Vacant stud farm	Housing	

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051	Long Ridings, Roundwood Avenue, Hutton	B041	0.43	Hutton South	N/A	Residential house and garden	Housing	
052	Land rear of Little Jericho, Church Street, Blackmore	B140	0.05	Tipps Cross	Blackmore, Hook End and Wyatts Green	Vacant barn/farm building	Housing	
053A	Land rear of 146-148 Hatch Road, Pilgrims Hatch	B031	0.18	Pilgrims Hatch	N/A	Retail/ Residential /Garages	Housing	
053B	Land rear of 146-148 Hatch Road, Pilgrims Hatch	N/A	4	Pilgrims Hatch	N/A	Scrubland/ woodland	Housing	
054	Garages adjacent 25 Kings George's Road, Pilgrims Hatch	B186	0.12	Pilgrims Hatch	N/A	Garages and scrub land	Housing	
055	Rear of garage and adjacent to 126 Brentwood Road, Ingrave	B135	0.07	Herongate, Ingrave & West Horndon	Herongate and Ingrave	Vacant land	Housing	
056A	Land at Hayden and Ardslia, Wyatts Green Road, Wyatts Green	B212	0.26	Tipps Cross	Blackmore, Hook End and Wyatts Green	Residential (two dwellings)	Housing	
056B	Land at Hayden and Ardslia, Wyatts Green Road, Wyatts Green	B212	2.51	Tipps Cross	Blackmore, Hook End and Wyatts Green	Residential (two dwellings) and open countryside grassland	Housing	
057A	Meadowside, Swallows Cross Road, Mountnessing	B053	0.36	Ingatestone, Fryerning & Mountnessing	Mountnessing	Derelict residential property with land	Housing	
057B	Meadowside, Swallows Cross Road, Mountnessing	B053	1.47	Ingatestone, Fryerning & Mountnessing	Mountnessing	Open fields	Housing	
058A	Hall Lane Farm, Little Warley	B215	1.47	Herongate, Ingrave & West Horndon	West Horndon	Recycling/HGV operating centre	Housing	
058B	Hall Lane Farm, Little Warley	B215	0.76	Herongate, Ingrave & West Horndon	West Horndon	Open fields	Housing	
059	Rear of 83-93 Park Road, Brentwood	G153	0.13	Brentwood North	N/A	Scrubland and residential gardens	Housing	
060	Land adjacent and rear of 207-217 Crescent Road, Brentwood	G095	0.25	Brentwood West	N/A	Railway verge and scrubland adjacent, residential gardens to rear	Housing	
061	18 Westbury Drive, Brentwood	G142	0.04	Brentwood West	N/A	Rear garden	Housing	
062	Land adjacent to 110 Priests Lane, Brentwood	G143	0.09	Shenfield	N/A	Side garden land	Housing	
063	Land adjacent to Gayland, Thorndon Approach, Herongate	G144	0.17	Herongate, Ingrave & West Horndon	Herongate and Ingrave	Side garden land	Housing	
064	Land adjacent Everglades, Avenue Road, Ingatestone	G145	0.09	Ingatestone, Fryerning & Mountnessing	Ingatestone and Fryerning	Side garden land	Housing	
065	Land adjacent to 1-3 Orchard Piece, Blackmore	G146	0.07	Tipps Cross	Blackmore, Hook End and Wyatts Green	Front gardens	Housing	
066	Greenways, School Road, Kelvedon Hatch	G147	0.19	Brizes & Doddinghurst	Kelvedon Hatch	Residential dwelling and garden	Housing	
067A	Salmonds Farm, Salmonds Grove, Ingrave	G022	0.94	Herongate, Ingrave & West Horndon	Herongate and Ingrave	Pasture	Housing	
067B	Salmonds Farm, Salmonds Grove, Ingrave	G022	2.71	Herongate, Ingrave & West Horndon	Herongate and Ingrave	Pasture	Housing	
068	Land off Penny Pots Barn, Ongar Road, Stondon Massey	G059	0.14	Tipps Cross	Stondon Massey	Scrubland	Housing	
069	Land west of Nine Ashes Road, Stondon Massey	G046	1.98	Tipps Cross	Stondon Massey	Agricultural	Housing	
070	Land adjacent to St. Margaret's Church, Doddinghurst	G086	1	Brizes & Doddinghurst	Doddinghurst	Scrubland	Housing	
071	Wyatts Field, Wyatts Green	G029	2	Tipps Cross	Blackmore, Hook End and Wyatts Green	Agricultural	Housing	
072	Land adjacent to Whitelands, Wyatts Green	G090	0.8	Tipps Cross	Blackmore, Hook End and Wyatts Green	Scrub/woodland	Housing	
073	Land adjacent to Mountnessing Primary School	G093	1.26	Ingatestone, Fryerning & Mountnessing	Mountnessing	Open field	Housing	
074	Land at Church Road, Kelvedon Hatch	G054	1.4	Brizes & Doddinghurst	Kelvedon Hatch	Agricultural	Housing	
075	Swedish Field, Stocks Lane, Kelvedon Hatch	G028	1	Brizes & Doddinghurst	Kelvedon Hatch	Agricultural	Housing	
076	Land south of Redrose Lane, north of Orchard Piece, Blackmore	G070A	3.4	Tipps Cross	Blackmore, Hook End and Wyatts Green	Grazing land	Housing	
077	Land south of Redrose Lane, north of Woollard Way, Blackmore	G070	4.2	Tipps Cross	Blackmore, Hook End and Wyatts Green	Grazing land	Housing	

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078	Land at Parklands, High Street, Ingatestone	G020	1.8	Ingatestone, Fryerning & Mountnessing	Ingatestone and Fryerning	Grazing land	Housing	
079A	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	G101C	1.39	Ingatestone, Fryerning & Mountnessing	Ingatestone and Fryerning	Scrubland	Housing	
079B	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	G068	1.22	Ingatestone, Fryerning & Mountnessing	Ingatestone and Fryerning	Scrubland	Housing	
079C	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	G101C	2.06	Ingatestone, Fryerning & Mountnessing	Ingatestone and Fryerning	Scrubland	New employment site	
080	Land adjoining 'The Surgery' Outings Lane, Doddinghurst	G068	0.2	Brizes & Doddinghurst	Doddinghurst	Wooded area	Housing	
081	Council Depot, The Drive, Warley	N/A	1.71	Warley	N/A	Highways depot, auto garage and car parking	Housing	
082	Land fronting Warley Street, near Great Warley	N/A	3.97	N/A	Warley	One residential dwelling and grassland/farmland	Housing	
083	Land west of Warley Hill, Pastoral Way, Warley	N/A	2.13	N/A	Warley	Healthcare/residential	Housing with community/health use	
084	Land at Crescent Road (open space), Brentwood	N/A	0.17	Brentwood West	N/A	Protected open space	Retain use	Housing
085	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	N/A	0.33	Tipps Cross	Blackmore, Hook End and Wyatts Green	Grassland	Housing	
086	Land at Sandringham Road, Pilgrims Hatch	N/A	0.03	Pilgrims Hatch	N/A	Electricity sub-station	Housing	
087	Land at Alexander Lane, Shenfield	N/A	1.73	Shenfield	N/A	Grassland	Housing	Crossrail park and walk facility
088	Bishops Hall Community Centre and land	N/A	4.84	Pilgrims Hatch	N/A	Community centre and park	Retain use	Housing with community use
089	Brentwood Centre and land	N/A	20.01	Pilgrims Hatch	N/A	Brentwood Centre (leisure use, indoor and outdoor) and open grassland	Retain existing uses	Mixed-use with housing
090	Land rear of St. Thomas of Canterbury School, Sawyers Hall Lane, Brentwood	N/A	3.82	Brentwood North	N/A	Grassland	Housing	
091	Land at end of Greenshaw, Brentwood	N/A	0.11	Brentwood North	N/A	Open grassland	Housing	
092	Land at Kelvedon Green, Kelvedon Hatch	N/A	0.06	Brizes & Doddinghurst	Kelvedon Hatch	Woodland	Housing	
093	Land at Fielding Way, Hutton (rear of Rayleigh Road shopping parade)	N/A	0.12	Hutton North	N/A	Disused depot, hardstanding & garages	Housing	
094	Land between 375 and 361 Roman Road, Mountnessing (south of No. 361)	G083	0.16	Ingatestone, Fryerning & Mountnessing	Mountnessing	Grassland infill plot	Housing	
095A	The Water Meadows, Mountnessing	N/A	0.7	Ingatestone, Fryerning & Mountnessing	Mountnessing	Grassland	Housing	
095B	The Water Meadows, Mountnessing	N/A	2.76	Ingatestone, Fryerning & Mountnessing	Mountnessing	Grassland	Housing	
096	Hutton Village Dental Practice, 217 Rayleigh Road, Hutton	N/A	0.03	Hutton East	N/A	Dental surgery in residential property	Housing	
097	Harewood Road bungalows, Pilgrims Hatch	N/A	0.32	Pilgrims Hatch	N/A	Sheltered housing	Housing	
098	Ingleton House, Stock Lane, Ingatestone	N/A	0.26	Ingatestone, Fryerning & Mountnessing	Ingatestone and Fryerning	Sheltered housing	Housing	
099	Victoria Court, Victoria Road, Brentwood	N/A	0.5	Brentwood West	N/A	Sheltered housing	Housing	
100	Baytree Centre, Brentwood	N/A	1.34	Brentwood South	N/A	Retail	Mixed-use retail/housing	
101A	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)	N/A	23.41	Warley	N/A	Highway work site (M25 widening)	New employment site	
101B	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)	N/A	4.04	Warley	N/A	Existing un-allocated employment uses in agricultural buildings	New employment site	
102	William Hunter Way car park, Brentwood	N/A	1.3	Brentwood North	N/A	Surface car park	Retail led mixed-use	
103	The Old Barn, Woodside, North Drive, Hutton	N/A	0.04	Hutton East	N/A	Farmland with barn/agricultural buildings	Housing	
104	Land at Stondon Massey scrapyards, Clapgate, Chivers Road, Stondon Massey	G055	3.94	Tipps Cross	Stondon Massey	Scrapyard and industrial uses	Housing	
105	Land between 339 and 361 Roman Road, Mountnessing (north of No. 361)	N/A	0.39	Ingatestone, Fryerning & Mountnessing	Mountnessing	Grassland infill plot	Housing	
106	Site adjacent to Ingatestone Garden Centre (former A12 works site)	N/A	1.3	Ingatestone, Fryerning & Mountnessing	Mountnessing	Area of hardstanding from former highway work site	New employment site	

Site Ref	Site Name	SHLAA Ref	Site Size	Ward	Parish	Existing Use	Proposed Use	Alternative Proposed Use
107	Land at Mountnessing Roundabout (A12 junction 12, former scrap yard)	N/A	2.65	Ingatestone, Fryerning & Mountnessing	Mountnessing	Vacant previously developed land	New employment site	Housing
108	Old Pump Works, Great Warley Street	N/A	0.79	Warley	N/A	Converted offices	New employment site	
109	East Horndon Hall Business Park, Tilbury Road	B202	2.9 (SHLAA 4.6)	Herongate, Ingrave & West Horndon	West Horndon	Industrial uses	New employment site	
110	Town Hall, Ingrave Road, Brentwood	Part of B061	1.09	Brentwood South	N/A	Council offices	Retain existing employment use	
111	Upminster Trading Park	N/A	2.6	Warley	N/A	Industrial estate	Retain existing employment use	
112 ABC	Childerditch Industrial Estate	N/A	11.25	Warley	N/A	Industrial estate	Retain existing employment use	
112 D	Childerditch Industrial Estate	N/A	2.34	Warley	N/A	Scrubland	New employment site	
113 AB	Hallsford Bridge Industrial Estate	N/A	3.41	Tipps Cross	Blackmore, Hook End and Wyatts Green	Industrial estate	Retain existing employment use	Housing on vacant employment land
114	Hubert Road Industrial Estate	N/A	4.76	Brentwood West	N/A	Industrial estate	Retain existing employment use	
115 AB	Brook Street employment area	N/A	1.25	South Weald	South Weald	Mixed employment uses	Retain existing employment use	Housing at Academy Place (115A and 151)
116	Warley Business Park	N/A	3.22	Warley	N/A	Offices	Retain existing employment use	
117	Ford Offices, Eagle Way, Brentwood	N/A	5.45	Warley	N/A	Offices	Retain existing employment use	
118	BT Offices, London Road, Brentwood	N/A	3.5	Brentwood West	N/A	Offices	Retain existing employment use	
119	OCE offices, Chatham Way, Brentwood	N/A	0.45	Brentwood South	N/A	Offices Crow Green Lane, Pilgrims Hatch	Retain existing employment use	
120	47-57 Crown Street	N/A	0.12	Brentwood South	N/A	Offices	Retain existing employment use	
121	Mellon House, Berkley House and 1-28 Moores Place, Brentwood	N/A	0.52	Brentwood South	N/A	Offices	Retain existing employment use	
122	1-7 & 16-26 St Thomas Road, Brentwood	N/A	0.22	Brentwood South	N/A	Offices	Retain existing employment use	
123	7-9 Shenfield Road, Brentwood	N/A	0.06	Brentwood North	N/A	Offices	Retain existing employment use	
124	Regency House, 38 Ingrave Road, Brentwood (adjacent Town Hall)	N/A	0.07	Brentwood South	N/A	Offices	Retain existing employment use	
125	North House, Ongar Road, Brentwood	N/A	0.18	Brentwood North	N/A	Offices	Retain existing employment use	
126	Land East of West Horndon, South of Station Road	N/A	19.47	Herongate, Ingrave & West Horndon	West Horndon	Grassland, farming	Housing	Mixed-use
127	Land at M25 J28, Brook Street, Brentwood (not including existing buildings)	N/A	2.2	South Weald	N/A	Grassland and garden centre	Employment	
128	Ingatestone Garden Centre, Roman Road, Ingatestone	N/A	3.25	Ingatestone, Fryerning & Mountnessing	Mountnessing	Garden centre	Housing	
129	Friars Avenue Car Park, Shenfield	N/A	0.15	Shenfield	N/A	Surface car park	Housing	
130	Hunter Avenue Car Park, Shenfield	N/A	0.18	Shenfield	N/A	Surface car park	Housing	
131A	Land at Brookfield Close, Hutton	N/A	0.22	Hutton Central	N/A	Sheltered housing	Housing	
131B	Land at Brookfield Close, Hutton	N/A	0.16	Hutton Central	N/A	Garages	Housing	
132A	Land at Albany Road, Pilgrims Hatch	B084	0.07	Pilgrims Hatch	N/A	Garages	Housing	
132B	Land at Albany Road, Pilgrims Hatch	B084	0.08	Pilgrims Hatch	N/A	Garages	Housing	
133	Land at Maple Close, Brentwood	B074	0.17	Brentwood South	N/A	Garages	Housing	
134	Land at Gloucester Road, Pilgrims Hatch, Brentwood	B029	0.1	Pilgrims Hatch	N/A	Garages	Housing	
135	Land at Hutton Drive (rear of Tower House), Hutton	N/A	0.07	Hutton Central	N/A	Garages	Housing	
136	Land at Church Crescent, Mountnessing	N/A	0.05	Ingatestone, Fryerning & Mountnessing	Mountnessing	Garages	Housing	
137A	Land at Broomwood Gardens and Dounsell Court, Ongar Road, Pilgrims Hatch	N/A	0.03	Pilgrims Hatch	N/A	Garages	Housing	
137B	Land at Broomwood Gardens and Dounsell Court, Ongar Road, Pilgrims Hatch	N/A	0.06	Pilgrims Hatch	N/A	Garages	Housing	

Site Ref	Site Name	SHLAA Ref	Site Size	Ward	Parish	Existing Use	Proposed Use	Alternative Proposed Use
138	Land rear of Fawters Close, off Wainwright Avenue, Brentwood	N/A	0.18	Hutton Central	N/A	Garages	Housing	
139	Land rear of The Spinney, School Road, Kelvedon Hatch	N/A	0.15	Brizes & Doddinghurst	Kelvedon Hatch	Woodland	Housing	
140	Land at Birley Grange, Hall Lane, Shenfield	N/A	0.81	Shenfield	N/A	Residential with large garden(s)	Market housing for elderly	
141	Brentwood Leisure Park at Warley Gap	N/A	7.8	Warley	N/A	Leisure/ Recreational	Housing	
142	(Land North-East of Thoby Farm) St Anne's Road, Mountnessing, Brentwood CM15 0TX	N/A	2.2	Ingatestone, Fryerning & Mountnessing	Mountnessing	Grassland/ Greenfield	Affordable Housing	
143	Land East of Peartree Lane and North of Peartree Close	G102	1.94	Brizes & Doddinghurst	Doddinghurst	Grassland/ Greenfield	Housing	
144	Area east of A128 towards 'Timmerman's Garden Centre' and 'Dunton Hill Golf Course'	N/A	50 approx	Herongate, Ingrave & West Horndon	West Horndon	Green Belt/ Greenfield	Housing	
145	Land at Doddinghurst Road adjacent Brickhouse Wood, Pilgrims Hatch	N/A	0.7	Brizes & Doddinghurst	Doddinghurst	Farmland	N/A	
146	Land adjacent Hillcrest Nursery, Herongate/Ingrave	N/A	0.92	Herongate, Ingrave & West Horndon	Herongate & Ingrave	Greenfield	Sheltered Housing	
147	Land at Joy Fook restaurant, adjacent Bentley Golf Club, Ongar Road	N/A	0.47	Pilgrims Hatch	N/A	Restaurant	Housing	
148	Land at Moat Farm, 48 Crow Green Road, Pilgrims Hatch	N/A	0.69	Pilgrims Hatch	N/A	Greenfield	Housing	
149	Land at Thriftwood Scout Campsite adjoining Beech Ave, Cherry Ave & Knights Way	N/A	0.8	Brentwood South	N/A	Open Space	Housing	
150	Land East of A128, south of A127	G060	50.3	Herongate, Ingrave & West Horndon	West Horndon	Greenbelt/ Greenfield	Housing	
151	Academy Place, Brook Street/Spital Lane, Brentwood	N/A	0.37	South Weald	N/A	Offices	Retain existing employment use	Housing (also see 115A)
152	Land East of Horndon Industrial Estate	N/A	0.83	Herongate, Ingrave & West Horndon	West Horndon	Greenfield/ Shrubland	Housing	
153	Land to South of Fryerning Lane, Ingatestone	G042	2.1	Ingatestone	Ingatestone and Fryerning	Greenfield	Housing	
154	Land off the Chase, Brentwood	G010	0.18	Brentwood South	N/A	Open Space	Housing	
155	Brentwood School, Middleton Hall Lane, Brentwood	N/A	20.26	Brentwood South/Shenfield	N/A	School playing fields/ School Buildings	Retain school playing fields/ School Buildings (remove Green Belt designation)	
156	Greenacres Riding Stables & land opposite, Beads Hall Lane, Pilgrims Hatch	G082	5.5	Pilgrims Hatch	N/A	4 Residential properties and gardens, car show room, builders yard	Housing	
157	4 Nags Head Lane, Brentwood	B221	0.38	South Weald	N/A	1 residential property	Housing	
158	Land North of A1023 Chelmsford Road, Shenfield	N/A	3.9	Shenfield	N/A	Agricultural	Park & Ride plus employment/leisure uses	
159	Land off Crow Green Lane, Pilgrims Hatch	G057	2.8	Pilgrims Hatch	N/A	Grassland	Mixed Use development	
160	43-53 Ingrave Road, Brentwood	B216	0.2	Brentwood South	N/A	Derelict residential buildings/ former builders yard	Housing	
161	43-57 Ingrave Road, Brentwood	B216	0.43	Brentwood South	N/A	Wooded Area	Housing (Retirement Home)	
162	Little Warley Hall Farm, Little Warley Hall Lane, Little Warley	G189	15	Herongate, Ingrave & West Horndon	West Horndon	Greenfield	Housing (Retirement Home and services facility)	
163	Old Mill Site, Hay Green Lane, Wyatts Green	G073	0.15	Tipps Cross	Blackmore, Hook End & Wyatts Green	Shrubland	Housing	
164	North of Hay Green Lane, Wyatts Green	G074	3.45	Tipps Cross	Blackmore, Hook End & Wyatts Green	Grassland	Housing	
165	Keys Hall, Eagle Way, Brentwood	B181	0.44	Warley	N/A	Community Hall	Housing	
166	La Plata Grove, Brentwood	G098	2.31	Brentwood West	N/A	Open Space/ Mature Woodland	Housing	
167	Land adjacent Hill Cottage, Warley Road, and Mill House, Mascalls Lane, Warley	G031	5	Warley	N/A	Open Land	Housing	
168	Land at Searchlight Farm, School Road, Kelvedon Hatch	N/A	1.37	Brizes & Doddinghurst	Kelvedon Hatch	Grassland/ farm buildings	Housing	



Site Ref	Site Name	SHLAA Ref	Site Size	Ward	Parish	Existing Use	Proposed Use	Alternative Proposed Use
169	Land at No. 5, 7 and Brescia House, Eastfield Road, Brentwood	N/A	0.21	Brentwood South	N/A	Derelict office building/ residential property with garden	Housing	
170	14-16 Westwood Avenue, Brentwood	B148	0.3	Brentwood West	N/A	2 residential properties and rear gardens	Housing	
171	Former EHS Metal Scrapyard, Coxtie Green Road	N/A	0.4	South Weald	N/A	Scrapyard and Industrial uses	Housing	
172	Land rear of 131-137 Coxtie Green Road	N/A	0.18	South Weald	N/A	Grassland/ Hard Standing	Housing	
173	BP Garage & McDonald's Restaurant, A1023 Chelmsford Road (A12 J12)	N/A	0.48	Shenfield	N/A	Petrol Station/ restaurant	Mixed-use	
174	Land south of Hook End Road, Doddinghurst	N/A	3.6	Tipps Cross	Blackmore, Hook End & Wyatts Green	Scrubland	Housing	
175A	Land at M25 J28, Brook Street, Brentwood (including existing buildings), and surrounding land	Part B200	3.02	South Weald	N/A	Garden Centre	Retail	
175B	Land at M25 J28, Brook Street, Brentwood (including existing buildings), and surrounding land	G100B & G087	21.27	South Weald	N/A	Residential Property/ farm buildings/ agriculture	Mixed-use	
175C	Land at M25 J28, Brook Street, Brentwood (including existing buildings), and surrounding land	G100A	15.76	South Weald	N/A	Farm buildings / agriculture	Mixed-use	
176	Land at former Bentley Zoo, Hulleys Lane, Brentwood	N/A	0.11	Pilgrims Hatch	N/A	Woodland/ garden	Housing	
177	Land at Wash Road, south of Lower Road, Hutton	N/A	9.4	Hutton North	N/A	Agricultural	Park & Ride	
178	Land at Priests Lane (east) adjacent Bishops Walk, Brentwood	G025	0.9	Shenfield	N/A	Stables/ scrubland	Housing	
179	Land adjacent Wybarns Farm and Mount Pleasant Cottage, Chelmsford Road, Shenfield	N/A	2.2	Shenfield	N/A	Residential/ Greenfield	Retain residential/ Greenfield (remove Green Belt designation)	
180	Land at Brook Street & Wigley Bush Lane, Brentwood (current Vauxhall garage)	N/A	1.77	South Weald	N/A	Car Dealership/ scrubland	Mixed-use or retail	
181	Green Keepers Cottage, Thorndon Gate, Ingrave	N/A	0.08	Herongate, Ingrave & West Horndon	Herongate & Ingrave	1 Residential property and garden	Retain one Residential property and garden (remove Green Belt designation)	
182	Land Adjacent to Heathlands, School Road, Kelvedon Hatch	N/A	0.1	Brizes & Doddinghurst	Kelvedon Hatch	Scrubland	Housing	
183	Former sewage pumping station at Ingrave Hall, Ingrave	N/A	3.6	Herongate, Ingrave & West Horndon	Herongate & Ingrave	Former sewage works buildings & structures/ scrubland	Housing	
184	Former Saxton 4x4 garage, Rayliegh Road	N/A	0.34	Hutton East	N/A	Vacant car dealership building and parking	Housing	
185	Land at Rectory Chase, Doddinghurst	N/A	0.72	Brizes & Doddinghurst	Doddinghurst	Woodland/ scrubland	Housing	
186	Land at Crescent Drive, Brentwood	N/A	1.53	Shenfield	N/A	National Blood Service Building/ car parking	Housing	
187	Land south of East Horndon Hall	N/A	5.5	Herongate, Ingrave & West Horndon	West Horndon	Greenfield	New employment site	
188	Land at Ashwells Lodge, Blackmore Road, Doddinghurst	N/A	1.4	Brizes & Doddinghurst	Doddinghurst	Residential and agricultural land	Housing	
189	Former Catrina Nursery, Ongar Road, Pilgrims Hatch	N/A	2.85	Pilgrims Hatch	N/A	Residential Property/ Farm Buildings/ Garden	Housing	
190	Gardeners, Ongar Road, Kelvedon Hatch	G003	3.25	Brizes & Doddinghurst	Kelvedon Hatch	Residential Property/ Greenfield/ Woodland	Housing	
191	Pettits, Frog Street, Kelvedon Hatch	G006	0.4	Brizes & Doddinghurst	Kelvedon Hatch	Greenfield	Housing	
192	Heron Hall, Herongate, Brentwood	G015	235.8	Herongate, Ingrave & West Horndon	Herongate & Ingrave	Agricultural/ Woodland	Housing	
193	Land on the north side of Church Lane, Warley Street	G026	0.33	Warley	N/A	Agricultural	Housing	
194	Brizes Corner Field, Blackmore Road, Kelvedon Hatch	G027	0.87	Brizes & Doddinghurst	Kelvedon Hatch	Agricultural	Housing	
195	Birchwood, School Road, Kelvedon Hatch	G036	1.76	Tipps Cross	Stondon Massey	Grazing land	Housing	
196	Land to North West of Lowes Farm, Wyatts Green Road, Wyatts Green	G037	1.76	Tipps Cross	Blackmore, Hook End & Wyatts Green	Grazing land	Housing	
197	Land to rear of 31-40 Nags Head Lane, Brentwood	B211	1.34	South Weald	N/A	Residential properties/ hardstanding/ scrubland	Housing	
198	Land to South-east of Doddinghurst Road, Pilgrims Hatch	G039	5.69	Pilgrims Hatch	N/A	Agricultural	Housing	

Site Ref	Site Name	SHLAA Ref	Site Size	Ward	Parish	Existing Use	Proposed Use	Alternative Proposed Use
199	Land to the East of Ingatestone Road, Blackmore	G041	5.95	Tipps Cross	Blackmore, Hook End & Wyatts Green	Agricultural	Housing	
200	Entire Land East of A128, south of A127	N/A	237.49	Herongate, Ingrave & West Horndon	West Horndon	Agricultural/ woodland/ residential properties/ golf course	Mixed-use	
201	Land to West of Place Farm Lane, Kelvedon Hatch	G043	9.35	Brizes & Doddinghurst	Kelvedon Hatch	Agricultural	Housing	
202	Land to the South of Blackmore, off Blackmore Road	G044 (S)	4.46	Tipps Cross	Blackmore, Hook End & Wyatts Green	Agricultural/ Graveyard	Housing	
203	Land to the West of Blackmore, off Blackmore Road	G044 (W)	24.57	Tipps Cross	Blackmore, Hook End & Wyatts Green	Agricultural	Housing	
204	Land to North of Blackmore Road, Blackmore Road, Kelvedon Hatch	G045	5.83	Brizes & Doddinghurst	Kelvedon Hatch	Agricultural	Housing	
205	Land to East of Nine Ashes Road, Stondon Massey	G047	0.44	Tipps Cross	Stondon Massey	Agricultural	Housing	
206	Land to North of Reeves Close, Stondon Massey	G048	1.71	Tipps Cross	Stondon Massey	Agricultural	Housing	
207	Land to North of Blackmore Road, Stondon Massey	G049	0.48	Tipps Cross	Stondon Massey	Agricultural	Housing	
208	Land at the West of Ongar Road, Stondon Massey, Brentwood	G050	0.2	Tipps Cross	Stondon Massey	Woodland/ Scrubland	Housing	
209	Land to South of Blackmore Road, Doddinghurst	G051	0.87	Brizes & Doddinghurst	Doddinghurst	Agricultural	Housing	
210	11-12 Church Road, Kelvedon Hatch, Brentwood, Essex.	G053	1.16	Brizes & Doddinghurst	Kelvedon Hatch	Agricultural	Housing	
211	Land and building on the West of Church Lane, Hutton	G056	4.23	Hutton East	N/A	Woodland/ Scrubland	Housing	
212	Coombe Woods, Beredens Lane, Warley	G063	7.96	Warley	N/A	Woodland	Housing	
213	Land Adjoining "Crescent Cottage" Nines Ashes Road, Stondon	G067	0.27	Tipps Cross	Stondon Massey	Scrubland	Housing	
214	Land North West Side of Blackmore Road, Stondon Massey	G069	2.1	Tipps Cross	Stondon Massey	Scrubland	Housing	
215	7 Church Road, Kelvedon, Hatch, Brentwood, Essex. CM14 5TJ	G071	0.54	Brizes & Doddinghurst	Kelvedon Hatch	1 Residential Property and Garden	Housing	
216	Applegrove, Swallow Cross Road, Mountnessing	G075	0.58	Brizes & Doddinghurst	Doddinghurst	Greenfield	Housing	
217	Eagle Field, Kelvedon Hatch	G084	1.44	Brizes & Doddinghurst	Kelvedon Hatch	Greenfield	Housing	
218	Land East of Hall Lane, Shenfield	G085	12.42	Shenfield	N/A	Agricultural	Housing	
219	Land to the East of Hutton Village, Hutton, Shenfield	G092	2.82	Hutton East	N/A	Agricultural	Housing	
220	Collins Farm, Goodwood Ave, Hutton	G150	10.24	Hutton East	N/A	Greenfield	Housing	
221	Crown Corner Country Store, Ongar Road, Kelvedon Hatch	B199	0.77	Brizes & Doddinghurst	Kelvedon Hatch	Animal Food Store/ Greenfield	Housing	
222	Jasmine Cottage, 141 Billericay Rd, Brentwood	B201	0.1	Herongate, Ingrave & West Horndon	Herongate & Ingrave	1 Residential Property	Housing	
223	Land Adjacent to "Chitral", Wyatts Green Road, Swallows Cross Mountnessing	B203	0.44	Tipps Cross	Blackmore, Hook End & Wyatts Green	Industrial Uses	Housing	
224	Hermes, Brook Lane, Doddinghurst	B205	0.91	Brizes & Doddinghurst	Doddinghurst	1 Residential Property	Housing	
225	The Nutshell, Stock Lane, Ingatestone	B206	0.46	Ingatestone, Fryerning & Mountnessing	Ingatestone and Fryerning	Farm Buildings/ Scrubland	Housing	
226	Manor House, Hay Green Lane, Blackmore	B208	0.29	Tipps Cross	Blackmore, Hook End & Wyatts Green	1 Residential Property	Housing	
227	144 Crow Green Road, Pilgrims Hatch	B209	0.34	Pilgrims Hatch	N/A	1 Residential Property	Housing	
228	Chep Pallets, Warley Street, Warley	N/A	5.36	Warley	N/A	Industrial Uses	Housing	
229	Land rear of Wynbarns Farm, Chelmsford Road, Shenfield	N/A	4.37	Shenfield	N/A	Agricultural	Housing	
230	Bowmer (Waste Disposal), Magpie Lane, Little Warley	N/A	1.55	Warley	N/A	Waste Facility/ Residential Property/ Greenfield	Housing	
231	Land to the north of the A127 Land to the north of the A127 Land to the north of the A127	N/A	64.59	Herongate, Ingrave & West Horndon	Herongate & Ingrave	Golf Course/ Woodland/ Agricultural	Mixed-use	
232	Multi-storey car park, Coptfold Road, Brentwood	N/A	0.32	Brentwood South	N/A	Multi-storey car park	Mixed-use (retail with parking above)	

## Appendix 2: List of Sites by Ward

### Brentwood North

003	Wates Way Industrial Estate, Ongar Road, Brentwood
017	Telephone Exchange, Ongar Road, Brentwood
023	Land off Doddinghurst Road, either side of A12, Brentwood
024A	Sawyers Hall Farm, Sawyers Hall Lane/Doddinghurst Road, Brentwood
024B	Sawyers Hall Farm, Sawyers Hall Lane/Doddinghurst Road, Brentwood
041	Land at Hunter House, Western Road, Brentwood
059	Rear of 83-93 Park Road, Brentwood
090	Land rear of St. Thomas of Canterbury School, Sawyers Hall Lane, Brentwood
091	Land at end of Greenshaw, Brentwood
102	William Hunter Way car park, Brentwood
123	7-9 Shenfield Road, Brentwood
125	North House, Ongar Road, Brentwood

### Brentwood South

025	Land at Ingrave Road (198, 198a, 198b & 176), Brentwood
040	Chatham Way/Crown Street Car Park, Brentwood
100	Baytree Centre, Brentwood
110	Town Hall, Ingrave Road, Brentwood
119	OCE offices, Chatham Way, Brentwood
120	47-57 Crown Street
121	Mellon House, Berkley House and 1-28 Moores Place, Brentwood
122	1-7 & 16-26 St Thomas Road, Brentwood
124	Regency House, 38 Ingrave Road, Brentwood (adjacent Town Hall)
133	Land at Maple Close, Brentwood
149	Land at Thriftwood Scout Campsite adjoining Beech Ave, Cherry Ave & Knights Way
154	Land off the Chase, Brentwood
155	Brentwood School, Middleton Hall Lane, Brentwood
160	43-53 Ingrave Road, Brentwood
161	43-57 Ingrave Road, Brentwood
169	Land at No. 5, 7 and Brescia House, Eastfield Road, Brentwood
232	Multi-storey car park, Coptfold Road, Brentwood

### Brentwood West

001A	Land north of Highwood Close, Brentwood
001B	Land north of Highwood Close including St Georges Court, Brentwood
002	Brentwood railway station car park
022	Land at Honeypot Lane, Brentwood
039	Westbury Road Car Park, Westbury Road, Brentwood
046	Site on corner of High Street / Western Road, Brentwood (Former Napier Arms)
060	Land adjacent and rear of 207-217 Crescent Road, Brentwood
061	18 Westbury Drive, Brentwood
084	Land at Crescent Road (open space), Brentwood
099	Victoria Court, Victoria Road, Brentwood
114	Hubert Road Industrial Estate
118	BT Offices, London Road, Brentwood
166	La Plata Grove, Brentwood
170	14-16 Westwood Avenue, Brentwood

### Brizes & Doddinghurst

009	Woodlands, School Road, Kelvedon Hatch
019	Land at the Rectory, Church Lane, Doddinghurst
043	Former Landings Surgery, Outings Lane, Doddinghurst
066	Greenways, School Road, Kelvedon Hatch
070	Land adjacent to St. Margaret's Church, Doddinghurst
074	Land at Church Road, Kelvedon Hatch
075	Swedish Field, Stocks Lane, Kelvedon Hatch
080	Land adjoining 'The Surgery' Outings Lane, Doddinghurst
092	Land at Kelvedon Green, Kelvedon Hatch
139	Land rear of The Spinney, School Road, Kelvedon Hatch
143	Land East of Peartree Lane and North of Peartree Close
145	Land at Doddinghurst Road adjacent Brickhouse Wood, Pilgrims Hatch
168	Land at Searchlight Farm, School Road, Kelvedon Hatch
182	Land Adjacent to Heathlands, School Road, Kelvedon Hatch
185	Land at Rectory Chase, Doddinghurst
188	Land at Ashwells Lodge, Blackmore Road, Doddinghurst
190	Gardeners, Ongar Road, Kelvedon Hatch, CM15 0JX
191	Pettits, Frog Street, Kelvedon Hatch, Brentwood, CM15 0JL
194	Brizes Corner Field, Blackmore Road, Kelvedon Hatch
201	Land to West of Place Farm Lane, Kelvedon Hatch
204	Land to North of Blackmore Road, Blackmore Road, Kelvedon Hatch
209	Land to South of Blackmore Road, Doddinghurst
210	11-12 Church Road, Kelvedon Hatch, Brentwood, Essex.
215	7 Church Road, Kelvedon, Hatch, Brentwood, Essex. CM14 5TJ
216	Applegrove, Swallow Cross Road, Mountnessing
217	Eagle Field, Kelvedon Hatch
221	Crown Corner Country Store, Ongar Road, Kelvedon Hatch
224	Hermes, Brook Lane, Doddinghurst
GT004	Ponderosa, Place Farm Lane, Kelvedon Hatch
GT006	Warren Lane, Doddinghurst
GT008	Clementines Farm, Muthering Lane
GT010	Hope Farm, Horsemanside, Navestock
GT011	Orchard View, Horsemanside, Navestock
GT012	Rye Etch, Mill Lane, Navestock
GT013	The Willows, Place Farm Lane, Kelvedon Hatch
GT014	Tree Tops, Curtis Mill Lane, Navestock
GT018	Hunters Green, Albyns Lane, Navestock
GT019	Lizvale Farm, Goatswood Lane, Navestock

### Herongate, Ingrave & West Horndon

020	West Horndon Industrial Estate, Childerditch Lane, West Horndon
021	Horndon Industrial Estate, Station Road, West Horndon
028A	Land east of Running Waters, Brentwood
028B	Land east of Running Waters, Brentwood
028C	Land east of Running Waters, Brentwood
036	Land opposite Button Common, Brentwood Road, Herongate
037A	Land West of Thorndon Avenue, West Horndon
037B	Land West of Thorndon Avenue, West Horndon
037C	Land West of Thorndon Avenue, West Horndon
038A	Land East of Thorndon Avenue, West Horndon
038B	Land East of Thorndon Avenue, West Horndon
048	Former Elliott's night club, West Horndon
055	Rear of garage and adjacent to 126 Brentwood Road, Ingrave
058A	Hall Lane Farm, Little Warley
058B	Hall Lane Farm, Little Warley
063	Land adjacent to Gayland, Thorndon Approach, Herongate
067A	Salmonds Farm, Salmonds Grove, Ingrave
067B	Salmonds Farm, Salmonds Grove, Ingrave
109	East Horndon Hall Business Park, Tilbury Road
126	Land East of West Horndon, South of Station Road
144	Area east of A128 towards 'Timmerman's Garden Centre' and 'Dunton Hill Golf Course'
146	Land adjacent Hillcrest Nursery, Herongate/Ingrave
150	Land East of A128, south of A127
152	Land East of Horndon Industrial Estate
162	Little Warley Hall Farm, Little Warley Hall Lane, Little Warley
181	Green Keepers Cottage, Thorndon Gate, Ingrave
183	Former sewage pumping station at Ingrave Hall, Ingrave
187	Land south of East Horndon Hall
192	Heron Hall, Herongate, Brentwood
200	Entire Land East of A128, south of A127
231	Land to the north of the A127 Land to the north of the A127 Land to the north of the A127 Land to the north of the A127
222	Jasmine Cottage, 141 Billericay Rd, Brentwood

### Hutton Central

005	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood
026	Land at Hove Close, off Hanging Hill Lane, Hutton
030	Land at Bayleys Mead, off Hanging Hill Lane, Hutton
031	Home Meadow, land adjacent to 12 Tyburns, Hutton
131A	Land at Brookfield Close, Hutton
135	Land at Hutton Drive (rear of Tower House), Hutton
138	Land rear of Fawters Close, off Wainwright Avenue, Brentwood

### Hutton East

008A	Woodlands School, Rayleigh Road, Hutton
008B	Woodlands School, Rayleigh Road, Hutton
008C	Land adjacent Woodlands School, Rayleigh Road, Hutton
033	Land to the south of Lodge Close, east of Hutton
047	Hutton Parish Hall, Rayleigh Road, Hutton
049	Land between 12-13 Magdalen Gardens, Hutton
050	Land between 31-45 Goodwood Avenue, Hutton
096	Hutton Village Dental Practice, 217 Rayleigh Road, Hutton
103	The Old Barn, Woodside, North Drive, Hutton
184	Former Saxton 4x4 garage, Rayleigh Road
211	Land and building on the West of Church Lane, Hutton
219	Land to the East of Hutton Village, Hutton, Shenfield
220	Collins Farm, Goodwood Ave, Hutton

### Hutton North

006	Land adjacent Adult Education Centre, Rayleigh Road, Hutton
007	Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton
045	Hutton Industrial Estate, Wash Road, Hutton
093	Land at Fielding Way, Hutton (rear of Rayleigh Road shopping parade)
177	Land at Wash Road, south of Lower Road, Hutton

### Hutton South

029	Three Oaks Meadow, Hanging Hill Lane, Hutton
051	Long Ridings, Roundwood Avenue, Hutton

### Ingatestone, Fryerning & Mountnessing

018	Thoby Priory, Thoby Lane, Mountnessing
042	Land at Bell Mead, Ingatestone
057A	Meadowside, Swallows Cross Road, Mountnessing
057B	Meadowside, Swallows Cross Road, Mountnessing
064	Land adjacent Everglades, Avenue Road, Ingatestone
073	Land adjacent to Mountnessing Primary School
078	Land at Parklands, High Street, Ingatestone
079A	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)
079B	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)
079C	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)
094	Land between 375 and 361 Roman Road, Mountnessing (south of No. 361)
095A	The Water Meadows, Mountnessing
095B	The Water Meadows, Mountnessing
098	Ingleton House, Stock Lane, Ingatestone
105	Land between 339 and 361 Roman Road, Mountnessing (north of No. 361)
106	Site adjacent to Ingatestone Garden Centre (former A12 works site)
107	Land at Mountnessing Roundabout (A12 junction 12, former scrap yard)
128	Ingatestone Garden Centre, Roman Road, Ingatestone
136	Land at Church Crescent, Mountnessing
142	(Land North-East of Thoby Farm) St Anne's Road, Mountnessing, Brentwood CM15 0TX
153	Land to South of Fryerning Lane, Ingatestone
225	The Nutshell, Stock Lane, Ingatestone
GT005	Poplars Farm, Roman Road, Ingatestone
GT015	Roman Triangle, Roman Road, Mountnessing
GT016	Deep Dell Park (Willow Farm)

## Pilgrims Hatch

010	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch
011A	Land rear of 10-20 Orchard Lane, Pilgrims Hatch
011B	Land rear of 10-20 Orchard Lane, Pilgrims Hatch
011C	Land rear of 10-20 Orchard Lane, Pilgrims Hatch
012	Garage courts adjacent 49 Lavender Avenue, Pilgrims Hatch
023	Land off Doddinghurst Road, either side of A12, Brentwood
024A	Sawyers Hall Farm, Sawyers Hall Lane/Doddinghurst Road, Brentwood
024B	Sawyers Hall Farm, Sawyers Hall Lane/Doddinghurst Road, Brentwood
053A	Land rear of 146-148 Hatch Road, Pilgrims Hatch
053B	Land rear of 146-148 Hatch Road, Pilgrims Hatch
054	Garages adjacent 25 Kings George's Road, Pilgrims Hatch
086	Land at Sandringham Road, Pilgrims Hatch
088	Bishops Hall Community Centre and land
089	Brentwood Centre and land
097	Harewood Road bungalows, Pilgrims Hatch
132A	Land at Albany Road, Pilgrims Hatch
132B	Land at Albany Road, Pilgrims Hatch
134	Land at Gloucester Road, Pilgrims Hatch, Brentwood
137A	Land at Broomwood Gardens and Dounsell Court, Ongar Road, Pilgrims Hatch
137B	Land at Broomwood Gardens and Dounsell Court, Ongar Road, Pilgrims Hatch
147	Land at Joy Fook restaurant, adjacent Bentley Golf Club, Ongar Road
148	Land at Moat Farm, 48 Crow Green Road, Pilgrims Hatch
156	Greenacres Riding Stables & land opposite, Beads Hall Lane, Pilgrims Hatch
159	Land off Crow Green Lane, Pilgrims Hatch
176	Land at former Bentley Zoo, Hullets Lane, Brentwood
189	Former Catrina Nursery, Ongar Road, Pilgrims Hatch
198	Land to South-east of Doddinghurst Road, Pilgrims Hatch
227	144 Crow Green Road, Pilgrims Hatch
GT009	Cottage Garden, Beads Hall Lane, Pilgrims Hatch

## Shenfield

034	Officer's Meadow, land off Alexander Lane, Shenfield
044	Land at Priests Lane (west), Brentwood
062	Land adjacent to 110 Priests Lane, Brentwood
087	Land at Alexander Lane, Shenfield
129	Friars Avenue Car Park, Shenfield
130	Hunter Avenue Car Park, Shenfield
140	Land at Birley Grange, Hall Lane, Shenfield
155	Brentwood School, Middleton Hall Lane, Brentwood
158	Land North of A1023 Chelmsford Road, Shenfield
173	BP Garage & McDonald's Restaurant, A1023 Chelmsford Road (A12 J12)
178	Land at Priests Lane (east) adjacent Bishops Walk, Brentwood
179	Land adjacent Wybarns Farm and Mount Pleasant Cottage, Chelmsford Road, Shenfield
186	Land at Crescent Drive, Brentwood
218	Land East of Hall Lane, Shenfield
229	Land rear of Wynbarns Farm, Chelmsford Road, Shenfield

## South Weald

004	Land rear of The Bull Public House, Brook Street, Brentwood
032	Land east of Nags Head Lane, Brentwood
035	Land adjacent 50 Spital Lane, Brentwood
115 AB	Brook Street employment area
127	Land at M25 J28, Brook Street, Brentwood (not including existing buildings)
151	Academy Place, Brook Street/Spital Lane, Brentwood
157	4 Nags Head Lane, Brentwood
171	Former EHS Metal Scrapyard, Coxtie Green Road
172	Land rear of 131-137 Coxtie Green Road
175A	Land at M25 J28, Brook Street, Brentwood (including existing buildings), and surrounding land
175B	Land at M25 J28, Brook Street, Brentwood (including existing buildings), and surrounding land
175C	Land at M25 J28, Brook Street, Brentwood (including existing buildings), and surrounding land
180	Land at Brook Street & Wigley Bush Lane, Brentwood (current Vauxhall garage)
197	Land to rear of 31-40 Nags Head Lane, Brentwood

## Tipps Cross

052	Land rear of Little Jericho, Church Street, Blackmore
056A	Land at Hayden and Ardsliia, Wyatts Green Road, Wyatts Green
056B	Land at Hayden and Ardsliia, Wyatts Green Road, Wyatts Green
065	Land adjacent to 1-3 Orchard Piece, Blackmore
068	Land off Penny Pots Barn, Ongar Road, Stondon Massey
069	Land west of Nine Ashes Road, Stondon Massey
071	Wyatts Field, Wyatts Green
072	Land adjacent to Whitelands, Wyatts Green
076	Land south of Redrose Lane, north of Orchard Piece, Blackmore
077	Land south of Redrose Lane, north of Woollard Way, Blackmore
085	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross
104	Land at Stondon Massey scrapyard, Clapgate, Chivers Road, Stondon Massey
113 AB	Hallsford Bridge Industrial Estate
163	Old Mill Site, Hay Green Lane, Wyatts Green
164	North of Hay Green Lane, Wyatts Green
174	Land south of Hook End Road, Doddinghurst
195	Birchwood, School Road, Kelvedon Hatch
196	Land to North West of Lowes Farm, Wyatts Green Road, Wyatts Green
199	Land to the East of Ingatestone Road, Blackmore
202	Land to the South of Blackmore, off Blackmore Road
203	Land to the West of Blackmore, off Blackmore Road
205	Land to East of Nine Ashes Road, Stondon Massey
206	Land to North of Reeves Close, Stondon Massey
207	Land to North of Blackmore Road, Stondon Massey
208	Land at the West of Ongar Road, Stondon Massey, Brentwood
213	Land Adjoining "Crescent Cottage" Nines Ashes Road, Stondon
214	Land North West Side of Blackmore Road, Stondon Massey
223	Land Adjacent to "Chitral", Wyatts Green Road, Swallows Cross Mountnessing
226	Manor House, Hay Green Lane, Blackmore
GT001	Lilliputs, Chelmsford Road, Blackmore
GT002	Meadow View, Ingatestone Road, Blackmore
GT003	Pond End, Clapgate Estate, Kelvedon Hatch
GT007	Wenlock Meadow, Wenlock Lane
GT017	Greenacres, Plot 3 Oaktree Farm, Chelmsford Road, Blackmore

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**Warley**

013A	Warley Training Centre, Essex Way, Warley
013B	Warley Training Centre, Essex Way, Warley
014	The Gables, Essex Way, Warley
015	Former Mascalls Hospital, Mascalls Lane, Warley
016A	Woodlands School, Warley Street, Great Warley
016B	Woodlands School, Warley Street, Great Warley
027	Land adjacent to Carmel, Mascalls Lane, Warley
081	Council Depot, The Drive, Warley
082	Land fronting Warley Street, near Great Warley
083	Land west of Warley Hill, Pastoral Way, Warley
101A	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)
101B	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)
108	Old Pump Works, Great Warley Street
111	Upminster Trading Park
112 ABC	Childerditch Industrial Estate
112 D	Childerditch Industrial Estate
116	Warley Business Park
117	Ford Offices, Eagle Way, Brentwood
141	Brentwood Leisure Park at Warley Gap
165	Keys Hall, Eagle Way, Brentwood
167	Land adjacent Hill Cottage, Warley Road, and Mill House, Mascalls Lane, Warley
193	Land on the north side of Church Lane, Warley Street
212	Coombe Woods, Beredens Lane, Warley
228	Chep Pallets, Warley Street, Warley
230	Bowmer (Waste Disposal), Magpie Lane, Little Warley





The Council is inviting comments on this Local Plan Strategic Growth Options Consultation as part of a formal public consultation that runs from 6 January 2015 until 17 February 2015.

You can respond directly to the online at our website  
[www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)



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