

02 Development Typology

SPATIAL STRATEGY

- 2.1 This section of IDP focuses upon the proposed quantities of growth associated with the new Local Plan and breaks the proposed housing and employment sites into more detailed elements, such as the type of dwellings (flats, houses etc) expected to be delivered. This allows for consistent measures to be applied to primarily forecasting for potential new pupil numbers for early years and education facilities.
- 2.2 The Local Plan sets out a clear spatial vision and strategy for the Borough, with an emphasis upon protecting and enhancing local character while fostering sustainable communities by concentrating new development on land within the Borough's transport corridors. Brentwood and Shenfield are the main focus for development in the A12 Corridor supported by two major strategic allocations in the A127 Corridor, bringing forward new homes, businesses and employment opportunities.
- 2.3 In terms of total development quantities the Local Plan sets out to meet a total housing need of 454 dwellings per annum. The housing led allocations are split by area is detailed below:
- brownfield land within Brentwood Urban Area / settlement boundary – 1,152 dwellings;
 - greenfield land within Brentwood Urban Area / settlement boundary - 75 dwellings;
 - brownfield land within settlement boundary - other locations - 580 dwellings;
 - green belt land - edge of Brentwood Urban Area – 1,240 dwellings;
 - green belt land - edge of Ingatestone - 218 dwellings;
 - green belt land - larger villages - 123 dwellings, and
 - strategic allocation - Dunton Hills Garden Village – 2,700 dwellings (within plan period).
- 2.4 The Local Plan proposes to allocate just over 47ha of new employment land, with over 50% of the new employment land focused upon a new strategic enterprise park at M25 J.29. Most of the new employment allocations are centred along the A127 corridor, and also includes land at Childerditch, East Horndon and Dunton Hills.

TPOLOGY OF PROPOSED DEVELOPMENT SITES

2.5 The development typology adopted in the IDP uses the following:

- land uses;
- dwelling forecasts;
- types of dwellings;
- employment land floorspace forecasts, and
- job estimates.

2.6 The development of the typology is not an exact science and there are many variables to consider, but the analysis provides an initial baseline from which to consider the impact of development.

Residential Sites

2.7 The Local Plan proposes a mixed portfolio of housing-led allocations which are set out below in Figure 3.1. This figure also includes an estimate of the type of residential units which may come forward for each individual site, split by:

- Discounted Units (DU) – studios, 1-bedroom flats and houses plus senior housing;
- Flats (F) – apartments with 2 or more bedrooms.
- Houses (H) – dwellings with 2 or more bedrooms.

2.8 The typology is based upon submitted site sponsor information and professional judgement using site yield calculations plus an assessment of capacity based upon the surrounding built form and comparative schemes from other locations. The mix of dwellings types may change as sites move forward from potential allocations through the planning process to planning applications.

Figure 2.1: Local Plan Residential Typology

HELAA Ref	Local Plan Ref	Site Name	Discounted Units	Flats	Houses	Total	2018-23 Total	2023-28 Total	2028-33 Total	2033-38 Total	Grand Total
200	R01	Dunton Hills Garden Village	330	610	2,560	3,500	100	1,250	1,350	800	3,500 ¹
020	R02	West Horndon Industrial Estate	50	40	110	200	50	125	25	0	200
021 / 152		West Horndon Industrial Estate	140	80	160	380	80	200	100	0	380
034 / 235 / 087 / 276	R03	Officer's Meadow, Alexander Lane / Chelmsford Road, Shenfield	90	20	400	510	0	375	135	0	510
263		Land east of Chelmsford Road, Shenfield	40	10	165	215	0	215	0	0	215
158		Land north of A1023 Chelmsford Road, Shenfield	0	0	100	100	0	100	0	0	100
117A / 117B	R04 & R05	Ford Headquarters, Warley	150	100	100	350	0	0	350	0	350
081		Council Depot, The Drive, Warley	43	65	15	123	0	123	0	0	123
032	R06	Land East of Nags Head Lane, Brentwood	10	10	105	125	50	75	0	0	125
010	R07	Sow and Grow Nursery, Ongar Road, Pilgrims Hatch	20	0	18	38	38	0	0	0	38
027	R08	Land adjacent to Carmel, Mascalls Lane, Warley	0	0	9	9	9	0	0	0	9
083	R09	Land west of Warley Hill, Pastoral Way, Warley	9	12	22	43	0	43	0	0	43
002	R10	Brentwood railway station car park	70	30	0	100	0	0	100	0	100
039	R11	Westbury Road Car Park, Westbury Road, Brentwood	18	9	18	45	45	0	0	0	45
041	R12	Land at Hunter House, Western Road, Brentwood	37	11	0	48	0	48	0	0	48
040	R13	Chatham Way / Crown Street Car Park Brentwood	15	0	16	31	31	0	0	0	31
102	R14	William Hunter Way, Brentwood	115	150	35	300	25	240	35	0	300
003	R15	Wates Way Industrial Estate, Ongar Road, Brentwood	60	20	0	80	16	64	0	0	80
023A / 023B	R16 & R17	Land off Doddinghurst Road, either side of A12	30	0	170	200	0	200	0	0	200
186	R18	Land at Crescent Drive, Shenfield	10	35	10	55	30	25	0	0	55
044 / 178	R19	Land at Priests Lane, Brentwood	0	0	7595	75	65	10	0	0	75
311	R20	Eagle and Child Pub, Shenfield	12	8	0	20	20	0	0	0	20
128	R21	Ingatestone Garden Centre, Roman Road	20	20	80	120	0	120	0	0	120
106		Site adjacent to Ingatestone Garden Centre (former A12 works site)	15	0	26	41	41	0	0	0	41
079A	R22	Land Adjacent to Ingatestone By-pass	0	16	41	57	50	7	0	0	57
194	R23	Brizes Corner Field, Blackmore Road, Kelvedon Hatch	5	0	18	23	23	0	0	0	23
075	R24	Land off Stocks Lane, Kelvedon Hatch	5	0	25	30	30	0	0	0	30
077	R25	Land south of Redrose Lane, north of Orchard Piece, Blackmore	10	0	30	40	0	40	0	0	40
076	R26	Land south of Redrose Lane, north of Orchard Piece, Blackmore	10	0	20	30	30	0	0	0	30

¹ Dunton Hills Garden Village has a total potential capacity of 4,000 dwellings.

Employment Sites

2.8 The Local Plan proposes to allocate seven new or additional employment allocations which are detailed below in Figure 2.2. The table includes information on site area and the estimated employment floorspace. This information is then used to calculate job estimates, according to average employment densities by potential business type². Work was also undertaken using similar types of analysis in the Economic Futures 2013-2033 Report (January 2018).

Figure 2.2: Local Plan Employment Typology

Employment Site			Use Split	Gross Site Area (m2)	Plot Ratio (Lichfields in part)	GEA (m2)	GIA (m2) (5% reduction rule of thumb)	NIA (m2) (5% industrial / 15% offices reduction rule of thumb)	Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type)	Job Estimates
Gross Site Area (ha)	Dunton Hills Employment Zone (200)		5.5	55,000						
Business Uses	B1a Business		0.2	11,000	0.4	4,400	4,180	3,553	12	296
	B1b R&D		0.2	11,000	0.4	4,400	4,180	3,553	50	71
	B1c Industrial		0.1	5,500	0.4	2,200	2,090	1,986	47	42
	B2 General Industrial		0.05	2,750	0.4	1,100	1,045	993	36	29
	B8 Storage and Distribution		0.05	2,750	0.4	1,100	1,045	993	77	14
	Mixed B Class - Small Business Workspace	Incubator	0.1	5,500	0.65	3,575	3,396	2,887	45	64
		Maker Spaces	0.1	5,500	0.65	3,575	3,396	2,887	28	103
		Studio	0.1	5,500	0.65	3,575	3,396	2,887	30	96
		Co-working	0.1	5,500	0.65	3,575	3,396	2,887	13	222
		Managed Workspaces	0	0	0.65	0	0	0	30	0
	B8 / SG - Data Centres		0	0	0.4	0	0	0	575	0
	Totals		1.0	55,000		27,500	26,125	22,624		938
Gross Site Area (ha)	Land adjacent to Ingatestone by-pass (part bounded by Roman Road) (079C)		2.06	20,600						
Business Uses	B1a Business		0	0	0.4	0	0	0	12	0
	B1b R&D		0	0	0.4	0	0	0	50	0
	B1c Industrial		0	0	0.4	0	0	0	47	0

²Homes and Communities Agency (HCA) Employment Density Guide 3rd Edition – November 2015

Employment Site			Use Split	Gross Site Area (m2)	Plot Ratio (Lichfields in part)	GEA (m2)	GIA (m2) (5% reduction rule of thumb)	NIA (m2) (5% industrial / 15% offices reduction rule of thumb)	Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type)	Job Estimates
	B2 General Industrial		0	0	0.4	0	0	0	36	0
	B8 Storage and Distribution		0	0	0.4	0	0	0	77	0
	Mixed B Class - Small Business Workspace	Incubator	0.2	4,120	0.65	2,678	2,544	2,162	45	48
		Maker Spaces	0.2	4,120	0.65	2,678	2,544	2,162	28	77
		Studio	0.2	4,120	0.65	2,678	2,544	2,162	30	72
		Co-working	0.2	4,120	0.65	2,678	2,544	2,162	13	166
		Managed Workspaces	0.2	4,120	0.65	2,678	2,544	2,162	30	72
	B8 / SG - Data Centres		0	0	0.4	0	0	0	575	0
	Totals		1	20,600		13,390	12,721	10,812		436
Gross Site Area (ha)	Childerditch Industrial Estate (112D and 112E (a))		5.87	58,700						
Business Uses	B1a Business		0.1	5,870	0.4	2,348	2,231	1,896	12	158
	B1b R&D		0	0	0.4	0	0	0	50	0
	B1c Industrial		0.3	17,610	0.4	7,044	6,692	6,357	47	135
	B2 General Industrial		0.3	17,610	0.4	7,044	6,692	6,357	36	186
	B8 Storage and Distribution		0.3	17,610	0.4	7,044	6,692	6,357	77	91
	Mixed B Class - Small Business Workspace	Incubator	0	0	0.65	0	0	0	45	0
		Maker Spaces	0	0	0.65	0	0	0	28	0
		Studio	0	0	0.65	0	0	0	30	0
		Co-working	0	0	0.65	0	0	0	13	0
		Managed Workspaces	0	0	0.65	0	0	0	30	0
	B8 / SG - Data Centres		0	0	0.4	0	0	0	575	0
	Totals		1	58,700		23,480	22,306	20,968		571
Gross Site Area (ha)	Brentwood Enterprise Park		0.61	6,100						

Employment Site			Use Split	Gross Site Area (m2)	Plot Ratio (Lichfields in part)	GEA (m2)	GIA (m2) (5% reduction rule of thumb)	NIA (m2) (5% industrial / 15% offices reduction rule of thumb)	Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type)	Job Estimates
	(Codham Hall Extension) (101C)									
Business Uses	B1a Business		0.1	610	0.4	244	232	197	12	16
	B1b R&D		0	0	0.4	0	0	0	50	0
	B1c Industrial		0.3	1,830	0.4	732	695	661	47	14
	B2 General Industrial		0.3	1,830	0.4	732	695	661	36	19
	B8 Storage and Distribution		0.3	1,830	0.4	732	695	661	77	10
	Mixed B Class - Small Business Workspace	Incubator	0	0	0.65	0	0	0	45	0
		Maker Spaces	0	0	0.65	0	0	0	28	0
		Studio	0	0	0.65	0	0	0	30	0
		Co-working	0	0	0.65	0	0	0	13	0
		Managed Workspaces	0	0	0.65	0	0	0	30	0
	B8 / SG - Data Centres		0	0	0.4	0	0	0	575	0
	Totals		1	6,100		2,440	2,318	2,179		59
Gross Site Area (ha)	Land at East Hordon (109 and 187)		5.5	55,000						
Business Uses	B1a Business		0.2	11,000	0.4	4,400	4,180	3,553	12	296
	B1b R&D		0.2	11,000	0.4	4,400	4,180	3,553	50	71
	B1c Industrial		0.2	11,000	0.4	4,400	4,180	3,971	47	84
	B2 General Industrial		0.1	5,500	0.4	2,200	2,090	1,986	36	58
	B8 Storage and Distribution		0.1	5,500	0.4	2,200	2,090	1,986	77	29
	Mixed B Class - Small Business Workspace	Incubator	0	0	0.65	0	0	0	45	0
		Maker Spaces	0.1	5,500	0.65	3,575	3,396	2,887	28	103
		Studio	0	0	0.65	0	0	0	30	0
		Co-working	0	0	0.65	0	0	0	13	0

Employment Site			Use Split	Gross Site Area (m2)	Plot Ratio (Lichfields in part)	GEA (m2)	GIA (m2) (5% reduction rule of thumb)	NIA (m2) (5% industrial / 15% offices reduction rule of thumb)	Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type)	Job Estimates
		Managed Workspaces	0.1	5,500	0.65	3,575	3,396	2,887	30	96
	B8 / SG - Data Centres		0	0	0.4	0	0	0	575	0
	Totals		1.0	55,000		24,750	23,513	20,822		738
Employment Site	Land north of A1023, Shenfield		Use Split	Gross Site Area (m2)	Plot Ratio (Lichfields in part)	GEA (m2)	GIA (m2) (5% reduction rule of thumb)	NIA (m2) (5% industrial / 15% offices reduction rule of thumb)	Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type)	Job Estimates
Gross Site Area (ha)			2	20,000						
Business Uses	B1a Business		0.2	4,000	0.4	1,600	1,520	1,292	12	108
	B1b R&D		0	0	0.4	0	0	0	50	0
	B1c Industrial		0.2	4,000	0.4	1,600	1,520	1,444	47	31
	B2 General Industrial		0.2	4,000	0.4	1,600	1,520	1,444	36	42
	B8 Storage and Distribution		0	0	0.4	0	0	0	77	0
	Mixed B Class - Small Business Workspace	Incubator	0.2	4,000	0.65	2,600	2,470	2,100	45	47
		Maker Spaces	0.2	4,000	0.65	2,600	2,470	2,100	28	75
		Studio	0	0	0.65	0	0	0	30	0
		Co-working	0	0	0.65	0	0	0	13	0
		Managed Workspaces	0	0	0.65	0	0	0	30	0
	B8 / SG - Data Centres		0	0	0.4	0	0	0	575	0
	Totals		1	20,000		10,000	9,500	8,379		302
Gross Site Area (ha)	Brentwood Enterprise Park (M25 Junction 29 works site)		25.85							
Business Uses	B1a Business					15,289	14,525	12,346	12	1029
	B1b R&D									
	B1c Industrial					15,670	14,887	14,142	47	301
	B2 General Industrial					8,597	8167	7,759	36	227
	B8 Storage and Distribution					67,669	64,286	61,071	77	879

Employment Site			Use Split	Gross Site Area (m2)	Plot Ratio (Lichfields in part)	GEA (m2)	GIA (m2) (5% reduction rule of thumb)	NIA (m2) (5% industrial / 15% offices reduction rule of thumb)	Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type)	Job Estimates
	Mixed B Class - Small Business Workspace	Incubator								
		Maker Spaces								
		Studio								
		Co-working								
		Managed Workspaces								
	B8 / SG - Data Centres									
	Totals					107,225	101,864	95,318		2,435
		Other uses								121
		Totals								2,556

Revision Schedule – Chapter 2	
Version 1.1	October 2018
Version 1.2	January 2019