

# **Brentwood Local Plan 2015-2030 Preferred Options**

Supporting Document:  
**Draft Site Assessment**

July 2013

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## Notes

This draft document sets out the assessment proforma applied to various land assessed to inform the Local Plan 2015-2030 Preferred Options draft site allocations. Various details about sites are set out and criteria assessed under headings such as site details, land use and policy designation, transport, access to services, education, utilities, flood risk, viability and consultation.

A blank cell means data is either unavailable or awaited. More detailed data is contained within various technical studies forming part of the Council's evidence base. Therefore, information contained within this document has not been used alone to determine suitability. The document attempts to show the process by which sites have been assessed and the outcome for Preferred Options consultation.

Site density is mainly derived from the Council's Strategic Housing Land Availability Assessment (SHLAA) (where applicable) for housing sites and the Heart of Essex Economic Futures study for employment land.

The final housing site density included in this assessment is the highest density within SHLAA groupings (i.e. the SHLAA medium density ranges from 40 dwellings per hectare to 80 dwellings per hectare, so for the purposes of this assessment the highest figure of 80dph has been applied where appropriate for those sites within the medium group). This is because of the Spatial Strategy set out in the Preferred Options consultation document to maximise brownfield land in order to protect as much as possible greenfield sites and the Green Belt.

For employment floorspace a calculation has been made using density figures for employment space which take account of recent trends in occupancy for different B-class uses. A ratio is given for jobs per square metre depending on the type of B-class use. At this stage an assumption has been made on the make-up of different B-uses on particular sites. Further work will need to be undertaken in terms of masterplanning for individual sites to identify the most suitable and viable uses while conforming with emerging Local Plan Policies.

Further assessment of local suitability will need to be undertaken before final density assumptions for housing on site or employment floorspace is put forward to the next stage in the Plan making process. At this stage considerations such as landscaping, open space or buffering have not been applied and so this will need to be undertaken as part of Plan preparation to ensure the potential numbers of dwellings on site and types of employment floorspace are accurate and robust.

The source of most sites is the SHLAA. This document sets out whether a site was included in the SHLAA because it was submitted as part of the Call for Sites in 2009 or taken from the Council's 2002 Urban Capacity Study. The starting point has been to assess all sites deemed to have potential for housing in the SHLAA. If not assessed in the SHLAA some other sites have been put forward to the Council in the run-up to preparing the Plan. Every effort has been made to include all suggested sites in this assessment. Where a site does not appear in this assessment it can be suggested as part of the Preferred Options consultation. Further sites suggested during the consultation will be assessed using the same methodology to inform the next stage of Plan preparation. This includes sites discounted in the SHLAA where evidence can be provided that something has changed since the SHLAA was undertaken that may now make the site suitable, or where there is disagreement about SHLAA conclusions.

More information and supporting evidence can be viewed on the Council's website  
[www.brentwood.gov.uk/localplan](http://www.brentwood.gov.uk/localplan)

Site details			Land north of Highwood Close including St Georges Court, Brentwood	Brentwood railway station car park	Wates Way Industrial Estate, Ongar Road, Brentwood	Land rear of The Bull Public House, Brook Street, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Land adjacent Adult Education Centre, Rayleigh Road, Hutton	Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton	Woodlands School, Rayleigh Road, Hutton		Woodlands, School Road, Kelvedon Hatch
	Site name	Land north of Highwood Close, Brentwood										
	Site ref	001A	001B	002	003	004	005	006	007	008A	008B	009
	SHLAA ref (if applicable)	G160	N/A	B190	N/A	B079	B218	B094	B096	B219	B219	B166
	Site size (ha)	0.47	0.81	1.35	0.96	0.39	1.26	0.14	0.10	1.32	11.22	0.25
	Grid reference (X/Y)	558646 / 194725	558590 / 196648	559261 / 193062	559598 / 194116	557572 / 192797	562123 / 195021	561963 / 195183	562876 / 195728	564119 / 194897	564152 / 195041	557216 / 198983
	Ward	Brentwood West	Brentwood West	Brentwood West	Brentwood North	South Weald	Hutton Central	Hutton North	Hutton North	Hutton East	Hutton East	Brizes & Doddinghurst
	Parish (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Kelvedon Hatch
	Ownership	Brentwood Borough Council	Brentwood Borough Council	Network Rail	Cadena Group (agent: JTS Partnership)	Unknown	Essex Fire and Rescue Service	Essex County Council	Unknown	Woodlands School Ltd	Woodlands School Ltd	Unknown
	Proposed use to assess	Housing	Housing	Housing or mixed-use	Housing or mixed-use	Housing	Housing	Housing	Housing	Housing	Housing	Housing
	Indicative number of dwellings	38	65	135	128	16	101	11	10	15	123	12
	Site density (dwellings per hectare)	80dph	80dph	100dph	Approx 130dph (all-res 13/06056/PREAPP)	40dph	80dph	80dph	100dph	Existing building footprint (SHLAA)	11dph	50dph
	Employment plot ratio (additional)	N/A	N/A	Unknown at this stage	Unknown at this stage	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	N/A	N/A	Unknown at this stage	Unknown at this stage	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Job provision (additional)	N/A	N/A	Unknown at this stage	Unknown at this stage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Source	Current housing allocation in Replacement Local Plan (2005), SHLAA (Urban Capacity Study)	Council asset - subject to review of sheltered housing in the Borough	SHLAA (Urban Capacity Study)	Discussions with landowners/agents (12/06069/PREAPP, 13/06056/PREAPP) (see Development Team minutes 12.09.12 & 13.05.13)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study and call for sites)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Urban Capacity Study)
Notes/other comments	Existing allocation but no progress on redevelopment/sale of land. See site ref 001B for potential to redevelop site along with adjacent sheltered housing, would solve access issues from Highwood Close.	1. Subject to Council's Older Persons Housing Review due in 2013 [Housing Department].  2. Land adjacent is Council owned garages, although one garage is in private ownership. Potential to include as wider redevelopment? Subject to a review of Council owned garage sites in the Borough [Housing Department].	Access issues through Brentwood Station car park?	Scheme could be for predominantly residential use with some form of employment use to retain some of the lost jobs on site					Green Belt, potential vacant school, development could only be conversion of existing buildings or use of footprint	Green Belt, potential vacant school, development could only be conversion of existing buildings or use of footprint	Garden land	
Outcome of site assessment for Draft Plan	Allocate land for major housing site	Retain current land-use. Reasonable alternative for residential redevelopment subject to Council Asset Review.	Retain current land-use. Reasonable alternative for residential redevelopment.	Allocate land for major housing site	Retain current land-use. Reasonable alternative for residential redevelopment.	Allocate land for major housing site	Allocate land for major housing site	Allocate land for major housing site	Retain current land-use. Reasonable alternative for footprint of buildings to provide residential use should school become vacant.	Retain current land-use. Reasonable alternative for footprint of buildings to provide residential use should school become vacant.	Allocate land for major housing site	
Existing land use	Amenity space, woodland	Sheltered housing in Council ownership	Station car park	Industrial estate (B2/B8 uses)	Car park	Vacant former Fire and Rescue HQ (office building)	Car park	Garages and gardens to flats	School	School and surrounding fields	Residential dwelling with large garden	

	Site name	Land north of Highwood Close, Brentwood	Land north of Highwood Close including St Georges Court, Brentwood	Brentwood railway station car park	Wates Way Industrial Estate, Ongar Road, Brentwood	Land rear of The Bull Public House, Brook Street, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Land adjacent Adult Education Centre, Rayleigh Road, Hutton	Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton	Woodlands School, Rayleigh Road, Hutton		Woodlands, School Road, Kelvedon Hatch
	Site ref	001A	001B	002	003	004	005	006	007	008A	008B	009
Land use and policy designation	Neighbouring land use(s)	Residential	Residential, shopping parade to the west	Mix of uses - residential, offices, railway land	Residential, shops	B1 Offices, pub	Residential	Education centre, residential	Residential, bordering protected urban open space	Countryside (Green Belt)	Countryside (Green Belt)	Residential, borders Green Belt
	Replacement Local Plan (2005) designations	Major Housing Site 1996-2011 [H1]	Residential [H6, H7, H8, H9, H14, H16]	Car Parking [T6, T7, T9, TC10]	Employment General [E1]	Employment General [E1]	Community [LT8]	Educational Institution [LT8]	Residential [H6, H7, H8, H9, H14, H16]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Residential [H6, H7, H8, H9, H14, H16]
	Previously developed land (brownfield)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes (part)	Yes (part)	Yes (part)
	Underutilised?	Yes, vacant allocated housing site	Currently used for sheltered housing but could more efficient use of land be made with higher density?	Yes, car park for station that could be better utilised	Industrial estate in Town Centre - more suitable uses?	Yes, car park in urban area	Yes, vacant buildings in urban area	Yes, car park land that could be better utilised	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	No, only once school building becomes vacant	No, only once school building becomes vacant	Low site density, more efficient use of land for residential could be made
	Green Belt	No	No	No	No	No	No	No	No	Yes	Yes	No
	Minerals & Waste safeguarded area	Potential sand & gravel area through part of site	No	No	Yes, within central urban area sand & gravel	No	No	No	No	No	No	Yes, sand & gravel area
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Grade 3	Grade 3	Grade 3
	Special Landscape Area	No	No	No	No	No	No	No	No	No	No	Northern boundary is close to SSSI (The Coppice, Kelvedon Hatch)
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	LCA: F10 Heybridge Wooded Farmland	LCA: F10 Heybridge Wooded Farmland	LCA: F8 Doddington Wooded Farmland
	Local Wildlife Site (LoWS) / Nature Conservation	No	No	No	No	No	No	No	No	No	No	No
	Protected Urban Open Space	No	No	No	No	No	No	No	Adjoins	No	No	No
	Conservation Area	No	No	No	No	No	No	No	No	No	No	No
	Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
Port	Access to main distributor road (ECC comments)	Access difficulties - Vehicle and pedestrian access to the site is likely to be via Highwood Close and a private garage court, probably owned by Brentwood Council. Highwood Close has angled on-street parking bays which narrow the carriageway to a single vehicle width.	Access onto Highwood Close satisfactory.	Access difficulties - Vehicle and pedestrians access to site via private road from St. James Road and through private car park. Therefore, a new access road with footways would be required through the retained car park.	Wates Way not adopted. Main vehicle and pedestrian access to the site is from Ongar Road (A128). Secondary vehicle and pedestrian access onto Burland Road – Egress only from site for vehicles.	Access difficulties – The site is land locked. An access road with a footway would be required through third party land, i.e. the car park for The Bull or the land between the site and River Road. However, intensifying the use of the access for The Bull would not be encouraged given its location on Brook Street (A1023).	Current access to the site via Rayleigh Close. Visibility splay to the east of Rayleigh Close doesn't comply with current standards.	Access difficult, either through car park of education centre or via the adjacent private road, Reubens Road, which is narrow in places and would require third party land to widen.	Access onto Woodland Avenue satisfactory.	Access onto Rayleigh Road satisfactory.	Access onto Rayleigh Road satisfactory.	Access onto School Road satisfactory.



Transport			Land north of Highwood Close including St Georges Court, Brentwood		Wates Way Industrial Estate, Ongar Road, Brentwood	Land rear of The Bull Public House, Brook Street, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Land adjacent Adult Education Centre, Rayleigh Road, Hutton	Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton			
	Site name	Land north of Highwood Close, Brentwood	Land north of Highwood Close including St Georges Court, Brentwood	Brentwood railway station car park	Estate, Ongar Road, Brentwood	Land rear of The Bull Public House, Brook Street, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Land adjacent Adult Education Centre, Rayleigh Road, Hutton	Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton	Woodlands School, Rayleigh Road, Hutton	Woodlands School, Rayleigh Road, Hutton	Woodlands, School Road, Kelvedon Hatch
	Site ref	001A	001B	002	003	004	005	006	007	008A	008B	009
	Highway capacity of surrounding network											
Access to services	Access to bus and train (approx)	1.5 miles to Brentwood Station (approx 30 min walk). Several bus routes nearby with direct links to Brentwood Town Centre and station.	1.5 miles to Brentwood Station (approx 30 min walk). Several bus routes nearby with direct links to Brentwood Town Centre and station.	Site adjacent to Brentwood Station and buses.	0.9 miles to Brentwood Station (approx 20 min walk). Several bus routes nearby with direct links to Brentwood Town Centre and station.	1.2 miles to Brentwood Station (approx 25 min walk). Bus route 498 nearby, direct links to Brentwood Town Centre.	0.5 miles to Shenfield Station (approx 5 min walk). Bus route 81 nearby, direct links to Shenfield.	0.5 miles to Shenfield Station (approx 5 min walk). Bus route 81 nearby, direct links to Shenfield.	1.2 miles to Shenfield Station (approx 25 min walk). Bus route 81 nearby, direct links to Shenfield.	2 miles to Shenfield Station (approx 40 min walk). Nearest bus stop for route 81 is 10 min walk, links to Shenfield.	3 miles to Shenfield Station (approx 40 min walk). Nearest bus stop for route 81 is 10 min walk, links to Shenfield.	Nearest train station (Brentwood) 4.5 miles away. Bus route 21 nearby, direct links to Brentwood Town Centre and station.
	Walking and cycling											
	Access to Post Office (approx)	0.3 miles to Ongar Road Post Office (approx 7 min walk)	0.3 miles to Ongar Road Post Office (approx 7 min walk)	0.5 miles to Brentwood Town Centre (approx 12 min walk)	0.3 miles to Brentwood Town Centre (approx 8 min walk)	1 min walk to Brook Street Post Office	0.5 miles to Shenfield (approx 5 min walk)	0.5 miles to Shenfield (approx 5 min walk)	1.2 miles to Shenfield (approx 25 min walk). Direct bus links nearby.	2 miles to Shenfield (approx 40 min walk). Nearest bus stop 10 min walk	3 miles to Shenfield (approx 40 min walk). Nearest bus stop 10 min walk	0.2 miles to Kelvedon Hatch Village Store (approx 4 min walk)
	Access to GP (approx)	0.6 miles to nearest practice (Geary Drive, Brentwood). Approx 15 min walk, 4 min drive.	0.6 miles to nearest practice (Geary Drive, Brentwood). Approx 15 min walk, 4 min drive.	1 mile to nearest GP (Shenfield Road, Brentwood). Approx 20 min walk, 6 min drive.	0.3 miles to nearest GP (Shenfield Road, Brentwood). Approx 7 min walk, 3 min drive	1.3 miles to nearest GP (Warley, 4 min drive) although no safe walking route. Nearest GP by walking: Shenfield Road, Brentwood (1.6 miles, approx 35 min walk)	0.5 miles to nearest GP (Mount Avenue, Shenfield). Approx 10 min walk, 2 min drive.	0.4 miles to nearest GP (Mount Avenue, Shenfield). Approx 9 min walk, 2 min drive.	1.2 miles to nearest GP (Mount Avenue, Shenfield). Approx 25 min walk, 5 min drive.	1.8 miles to nearest GP (Mount Avenue, Shenfield). Approx 5 min drive.	1.8 miles to nearest GP (Mount Avenue, Shenfield). Approx 5 min drive.	1 mile to nearest GP (Doddinghurst). Approx 3 min drive (no safe walking route).
Education	GP capacity											
	Access to employment area (approx)	0.8 miles to nearest employment area (Wates Way, Brentwood) (approx 20 min walk), 1.5 miles to Hubert Road, Brentwood (approx 30 min walk). Direct bus links to Brentwood Town Centre.	0.8 miles to nearest employment area (Wates Way, Brentwood) (approx 20 min walk), 1.5 miles to Hubert Road, Brentwood (approx 30 min walk). Direct bus links to Brentwood Town Centre.	0.7 miles to Hubert Road, Brentwood (approx 15 min walk), 0.7 miles to Warley Hill Business Park (approx 15 min walk or direct bus links).	if site wholly redeveloped for housing, nearest employment area would be Hubert Road (1 mile, approx 20 min walk) or Warley Hill Business Park (1.5 miles, approx 30 min walk). Brentwood Town Centre nearby with linking bus routes.	1 mile to nearest employment area (Hubert Road, Brentwood) (approx 20 min walk), direct bus link via route 498.	0.5 miles to Shenfield centre. 0.8 miles to nearest employment area (Hutton Industrial Estate) (approx 15 min walk).	0.5 miles to Shenfield centre. 0.8 miles to nearest employment area (Hutton Industrial Estate) (approx 15 min walk).	0.5 miles to Shenfield centre. 0.2 miles to nearest employment area (Hutton Industrial Estate) (approx 5 min walk).	1 mile to nearest employment area (Hutton Industrial Estate) (approx 20 min walk).	2 mile to nearest employment area (Hutton Industrial Estate) (approx 20 min walk).	3 miles to nearest employment area (Hallsford Bridge), no public transport links. 4 miles to Brentwood Town Centre, bus route 21 provides direct link.
	Access to main retail area (approx)	1 mile to Brentwood Town Centre (approx 20 mins walk), direct bus links nearby.	2 mile to Brentwood Town Centre (approx 20 mins walk), direct bus links nearby.	Adjacent to Warley Hill shops, 0.5 miles to Brentwood Town Centre (approx 12 min walk).	0.3 miles to Brentwood Town Centre (approx 8 min walk).	1.3 miles to Brentwood Town Centre (approx 30 min walk), direct bus link on route 498.	0.5 miles to Shenfield (approx 5 min walk). Bus route 81 nearby, direct links to Shenfield.	0.5 miles to Shenfield (approx 5 min walk). Bus route 81 nearby, direct links to Shenfield.	1.2 miles to Shenfield (approx 25 min walk). Bus route 81 nearby, direct links to Shenfield.	2 miles to Shenfield (approx 40 min walk). Nearest bus stop for route 81 is 10 min walk.	3 miles to Shenfield (approx 40 min walk). Nearest bus stop for route 81 is 10 min walk.	4 miles to Brentwood Town Centre, bus route 21 provides direct link.
	Access to local and district parks											
Education	Access to grass pitches											
	Primary Priority Admissions Area: School (DFES number)	Larchwood Primary (2009)	Larchwood Primary (2009)	Holly Trees Primary (2013)	Larchwood Primary (2009)	St Peter's CE (VA) Primary, South Weald (3462)	Willowbrook Primary (2918)	Long Ridings Primary (2588)	Long Ridings Primary (2588)	Willowbrook Primary (2918)	Willowbrook Primary (2918)	Kelvedon Hatch Community Primary (2680)
	Capacity for pupil product to be accommodated at nearest primary school?	No		No	No	No	No (requires safe/direct walking route)	No	No	No		Yes
	Developer contribution required at nearest primary school?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes		No
Education	Secondary Priority Admissions Area: School (DFES number)	Shenfield High (5467)	Shenfield High (5467)	Brentwood County High (5459)	Shenfield High (5467)	Brentwood County High (5459)	St Martins (5433)	Shenfield High (5467)	St Martins (5433)	St Martins (5433)	St Martins (5433)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)

Ed	Site name	Land north of Highwood Close, Brentwood	Land north of Highwood Close including St Georges Court, Brentwood	Brentwood railway station car park	Wates Way Industrial Estate, Ongar Road, Brentwood	Land rear of The Bull Public House, Brook Street, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Land adjacent Adult Education Centre, Rayleigh Road, Hutton	Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton	Woodlands School, Rayleigh Road, Hutton		Woodlands, School Road, Kelvedon Hatch
	Site ref	001A	001B	002	003	004	005	006	007	008A	008B	009
	Capacity for pupil product to be accommodated at nearest secondary school?	Yes		Yes	Yes	Yes	No (not within 2km of nearest school by safe/direct walking route)	Yes	No	No		Yes
	Developer contribution required at nearest secondary school?	No		No	No	No	Yes	No	Yes	Yes		No
Utilities	Early years and childcare places (Dwelling no x 0.09 places)	3	6	12	12	1	9	1	1	1	11	1
	Water supply	Data unavailable	Data unavailable				No issues					
	Capacity of sewerage and wastewater treatment works (WwTW)	Data unavailable	Data unavailable			Data unavailable	No infrastructure issues		No infrastructure issues	No infrastructure issues	No infrastructure issues	No capacity at Doddinghurst WwTW, sewerage infrastructure ok
	Gas supply									Mains gas distribution pipe running through site	Mains gas distribution pipe running through site	
	Electricity supply									Overhead electricity cables	Overhead electricity cables	
	Oil & Gas											
	Telecommunications											
Flood Risk												
	Flood zone	No	No	No	No	No, adjoins area of Flood Zone 3 to the north	No	No	No	No	No	No
	Surface water flooding	No	No	No	No	No	No	No	No	No	Yes, small area of less susceptibility to north of site	No



	Site name	Land north of Highwood Close, Brentwood	Land north of Highwood Close including St Georges Court, Brentwood	Brentwood railway station car park	Wates Way Industrial Estate, Ongar Road, Brentwood	Land rear of The Bull Public House, Brook Street, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Land adjacent Adult Education Centre, Rayleigh Road, Hutton	Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton	Woodlands School, Rayleigh Road, Hutton		Woodlands, School Road, Kelvedon Hatch
	Site ref	001A	001B	002	003	004	005	006	007	008A	008B	009
Viability	SHLAA: Potential?	Potential	N/A (part of site has potential, see site ref 001A)	Potential	N/A	Potential	Potential	Potential	Potential	Potential	Part potential, part discounted	Potential
	SHLAA: Suitable?	Yes. Given neighbouring residential uses the site is considered suitable for residential development. An appropriate buffer would be required between residential dwellings and A12 Brentwood Bypass. The Site is allocated for development in the Replacement Local Plan (2005).	N/A (see site ref 001A)	Yes. The usable area of land appears restricted by the railway line on one side and road on the other. The site would be suitable for mixed use, including residential, if the car park was proven to be no longer required by Network Rail. Assume 50% developable area.	N/A	Yes. Site comprises a large pub car park and areas of hard standing. The site is suitable for residential development due to its location within the urban area close to services and facilities. Whilst development could not detract from the operation of the pub, the car park could be rationalised. An appropriate design for residential development would be required.	Yes. Site is currently in use by Essex County Fire Brigade as their headquarters set in quite large grounds. Site is suitable for residential development, located in a sustainable location with good access to local amenities.	Yes. The land surrounding the building appears to be available (grassed area and partially used car park) and could be rationalised to accommodate residential development.	Yes. Site comprises a number of garages and gardens to flats. Site lies within an established residential area and development would be compatible with surrounding land uses.	Yes. Currently in use as a private school set in quite large grounds which incorporate playing fields and open space and a nature reserve. The site is divorced from the settlement of Hutton and would only be considered for conversion of existing buildings.	See site ref 008A	Yes. Site is suitable for residential development due to central location within village and screening by mature trees. Development in this location would not have a detrimental impact upon the neighbouring residents and therefore is considered wholly suitable.
	SHLAA: Available?	Yes. Site is available for development.	N/A (see site ref 001A)	Yes. Site currently used for car parking associated with the rail station, which it adjoins, although not to capacity. However, car parking would need to be retained in any scheme.	N/A	Yes. The site is considered to be available given the amount of vacant/underused space at the time of visit.	Yes. Fire Brigade intend to vacate site.	Yes. The site comprises land adjacent to the Adult Education Centre and appeared to be under used.	Yes. Considered to be available for residential development as the garages to the rear of the flats appear to be run down, whilst the car park provided was full, suggesting the garages are no longer in use.	Yes. The school state that the site could be available within 1-5 years.	See site ref 008A	Yes. Site comprises one residential dwelling and a significant garden that appeared vacant at time of survey.
	SHLAA: Achievable?	Yes. However access improvements required off Highwood Close.	N/A (see site ref 001A)	Yes. However, this is an important transport node and new development on this site should complement that function. Car parking would need to be provided - decked car parking facilities are costly and this could affect the viability of development.	N/A	Yes. Development upon this site is considered to be achievable due its location within residential area. One constraint is the continued operation of the pub that could detract from achievability of the site. Contamination level is unknown, however cost of connection to infrastructure and services is likely to be minimal due to the residential setting. Likely to be brought forward by a small to medium size developer due to its size.	Yes. Site is considered achievable as the current occupier intends to vacate building. This site is relatively large and will be attractive for a developer. Due to former land uses potential contamination could be an issue. Site size would mean that it would likely be brought forward by a large developer.	Yes. Site is within an attractive setting with Local Authority ownership. There is currently no developer interest in this site.	Yes. Attractive location for residential development and whilst issues of contamination appear unknown it is unlikely there will be high costs associated with provision of infrastructure and services. Development on the open space would be subject to neighbour consultation as the gardens to Tillingham Bold appear to be well used. However, precedent for this type of development has been made at Tip Tree Court. Site is in private ownership and would likely be brought forward by a small developer.	Yes. Site is likely to be vacated and is in private ownership. There is a main gas distribution pipe through the site and overhead electricity cables to be considered, which could constrain achievability. Contamination is currently unknown. Cost to connect to infrastructure and services would be relatively low due to current uses on site. Site size would mean that it would be brought forward by a medium sized developer.	See site ref 008A	Yes. Site provides an attractive setting for residential development and is currently allocated residential. Unlikely to be contaminated or need significant investment in infrastructure or environmental mitigation, therefore cost of bringing the site forward should not be prohibitive. Development would be acceptable in this location as it would provide potential to intensify use of site and could possibly add character to the street scene (design dependent). Development is for 10 dwellings and in private ownership, therefore a smaller developer would bring site forward.

	Site name	Land north of Highwood Close, Brentwood	Land north of Highwood Close including St Georges Court, Brentwood	Brentwood railway station car park	Wates Way Industrial Estate, Ongar Road, Brentwood	Land rear of The Bull Public House, Brook Street, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Land adjacent Adult Education Centre, Rayleigh Road, Hutton	Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton	Woodlands School, Rayleigh Road, Hutton		Woodlands, School Road, Kelvedon Hatch
	Site ref	001A	001B	002	003	004	005	006	007	008A	008B	009
Consultation	Site ownership and legal issues	Council owned	Council owned, subject to a review of Council sheltered housing in forthcoming Older Persons Housing Strategy	One owner, Network Rail	One owner, Cadena Group. Multiple leases on existing units, although due to expire in short-term (5-10 years)	Landowner unknown	One owner, Essex County Fire Brigade	One owner, Essex County Council	Landowner unknown	Owned by Woodlands School Ltd who intend to vacate site	Owned by Woodlands School Ltd who intend to vacate site	Landowner unknown
	Willingness of landowners and/or developers	Allocated as housing site in Replacement Local Plan (2005). Adjacent Council owned sheltered housing could be redeveloped as part of this vacant land?	Subject to Older Persons Housing Strategy	National Rail have expressed interest in the site through their own asset review work, but unknown if that still is the case or whether they would suggest this site goes forward for redevelopment	Pre-application discussion. Confirmation of intention to "work with Council officers to draft, and bring forward, a development brief for the site in conjunction with the emerging Preferred Options Local Plan" (email 19.12.12)	Site previously considered as part of Urban Capacity Study (2002) and then SHLAA (2011). No recent contact with landowner.	Put forward Urban Capacity Study (2002), Call for Sites (2009). Included in Five Year Housing Supply. Landowners "keen to progress a disposal of the Hutton site as soon as possible (probably in the next 18 months) for which a residential redevelopment still appears to be the most suitable option for development" (email 20.06.12)	Unknown	Site previously considered as part of Urban Capacity Study (2002) and then SHLAA (2011). No recent contact with landowner.	No up-to-date information on when or if the school will vacate building	No up-to-date information on when or if the school will vacate building	Site previously considered as part of Urban Capacity Study (2002) and then SHLAA (2011). No recent contact with landowner.
	Likely to come forward in plan period?	Yes, 5-10 years (SHLAA)		Yes, 10-15 years (SHLAA)	Yes, 5-10 years	Yes, 5-10 years (SHLAA)	Yes, 0-5 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 0-5 years (SHLAA)		Yes, 0-5 years (SHLAA)
Consultation	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	No comments	No comments	One comment from Neighbourhood consultation: 1. "Not a bad idea."	No comments	No comments	Three comments from Neighbourhood Consultation. Two from street events: 1. "A good idea for development." 2. "Happy to see this as a development site." One from questionnaire in response to question "What changes or improvement would you like to see?": 3. (Response ID 1722) "A nice park that was enclosed and safe for young children or elderly people to sit and relax. The fire headquarters would be a brilliant idea. Retention of bungalows."	Two comments from Neighbourhood Consultation: 1. "No converting over. It is the amenities for the residents." 2. Concern about access/egress at peak times if this is developed for housing."	No comments	Four comments from Neighbourhood Consultation. Three from street events: 1. "Prefer not to be developed for housing." 2. "Happy to go along with this suggestion." 3. "Should be used for housing. We need a bus service for commuters and shoppers between Hutton and Brentwood." One from questionnaire: 4. (ID: 1697) "School has great development potential. The school expanded to take more pupils and create more employment, the un-needed developed for housing, community facilities and or low carbon mixed industrial/commercial development, as previous submission."	See site ref 008A	No comments

Site details		Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Land rear of 10-20 Orchard Lane, Pilgrims Hatch	Garage courts adjacent 49 Lavender Avenue, Pilgrims Hatch	Warley Training Centre, Essex Way, Warley		The Gables, Essex Way, Warley	Former Mascalls Hospital, Mascalls Lane, Warley	Woodlands School, Warley Street, Great Warley		Telephone Exchange, Ongar Road, Brentwood	Thoby Priory, Thoby Lane, Mountnessing
	Site name											
	Site ref	010	011	012	013A	013B	014	015	016A	016B	017	018
	SHLAA ref (if applicable)	B213	B025	B142	G154	N/A	N/A	B214	B220	B220	N/A	B207
	Site size (ha)	1.20	0.24	0.19	0.18	0.66	0.28	3.95	0.49	2.77	0.51	3.19
	Grid reference (X/Y)	558089 / 194859	557745 / 195887	559016 / 195493	559157 / 191763	559175 / 191820	559105 / 191770	558780 / 191874	55122 / 189193	559605 / 189193	559737 / 194019	562577 / 198697
	Ward	Pilgrims Hatch	Pilgrims Hatch	Pilgrims Hatch	Warley	Warley	Warley	Warley	Warley	Warley	Brentwood North	Ingatestone, Fryerning & Mountnessing
	Parish (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Mountnessing
	Ownership	Mr & Mrs Armiger	Unknown	Unknown	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	NHS	Woodlands School Ltd	Woodlands School Ltd	BT	Mr Gilbert [agent: Gerald Eve]
	Proposed use to assess	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing or mixed-use	Housing
	Indicative number of dwellings	48	19	15	0	38	17	40	10	55	50	95
	Site density (dwellings per hectare)	40dph	80dph	80dph	Site to be removed (part of 014)	Higher density option in Dev Brief (approx 60dph)	60dph	Site to be removed - Planning permission for 40 dwellings (10dph)	Medium (SHLAA) (20dph) building footprint, not whole site	20dph (SHLAA)	100dph	30dph
	Employment plot ratio (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Unknown at this stage	N/A
	Employment floorspace (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Unknown at this stage	N/A
Job provision (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Unknown at this stage	N/A	
Source	SHLAA (Call for Sites)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	Council asset review	Council asset - subject to review of sheltered housing in the Borough	SHLAA (Call for Sites), planning permission 11/01181/FUL	SHLAA (Call for Sites)	SHLAA (Call for Sites)	LDP MWG request to include	SHLAA (Call for Sites) Discounted, LDP MWG request to include, pre-application discussion (13/06010/PREAPP)	
Notes/other comments	Green Belt		Subject to a review of Council owned garage sites in the Borough [Housing Department]	REMOVE - site forms part of Site Ref 013B (Warley Training Centre)	Entire site including green space assessed in SHLAA (013A)	Subject to Council's Older Persons Housing Review due in 2013 [Housing Department]	REMOVE - site granted planning permission for 40 units subject to S106 agreement (11/01181/FUL)	Green Belt, potential vacant school, development could only be conversion of existing buildings or use of footprint  016A = land with potential in SHLAA 016B = land discounted in SHLAA	016A = land with potential in SHLAA 016B = land discounted in SHLAA	Employment use more appropriate?	NPPF Paragraph 55 potentially gives criteria for housing on site [set out relevant Para 55 wording]	
Outcome of site assessment for Draft Plan	Allocate land for major housing site - brownfield land in Green Belt	Allocate land for major housing site	Allocate land for major housing site	Discount site - forms part of 013B to be allocated	Allocate land for major housing site	Retain current land-use. Reasonable alternative for residential redevelopment subject to Council Asset Review.	Discount site - already has planning permission and permitted units are included in extant planning permission figure	Retain current land-use. Reasonable alternative for footprint of buildings to provide residential use should school become vacant.	Discount site - land is greenfield Green Belt and isolated away from the Brentwood Urban Area. Not in conformity with spatial strategy.	Retain current land use. As set out in site specific Draft Plan Policy, allow for reasonable alternative of mixed-use including residential if viable.	Retain current land-use. Reasonable alternative for residential.	
Existing land use	Garden centre/nursery and two residential dwellings	Barns and informal storage	Garages	Incidental green space (former school playing field)	Entire site - former school buildings and surrounding green space	Sheltered housing in Council ownership	Vacant hospital buildings and surrounding land	School	Land/fields surrounding school buildings	Under-used office building and surrounding land (car park)	Tolerated industrial units in Green Belt	

Land use and policy designation	Site name	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Land rear of 10-20 Orchard Lane, Pilgrims Hatch	Garage courts adjacent 49 Lavender Avenue, Pilgrims Hatch	Warley Training Centre, Essex Way, Warley		The Gables, Essex Way, Warley	Former Mascalls Hospital, Mascalls Lane, Warley	Woodlands School, Warley Street, Great Warley		Telephone Exchange, Ongar Road, Brentwood	Thoby Priory, Thoby Lane, Mountnessing
	Site ref	010	011	012	013A	013B	014	015	016A	016B	017	018
	Neighbouring land use(s)	Allotments, residential on other side of Ongar Road	Residential, grassland (Green Belt) to rear	Residential, borders Green Belt	Residential	Residential	Residential, shopping parade to the west	Residential, Green Belt	Countryside, plus County Wildlife Site and Article 4 Direction on adjoining land	Countryside surrounds	Residential, community uses, B1 offices, retail	Countryside (Green Belt)
	Replacement Local Plan (2005) designations	Green Belt [GB1, GB2, GB3, H10]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Educational Institution [LT8]	Educational Institution [LT8]	Residential [H6, H7, H8, H9, H14, H16]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]		Telephone Exchange Policy [TC9]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]
	Previously developed land (brownfield)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes (part)		Yes	Yes
	Underutilised?	Brownfield land in Green Belt (garden centre), site might be appropriate for redevelopment in order to protect other greenfield Green Belt land	Yes, more efficient use of land within the residential area could be made	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	Yes, former school playing field no longer used on site of disused former school buildings in residential area	Yes, disused former school buildings in residential area	Currently used for sheltered housing but could more efficient use of land be made with higher density?	Yes, vacant buildings	No, only once school becomes vacant		Yes, vacant floorspace in prominent Town Centre location	Site used for industrial purposes, question as to whether this is the most suitable use of site?
	Green Belt	Yes	No	No	No	No	No	No	Yes		No	Yes
	Minerals & Waste safeguarded area	No	Yes, sand & gravel	No	Yes, within southern urban area sand & gravel	Yes, within southern urban area sand & gravel	Yes, within southern urban area sand & gravel	No	Yes, sand and gravel area	Yes, sand and gravel area	Yes, within central urban area sand & gravel	No
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	Grade 3	N/A	N/A	N/A	N/A	N/A	Land primarily in non-agricultural use	Grade 3		N/A	Grade 2, although site is in industrial use
	Special Landscape Area	No	No	No	No	No	No	No	Yes		No	Yes
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	LCA: F14 Weald Wooded Farmland	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	LCA: F13 Great Warley Wooded Farmland	LCA: F13 Great Warley Wooded Farmland		N/A - Brentwood urban area	LCA: F8 Doddington Wooded Farmland
	Local Wildlife Site (LoWS) / Nature Conservation	No	No	No	No	No	No	Adjoins	Adjoins		No	No
Port	Protected Urban Open Space	No. Adjoins public allotments (Council owned)	No	No	No	No	No	No	No		No	No
	Conservation Area	No	No	No	No	No	No	No	No		No	No
	Listed Buildings	No	Yes - Hullets Lane (farmhouses)	No	No	No	No	No	No		No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No		No	Yes, Thoby Priory
	Access to main distributor road (ECC comments)	Access onto Ongar Road satisfactory.	Access difficult, via narrow access road to Ongar Road, which has poor visibility onto the northern section of Ongar Road and a one-way road which emerges at the Ongar Road/Orchard Lane junction.	Lavender Avenue/Wisteria Close would need to be extended into the site.	The site shown is within the boundary of the Warley Training Centre and is land locked if not developed with the Training Centre land.	Access onto Essex Way satisfactory.	Access onto Essex Way satisfactory.	Access onto Mascalls Lane via mini-roundabout satisfactory.	Access onto Warley Street satisfactory.	Access onto Warley Street satisfactory.	Access difficult – Between Wilson's Corner and William Hunter Way junctions.	Access via long currently unmade private road. Poor access for pedestrians and to public transport.

Transpoc												
	Site name	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Land rear of 10-20 Orchard Lane, Pilgrims Hatch	Garage courts adjacent 49 Lavender Avenue, Pilgrims Hatch	Warley Training Centre, Essex Way, Warley		The Gables, Essex Way, Warley	Former Mascalls Hospital, Mascalls Lane, Warley	Woodlands School, Warley Street, Great Warley		Telephone Exchange, Ongar Road, Brentwood	Thoby Priory, Thoby Lane, Mountnessing
	Site ref	010	011	012	013A	013B	014	015	016A	016B	017	018
	Highway capacity of surrounding network											
												</

Ec		Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Land rear of 10-20 Orchard Lane, Pilgrims Hatch	Garage courts adjacent 49 Lavender Avenue, Pilgrims Hatch	Warley Training Centre, Essex Way, Warley		The Gables, Essex Way, Warley	Former Mascalls Hospital, Mascalls Lane, Warley	Woodlands School, Warley Street, Great Warley		Telephone Exchange, Ongar Road, Brentwood	Thoby Priory, Thoby Lane, Mountnessing
	Site name	010	011	012	013A	013B	014	015	016A	016B	017	018
	Site ref											
	Capacity for pupil product to be accommodated at nearest secondary school?	Yes	Yes	Yes	Yes	Yes		No	No		Yes	No
	Developer contribution required at nearest secondary school?	No	No	No	No	No		Yes	Yes		No	Yes
	Early years and childcare places (Dwelling no x 0.09 places)	4	2	1	0	3	2	4	1	5	5	9
Utilities												
	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)	No public sewers available	Data unavailable	Data unavailable	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	Sewer capacity needs to be checked. Some of the original hospital sewers are in a poor structural condition with root infiltration. Depends what were replaced as part of the recent housing development.	Developer contribution needed to fund connection to mains, potentially costly. Sewerage Treatment works on site.	Developer contribution needed to fund connection to mains, potentially costly. Sewerage Treatment works on site.		
	Gas supply											
	Electricity supply											
	Oil & Gas											
	Telecommunications											
Flood Risk												
	Flood zone	No	No	No	No	No	No	No	No	No	No	No
	Surface water flooding	Yes, small areas of less and intermediate susceptibility	No	Yes, less to intermediate susceptibility for entire site	No	No	No	No	No	No	No	No

Viability	Site name	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Land rear of 10-20 Orchard Lane, Pilgrims Hatch	Garage courts adjacent 49 Lavender Avenue, Pilgrims Hatch	Warley Training Centre, Essex Way, Warley		The Gables, Essex Way, Warley	Former Mascalls Hospital, Mascalls Lane, Warley	Woodlands School, Warley Street, Great Warley		Telephone Exchange, Ongar Road, Brentwood	Thoby Priory, Thoby Lane, Mountnessing
	Site ref	010	011	012	013A	013B	014	015	016A	016B	017	018
	SHLAA: Potential?	Potential	Potential	Potential	Potential	N/A	N/A	Potential	Potential	Discounted	N/A	Discounted
	SHLAA: Suitable?	Yes. Comprises a mix of commercial uses including a Garden Centre. This site is considered suitable for development as it is in a sustainable location on the edge of the built settlement of Pilgrims Hatch with amenities and transport links within walking distance.	Yes. Currently in use as barns and informal storage with grassland to the rear. Site would be suitable for redevelopment due to its location on the edge of the urban area, close to services and facilities, and impact on the surrounding countryside is considered to be minimal as the barn is situated adjacent to the existing urban area.	Yes. Does not appear to be in regular use and most surrounding properties have driveways. A suitable site on the edge of the existing residential area, with minimal impact on the surrounding countryside.	Yes. Comprises an area of incidental green space within an area of local authority housing. Site is not used for formal open space and as there is significant additional incidental green space in the vicinity, its loss would not be detrimental to local use or the appearance of the locality.	N/A	N/A	Yes. Currently comprises healthcare facility which is going to vacate the site in 2010. This site is suitable for redevelopment for residential purposes as it is located on the edge of Warley with residential areas to the east.	Yes. Site is a private school and grounds. The site is divorced from any settlement and therefore conversion of the existing buildings only would be appropriate.	See site ref 016A	N/A	No. Considered unsuitable for residential development. The site is divorced from Mountnessing and not near any services/facilities.
	SHLAA: Available?	Yes. The site is available for residential development.	Yes. Adjacent land has been put forward through the call for sites process suggesting it may be available.	Yes. Considered available for residential use as the site is not in regular use and most properties have their own vehicular access/outdoor parking areas.	Yes. Site is vacant and appears to be available for development.	N/A	N/A	Yes. Site will be vacated by the NHS in late 2010.	Yes. The site is available for residential development.	See site ref 016A	N/A	Yes. Site is currently in industrial use and the industrial estate would need to be developed as a whole in order for this site to come forward.
	SHLAA: Achievable?	Yes. Site location on the edge of an established residential area and the number of dwellings proposed aid its achievability. Due to former uses on site there may be issues of contamination. Put forward for 42 dwellings and therefore likely to be brought forward by a medium to large developer.	Yes. Site is within an attractive area that is suitable for residential development. A suitable access would need to be developed, this could be a constraint to the achievability. Site is for 12 dwellings in private ownership, would be attractive to a small/medium sized developers.	Yes. Currently in use for garages, however they appear under used and most properties have their own private drive. Cost associated with infrastructure and services should be relatively low due to the location of the site. Contamination issues are unknown. The site is for 10 dwellings in private ownership and would be brought forward by a small developer.	Yes. Development is adjacent to existing residential development which aids its achievability. The existing open space could be replaced by usable facilities as part of redevelopment. Connection to infrastructure and services would be relatively low in cost due to surrounding residential uses. Contamination issues are currently unknown. Site would be brought forward by a small size developer due to dwelling numbers.	N/A	N/A	Yes. Due to the known availability of the site, its potential size and its setting on the edge of existing residential development, this site is considered achievable. There may be contamination issues due to its former use. Connection to infrastructure and services should be relatively low cost due to former uses and the scale of the development. Due to size it is likely that it will be brought forward by a large scale developer.	Yes. Likely to be vacated and in private ownership. However, there is a sewage treatment works on site which could constrain achievability. Contamination is currently unknown. Cost to connect to infrastructure and services would be relatively low due to current use on site. Site size would mean that it would be brought forward by a medium sized developer.	See site ref 016A	N/A	No. There are likely to be a number of environmental constraints given industrial uses, these would need to be overcome. Additional infrastructure and services may also be required.



Consultation	Site name	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Land rear of 10-20 Orchard Lane, Pilgrims Hatch	Garage courts adjacent 49 Lavender Avenue, Pilgrims Hatch	Warley Training Centre, Essex Way, Warley		The Gables, Essex Way, Warley	Former Mascalls Hospital, Mascalls Lane, Warley	Woodlands School, Warley Street, Great Warley		Telephone Exchange, Ongar Road, Brentwood	Thoby Priory, Thoby Lane, Mountnessing
	Site ref	010	011	012	013A	013B	014	015	016A	016B	017	018
	Site ownership and legal issues	One owner, Mr & Mrs Armiger	Landowner unknown	Landowner unknown	Council owned - see site ref 014	Council owned, in process of being advertised for sale subject to planning	Council owned, subject to a review of Council sheltered housing in forthcoming Older Persons Housing Strategy	One owner, NHS - site has planning permission for residential redevelopment	Owned by Woodlands School Ltd who intend to vacate site	Owned by Woodlands School Ltd who intend to vacate site	One owner, BT	Several landowners, history of enforcement issues on site for now tolerated industrial uses in Green Belt
	Willingness of landowners and/or developers	Landowners put site forward in call for sites (2009), have been seeking allocation for housing for several years.	Site previously considered as part of Urban Capacity Study (2002) and then SHLAA (2011). No recent contact with landowner.	Site previously considered as part of Urban Capacity Study (2002) and then SHLAA (2011). No recent contact with landowner.	See site ref 014	Identified as land to sell for re-development by Council's Asset Review Panel. Development Brief produced sets out options for redevelopment uses.	Subject to Older Persons Housing Strategy	Site has planning permission for residential redevelopment [11/01181/FUL]	No up-to-date information on when or if the school will vacate building	No up-to-date information on when or if the school will vacate building	Informal discussion with Nick Abbot, head of BT Open Reach and Chair of Brentwood First and Brentwood Renaissance - cost of equipment on site and relocation likely to make redevelopment of site unviable	Planning application for 44 dwellings refused in 2002 (BRW/23/02). Site discussed at Development Team meeting (11.03.13) (13/06010/PREAPP).
	Likely to come forward in plan period?	Yes, 5-10 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 0-5 years (SHLAA)	Yes, 0-5 years (SHLAA)			Yes, 0-5 years (SHLAA)	Yes, 5-10 years (SHLAA)			
	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	Neighbourhood Consultation. Five from street events: 1. "Opposed to site." 2. "Opposed to development of the Garden Centre." 3. "Happy with housing on B213." 4. "B213 ok." 5. "Sow n Grow makes sense for housing." Four from questionnaire: 6. (ID: 1626) "I support the site at Sow and Grow nursery. I would like to see more family houses but no so many flats built." 7. (ID: 1633) "I support the site at Sow and Grow nurseries for more houses for Brentwood also for more 50% shared homes." 8. (ID: 1687) "Their is a lack of good small family houses including Pilgrims Hatch, it is hoped that the nursery/garden centre and commercial land as identified as being a potential brownfield site and sustainable might be able to address a very small increase in the badly needed homes for the area." 9. (ID: 1702) "The Sow n Grow nursery could be better used and the appearance substantially improved by a redevelopment to provide much needed new homes in the locality and the district without compromising the local Green Belt, local character or street appearance. The	No comments	No comments	One comment from Neighbourhood Consultation: "Would be suitable for housing. In a residential area with good access."	See 013A comments.	No comments	Three comments from Neighbourhood Consultation. Two from street events: 1. "Mascalls Lane needs to stay the same, would not approve of housing on B214 if the lane and rural character would change." 2. "Keep B214 hospital. Not suitable for housing, both provide important local services." One from questionnaire: 3. (ID: 0324) "This site is ripe for housing. Using energy saving materials."	Two comments from Neighbourhood Consultation: One from street events: 1. "Woodlands School would be appropriate for housing if built on existing footprint - not developing entire area/site." One from questionnaire: 2. (ID: 1699) "My client works there. It has great development potential. The school expanded to take more pupils and create more employment, the un-needed developed for housing, community facilities and or low carbon mixed industrial/commercial development, as previous submission."	See site ref 016A	No comments	No comments

Site details		Land at the Rectory, Church Lane, Doddinghurst	West Horndon Industrial Estate, Childerditch Lane, West Horndon	Horndon Industrial Estate, Station Road, West Horndon	Land at Honeypot Lane, Brentwood	Land off Doddinghurst Road, either side of A12, Brentwood		Land at Ingrave Road (198, 198a, 198b & 176), Brentwood	Land at Hove Close, off Hanging Hill Lane, Hutton	Site adjacent to Carmel, Mascalls Lane, Warley	Land e
	Site name	019	020	021	022	023	024A	024B	025	026	028A
	SHLAA ref (if applicable)	B020	B189	N/A, part of B188	G007	G008	G013	G013	G021	G032	G040
	Site size (ha)	0.66	6.39	9.84	10.9	7.2	0.67	19.58	2.21	0.61	26.57
	Grid reference (X/Y)	559093 / 198932	561696 / 188031	562121 / 188152	558225 / 193655	558980 / 194951	559167 / 195069	559582 / 195142	560893 / 192678	562442 / 193945	561435 / 192724
	Ward	Brizes & Doddinghurst	Herongate, Ingrave & West Horndon	Herongate, Ingrave & West Horndon	Brentwood West	Brentwood North / Pilgrims Hatch	Brentwood North / Shenfield	Brentwood North / Shenfield	Brentwood South	Hutton Central	Warley
	Parish (if applicable)	Doddinghurst	West Horndon	West Horndon	N/A	N/A	N/A	N/A	N/A	N/A	Herongate and Ingrave
	Ownership	Unknown	Threadneedle Property Investments [agent: Barton Willmore]	Majority owned by Hansteen Land Holdings [agent: McGough Planning Consultants]	Barwood Land & Estates (option on land)	Essex Construction Company Ltd. [agent: Colliers CRE]	Tesco [agent: Bidwells]	Tesco [agent: Bidwells]	Owners of 198, 198a and 176 Ingrave Road (prospective purchasers: Countryside Properties)	Maylands Green Estate Co Ltd. [agent: Hilbery Chaplin]	Chaplin Trustees [agent: Hilbery Chaplin]
	Proposed use to assess	Housing	Mixed use with housing	Mixed use with housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing
	Indicative number of dwellings	26	250	250	436	288	50	979	88	30	14
	Site density (dwellings per hectare)	40dph	500 assumed from 020 & 021 as part of strategic allocation	500 assumed from 020 & 021 as part of strategic allocation	40dph	40dph	Same density as SHLAA (73dph)	50dph	40dph	50dph	40dph
	Employment plot ratio (additional)	N/A	Mixed employment uses (B1-B2)	Mixed employment uses (B1-B2)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	N/A	Approx 5ha across strategic allocation (020, 021 & 037)	Approx 5ha across strategic allocation (020, 021 & 037)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Job provision (additional)	N/A	To contribute towards overall Plan jobs target	To contribute towards overall Plan jobs target	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Source	SHLAA (Urban Capacity Study) Discounted, LDP MWG request to include	SHLAA (Urban Capacity Study), discussion with developer (13/06008/PREAPP)	Discussion with landowners (12/06173/PREAPP)	SHLAA (Call for Sites), discussion with developer (12/06158/PREAPP)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites), pre-app discussion (see Development Team minutes 31.07.12)
	Notes/other comments	Garden land	Part of site could be phased for 5-10 years. SHLAA set out site was 0.93ha to accommodate 42 dwellings mistake	Part of site could be phased for 5-10 years	Does not include allotments		024A = land with potential in SHLAA 024B = land discounted in SHLAA	024A = land with potential in SHLAA 024B = land discounted in SHLAA	Countryside Properties LLP put site forward at Call for Sites, owned by owners of 198, 198a and 176 Ingrave Road	Pre-app meeting took place. Discussion at Development Team (31.07.12) set out concerns over Green Belt; trees removal; parking below standard; 20 units appear too many. Incorrect site area given in SHLAA.	028A = just land with potential in SHLAA, 028B & C part of same site but discounted in SHLAA
	Outcome of site assessment for Draft Plan	Retain current land-use. Reasonable alternative for residential.	Allocate for mixed use development as part of West Horndon Strategic Allocation	Allocate for mixed use development as part of West Horndon Strategic Allocation	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy
	Existing land use	One dwelling house and large garden	Industrial estate	Industrial estate	Agricultural fields	Scrubland/open fields	Scrubland, pasture and open fields, animal sanctuary forms part of site	Scrubland, pasture and open fields, animal sanctuary forms part of site	Three dwellings and large garden land	Scrubland	Agricultural

Land use and policy designation	Site name	Land at the Rectory, Church Lane, Doddington	West Horndon Industrial Estate, Childerditch Lane, West Horndon	Horndon Industrial Estate, Station Road, West Horndon	Land at Honeypot Lane, Brentwood	Land off Doddington Road, either side of A12, Brentwood	Sawyers Hall Farm, Sawyers Hall Lane, Brentwood		Land at Ingrave Road (198, 198a, 198b & 176), Brentwood	Land at Hove Close, off Hanging Hill Lane, Hutton	Site adjacent to Carmel, Mascalls Lane, Warley	Land e
	Site ref	019	020	021	022	023	024A	024B	025	026	027	028A
	Neighbouring land use(s)	Residential, borders Green Belt boundary	Adjoining industrial estate, countryside (Green Belt), railway land	Adjoining industrial estate, countryside (Green Belt), railway land, protected urban open space, residential land	Residential to south, A12 to north and west, open fields to east including public allotments	Residential surrounding with A12 dissecting site, Brentwood Centre and open fields to the east	Open fields surround, A12 borders to north, residential to south-west corner	Open fields surround, A12 borders to north, residential to south-west corner, LoWS to south east	Residential to north, east and south, open fields to west including Thames Chase boundary	Residential to the west, remainder surrounding open fields	Residential to north and east, former hospital to west (now with PP for residential)	Surrounded by open fields, with Running Waters/Hanging Hill Lane forming boundary separating land from urban area (residential)
	Replacement Local Plan (2005) designations	Residential [H6, H7, H8, H9, H14, H16]	Employment General [E1]	Employment General [E1]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10] / County Wildlife Site [C3]
	Previously developed land (brownfield)	Yes (part)	Yes	Yes	No	No	No	No	Yes (part)	No	No	No
	Underutilised?	Low site density, more efficient use of land for residential could be made	Industrial estate in village centre - could there be more suitable uses to provide local facilities?	Industrial estate in village centre - could there be more suitable uses to provide local facilities?	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	Low site density, more efficient use of land for residential could be made	No, greenfield countryside land	No, although will become an infill plot once site 015 is completed, fully surrounded by residential	No, greenfield countryside land
	Green Belt	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Minerals & Waste safeguarded area	No	No	No	No	No	No	No	No	No	Yes, within southern urban area sand & gravel	Yes, small part of site has sand & gravel area
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	Grade 3	N/A	N/A	Grade 3	Grade 3	Grade 3	Grade 3	Land primarily in non-agricultural use	Grade 3	Land primarily in non-agricultural use	Grade 3
	Special Landscape Area	No	No	No	No	No	No	No	No, adjoins Thames Chase Community Forest	No	Yes	Adjoins
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	LCA: F8 Doddington Wooded Farmland	LCA: G1 Horndon Fenland, Landscape Improvement Area	LCA: G1 Horndon Fenland, Landscape Improvement Area	LCA: F14 Weald Wooded Farmland	LCA: F8 Doddington Wooded Farmland	LCA: F8 Doddington Wooded Farmland	LCA: F8 Doddington Wooded Farmland	LCA: F9 Little Warley Wooded Farmland	LCA: F14 Ingrave and Herongate Wooded Farmland	LCA: F13 Great Warley Wooded Farmland	LCA: F14 Ingrave and Herongate Wooded Farmland
	Local Wildlife Site (LoWS) / Nature Conservation	No	No	No	Adjoins (other side of Honeypot Lane)	No	No	Adjoins	No	No	No	Yes
	Protected Urban Open Space	No	No	Adjoins	No. Adjoins public allotments (Council owned)	No	No	No	No	No	No	No
	Conservation Area	No	No	No	No	No	No	No	No	No	No	No
	Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
Port	Access to main distributor road (ECC comments)	Access not ideal, restricted visibility to the north east.	Good access to and from west bound A127 via Childerditch Lane for vehicles. Poor access for pedestrians and to public transport.	Forward visibility from vehicles turning right into the site from Station Road is not ideal. Good access for pedestrians and to public transport.	Honeypot Lane is narrow in the vicinity of the sites frontage. May be a visibility problem with the site boundary hedges and bend. Visibility could be improved by removal of a substantial part of the hedge. Further consideration would need to be given regarding the capacity of the Honeypot Lane/London Road (A1023) junction	Careful siting of the junction to the northern site will be required to achieve an acceptable forward visibility from vehicles turning right into the junction from Doddington Road. Access to the southern site from Doddington Road is satisfactory. The capacity of the junction at Doddington Road/Ongar Road (A128) would require further consideration.	Access from Sawyers Hall Lane would be difficult to achieve given that is a cul de sac serving several local schools, and is restricted in width at its northern end. Consideration would need to be given to an alternative access, possibly from Doddington Road	Access from Sawyers Hall Lane would be difficult to achieve given that is a cul de sac serving several local schools, and is restricted in width at its northern end. Consideration would need to be given to an alternative access, possibly from Doddington Road	The access to the site would require improvement, as there is poor visibility onto Ingrave Road from the existing access points, and is narrow in nature.	Access via Baileys Mead and Site G065 (Land at Bayleys Mead) is considered satisfactory.	Access to the site from Mascalls Lane is considered satisfactory	Access from Hanging Hill Lane is considered satisfactory. A link road or loop road is required given the site area. A second access would be required, possibly via Running Waters providing the boundary hedge can be removed or use made of Pondfield Lane. The capacity of Running Waters/Brentwood Road (A128) and Hanging Hill Lane/Rayleigh Road (A129) junctions may be a problem with further investigation required. The capacity of these junctions may also be a problem for Sites 26, 29, 30 and 31

Transp		Land at the Rectory, Church Lane, Doddingtonhurst	West Horndon Industrial Estate, Childerditch Lane, West Horndon	Horndon Industrial Estate, Station Road, West Horndon	Land at Honeypot Lane, Brentwood	Land off Doddingtonhurst Road, either side of A12, Brentwood	Sawyers Hall Farm, Sawyers Hall Lane, Brentwood		Land at Ingrave Road (198, 198a, 198b & 176), Brentwood	Land at Hove Close, off Hanging Hill Lane, Hutton	Site adjacent to Carmel, Mascalls Lane, Warley	Land e
	Site name											
	Site ref	019	020	021	022	023	024A	024B	025	026	027	028A
	Highway capacity of surrounding network											
Access to services	Access to bus and train (approx)	4.6 miles to Brentwood Station. Bus route 261 runs from Doddingtonhurst to Brentwood Town Centre, links with other bus routes towards station.	0.5 miles from West Horndon Station (no safe walking route)	Site entrance 200ft from West Horndon Station. Bus links to Brentwood Town Centre via route 565 nearby.	1 mile to Brentwood Station (approx 20 min walk). Bus route 498 within walking distance, direct links to Brentwood Town Centre.	1.4 miles to Brentwood Station (approx 30 min walk). Bus route 73 nearby, direct links to Brentwood Town Centre and station.	1.4 miles to Brentwood Station (approx 30 min walk). Bus route 73 nearby, direct links to Brentwood Town Centre and station.	1.4 miles to Brentwood Station (approx 30 min walk). Bus route 73 nearby, direct links to Brentwood Town Centre and station.	1.3 miles to Brentwood Station (approx 30 min walk). Several bus routes nearby with direct links to Brentwood Town Centre and station.	1.2 miles to Shenfield Station (approx 25 min walk). Bus route 551 nearby, links to Brentwood Town Centre and station.	1 mile to Brentwood Station (approx 25 min walk). Nearest bus stop for route 73 is 10 min walk, links to Brentwood Town Centre.	1.5 miles to Brentwood Station (approx 30 min walk). Bus route 551 nearby, links to Brentwood Town Centre.
	Walking and cycling											
	Access to Post Office (approx)	1.7 miles to Kelvedon Hatch Village Store (approx 35 min walk)	0.8 miles to West Horndon (approx 17 min walk)	0.2 miles to West Horndon (approx 3 min walk)	1 mile to Brentwood Town Centre (approx 20 min walk). Direct bus links within walking distance.	0.5 miles to nearest shopping parade on Ongar Road (approx 10 min walk)	0.5 miles to nearest shopping parade on Ongar Road (approx 10 min walk)	0.5 miles to nearest shopping parade on Ongar Road (approx 10 min walk)	1.2 miles to Brentwood Town Centre (approx 25 min walk). Direct bus links nearby.	1.2 miles to Shenfield (approx 25 min walk), bus links within walking distance	1 mile to Warley Hill shops (approx 20 min walk), bus links within walking distance	1.5 miles to Brentwood Town Centre (approx 30 min walk). Direct bus links nearby.
	Access to GP (approx)	0.8 miles to nearest GP (Doddingtonhurst). Approx 18 min walk, 3 min drive.	1 mile to nearest GP (Station Road, West Horndon). Approx 2 min drive (no safe walking route).	0.3 miles to nearest GP (Station Road, West Horndon). Approx 5 min walk.	1.2 miles to nearest GP (Shenfield Road, Brentwood). Approx 25 min walk, 5 min drive.	0.6 miles to nearest GP (Geary Drive, Brentwood). Approx 14 min walk, 3 min drive.	0.6 miles to nearest GP (Geary Drive, Brentwood). Approx 14 min walk, 3 min drive.	0.6 miles to nearest GP (Geary Drive, Brentwood). Approx 14 min walk, 3 min drive.	1.2 miles to nearest GP (Shenfield Road, Brentwood). Approx 25 min walk, 4 min drive.	1.5 miles to nearest GP (Mount Avenue, Shenfield). Approx 30 min walk, 5 min drive.	0.6 miles to nearest GP (Pastoral Way, Warley). Approx 12 min walk, 2 min drive.	1.5 miles to nearest GP (Mount Avenue, Shenfield). Approx 30 min walk, 5 min drive.
	GP capacity											
Education	Access to employment area (approx)	3.3 miles to nearest employment area (Hallsford Bridge), no public transport link.	Discounting West Horndon industrial estates, nearest is Childerditch Industrial Estate, 3.5 miles (approx 7 min car journey). No direct public transport link.	Discounting West Horndon industrial estates, nearest is Childerditch Industrial Estate, 4.5 miles (approx 10 min car journey). No direct public transport link.	0.5 miles to nearest employment site (Hubert Road, Brentwood) (approx 10 min walk). 1 mile to Brentwood Town Centre (approx 20 min walk).	0.6 miles to nearest employment site (Wates Way, Brentwood) (approx 15 min walk). 1 mile to Brentwood Town Centre (approx 20 min walk, or direct bus links).	0.6 miles to nearest employment site (Wates Way, Brentwood) (approx 15 min walk). 1 mile to Brentwood Town Centre (approx 20 min walk, or direct bus links).	0.6 miles to nearest employment site (Wates Way, Brentwood) (approx 15 min walk). 1 mile to Brentwood Town Centre (approx 20 min walk, or direct bus links).	1.2 miles to Brentwood Town Centre (approx 25 min walk, or direct bus links).	1.2 miles to Shenfield (approx 25 min walk). 1.5 miles to nearest employment site (Hutton Industrial Estate) (approx 30 min walk).	0.5 miles to offices at Warley Hill Business Park (approx 10 min walk).	1.5 miles to nearest employment site (Wates Way, Brentwood) (approx 30 min walk). 2 miles to Hubert Road Industrial Estate (approx 40 min walk).
	Access to main retail area (approx)	4.3 miles to Brentwood Town Centre, direct bus link nearby.	Better access to retail centres outside Borough. Approx 6 miles to Brentwood Town Centre, no public transport links.	Better access to retail centres outside Borough. Bus links to Brentwood Town Centre via route 565 nearby.	1 mile to Brentwood Town Centre (approx 20 min walk), bus links within walking distance.	1 mile to Brentwood Town Centre (approx 20 min walk) with direct bus links.	1 mile to Brentwood Town Centre (approx 20 min walk) with direct bus links.	1 mile to Brentwood Town Centre (approx 20 min walk) with direct bus links.	1.2 miles to Brentwood Town Centre (approx 25 min walk) with direct bus links.	1.2 miles to Shenfield (approx 25 min walk), bus links within walking distance.	1 mile to Warley Hill shops (approx 20 min walk), 1.5 miles to Brentwood Town Centre (approx 30 min walk). Bus links within walking distance.	1.5 miles to Brentwood Town Centre (approx 30 min walk) with direct bus links.
	Access to local and district parks									Thriftwood		
	Access to grass pitches											
	Primary Priority Admissions Area: School (DFES number)	Doddingtonhurst Infant (2729)	West Horndon Primary (2624)	West Horndon Primary (2624)	St Peter's CE (VA) Primary, South Weald (3462)	Larchwood Primary (2009)	Larchwood Primary (2009)	Larchwood Primary (2009)	Hogarth Primary (2838)	Willowbrook Primary (2918)	Warley Primary (2919)	Hogarth Primary (2838) / Ingrave Johnstone CE (VA) Primary (3422) / Willowbrook Primary (2918)
Education	Capacity for pupil product to be accommodated at nearest primary school?	Yes	No (requires safe and direct walking route)	No (requires safe and direct walking route)	No	No (requires safe/direct walking route)	No		No	No	Yes	Split Site across 3 Primary Schools (requires safe/direct walking route)
	Developer contribution required at nearest primary school?	No	Yes	Yes	Yes	Yes	Yes		Yes	Yes	No	Yes
	Secondary Priority Admissions Area: School (DFES number)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Brentwood County High (5459)	Brentwood County High (5459)	Brentwood County High (5459)	Shenfield High (5467)	Shenfield High (5467)	Shenfield High (5467)	Brentwood County High (5459)	St Martins (5433)	Brentwood County High (5459)	St Martins (5433)

Ec		Land at the Rectory, Church Lane, Doddinghurst	West Horndon Industrial Estate, Childerditch Lane, West Horndon	Horndon Industrial Estate, Station Road, West Horndon	Land at Honeypot Lane, Brentwood	Land off Doddinghurst Road, either side of A12, Brentwood		Land at Ingrave Road (198, 198a, 198b & 176), Brentwood	Land at Hove Close, off Hanging Hill Lane, Hutton	Site adjacent to Carmel, Mascalls Lane, Warley		
	Site name					Sawyers Hall Farm, Sawyers Hall Lane, Brentwood					Land e	
	Site ref	019	020	021	022	023	024A	024B	025	026	027	028A
	Capacity for pupil product to be accommodated at nearest secondary school?	Yes	Yes (within 2km of nearest school by safe/direct walking route)	Yes (within 2km of nearest school by safe/direct walking route)	Yes (requires foot inspection of safe/direct walking route)	Yes (not within 2km of nearest school by safe/direct walking route)	Yes		Yes	No	Yes	No (not within 2km of nearest school by safe/direct walking route)
Utilities	Developer contribution required at nearest secondary school?	No	No	No	No	No		No	Yes	No	Yes	
	Early years and childcare places (Dwelling no x 0.09 places)	2	23	23	39	26	5	88	8	3	1	96
	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)		Data unavailable	Data unavailable	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	No infrastructure issues	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	Potential connection issues	Potential connection issues
	Gas supply				12" Low Pressure (LP) gas main adjacent to east of site boundary within the verge. May require localised diversions for new accesses.	None	None	None	12" LP gas to north of site boundary within the verge. May require localised diversions for new accesses.	None	180mm & 90mmLP gas along southern boundary within the verge. May require localised diversions for new accesses.	63mm LP gas along south/west boundary within the verge. May require localised diversions for new accesses.
	Electricity supply				None	None	None	None	None	None	None	None
	Oil & Gas				Not affected	Not affected	Not affected	Not affected	Not affected	Not affected	Not affected	Not affected
	Telecommunications											
Flood Risk	Flood zone	No	No	No	No	No	No	No	No	No	No	No
	Surface water flooding	No	Yes, very small area of low susceptibility	Yes, small area of low susceptibility	No	Yes, very small area of less susceptibility to the north of northern segment	Yes, areas of less susceptibility running through site	Yes, areas of less susceptibility running through site along A12 boundary	Yes, area of low susceptibility running through southern part of the site	Yes, area of less susceptibility running through site	No	Yes, areas of less, intermediate and more susceptibility (particularly along western edge - Running Waters (road))

	Site name	Land at the Rectory, Church Lane, Doddingtonhurst	West Horndon Industrial Estate, Childerditch Lane, West Horndon	Horndon Industrial Estate, Station Road, West Horndon	Land at Honeypot Lane, Brentwood	Land off Doddingtonhurst Road, either side of A12, Brentwood	Sawyers Hall Farm, Sawyers Hall Lane, Brentwood		Land at Ingrave Road (198, 198a, 198b & 176), Brentwood	Land at Hove Close, off Hanging Hill Lane, Hutton	Site adjacent to Carmel, Mascalls Lane, Warley	Land e
	Site ref	019	020	021	022	023	024A	024B	025	026	027	028A
Viability												
	SHLAA: Potential?	Discounted	Potential	N/A	Potential	Potential	Potential	Discounted	Potential	Potential	Potential	Potential
	SHLAA: Suitable?	Yes. Site would be suitable for residential development, it is situated in a suitable location within the village envelope and development would not protrude into the open countryside.	Yes. Comprises an industrial estate within the West Horndon village envelope.	N/A	Yes. Comprises agricultural fields. Suitable for development and would represent a good infill development. The site also lies in close proximity to public transport nodes, facilities and services. Development would be contained by A12, therefore would not protrude into the open countryside.	Yes. Comprises scrubland and open fields. Suitable for development and would represent a good infill development. Consideration would need to be given to a buffer / screening as both portions of the site are bounded by the A12 on one side. Site also lies adjacent to the urban area and is within close proximity to a number of services and facilities.	Yes. Small part of the site bounded by the A12 to the north and development to the south and west. Deemed to be suitable for development given the neighbouring urban uses. Site comprises a mixture of uses including scrubland, pasture, open fields and an animal sanctuary. Majority of this site is not suitable for development as it extends beyond the built settlement and into the green wedge between Shenfield and Brentwood.	See site ref 024A	Yes. Comprises three residential dwellings and garden land with an existing access to site. Development of the site would not have a significant impact upon the open countryside or green wedge. Development would follow alignment of the existing settlement boundary. Site is in a sustainable location adjacent to the urban area and is in close proximity to services and facilities.	Yes. Site is currently scrub land. Along with site G065 this site appears to be a natural extension on the edge of the built up area. Would be suitable for residential development. Site is in close proximity to a range of facilities and services. Development would have a minimal impact upon the open countryside.	Yes. Comprises overgrown scrubland. Site would be suitable for residential development and would represent acceptable infill development. Development of this site could be combined with the redevelopment of the hospital site adjacent.	Yes. Site is a large area of agricultural land to the east of Brentwood. The parcel of land stretches from Hutton to the east, Ingrave to the south, Haverings Grove to the west. If all of the site was developed there would be a coalescence of these settlements and therefore it is not recommended that the full site is developed. It is considered that only a small part of the site is suitable for development, providing an extension of Hutton along Running Waters.
	SHLAA: Available?	No. The site is not available.	Yes. Site is in single ownership and units are leased out. It is understood that the leases are all due to expire and the owners are interested in mixed-use residential development. Alternative employment land provision may be required.	N/A	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	See site ref 024A	Yes. All owners are willing to redevelop the site and it is therefore considered to be available.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.
	SHLAA: Achievable?	Yes. Development in this location is considered to be achievable.	Yes. Existing site is an industrial estate and likely to require remediation prior to development. Development could only be achieved through comprehensive redevelopment of the entire site.	N/A	Yes. Adjacent to existing attractive residential development and is a large site, which would aid achievability. However, consideration would need to be given to a buffer / screening as the site is bounded by the A12 to the west, although due to site size this is unlikely to be too detrimental. Cost of connection to infrastructure and services would be in line with what would be expected for a site of this size, as would any developer contributions required. This site would be brought forward by a national house builder or a consortium.	Yes. Site would infill a gap in the existing residential area, it is a large site and is considered achievable. However, dwelling numbers may be affected by the need for a buffer and screening requirements to the A12. Connection to services and infrastructure would be in line with that expected for a site of this size as would any developer contributions required. Would be brought forward by a national house builder or a consortium.	Yes. Part of the site is considered to be achievable. Contamination is unknown at present. Due to ownership and site size this site is likely to come forward from a medium sized developer.	See site ref 024A	Yes. Site is in an attractive residential location. Connection cost to services and infrastructure would be in line with that expected for a development of this size as would any developer contributions. This site would be brought forward by a large developer.	Yes. Within an attractive residential area. However, the site may only be developable with access from site G065. Contamination issues are unknown. The cost of connection to infrastructure and services is likely to be relatively low due to proximity to existing residential development. Due to the size of the site it is likely to come forward via a medium size developer.	Yes. Site is within an attractive area and there is the possibility to tie this development in with adjacent land, which may add to achievability. Contamination issues are unknown at present. The cost associated with connecting the site to local infrastructure and services is expected to be in line with expectations for a site of this size, as will any developer contributions. The site is likely to be brought forward by a medium size developer.	Yes. Part of the site adjacent to the existing urban area would be achievable. The southern part of the site falls within Flood Zone 3 which would restrict development in this area. Cost of connection to infrastructure and services is unlikely to be abnormal due to proximity to existing residential areas. Contamination is unknown. The number of dwellings that the site could support is currently a general indication, however it is likely that the site would be brought forward by a national house builder.



Consultation	Site name	Land at the Rectory, Church Lane, Doddinghurst	West Horndon Industrial Estate, Childerditch Lane, West Horndon	Horndon Industrial Estate, Station Road, West Horndon	Land at Honeypot Lane, Brentwood	Land off Doddinghurst Road, either side of A12, Brentwood	Sawyers Hall Farm, Sawyers Hall Lane, Brentwood		Land at Ingrave Road (198, 198a, 198b & 176), Brentwood	Land at Hove Close, off Hanging Hill Lane, Hutton	Site adjacent to Carmel, Mascalls Lane, Warley	Land e
	Site ref	019	020	021	022	023	024A	024B	025	026	027	028A
	Site ownership and legal issues	Have not been in contact with site owner	One owner, Zurich Insurance with portfolio holders Threadneedle Property Investments	Majority of land owned by Hansteen Land Holdings, some buildings on site sold on long leases	Barwood Land & Estates have option to buy land and have been promoting site through LDF/LDP process	No issues known	Site put forward for 1995 Brentwood Local Plan examination for out-of-centre supermarket (Tesco owned) – rejected in favour of town centre site which now accommodates Sainsbury’s supermarket.	Site put forward for 1995 Brentwood Local Plan examination for out-of-centre supermarket (Tesco owned) – rejected in favour of town centre site which now accommodates Sainsbury’s supermarket.	No issues known	No issues known	No issues known	No issues known
	Willingness of landowners and/or developers	Have not been in contact with site owner	Outlined intention to redevelop for mixed use with residential through SHLAA Call for Sites, pre-application discussion took place with Barton Willmore (planning agents for site owner) on 23.01.13 [13/06008/PREAPP]	Several pre-application discussions with landowner (Hansteen) and agent [12/06173/PREAPP]	Submitted at Call for Sites, since then discussion with developer has taken place (12/06158/PREAPP)	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	Submitted at Call for Sites, since then discussion with developer has taken place	No contact with landowner/agent since 2009 call for sites
	Likely to come forward in plan period?		Yes, 5-10 years (SHLAA)		Yes, 5-15 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 0-5 years (SHLAA)		Yes, 5-10 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 0-5 years (SHLAA)	Yes, 5-20 years (SHLAA)
Consultation	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	No comments	Two comments from Neighbourhood Consultation. One from street events: 1. "Reasonable." One from questionnaire: 2. (ID: 1519) "...site like West Horndon Industrial Estate, close to Transport links and existing infrastructure is [sustainable]."	No comments	Four comments from Neighbourhood Consultation: 1. "No to G007. Take my little one there all the time." 2. "Housing development, new building to be on brownfield sites. Definitely not G007." 3. "Will make more congestion." 4. "Does this include the allotments? Because it shouldn't."	Ten comments from Neighbourhood Consultation. Nine from street events: 1. "We like the field the horses are in." 2. "Southern – but possibly." 3. "I don't mind housing here – we need more retirement sites then you can have houses for families." 4. "Badgers and other wildlife on site, registered badger set." 5. "Would be overdevelopment and noise pollution and air pollution would make it a difficult option." 6. "No housing on G008." 7. "Is an appropriate site for housing." 8. "A shame if it is built on as it is mainly a residential area with not a lot of green." 9. "We like the filed with the horses in it. Don't make it a house. Ever!" One from questionnaire: 10. (ID: 1626) "I support the greenfield site in Doddinghurst Road. I would like to see more family houses but no so many flats built."	One comment from Neighbourhood Consultation: 1. "No housing on G013."	See site ref 024A	comments at Neighbourhood Consultation.  25 comments received at street events: 1. "Road is clogged with traffic. Don't build on this land." 2. "Access to main road already congested and will be a lot worse so good road and public transport will be needed. Also appropriate shops. Consider play areas for children." 3. "Trees removed – affects drainage in existing gardens and don't want development behind us!" 4. "Ingrave Road narrow here – cars park half on the pavement – can't get past them." 5. "No access should not be a development site." 6. "Land clearance being done without authorisation." 7. "This is Green Belt land and will have an impact on drainage. Noise pollution and dissipation." 8. "Don't want to see development on this site. I back onto it!" [3 people agreed with this comment] 9. "Full of trees, important area for wildlife. Could be suitable for low density but not cheap housing." 10. "Concerned that this opens up a house next to the new access and create a crime risk." 11. "Road too narrow, access too tight. Not a suitable	Neighbourhood Consultation. Nine from street events: 1. "We strongly oppose due to high levels of traffic." 2. "Extra housing with families would come within St Martin's School catchment. All houses must have garages and public transport infrequent." 3. "Is next to our house so prefer not – don't mind as long as nice houses, not high-density flats and access not front. In keeping with the area." 4. "Look to be infill land use and no problem with their development except limited local shops and distance from railway." 5. "Don't want housing here." 6. "Traffic problems/sewage problems." 7. "Farmland should be kept as farmland, important to protect it." 8. "Concerns about these. I have a covenant on G072. If land was to be allowed and developed I would want to be incited." 9. "No to all of these." [Comment listed several sites including G032] Two from questionnaire: 10. (ID: 0147) " I am particularly concerned with the proposal for land in Running Waters - G040,G052,G072,G065,G032. These sites are on Green Belt land and I believe the Green Belt land	No comments	comments at Neighbourhood Consultation.  37 comments received at street events: 1. "Important to keep our green space. Want to maintain the separation from Brentwood Town / Urban – so that we can maintain the village, community and rural ethos we have in our villages (Ingrave and Herongate)." 2. "Are both in Herongate Parish, not in Hutton." 3. "Don't want to see this. Public transport not frequent and unreliable." 4. "I am opposed to lifting Green Belt restrictions as these areas protect villages from becoming part of large towns. However if any restrictions are to be lifted, small affordable housing should be considered. Doctors and schools struggle to cope at the moment. This should be considered." 5. "Brentwood cannot withstand a development of this size. Doctor's surgeries are difficult to get an appointment at the moment and traffic and parking are already stretched!" 6. "Load on local infrastructure, GP surgery, schools." 7. "Opposed on basis of too big a development. Effects on local infrastructure,



Site details												
	Site name	ast of Running Waters, Brentwood		Three Oaks Meadow, Hanging Hill Lane, Hutton	Land at Bayleys Mead, off Hanging Hill Lane, Hutton	Home Meadow, land adjacent to 12 Tyburns, Hutton	Land east of Nags Head Lane, Brentwood	Land to the south of Lodge Close, east of Hutton	Officers Meadow, land off Alexander Lane, Shenfield	Land adjacent 50 Spital Lane, Brentwood	Land opposite Button Common, Brentwood Road, Herongate	Land West of Button Common, Brentwood Road, Herongate
	Site ref	028B	028C	029	030	031	032	033	034	035	036	037A
	SHLAA ref (if applicable)	G040	G040	G052	G065	G072	G087	G089	G091	G141	B217	G018
	Site size (ha)	58.33	349.7	0.40	2.35	1.8	5.8	1.31	20.4	0.63	0.76	8.42
	Grid reference (X/Y)	561933 / 192722	564313 / 193883	561902 / 193470	562451 / 193896	562385 / 193659	557487 / 192523	563427 / 194694	561863 / 196140	557569 / 193069	563069 / 190862	562330 / 188419
	Ward	Herongate, Ingrave & West Horndon	Herongate, Ingrave & West Horndon	Hutton South	Hutton Central	Hutton Central	South Weald	Hutton East	Shenfield	South Weald	Herongate, Ingrave & West Horndon	Herongate, Ingrave & West Horndon
	Parish (if applicable)	Herongate and Ingrave	Herongate and Ingrave	N/A	N/A	N/A	South Weald	N/A	N/A	South Weald	Herongate and Ingrave	West Horndon
	Ownership	Copyfarm (Blackmore) Ltd. (agent: Whirledge and Nott)	Copyfarm (Blackmore) Ltd. (agent: Whirledge and Nott)	Mr & Mrs Lamputt	Mr D Fisher (agent: The John Daldry Partnership)	Ms Villalyard and Mr Avis	Mr Johnson (agent: Strutt & Parker LLP) (Crest Nicholson interest)	Chelmsford Diocesan Board of Finance (agent: Strutt & Parker LLP)	Croudace Strategic Ltd. (agent: Barton Willmore)	Unknown	Mr Giles Murphy	EA Strategic Land have option (agent: Icení Projects)
	Proposed use to assess	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing and/or Crossrail park & walk facility	Housing	Housing	Housing or mixed-use
	Indicative number of dwellings	2333	13988	16	117	90	232	52	816	25	23	500
	Site density (dwellings per hectare)	40dph	40dph	40dph	50dph	Same density (50dph)	40dph	40dph	40dph	40dph	30dph	1000 assumed from 037 as part of strategic allocation
	Employment plot ratio (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Mixed employment uses (B1-B2)
	Employment floorspace (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Approx 5ha across strategic allocation (020, 021 & 037)
Job provision (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	To contribute towards overall Plan jobs target	
Source	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites), discussion with developer (12/06118/PREAPP)	SHLAA (Urban Capacity Study)	SHLAA (Call for Sites) and discussion with landowner (12/06044/PREAPP) (13/06112/PREAPP)	SHLAA (Call for Sites), discussion with developer (12/06157/PREAPP)	
Notes/other comments	028A = just land with potential in SHLAA, 028B & C part of same site but discounted in SHLAA	028A = just land with potential in SHLAA, 028B & C part of same site but discounted in SHLAA								Disagree with SHLAA classifying as brownfield, site is greenfield in Green Belt.	037A = just land with potential in SHLAA, 037B & C part of same site but discounted in SHLAA  Site name in SHLAA: Land East of Childerditch Lane, West Horndon	
Outcome of site assessment for Draft Plan	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site for residential use, does not meet Draft Plan Spatial Strategy. Part of land may be suitable for Shenfield park & walk facility (Crossrail).	Discount site, does not meet Draft Plan Spatial Strategy	Retain current land use. Reasonable alternative for residential dependent on Herongate/Ingrave needs	Allocate for mixed use development as part of West Horndon Strategic Allocation	
Existing land use	Agricultural	Agricultural	Grazing land	Scrubland with areas of woodland	Grazing land	Paddock land	Paddock land	Grass/scrubland	Horse paddock	Overgrown site with two single storey garage type buildings	Agricultural land	

Land use and policy designation												
	Site name	East of Running Waters, Brentwood		Three Oaks Meadow, Hanging Hill Lane, Hutton	Land at Bayleys Mead, off Hanging Hill Lane, Hutton	Home Meadow, land adjacent to 12 Tyburns, Hutton	Land east of Nags Head Lane, Brentwood	Land to the south of Lodge Close, east of Hutton	Officers Meadow, land off Alexander Lane, Shenfield	Land adjacent 50 Spital Lane, Brentwood	Land opposite Button Common, Brentwood Road, Herongate	Land West of Button Common, Brentwood Road, Herongate
	Site ref	028B	028C	029	030	031	032	033	034	035	036	037A
	Neighbouring land use(s)	Surrounded by open fields, with Running Waters/Hanging Hill Lane forming boundary separating land from urban area (residential)	Surrounded by open fields, with Running Waters/Hanging Hill Lane forming boundary separating land from urban area (residential)	Open fields to south and east, residential to north and west	Surrounded by open fields, residential to the west	Surrounded by open fields, residential to the north west	Surrounded by open fields, employment and residential the east	Surrounded by open fields, residential to the north	Open fields, residential and railway line	Residential, A12 highway	Residential to the north, Open countryside (Green Belt, Special Landscape Area), Conservation Area to east and west	Residential, Employment use (industrial estate)
	Replacement Local Plan (2005) designations	Green Belt [GB1, GB2, GB3, H10] / County Wildlife Site [C3] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10] / County Wildlife Site [C3] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10] / Thames Chase [C11]	Green Belt [GB1, GB2, GB3, H10] / Conservation Area [C7, C14, C22]	Green Belt [GB1, GB2, GB3, H10] / Article 4 Direction (part of land)	Green Belt [GB1, GB2, GB3, H10] / Indicative Flood Zone [IR7]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8] /Thames Chase [C11]	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12]
	Previously developed land (brownfield)	No	No	No	No	No	No	No	No	No	No	No
	Underutilised?	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, agricultural buildings in Green Belt	No, greenfield countryside land
	Green Belt	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Minerals & Waste safeguarded area	Yes, small part of site has sand & gravel area	No	No	No	No	No	No	No	No	No	No
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	Grade 3	Grade 4	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Land primarily in non-agricultural use	Grade 3
	Special Landscape Area	Yes	Yes	No	No	No	Thames Chase Forest	No	No	No	Yes	No
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	LCA: F14 Ingrave and Herongate Wooded Farmland	LCA: F14 Ingrave and Herongate Wooded Farmland	LCA: F14 Ingrave and Herongate Wooded Farmland	LCA: F14 Ingrave and Herongate Wooded Farmland	LCA: F14 Ingrave and Herongate Wooded Farmland	LCA: F13 Great Warley Wooded Farmland	LCA: F14 Ingrave and Herongate Wooded Farmland	LCA: F10 Heybridge Wooded Farmland	LCA: F15 Weald Wooded Farmland	LCA: F9 Little Warley Wooded Farmland	LCA: G1 Horndon Fenland, Landscape Improvement Area
	Local Wildlife Site (LoWS) / Nature Conservation	Yes	Yes	No	No	Adjoins	No	No	Adjoins	No	No	No
	Protected Urban Open Space	No	No	No	No	No	No	No	No	No	No	No
	Conservation Area	No	No	No	No	No	No	Yes, Hutton Village	No	No	No, adjoins Herongate CA	No
	Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
Access to main distributor road (ECC comments)	Access from Hanging Hill Lane is considered satisfactory. A link road or loop road is required given the site area. A second access would be required, possibly via Running Waters providing the boundary hedge can be removed or use made of Pondfield Lane. The capacity of Running Waters/Brentwood Road (A128) and Hanging Hill Lane/Rayleigh Road (A129) junctions may be a problem with further investigation required. The capacity of these junctions may also be a problem for Sites 26, 29, 30 and 31	Access from Hanging Hill Lane is considered satisfactory. A link road or loop road is required given the site area. A second access would be required, possibly via Running Waters providing the boundary hedge can be removed or use made of Pondfield Lane. The capacity of Running Waters/Brentwood Road (A128) and Hanging Hill Lane/Rayleigh Road (A129) junctions may be a problem with further investigation required. The capacity of these junctions may also be a problem for Sites 26, 29, 30 and 31	Access from Hanging Hill Lane is considered satisfactory	Access from Bayleys Mead is considered satisfactory	Access is considered satisfactory, if access is taken from the farm road at the end of The Tyburns, which would require to be upgraded	Access is considered satisfactory from Nags Head Lane, providing a substantial section of the existing field boundary hedge is removed	Access from Hutton Village is considered satisfactory providing a substantial section of the existing boundary of hedges and trees are removed	Access from Alexander Lane is considered difficult, as it is narrow and tortuous in nature with no footways. Any access onto Chelmsford Road in peak periods would be difficult. If traffic signals were installed at the access to Chelmsford Road this could result in an increase in queuing on the A12 slip road.	Access from Spital Lane is considered suitable	Access from Brentwood Road (A128) is considered satisfactory, but only from northern end of the site, and would require the gateway signs to be relocated.	Access from Childerditch Lane is considered satisfactory, as long as the boundary hedge is partly removed. However, access for pedestrians and public transport is considered poor.	

Transp						Home Meadow, land adjacent to 12 Tyburns, Hutton		Land to the south of Lodge Close, east of Hutton	Officers Meadow, land off Alexander Lane, Shenfield	Land adjacent 50 Spital Lane, Brentwood	Land opposite Button Common, Brentwood Road, Herongate	
	Site name	ast of Running Waters, Brentwood		Three Oaks Meadow, Hanging Hill Lane, Hutton	Land at Bayleys Mead, off Hanging Hill Lane, Hutton		Land east of Nags Head Lane, Brentwood					Land Wes
	Site ref	028B	028C	029	030	031	032	033	034	035	036	037A
	Highway capacity of surrounding network						Site is very close to M25 Junction 28. Congestion at this junction, M25, A12 and A1023 Brook Street/London Road is already significant at peak times.		Development may have direct impact on A12 Junction 12 to the north of site area. Congestion at this junction, A12 and A1023 Chelmsford Road is already significant at peak times. Would need significant investment to improve this and improvement to Alexander Lane required – currently a rural road with single-way traffic.			
	Access to bus and train (approx) Walking and cycling	See site ref 028A, although this area of land is increasingly further away from services	See site ref 028A, although this area of land is increasingly further away from services	2 miles to Brentwood station (approx 40 min walk). Bus route 551 nearby, links to Brentwood Town Centre.	1.5 miles to Shenfield Station (approx 30 min walk). Bus route 551 nearby, links to Brentwood Town Centre and station. Bus route 81 within walking distance, links to Shenfield.	1.5 miles to Shenfield Station (approx 30 min walk). Bus route 551 nearby, links to Brentwood Town Centre and station. Bus route 81 within walking distance, links to Shenfield.	1.5 miles to Brentwood Station (approx 30 min walk). Bus route 498 nearby, links to Brentwood Town Centre.	1.6 miles to Shenfield Station (approx 35 min walk). Bus route 81 within walking distance, links to Shenfield.	0.6 miles to Shenfield Station (approx 12 min walk). No direct bus links.	1.5 miles to Brentwood Station (approx 30 min walk). Bus route 498 nearby, links to Brentwood Town Centre.	2.5 miles to West Horndon Station. 3.3 miles to Brentwood Station. Direct link to both on nearby 565 bus route.	Approx 0.4 miles to West Horndon Station (approx 7 min walk). Bus route 265 within walking distance, direct links to Brentwood Town Centre (although infrequent service).
Access to services	Access to Post Office (approx)	See site ref 028A, although this area of land is increasingly further away from services	See site ref 028A, although this area of land is increasingly further away from services	2 miles to Brentwood Town Centre (approx 30 min walk). Direct bus links nearby.	1.5 miles to Shenfield centre (approx 30 min walk). Direct bus links within walking distance.	1.5 miles to Shenfield (approx 30 min walk). Direct bus links within walking distance.	1.5 miles to Brentwood Town Centre (approx 30 min walk). Direct bus links nearby.	1.6 miles to Shenfield centre (approx 35 min walk). Direct bus links within walking distance.	0.6 miles to Shenfield centre (approx 12 min walk)	1.5 miles to Brentwood Town Centre (approx 30 min walk). Direct bus links nearby.	0.3 miles to Herongate Village Stores (approx 5 min walk)	0.3 miles to West Horndon (approx 5 min walk)
	Access to GP (approx)	See site ref 028A, although this area of land is increasingly further away from services	See site ref 028A, although this area of land is increasingly further away from services	1.8 miles to nearest GP (Mount Avenue, Shenfield). Approx 35 min walk, 5 min drive.	1.5 miles to nearest GP (Mount Avenue, Shenfield). Approx 30 min walk, 5 min drive.	1.5 miles to nearest GP (Mount Avenue, Shenfield). Approx 30 min walk, 5 min drive.	1.5 miles to nearest GP (Shenfield Road, Brentwood). Approx 30 min walk, 5 min drive.	1.4 miles to nearest GP (Mount Avenue, Shenfield). Approx 30 min walk, 6 min drive.	0.5 miles to nearest GP (Mount Avenue, Shenfield). Approx 10 min walk, 2 min drive.	1.7 miles to nearest GP (Shenfield Road, Brentwood). Approx 37 min walk, 6 min drive.	2.2 miles to nearest GP (Station Road, West Horndon). Approx 5 min drive (no safe walking route - although bus route connects).	0.3 miles to nearest GP (Station Road, West Horndon). Approx 5 min walk.
	GP capacity											
	Access to employment area (approx)	See site ref 028A, although this area of land is increasingly further away from services	See site ref 028A, although this area of land is increasingly further away from services	2 miles to nearest employment site (Wates Way, Brentwood) (approx 30 min walk). 2 miles to Hubert Road Industrial Estate (approx 40 min walk).	1.5 miles to nearest employment site (Hutton Industrial Estate) (approx 30 min walk)	1.5 miles to nearest employment site (Hutton Industrial Estate) (approx 30 min walk)	1 mile to nearest employment site (Hubert Road, Brentwood) (approx 20 min walk)	1 mile to nearest employment site (Hutton Industrial Estate) (approx 20 min walk)	1.3 miles to nearest employment site (Hutton Industrial Estate) (approx 25 min walk).	1 mile to nearest employment site (Hubert Road, Brentwood) (approx 20 min walk)	3 miles to nearest employment area (Childerditch Industrial Estate). No public transport links, approx 10 min car journey.	Horndon Industrial Estate is 0.4 miles away. Childerditch Industrial Estate is 4 miles (approx 8 min car journey), no direct public transport link.
	Access to main retail area (approx)	See site ref 028A, although this area of land is increasingly further away from services	See site ref 028A, although this area of land is increasingly further away from services	2 miles to Brentwood Town Centre (approx 30 min walk), with direct bus links.	1.5 miles to Shenfield centre (approx 30 min walk), bus links within walking distance.	1.5 miles to Shenfield centre (approx 30 min walk), bus links within walking distance.	1.5 miles to Brentwood Town Centre (approx 30 min walk) with direct bus links.	1.6 miles to Shenfield centre (approx 35 min walk), bus links within walking distance	0.6 miles to Shenfield centre (approx 12 min walk)	1.5 miles to Brentwood Town Centre (approx 30 min walk) with direct bus links	3 miles to Brentwood Town Centre with direct bus links	Better access to retail centres outside Borough. Bus links to Brentwood Town Centre via route 565 nearby.
	Access to local and district parks											
	Access to grass pitches											
Education	Primary Priority Admissions Area: School (DFES number)	Hogarth Primary (2838) / Ingrave Johnstone CE (VA) Primary (3422) / Willowbrook Primary (2918)	Hogarth Primary (2838) / Ingrave Johnstone CE (VA) Primary (3422) / Willowbrook Primary (2918)	Willowbrook Primary (2918)	Willowbrook Primary (2918)	Willowbrook Primary (2918)	St Peter's CE (VA) Primary, South Weald (3462)	Willowbrook Primary (2918)	Long Ridings Primary (2588)	St Peter's CE (VA) Primary, South Weald (3462)	Ingrave Johnstone CE (VA) Primary	West Horndon Primary (2624)
	Capacity for pupil product to be accommodated at nearest primary school?			No	No (requires safe/direct walking route)	No	No (requires safe/direct walking route)	No	No (requires safe/direct walking route)	No	No	No (requires safe/direct walking route)
	Developer contribution required at nearest primary school?			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Secondary Priority Admissions Area: School (DFES number)	St Martins (5433)	St Martins (5433)	St Martins (5433)	St Martins (5433)	St Martins (5433)	Brentwood County High (5459)	St Martins (5433)	Shenfield High (5467)	Brentwood County High (5459)	St Martins (5433)	Brentwood County High (5459)

Ec	Site name	ast of Running Waters, Brentwood		Three Oaks Meadow, Hanging Hill Lane, Hutton	Land at Bayleys Mead, off Hanging Hill Lane, Hutton	Home Meadow, land adjacent to 12 Tyburns, Hutton	Land east of Nags Head Lane, Brentwood	Land to the south of Lodge Close, east of Hutton	Officers Meadow, land off Alexander Lane, Shenfield	Land adjacent 50 Spital Lane, Brentwood	Land opposite Button Common, Brentwood Road, Herongate	Land Wes
	Site ref	028B	028C	029	030	031	032	033	034	035	036	037A
	Capacity for pupil product to be accommodated at nearest secondary school?			No	No (not within 2km of nearest school by safe/direct walking route)	No	Yes (not within 2km of nearest school by safe/direct walking route)	No	Yes (not within 2km of nearest school by safe/direct walking route)	Yes	No	Yes (within 2km of nearest school by safe/direct walking route)
	Developer contribution required at nearest secondary school?			Yes	Yes	Yes	No	Yes	No	No	Yes	No
	Early years and childcare places (Dwelling no x 0.09 places)	210	1259	1	11	8	21	5	73	2	2	45
Utilities	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)	Potential connection issues	Potential connection issues	Potential connection issues	Potential connection issues	Potential connection issues	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	Potential capacity issue, developer contribution needed to upgrade or provide new mains	New main required funded by developer	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	No infrastructure issues	Capacity ok for up to 200 between all greenfield sites in West Horndon
	Gas supply	None	12" local High Pressure (HP) gas main Mardyke to Stock, and 6" Medium Pressure (MP) gas main north to south within the east side of site. 12" MP to north of site along the A129.  Wayleaves will need to be agreed with NGG for the assets to remain within the site. It is unlikely that the HP will be diverted and would need to be accommodated within the masterplan .  A PADHI assessment will be required to confirm the buffer zones for development adjacent to the gas mains.  36" HP gas main north to south through east of site centre. Roxwell to Horndon Feeder 5.	None	63mm LP gas to adjacent to southern boundary within the verge. May require localised diversions for new accesses.	100mm LP gas adjacent to north west boundary within the verge. May require localised diversions for new accesses.	125mm LP gas along west boundary of site within the verge. May require localised diversions for new accesses. 36" HP gas main north to south through south west corner of site. tapleford Tawney - Tilbury, Feeder 18	125mm LP gas along east boundary and to south of site	8" LP gas to west boundary of site	8" MP and 100mm LP gas along east boundary of site within the verge. May require localised diversions for new accesses. The 8" MP cuts across the north east corner of the development. A Wayleave will need to be agreed with NGG for the assets to remain within the site. The MP can be diverted if required but could be accommodated within the masterplan.		None
	Electricity supply	None	None	None	None	None	None	None	None	None		None
	Oil & Gas	Not affected	National Grid Gas	Not affected	Not affected	Not affected	Not affected	Not affected	Not affected	Not affected		Not affected
	Telecommunications											
Flood Risk	Flood zone	Yes, small area of Flood Zone 3 at eastern site boundary	Yes, area of Flood Zone 3 running through east of site	No	No	No	No	No	No, adjoins Flood Zone 3 area and 50m exclusion buffer around un-modelled main river runs through site	Yes, entire site is in Flood Zone 3	No	No
	Surface water flooding	Yes, areas of less, intermediate and more susceptibility throughout site	Yes, areas of less, intermediate and more susceptibility throughout site	No	Yes, area of less to intermediate susceptibility running through site	No, adjoins site with less to intermediate susceptibility	No	No	Yes, areas of less to intermediate susceptibility through site. Site adjoins are of more susceptibility.	No	No	No.

	Site name	East of Running Waters, Brentwood		Three Oaks Meadow, Hanging Hill Lane, Hutton	Land at Bayleys Mead, off Hanging Hill Lane, Hutton	Home Meadow, land adjacent to 12 Tyburns, Hutton	Land east of Nags Head Lane, Brentwood	Land to the south of Lodge Close, east of Hutton	Officers Meadow, land off Alexander Lane, Shenfield	Land adjacent 50 Spital Lane, Brentwood	Land opposite Button Common, Brentwood Road, Herongate	Land West of Button Common, Brentwood Road, Herongate
	Site ref	028B	028C	029	030	031	032	033	034	035	036	037A
Viability												
	SHLAA: Potential?	Discounted	Discounted	Potential	Potential	Potential	Potential	Potential	Potential	Potential	Potential	Potential
	SHLAA: Suitable?	See site ref 028A	See site ref 028A	Yes. Site has a horse shelter which is approx. 7 years old, remainder of the site is grazing land. Development of the site is compatible with existing surrounding residential land uses with good connections to public transport and community facilities. Development is considered to be suitable. Development is not considered to have a significant impact upon the open countryside and would represent an acceptable extension of the existing urban area.	Yes. Appears to be natural extension to the existing residential area of Hutton and it is considered that development would have a minimal impact on the countryside. The site is within close proximity to a public transport route and services and facilities.	Yes. Site is on an annual tenancy agreement and is used for grazing. There are no statutory environmental designations or constraints, however there are issues of drainage, potential contamination, and existing vegetation to be addressed. The site has good connections with existing transport and community links and is therefore considered suitable for development. Development of this site would not have a significant effect on the countryside.	Yes. Site comprises a paddock. Would be suitable for residential development as located on the edge of the Brentwood built area, and therefore bounded on one side by residential development. Development would have a minimal impact upon the open countryside. The site is located in close proximity to services on London Road, which is served by public transport.	Yes. Site comprises a paddock and lies adjacent to existing two storey residential dwellings. There is access to the road network and existing community facilities. Residential development would be compatible with surrounding land uses. There are trees and hedgerows on site. The development of this site would represent an extension of the existing urban area and have minimal impact upon the countryside. However, the site does lie within the Hutton Village Conservation Area and consideration needs to be given to development impact.	Yes. Comprises scrubland with no use evident. This site is suitable for development as it is located in a sustainable location, close to the Shenfield shopping area and rail station. It is enclosed by the Chelmsford Road and railway line, therefore limiting further encroachment into the countryside. The site is also located on a public transport route which provides direct access to the town centre.	Yes. Currently used as a paddock for a small number of ponies. The site, located within a predominantly residential area, is considered to be suitable for residential development.	Yes. Site is overgrown with mature vegetation and with two 1950s single storey buildings. Site lies between two existing detached residential buildings, and fronts onto Brentwood Road. Site lies adjacent to the village envelope and is in close proximity to existing services and facilities. There are no environmental constraints or other designations affecting the site. This site is suitable for residential development in keeping with the neighbouring properties.	Yes. This parcel of land as put forward is located between the A127 and West Horndon village. Development of the whole of the 80ha as put forward would be wholly unacceptable. Any development that provides for more than the local needs of West Horndon would need to be based on an agreed change in the role of West Horndon village, conformity with a spatial strategy based on Transport corridors and major infrastructure and service improvements for the village. An indicative maximum of 10ha is used for this purpose, located adjacent to the existing village boundary, but the extent of development of this area would also be considered along with Site G019 [site ref 038].
	SHLAA: Available?	See site ref 028A	See site ref 028A	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. There is no evidence to suggest that this site is not available and the current use could be relocated easily.	Yes. Site is vacant and therefore appears to be available for residential development.	Yes. The site is available for residential development.
	SHLAA: Achievable?	See site ref 028A	See site ref 028A	Yes. Site is located adjacent to an established residential area. It is likely that the cost of connecting the site to infrastructure and services is relatively low due to its location and surrounding uses. Due to the size of the site it is likely that this site would-be brought forward by a small developer.	Yes. Site is within an attractive residential area. Contamination issues are unknown. The cost of connection to infrastructure and services and any developer contributions is likely to be in line with what would normally be expected for a site of this size. Due to the size of the site it is likely to come forward via a national house builder.	Yes. Development on the site is considered to be achievable due to its location adjacent to an attractive residential area. Achievability could be constrained by issues of contamination and existing vegetation, both of which could effect viability. Site would be subject to developer contribution payments. Due to its size it is likely to come forward via a medium size developer.	Yes. Site is within an attractive residential area. A buffer from the railway would need to be considered, but due to the size of the site this should not pose a major constraint to viability. The cost of connection to infrastructure and services is expected to be in line with any site of this size, this also applies to any developer contributions which will apply. Due to the size of the site it is expected that the site will be brought forward by a national house builder.	Yes. Site is within an attractive residential area within Hutton Village Conservation Area, a sympathetic design would be required. Cost of connecting the site to infrastructure and services is likely to be relatively low due to proximity to existing residential areas. Contamination is currently unknown. Due to the size of the site development is likely to come forward via a medium sized house builder.	Yes. Development is considered achievable as it is within an established residential area and is a large site, attractive to a developer. Would require a buffer adjacent to the railway line, but for a site of this size it would not effect viability. Cost of connection to infrastructure and services would be in line with that expected of a site of this size, as would any developer contributions. Developer information is unknown at present, however it is likely that the site would be brought forward by a national house builder.	Yes. Site is in an attractive residential location. However, mitigation would be required to buffer the noise from the A12 and this may detract from achievability. Contamination is currently unknown. Connection costs to infrastructure and services is likely to be relatively low due to the existing surrounding land use. Due to its size this site is likely to come forward via a medium size developer.	Yes. Site is located within an attractive residential area. However, the site borders a conservation area and area of historic interest and lies next to a sewage pumping station. There is unlikely to be any contamination on the site. Cost to connect to infrastructure and services should be relatively low due to proximity to the adjacent village. Due to the size of the site it is likely to be brought forward by a small developer.	Yes. Residential development on the site would be achievable providing landscape, visual impacts and existing trees/hedgerows can be adequately dealt with. These constraints could effect site viability. Contamination is currently unknown. Costs associated with connection of this site to infrastructure and services are likely to be considerable due to its size, as would any developer contributions. This site would come forward through a national house builder.



	Site name	ast of Running Waters, Brentwood		Three Oaks Meadow, Hanging Hill Lane, Hutton	Land at Bayleys Mead, off Hanging Hill Lane, Hutton	Home Meadow, land adjacent to 12 Tyburns, Hutton	Land east of Nags Head Lane, Brentwood	Land to the south of Lodge Close, east of Hutton	Officers Meadow, land off Alexander Lane, Shenfield	Land adjacent 50 Spital Lane, Brentwood	Land opposite Button Common, Brentwood Road, Herongate	Land Wes
	Site ref	028B	028C	029	030	031	032	033	034	035	036	037A
	Site ownership and legal issues	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	Croudace Strategic are landowners and have been promoting site through LDF/LDP process	Ownership of land is unknown	One landowner, Mr. Giles Murphy	One owner, EA Strategic have option on site
	Willingness of landowners and/or developers	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2011 Neighbourhood Consultation	No contact with landowner/agent since 2011 Neighbourhood Consultation	Submitted at Call for Sites, since then discussion with developer has taken place (12/06118/PREAPP)	No contact with landowner, site considered in SHLAA because it was taken from Urban Capacity Study	Submitted at Call for Sites, since then pre-app discussion has taken place with DM Officers for proposed scheme with 6 dwellings (12/06044/PREAPP), and with Policy Officers (13/06112/PREAPP)	Several meetings for pre-application discussion have taken place [12/06157/PREAPP], wish to develop land as part of overall West Horndon masterplan
	Likely to come forward in plan period?			Yes, 0-5 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 0-5 years (SHLAA)	Yes, 5-15 years (SHLAA)	Yes, 0-5 years (SHLAA)	Yes, 0-5 years (SHLAA)	Yes, 5-15 years (SHLAA)
Consultation	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	See site ref 028A	See site ref 028A	Neighbourhood Consultation. 18 from street events: 1. "Are both in Herongate Parish, not in Hutton." 2. "Don't want to see this. Public transport not frequent and unreliable." 3. "Brentwood cannot withstand a development of this size. Doctor's surgeries are difficult to get an appointment at the moment and traffic and parking are already stretched!" 4. "Opposed on basis of too big a development. Effects on local infrastructure, especially already congested traffic at junction with Hanging Hill Lane and A128 and rush hour traffic up to Brentwood." 5. "Opposed to Green Belt development." 6. "Existing road infrastructure couldn't cope with increased traffic. Major appeal of the area is the green spaces and parks, more development would destroy that." 7. "Not supported, lack of definition and sound boundary. In danger of further development." 8. "Important to keep our green space. Wait to maintain the separation from Brentwood Town / Urban – so that we can maintain the village, community and rural ethos we have in our villages (Ingrave and Herongate)."	Neighbourhood Consultation. Six from street events: 1. "We strongly oppose due to high levels of traffic." 2. "Look to be infill land use and no problem with their development except limited local shops and distance from railway." 3. "Next to our house so prefer not - don't mind as long as nice houses, not high density flats and access not front. In keeping with the area." 4. "Close the gap if the sites get developed." 5. "Concerns about these. I have a covenant on G072. If land was to be allowed and developed I would want to be incited." 6. "No to all of these." [Comment listed several sites including G065] One comment from questionnaire: 7. (ID: 0147) "I am particularly concerned with the proposal for land in Running Waters - G040,G052,G072,G065,G032. These sites are on Green Belt land and I believe the Green Belt land around Brentwood should be protected at all costs as if it is not the floodgates for development will be opened and the benefits that the residents of Brentwood enjoy with easy access to the countryside will be destroyed. These sites are not only in the green belt	Neighbourhood Consultation. Eight from street events: 1. "We strongly oppose due to high levels of traffic." 2. "Look to be infill land use and no problem with their development except limited local shops and distance from railway." 3. "Traffic problems/sewage problems." 4. "Farmland should be kept as farmland, important to protect it." 5. "Close the gap if the sites get developed." 6. "Adjoins buildings has covenant which prevents buildings without permission." 7. "Concerns about these. I have a covenant on G072. If land was to be allowed and developed I would want to be incited." 8. "No to all of these." [Comment listed several sites including G072] One comment from questionnaire: 9. (ID: 0147) "I am particularly concerned with the proposal for land in Running Waters - G040,G052,G072,G065,G032. These sites are on Green Belt land and I believe the Green Belt land around Brentwood should be protected at all costs as if it is not the floodgates for development will be opened and the benefits that the residents of Brentwood enjoy with easy access to the countryside will be	No comments at consultation events. A report was submitted by site agents Strutt & Parker LLP detailing suitability for residential development (ID: 1711).	Six comments from Neighbourhood Consultation street events: 1. "This should be left as Green Belt." 2. "Housing Location. The road that this is on is unsuitable for greater traffic which development here would lend to." 3. "Archaeologically significant findings on site." 4. "Shocked that this has been put forward – Owned by the diocese." 5. "No – should be part of the breathing space for Hutton." 6. "Worries me – existing traffic problems, heritage, beautiful place – would be destroyed if road was entered to addressed stress." In response to questionnaire a report was submitted by site agents Strutt & Parker LLP detailing suitability for residential development (ID: 1709).	Neighbourhood Consultation. 12 from street events: 1. "Green Belt will be a huge development, more traffic congestion." 2. "Looks to be good place for new houses. Close to station and school. Good road. No use for agriculture for leisure as flats and dull land near rail land. Could also develop land opposite to A12." 3. "The developer of the land should share profit with the local council. Opposite G091 toA12 could be used as a business park (but over A12 should be left as Green Belt)." 4. "Could build homes along Roman Rd, in all development would work." 5. Officers Meadow is a sewage pumping station on corner of road – capacity would need to be assessed." 6. "Is in a flood plain." 7. "Don't think G091 should be developed - urbanise whole area." 8. "This looks to be the most obvious, least intrusive site for housing development." 9. "Too close to A12." 10. Developing around town is a great idea as it will start the economy." 11. "Park and walk to the station to go with Crossrail development." 12. "If developed for housing should not be one type of variety including sheltered housing and housing for	One comment from Neighbourhood Consultation: 1. "Definitely not G141."	Seven comments from Neighbourhood Consultation: 1. "Why is this brownfield? Just agricultural buildings, old cowshed etc." 2. "Outside village envelope. Agricultural land. Green Belt." 3. "This is not a brownfield site." 4. "Oppose this because it is outside the village envelope and in Green Belt." 5. "Live next door to this proposed development. Can't understand why this should be brownfield, it was a cowshed." 6. "Would change the character of the village." 7. "Why is this a brownfield site? No previous development, only a 100 year old cowshed on land."	No comments

Site details	Site name	Land East of Thorndon Avenue, West Horndon		Land East of Thorndon Avenue, West Horndon		Westbury Road Car Park, Westbury Road, Brentwood	Chatham Way/Crown Street Car Park, Brentwood	Land at Hunter House, Western Road, Brentwood	Land at Bell Mead, Ingatestone	Former Landings Surgery, Outings Lane, Doddinghurst	Land at Priests Lane, Brentwood	Hutton Industrial Estate, Wash Road, Hutton
	Site ref	037B	037C	038A	038B	039	040	041	042	043	044	045
	SHLAA ref (if applicable)	G018	G018	G019	G019	N/A	N/A	N/A	G101	B007	G012	N/A
	Site size (ha)	35.77	38.94	7.91	68.56	0.27	0.33	0.22	0.22	0.27	4.45	10.48
	Grid reference (X/Y)	562101 / 188840	561712 / 188450	563089 / 188432	563006 / 188894	559129 / 193612	559332 / 193635	559203 / 193756	565008 / 199395	558631 / 199572	560780 / 193619	563099 / 195872
	Ward	Herongate, Ingrave & West Horndon	Herongate, Ingrave & West Horndon	Herongate, Ingrave & West Horndon	Herongate, Ingrave & West Horndon	Brentwood West	Brentwood South	Brentwood North	Ingatestone, Fryerning & Mountnessing	Brizes & Doddinghurst	Shenfield	Hutton North
	Parish (if applicable)	West Horndon	West Horndon	West Horndon	West Horndon	N/A	N/A	N/A	Ingatestone and Fryerning	Doddinghurst	N/A	N/A
	Ownership	EA Strategic Land have option (agent: Iceni Projects)	EA Strategic Land have option (agent: Iceni Projects)	West Horndon Development Consortium	West Horndon Development Consortium	Brentwood Borough Council	Brentwood Borough Council	Consortium of landowners (Cleminson family)	Brentwood Borough Council	Surgery Practice Manager	Ursuline Sisters [agent: JTS Partnership]	Multitude of owners
	Proposed use to assess	Housing or mixed-use	Housing or mixed-use	Housing or mixed-use	Housing or mixed-use	Housing	Housing and pocket park	Housing or mixed-use	Housing	Housing	Housing with community use	Existing employment site
	Indicative number of dwellings	500	0	300	2056	22	26	22	16	11	178	419
	Site density (dwellings per hectare)	1000 assumed from 037 as part of strategic allocation	1000 assumed from 037 as part of strategic allocation	Medium (SHLAA - approx 10ha with potential) (30dph)	30dph	80dph	80dph	100dph	High density option in development brief	40dph	40dph	40dph
	Employment plot ratio (additional)	Mixed employment uses (B1-B2)	Mixed employment uses (B1-B2)	Unknown at this stage	Unknown at this stage	N/A	N/A	Unknown at this stage	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	Approx 5ha across strategic allocation (020, 021 & 037)	Approx 5ha across strategic allocation (020, 021 & 037)	Unknown at this stage	Unknown at this stage	N/A	N/A	Unknown at this stage	N/A	N/A	N/A	N/A
	Job provision (additional)	To contribute towards overall Plan jobs target	To contribute towards overall Plan jobs target	Unknown at this stage	Unknown at this stage	N/A	N/A	Unknown at this stage	N/A	N/A	N/A	N/A
	Source	SHLAA (Call for Sites), discussion with developer (12/06157/PREAPP)	SHLAA (Call for Sites), discussion with developer (12/06157/PREAPP)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	Previous Urban Capacity Study site, discounted for Replacement Local Plan allocations	Previous Urban Capacity Study site, discounted for Replacement Local Plan allocations	Discussion with landowners (12/06032/PREAPP)	Council asset review	SHLAA (Urban Capacity Study), planning applications (12/01280/OUT, 13/00008/OUT)	SHLAA (Call for Sites), discussion with agent (12/06028/PREAPP)	LDP MWG request to assess for residential suitability. Existing employment allocation in Replacement Local Plan (2005).
	Notes/other comments	037A = just land with potential in SHLAA, 037B & C part of same site but discounted in SHLAA  Site name in SHLAA: Land East of Childerditch Lane, West Horndon	037A = just land with potential in SHLAA, 037B & C part of same site but discounted in SHLAA  Site name in SHLAA: Land East of Childerditch Lane, West Horndon	038A = just land with potential in SHLAA, 038B part of same site but discounted in SHLAA  Site name in SHLAA: Thorndon Avenue and West of Tilbury Road, West Horndon	038A = just land with potential in SHLAA, 038B part of same site but discounted in SHLAA  Site name in SHLAA: Thorndon Avenue and West of Tilbury Road, West Horndon					13/00008/OUT to be determined, app for 2 dwellings. 12/00718/OUT refused for 3 dwellings.		
	Outcome of site assessment for Draft Plan	Allocate for mixed use development as part of West Horndon Strategic Allocation (not all of 137B)	Retain current land use. Reasonable alternative for mixed-use as part of West Horndon Strategic Allocation.	Retain current land use. Reasonable alternative for mixed-use as part of West Horndon Strategic Allocation.	Retain current land use. Reasonable alternative for mixed-use as part of West Horndon Strategic Allocation.	Allocate land for major housing site	Allocate land for major housing site with provision for green space/pocket park	Allocate land for major housing site	Allocate land for major housing site	Allocate land for major housing site	Retain current use. Reasonable alternative for residential use subject to further review of open space designation on site.	Discount site, retain current employment use.
	Existing land use	Agricultural land	Agricultural land	Agricultural land	Agricultural land	Car park	Car park	B1 office use and residential	Scrubland/woodland	Former doctors surgery	Former school playing field	Industrial Estate



Land use and policy designation	Site name	t of Thorndon Avenue, West Horndon		Land East of Thorndon Avenue, West Horndon		Westbury Road Car Park, Westbury Road, Brentwood	Chatham Way/Crown Street Car Park, Brentwood	Land at Hunter House, Western Road, Brentwood	Land at Bell Mead, Ingatestone	Former Landings Surgery, Outings Lane, Doddinghurst	Land at Priests Lane, Brentwood	Hutton Industrial Estate, Wash Road, Hutton
	Site ref	037B	037C	038A	038B	039	040	041	042	043	044	045
	Neighbouring land use(s)	Residential, Employment use (industrial estate)	Residential, Employment use (industrial estate)	Residential, Conservation Area, Historic Park or Garden	Residential, Conservation Area, Historic Park or Garden	Residential, funeral directors	Residential, offices, shops	Residential, rear of High Street shops	Residential, Green Belt, Special Landscape Area	Residential, open countryside (Green Belt) to the south	Residential, school, railway land	Open space buffer between industrial uses and residential to west and south. Green Belt to the east, railway to the north.
	Replacement Local Plan (2005) designations	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12]	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12]	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12] / County Wildlife Site [C3]	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12] / County Wildlife Site [C3]	Residential [H6, H7, H8, H9, H14, H16]	Car Parking [T6, T7, T9, TC10] / Conservation Area [C7, C14, C22]	Residential/Offices/Shops [H4, H5, TC3, TC4] / Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Protected Urban Open Space [LT2, LT5]	Employment General [E1]
	Previously developed land (brownfield)	No	No	No	No	Yes	Yes	Yes	No	Yes	No	Yes
	Underutilised?	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	Yes, Town Centre site used as surface car park. More efficient use of land could be made.	Yes, Town Centre site used as surface car park. More efficient use of land could be made.	More intensive use in Town Centre location could improve efficiency of land use	Yes, vacant land in village centre, more efficient use could be made of land.	Yes, vacant building, doctors surgery now provided in new facility	No, question over whether public open space designation is warranted?	No, land is well utilised as successful industrial estate
	Green Belt	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No
	Minerals & Waste safeguarded area	No	No	No	No	Yes, within central urban area sand & gravel	Yes, within central urban area sand & gravel	Yes, within central urban area sand & gravel	No	No	Yes, part of site within sand & gravel area	No
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	Grade 3	Grade 4	Grade 3	Grade 3	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Special Landscape Area	No	No	No	No	No	No	No	Adjoins	No	No	No
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	LCA: G1 Horndon Fenland, Landscape Improvement Area	LCA: G1 Horndon Fenland, Landscape Improvement Area	LCA: G1 Horndon Fenland, Landscape Improvement Area	LCA: G1 Horndon Fenland, Landscape Improvement Area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Ingatestone urban area	LCA: F8 Doddinghurst Wooded Farmland	N/A - Brentwood urban area	N/A - Brentwood urban area
	Local Wildlife Site (LoWS) / Nature Conservation	No	No	Yes	Yes, 3 LoWS	No	No	No	No	No	No	Adjoins
	Protected Urban Open Space	No	No	No	No	No	No	No	No	No	Yes	No
	Conservation Area	No	No	No	No	No, borders Brentwood Town Centre CA	Yes - Brentwood Town Centre	No, borders Brentwood Town Centre CA	Yes - Ingatestone High Street	No	No	No
	Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
Port	Access to main distributor road (ECC comments)	Access from Childerditch Lane is considered satisfactory, as long as the boundary hedge is partly removed. However, access for pedestrians and public transport is considered poor.	Access from Childerditch Lane is considered satisfactory, as long as the boundary hedge is partly removed. However, access for pedestrians and public transport is considered poor.	Access from Station Road is considered satisfactory. The capacity of the junction at Station Road/Tilbury Road (A128) may prove problematic, and would require further consideration.	Access from Station Road is considered satisfactory. The capacity of the junction at Station Road/Tilbury Road (A128) may prove problematic, and would require further consideration.	The proximity of the existing access from Westbury Road to the high street junction is not considered ideal. Only a private drive could be provided at this junction.	Access from Chatham Way is considered satisfactory. Possible access from Crown Street is limited.	Access from Western Road is considered satisfactory	Access to the site is not considered ideal due to parking bays in Bell Mead. This access is a private road in the ownership of Brentwood Borough Council.	Access from Outings Lane is considered satisfactory	There is limited access from Bishop Walk - 100 dwellings if a cul de sac or 200 dwellings if a loop road is created onto Priests Lane. Access off Priests Lane from opposite 80 Priests Lane is possible. There is concern over the capacity of the junction at Priests Lane/Middleton Hall Lane.	Access is considered difficult from Queenswood Avenue and Tallon Road, and due to the long and narrow nature of the access

Transport						Westbury Road Car Park, Westbury Road, Brentwood	Chatham Way/Crown Street Car Park, Brentwood	Land at Hunter House, Western Road, Brentwood	Land at Bell Mead, Ingatestone	Former Landings Surgery, Outings Lane, Doddinghurst	Land at Priests Lane, Brentwood	Hutton Industrial Estate, Wash Road, Hutton
	Site name	t of Thorndon Avenue, West Horndon		Land East of Thorndon Avenue, West Horndon								
	Site ref	037B	037C	038A	038B	039	040	041	042	043	044	045
	Highway capacity of surrounding network											

Ec	Site name	t of Thorndon Avenue, West Horndon		Land East of Thorndon Avenue, West Horndon		Westbury Road Car Park, Westbury Road, Brentwood	Chatham Way/Crown Street Car Park, Brentwood	Land at Hunter House, Western Road, Brentwood	Land at Bell Mead, Ingatestone	Former Landings Surgery, Outings Lane, Doddinghurst	Land at Priests Lane, Brentwood	Hutton Industrial Estate, Wash Road, Hutton
	Site ref	037B	037C	038A	038B	039	040	041	042	043	044	045
	Capacity for pupil product to be accommodated at nearest secondary school?			Yes (within 2km of nearest school by safe/direct walking route)		Yes	Yes	Yes	No	Yes	Yes (not within 2km of nearest school by safe/direct walking route)	No (not within 2km of nearest school by safe/direct walking route)
	Developer contribution required at nearest secondary school?			No		No	No	No	Yes	No	No	Yes
	Early years and childcare places (Dwelling no x 0.09 places)	45	0	27	185	2	2	2	1	1	16	38
Utilities	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)	Capacity ok for up to 200 between all greenfield sites in West Horndon	Capacity ok for up to 200 between all greenfield sites in West Horndon	Capacity ok for up to 200 between all greenfield sites in West Horndon	Capacity ok for up to 200 between all greenfield sites in West Horndon							
	Gas supply	None	8" MP gas adjacent to western site boundary within the road. May require localised diversions for new accesses.	Local 12" HP and 6" MP gas mains north to south on west site boundary with a buffer zone of 12.5m to the existing residential property boundaries. 63mm MP gas to south site boundary within the verge in Station Road. May require localised diversions for new accesses. Wayleaves will need to be agreed with NGG for the assets to remain within the site. It is unlikely that the HP will be diverted and would need to be accommodated within the masterplan . A PADHI assessment will be required to confirm the buffer zones for development adjacent to the gas mains.	Local 12" HP and 6" MP gas mains north to south through middle of site. Wayleaves will need to be agreed with NGG for the assets to remain within the site. It is unlikely that the HP will be diverted and would need to be accommodated within the masterplan . A PADHI assessment will be required to confirm the buffer zones for development adjacent to the gas mains.				Mains gas distribution pipe running through site			
	Electricity supply	None	None	None	None							
	Oil & Gas	Not affected	British Pipeline Agency (BPA) - Buncefield - Thames 14" pipeline	Not affected	Not affected							
	Telecommunications											
Flood Risk	Flood zone	No. Area of Flood Zone 3 in adjoining field (Childerditch Lane separates).	Yes, western boundary of site has part of Flood Zone 3	No	No	No	No	No	No	No	No	No
	Surface water flooding	Yes, areas of low to intermediate susceptibility on site, mostly to the north. High susceptibility and Flood Zone 3 in adjoining field (Childerditch Lane	Yes, areas of intermediate to high susceptibility	Yes, low, intermediate and high susceptibility	Yes, low to intermediate susceptibility	No	No	No	Yes, area of less to intermediate susceptibility through entire site	No	No	No, areas of less to intermediate susceptibility nearby to the north and east

					Westbury Road Car Park, Westbury Road, Brentwood	Chatham Way/Crown Street Car Park, Brentwood	Land at Hunter House, Western Road, Brentwood	Land at Bell Mead, Ingatestone	Former Landings Surgery, Outings Lane, Doddinghurst	Land at Priests Lane, Brentwood	Hutton Industrial Estate, Wash Road, Hutton
Site name	t of Thorndon Avenue, West Horndon		Land East of Thorndon Avenue, West Horndon								
Site ref	037B	037C	038A	038B	039	040	041	042	043	044	045
SHLAA: Potential?	Discounted	Discounted	Potential (10ha)	Potential (10ha), remainder discounted	N/A	N/A	N/A	Discounted	Discounted	Discounted	N/A
			Yes. This parcel of land as put forward comprises agricultural land and is located between the A127 and West Horndon village. There is existing vehicular access to the land. Development of the whole of the 75ha as put forward would be wholly unacceptable. Any development that provides for more than the local needs of West Horndon would need to be based on an agreed change in the role of West Horndon village, conformity with a spatial strategy based on Transport corridors and major infrastructure and service improvements for the village. An indicative maximum of 10 hectares has been used for this purpose, located adjacent to the existing village boundary, but the extent of development of this area would also be considered along with Site G018 [site ref 037].					No. Site is not considered suitable for residential development as it contains a number of mature trees and dense vegetation.	Yes. The site lies within the existing village envelope for Doddinghurst and would be a suitable location for residential development.	No. Comprises a disused private school playing field and is designated as Protected Urban Open Space. If the site was not required for open space, residential development would be suitable in this location. However, the Council's open space audit values the site's contribution to open space provision within the area.	
SHLAA: Suitable?	See site ref 037A	See site ref 037A		See site ref 038A	N/A	N/A	N/A				N/A
									No. Currently in use as a doctors surgery with limited car parking and is therefore not considered to be available for development. Planning permission has recently been received for a new surgery, if implemented this site would become available.		
SHLAA: Available?	See site ref 037A	See site ref 037A	Yes. The site is available for residential development.	See site ref 038A	N/A	N/A	N/A	No. The land in question is unavailable for residential development.		Yes. It is understood that the site is surplus for school playing field purposes and is therefore available.	N/A
			Yes. Residential development on the site would be achievable providing landscape, visual impacts and existing trees/hedgerows can be adequately dealt with. The land is flat and open and there is potential flood risk issue. All of these factors could reduce site viability. Contamination is currently unknown. Costs associated with connection of this site to infrastructure and services are likely to be considerable due to its size, as would any developer contributions. This site would come forward through a national house builder.					Yes. Site lies within an established residential area and it is considered that major infrastructure would not be required in order to deliver the development. The site contains established vegetation that would need to be cleared and access would need to be improved.	Yes. Residential development would be achievable.	Yes. Site is considered to be achievable if the policy issues can be overcome and access can be derived from Priests Lane.	N/A
SHLAA: Achievable?	See site ref 037A	See site ref 037A		See site ref 038A	N/A	N/A	N/A				

Viability

Consultation					Westbury Road Car Park, Westbury Road, Brentwood	Chatham Way/Crown Street Car Park, Brentwood	Land at Hunter House, Western Road, Brentwood	Land at Bell Mead, Ingatestone	Former Landings Surgery, Outings Lane, Doddinghurst	Land at Priests Lane, Brentwood	Hutton Industrial Estate, Wash Road, Hutton	
	Site name	t of Thorndon Avenue, West Horndon		Land East of Thorndon Avenue, West Horndon								
	Site ref	037B	037C	038A	038B	039	040	041	042	043	044	045
	Site ownership and legal issues	One owner, EA Strategic have option on site	One owner, EA Strategic have option on site	No issues known	No issues known	Council owned	Council owned	Consortium or landowners	Council owned, in process of being advertised for sale subject to planning	Unknown, possibly previous surgery own site but outline applications made recently have not included ownership details	One owner, Ursuline Sisters	Multiple site owners with various lease agreements on existing industrial units.
	Willingness of landowners and/or developers	Several meetings for pre-application discussion have taken place [12/06157/PREAPP], wish to develop land as part of overall West Horndon masterplan	Several meetings for pre-application discussion have taken place [12/06157/PREAPP], wish to develop land as part of overall West Horndon masterplan	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	Subject to adequate parking being provided in Brentwood Town Centre - see William Hunter Way redevelopment (site ref R1) and Council Parking Strategy	Subject to adequate parking being provided in Brentwood Town Centre - see William Hunter Way redevelopment (site ref R1) and Council Parking Strategy	Landowners and agent have had pre-application discussion on 05.04.12, keen for re-development on site (residential or mixed-use)	Identified as land to sell for re-development by Council's Asset Review Panel. Development Brief produced sets out options for redevelopment uses.	Outline planning applications submitted, application refused for three dwellings (12/01280/OUT), application for two dwellings to be determined (13/00008/OUT)	Keen to re-allocate land from open space, agents JTS Partnership have held pre-application discussion [12/06028/PREAPP]	No clear willingness to redevelop for housing
	Likely to come forward in plan period?			Yes, 10-20 years (SHLAA)								
	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	No comments	No comments	Two comments from Neighbourhood Consultation: One from street events: 1. "Would be fine for new housing if new access provided from Station Road A128." One comment from questionnaire: 2. (ID: 0111) "If access is improved, then the site marked G018 would be preferable to G019 for affordable housing (only about 10% max. for 'open market' sales). Care must be taken to ensure any development integrates with the existing village. It could include a purpose-built doctors' surgery with ample parking for patients."	See site ref 038A	No comments	No comments	No comments	Several comments at both Ingatestone street event and place check workshop regarding desire for a new car park to be built on Bell Mead land. Questions regarding the status of a former plan to deliver this.	A letter signed by over 300 local residents supported infill development on sites such as the former Landings Surgery as an alternative to Green Belt development and objections to site 070 land adj. St Margaret's Church, Doddinghurst.	No comments	No comments

Site details	Site name	Site on corner of High Street / Western Road, Brentwood (Former Napier Arms)	Hutton Parish Hall, Rayleigh Road, Hutton	Former Elliott's night club, West Horndon	Land between 12-13 Magdalen Gardens, Hutton	Land between 31-45 Goodwood Avenue, Hutton	Long Ridings, Roundwood Avenue, Hutton	Land rear of Little Jericho, Church Street, Blackmore	Land rear of 146-148 Hatch Road, Pilgrims Hatch	Garages adjacent 25 Kings George's Road, Pilgrims Hatch	Rear of garage and adjacent to 126 Brentwood Road, Ingrave	Land at Hayden and Ard Wyatts
	Site ref	046	047	048	049	050	051	052	053	054	055	056A
	SHLAA ref (if applicable)	N/A	N/A	N/A	B101	B102	B041	B140	B031	B186	B135	B212
	Site size (ha)	0.05	0.08	0.94	0.1	0.11	0.43	0.05	0.18	0.12	0.07	0.26
	Grid reference (X/Y)	559141 / 193675	562800 / 195290	563320 / 189297	563332 / 195026	563558 / 195339	561570 / 194648	560370 / 201734	558608 / 195880	558581 / 195280	562683 / 191545	559848 / 199239
	Ward	Brentwood West	Hutton East	Herongate, Ingrave & West Horndon	Hutton East	Hutton East	Hutton South	Tipps Cross	Pilgrims Hatch	Pilgrims Hatch	Herongate, Ingrave & West Horndon	Tipps Cross
	Parish (if applicable)	N/A	N/A	West Horndon	N/A	N/A	N/A	Blackmore, Hook End and Wyatts Green	N/A	N/A	Herongate and Ingrave	Blackmore, Hook End and Wyatts Green
	Ownership	Essex County Council	Brentwood Borough Council	Unknown	Brentwood Borough Council	Private	Private	Private	Unknown	Brentwood Borough Council	Private	A.T. Fawcett; T.R. & J.A. Fawcett; M. Fawcett
	Proposed use to assess	Mixed-use	Housing	Housing or mixed-use	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing
	Indicative number of dwellings	6	8	28	8	3	3	1	9	10	4	1
	Site density (dwellings per hectare)	120dph	Development Brief sets out one density option of 8 dwellings (6x 2-bed, 2x 1-bed)	Low density assumed (30d/ph)	80dph	Medium (SHLAA) (30dph)	Low (SHLAA) (below 10dph)	Low (SHLAA) (20dph)	50dph	80dph	Medium (SHLAA) (approx 60dph)	Low (SHLAA) (5dph)
	Employment plot ratio (additional)	Retail on ground floor	N/A	Unknown at this stage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	Unknown at this stage	N/A	Unknown at this stage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Job provision (additional)	Unknown at this stage	N/A	Unknown at this stage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Source	LDP MWG request to include	Council asset review	Pre-app discussion (see Development Team minutes 31.07.12, 12/06062/PREAPP)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)
	Notes/other comments		REMOVE - Council Asset Panel decided to release land for dental surgery on 21.11.12. However, existing dental surgery may now be released for housing? (see site ref 096)				REMOVE - has planning permission			Subject to a review of Council owned garage sites in the Borough [Housing Department]		056A = land with potential in SHLAA  056B = land discounted in SHLAA
	Outcome of site assessment for Draft Plan	Allocate land for mixed-use development	Discount site, Council Asset Panel decision to release for dental surgery	Retain current use. Reasonable alternative for residential use	Allocate land for residential as part of small site allowance (less than 10 dwellings)	Retain current use. Reasonable alternative for residential use.	Discount - site already has planning permission and so will form part of April 2013 extant numbers	Retain current use. Reasonable alternative for residential use.	Allocate land for residential as part of small site allowance (less than 10 dwellings)	Allocate land for major housing site	Retain current use. Reasonable alternative for residential use.	Retain current use. Reasonable alternative for residential use.
	Existing land use	Vacant	Community hall	Derelict vacant buildings	Vacant	Vacant stud farm	Residential house and garden	Vacant barn/farm building	Garages	Garages and scrub land	Vacant land	Residential (two dwellings)

Land use and policy designation	Site name	Site on corner of High Street / Western Road, Brentwood (Former Napier Arms)	Hutton Parish Hall, Rayleigh Road, Hutton	Former Elliott's night club, West Horndon	Land between 12-13 Magdalen Gardens, Hutton	Land between 31-45 Goodwood Avenue, Hutton	Long Ridings, Roundwood Avenue, Hutton	Land rear of Little Jericho, Church Street, Blackmore	Land rear of 146-148 Hatch Road, Pilgrims Hatch	Garages adjacent 25 Kings George's Road, Pilgrims Hatch	Rear of garage and adjacent to 126 Brentwood Road, Ingrave	Land at Hayden and Ard Wyatts
	Site ref	046	047	048	049	050	051	052	053	054	055	056A
	Neighbouring land use(s)	Offices, retail	Residential	A127 to the north, open countryside surrounds, East Horndon Hall industrial uses adjacent	Residential	Residential, stud farm in open countryside (Green Belt) to the east	Residential	Residential, open countryside (Green Belt) to the east	Residential and local shops to the south of site, open countryside (Green Belt) to the north	Residential	Residential, open countryside (Green Belt, Special Landscape Area) to the north	Residential, open countryside (Green Belt) to the south
	Replacement Local Plan (2005) designations	Residential/Offices/Shops [H4, H5, TC3, TC4]	Residential [H6, H7, H8, H9, H14, H16]	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Hutton Mount [H15]	Residential [H6, H7, H8, H9, H14, H16] / Indicative Flood Zone (part)	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]
	Previously developed land (brownfield)	Yes	Yes	Yes	No	No	Yes (part)	Yes (part)	Yes	Yes	No	Yes
	Underutilised?	Yes, vacant land in Town Centre. More efficient use of land could be made.	Yes, underused community hall. More efficient use of land could be made.	Yes, vacant derelict buildings	Yes, more efficient use of land within the residential area could be made	Yes, more efficient use of land within the residential area could be made	Low site density, more efficient use of land for residential could be made	Yes, more efficient use of land within the residential area could be made	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	Yes, garages in a residential area could be used for housing	Low site density, more efficient use of land for residential could be made
	Green Belt	No	No	Yes	No	No	No	No	No	No	No	No
	Minerals & Waste safeguarded area	Yes, within central urban area sand & gravel	No	No	No	No	No	No	No	No	No	No
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	N/A	N/A	Grade 3	N/A	N/A	N/A	Grade 3	N/A	N/A	N/A	Grade 3
	Special Landscape Area	No	No	No	No	No	No	No	No	No	Adjoins	No
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	N/A - Brentwood urban area	N/A - Brentwood urban area	LCA: G1 Horndon Fenland, Landscape Improvement Area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	LCA: F7 Blackmore Wooded Farmland	N/A - Brentwood urban area	N/A - Brentwood urban area	LCA: F14 Ingrave and Herongate Wooded Farmland	LCA: F7 Blackmore Wooded Farmland
	Local Wildlife Site (LoWS) / Nature Conservation	No	No	No	No			No	No	No	No	No
	Protected Urban Open Space	No	No	No	No	No	No	No	No	No	No	No
	Conservation Area	Yes - Brentwood Town Centre	No	No	No	No	No	Yes, Blackmore Conservation Area	No	No	No	No
	Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
Port	Access to main distributor road (ECC comments)	Access via existing access from Weald Road not ideal, given its proximity to the traffic signal controlled junction, but acceptable for indicative number of dwellings stated. Good access for pedestrians and to public transport.	Satisfactory access onto Rayleigh Road (A129).	Satisfactory access onto Tilbury Road and nearest main distributor A128. No access to be provided onto A127.	Satisfactory access off turning bay at end of Magdalen Gardens and nearest main distributor Rayleigh Road (A129).	Satisfactory access off Goodwood Avenue and nearest main distributor Rayleigh Road (A129).	Satisfactory access off Roundwood Avenue and nearest main distributor Rayleigh Road (A129).	Satisfactory access off Church Street and The Green.	Access from Hatch Road not ideal, i.e. between buildings shops and restricted width. Access satisfactory to nearest main distributor Ongar Road (A128).	Access satisfactory off King George's Road and nearest main distributor Ongar Road (A128).	Land appears to be landlocked. Access to nearest main distributor Brentwood Road (A128) difficult.	Satisfactory access to Wyatts Green Road.



Transp		Site on corner of High Street / Western Road, Brentwood (Former Napier Arms)	Hutton Parish Hall, Rayleigh Road, Hutton	Former Elliott's night club, West Horndon	Land between 12-13 Magdalen Gardens, Hutton	Land between 31-45 Goodwood Avenue, Hutton	Long Ridings, Roundwood Avenue, Hutton	Land rear of Little Jericho, Church Street, Blackmore	Land rear of 146-148 Hatch Road, Pilgrims Hatch	Garages adjacent 25 Kings George's Road, Pilgrims Hatch	Rear of garage and adjacent to 126 Brentwood Road, Ingrave	Land at Hayden and Ard Wyatts
	Site name											
	Site ref	046	047	048	049	050	051	052	053	054	055	056A
	Highway capacity of surrounding network											
Access to bus and train (approx)		0.4 miles to Brentwood Station (approx 8 min walk). Several bus routes nearby link Brentwood Town Centre and station.	1 mile to Shenfield Station (approx 30 min walk). Bus routes 502 and 81 nearby, direct links to Shenfield.	Approx 1.3 miles to West Horndon Station (approx 25 min walk). Bus route 268 and 568 within walking distance, direct links to Brentwood Town Centre.	1.5 miles to Shenfield Station (approx 30 min walk). Several bus routes within walking distance link to Shenfield centre.	1.6 miles to Shenfield Station (approx 32 min walk). Bus routes 81 and 551 within walking distance link to Shenfield centre.	0.4 miles to Shenfield Station (approx 7 min walk).	5.7 miles to Shenfield Station. 7.1 miles to Brentwood Station. Bus route 261 runs from Blackmore to Brentwood Town Centre.	1.8 miles to Brentwood Station (approx 35 min walk). Several bus routes within walking distance to Brentwood Town Centre.	2.2 miles to Brentwood Station (approx 44 min walk). Several bus routes within walking distance to Brentwood Town Centre.	3 miles to Brentwood Station. Bus routes 565 and 268 provide links to Brentwood Town Centre, bus stops are nearby site.	4.4 miles to Shenfield Station. 4.8 miles to Brentwood Station. Bus route 261 runs from Doddinghurst to Brentwood Town Centre.
	Walking and cycling											
Access to services	Access to Post Office (approx)	3 minute walk to Brentwood High Street	1 mile to Shenfield (approx 30 min walk). Direct bus routes within walking distance.	1.2 miles to West Horndon (approx 22 min walk)	1.5 miles to Shenfield (approx 30 min walk). Direct bus routes within walking distance.	1.6 miles to Shenfield (approx 32 min walk). Direct bus routes within walking distance.	0.4 miles to Shenfield (approx 7 min walk).	4 minute walk to Blackmore Village Centre	Approx 4 min walk to Harewood Road	0.3 miles to Harewood Road (approx 7 min walk)	3 minute walk to Herongate Village Store	2.3 miles to both Kelvedon Hatch Village Store and Blackmore
	Access to GP (approx)	0.5 miles to nearest GP (Shenfield Road, Brentwood). Approx 10 min walk, 3 min drive.	1 mile to nearest GP (Mount Avenue, Shenfield). Approx 20 min walk, 3 min drive.	1 mile to nearest GP (Station Road, West Horndon). Approx 20 min walk, 4 min drive.	1.4 miles to nearest GP (Mount Avenue, Shenfield). Approx 28 min walk, 5 min drive.	1.5 miles to nearest GP (Mount Avenue, Shenfield). Approx 30 min walk, 5 min drive.	0.3 miles to nearest GP (Mount Avenue, Shenfield). Approx 6 min walk.	2 miles to nearest GP (Doddinghurst). Approx 7 min drive (no safe walking route).	1.4 miles to nearest GP (Geary Drive, Brentwood). Approx 30 min walk, 6 min drive.	1 mile to nearest GP (Geary Drive, Brentwood). Approx 20 min walk, 5 min drive.	2.6 miles to nearest GP (Shenfield Road, Brentwood). Approx 8 min drive (no safe walking route).	1.1 miles to nearest GP (Doddinghurst). Approx 22 min walk, 3 min drive.
	GP capacity											
	Access to employment area (approx)	0.5 miles to nearest employment area (Hubert Road) (approx 10 min walk).	0.3 miles to Hutton Industrial Estate (approx 7 min walk).	Horndon Industrial Estate is 1.3 miles away. Childerditch Industrial Estate is 3 miles (approx 8 min car journey), no direct public transport link.	1 mile to Hutton Industrial Estate (approx 18 min walk)	0.8 miles to Hutton Industrial Estate (approx 16 min walk)	1.6 miles to Hutton Industrial Estate (approx 32 min walk)	3.8 miles to Hallsford Bridge Industrial Estate, no public transport links	2.3 miles to Hubert Road Industrial Estate, Brentwood (approx 45 min walk). Direct bus links to Brentwood.	2 miles to Hubert Road Industrial Estate, Brentwood (approx 37 min walk). Direct bus links to Brentwood.	3 miles to West Horndon Industrial Estates, 4 miles to Childerditch Lane Industrial Estate. Bus links to West Horndon area.	3 miles to Hallsford Bridge Industrial Estate, no public transport link.
	Access to main retail area (approx)	0.2 miles to Brentwood Town Centre (approx 3 min walk)	1 mile to Shenfield (approx 30 min walk). Direct bus links within walking distance.	Better access to retail centres outside Borough. Bus links to Brentwood Town Centre nearby.	1.5 miles to Shenfield (approx 30 min walk). Direct bus routes within walking distance.	1.6 miles to Shenfield (approx 32 min walk). Direct bus routes within walking distance.	0.4 miles to Shenfield (approx 7 min walk).	6.7 miles to Brentwood Town Centre, direct bus links nearby.	1.5 miles to Brentwood Town Centre (approx 30 min walk). Direct bus routes within walking distance.	1.8 miles to Brentwood Town Centre (approx 30 min walk). Direct bus routes within walking distance.	2.7 miles to Brentwood Town Centre, direct bus links nearby.	4.4 miles to Brentwood Town Centre, direct bus link nearby
	Access to local and district parks											
	Access to grass pitches											
Education	Primary Priority Admissions Area: School (DFES number)	Holly Trees Primary (2013)	Willowbrook Primary (2918)	West Horndon Primary (2624)	Willowbrook Primary (2918)	Willowbrook Primary (2918)	Hogarth Primary (2838)	Blackmore Primary	Larchwood Primary (2009)	Larchwood Primary (2009)	Ingrave Johnstone CE (VA) Primary	Blackmore Primary
	Capacity for pupil product to be accommodated at nearest primary school?	No										
	Developer contribution required at nearest primary school?	Yes										
	Secondary Priority Admissions Area: School (DFES number)	Brentwood County High (5459)	St Martins (5433) / Shenfield High (5467)	Brentwood County High (5459)	St Martins (5433)	St Martins (5433)	St Martins (5433)	Anglo European (5442)	Shenfield High (5467)	Shenfield High (5467)	St Martins (5433)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)

Ec	Site name	Site on corner of High Street / Western Road, Brentwood (Former Napier Arms)	Hutton Parish Hall, Rayleigh Road, Hutton	Former Elliott's night club, West Horndon	Land between 12-13 Magdalen Gardens, Hutton	Land between 31-45 Goodwood Avenue, Hutton	Long Ridings, Roundwood Avenue, Hutton	Land rear of Little Jericho, Church Street, Blackmore	Land rear of 146-148 Hatch Road, Pilgrims Hatch	Garages adjacent 25 Kings George's Road, Pilgrims Hatch	Rear of garage and adjacent to 126 Brentwood Road, Ingrave	Land at Hayden and Ard Wyatts
	Site ref	046	047	048	049	050	051	052	053	054	055	056A
	Capacity for pupil product to be accommodated at nearest secondary school?	Yes										
	Developer contribution required at nearest secondary school?	No										
	Early years and childcare places (Dwelling no x 0.09 places)	1	1	3	1	0	0	0	1	1	0	0
Utilities	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)				No infrastructure issues	No infrastructure issues	No infrastructure issues	No capacity at Doddington WwTW, sewerage infrastructure ok	Anglia Water recommend development avoided	Data unavailable	No infrastructure issues	Doddington WwTW at capacity
	Gas supply											
	Electricity supply											
	Oil & Gas											
	Telecommunications											
Flood Risk	Flood zone	No	No	No	No	No	No	Yes, Flood Zone 3 through entire site	No	No	No	No
	Surface water flooding	No	Yes, area of low to intermediate susceptibility through entire site	No, area of low susceptibility to the west	No	Yes, area of low susceptibility running through site	No	Yes, area of intermediate to high susceptibility. Historic land drainage issues recorded nearby.	No	No	No	No

	Site name	Site on corner of High Street / Western Road, Brentwood (Former Napier Arms)	Hutton Parish Hall, Rayleigh Road, Hutton	Former Elliott's night club, West Horndon	Land between 12-13 Magdalen Gardens, Hutton	Land between 31-45 Goodwood Avenue, Hutton	Long Ridings, Roundwood Avenue, Hutton	Land rear of Little Jericho, Church Street, Blackmore	Land rear of 146-148 Hatch Road, Pilgrims Hatch	Garages adjacent 25 Kings George's Road, Pilgrims Hatch	Rear of garage and adjacent to 126 Brentwood Road, Ingrave	Land at Hayden and Ard Wyatts
	Site ref	046	047	048	049	050	051	052	053	054	055	056A
Viability												
	SHLAA: Potential?	N/A	N/A	N/A	Potential	Potential	Potential	Potential	Potential	Potential	Potential	Potential
	SHLAA: Suitable?	N/A	N/A	N/A	Yes. Considered to be suitable for residential development as it lies within an established residential area. Residential development in this location would infill the existing cul-de-sac.	Yes. The stud farm is located on the edge of a residential housing estate, and would therefore be suitable for development in order to create a frontage on the street and infill the existing gap in the street scene.	Yes. The site would be suitable for development as it is located within an existing residential area.	Yes. The area comprises attractive residential development of a high density. The conversion of the existing vacant building would be suitable for development.	Yes. Site is located on the edge of the urban area between existing properties and would be suitable for development, having no significant impact on the countryside.	Yes. The site currently comprises a number of garages and could incorporate some adjacent scrub land/garden land. The site lies within an established residential area.	Yes. The site is relatively flat and comprises areas of hard standing with overgrown vegetation and is bordered by residential development.	Yes. Comprises two residential properties. It would only be acceptable to redevelop the current two residential properties to create three properties fronting onto Wyatts Green Road. The land to the rear is not suitable for development as it would lead to settlement coalescence with Doddingtonhurst. Whilst the site could accommodate three dwellings, two of these would be replacements with one net gain.
	SHLAA: Available?	N/A	N/A	N/A	Yes. The site is currently vacant and appears to be available.	Yes. At the time of visit the site appeared to be a vacant stud farm. Due to it being vacant, the site is considered to be available.	Yes. The site comprises land adjacent to a residential dwelling and garden.	Yes. At the time of visit, the existing building appeared to be vacant.	Yes. The site currently comprises 21 garages which appear to be underused/disused and are therefore considered to be available.	Yes. Appears to be available for development given that the garages appear disused/under used and would be a suitable location for residential development, within the existing urban area.	Yes. The site is vacant and is therefore considered to be available.	Yes. The site is available for residential development.
	SHLAA: Achievable?	N/A	N/A	N/A	Yes. Due to its location investment into infrastructure or services is likely to be minimal. However, there may be some issues of contamination unknown at present. Development would be medium density. There is currently no developer interest in this site.	Yes. Site is currently vacant and would provide an attractive setting for residential development. Has a significant road frontage and can be accessed from the public highway. No exceptional costs to site delivery would be expected.	Yes. The site benefits from a lapsed planning permission suggesting there is owner interest, it is therefore considered to be achievable. The site is an attractive residential area with access to existing infrastructure and services which would require relatively low costs to bring the site forward. It is not known what level of contamination there is at the site but there is unlikely to be any significant mitigation costs. The site is in private ownership and for 3 dwellings but with no developer associated with the site currently.	Yes. Design of the building would also need to consider the impact upon any Conservation Area or Listed Buildings. The site is within an attractive area which adds to its achievability. The cost of bringing the site forward would be relatively low as there are good connections with existing infrastructure and services.	Yes. The site currently comprises under-used garages within an existing residential estate. Careful consideration in the design of the development would need to be given to the adjacent retail units. There are unknown contamination issues which may have cost implications for the development. The site could accommodate 3 dwellings and as such would be brought forward by a small private developer.	Yes. Site is under-used garages within an existing residential area, therefore costs associated with infrastructure and services would be relatively low. Contamination issues and any associated costs are unknown at the site.	Yes. Access would need to be taken through the filling station which may be a potential constraint to the site and could affect the achievability of the site coming forward. However it is considered that through appropriate design these issues can be overcome.	Yes. Considered that residential development on site is achievable. It is unlikely that the site is contaminated due to its existing uses and connection to infrastructure and services is likely to be low cost due to its setting and the current uses on site. Due to its size it is likely that a small size developer would bring this forward.

Consultation	Site name	Site on corner of High Street / Western Road, Brentwood (Former Napier Arms)	Hutton Parish Hall, Rayleigh Road, Hutton	Former Elliott's night club, West Horndon	Land between 12-13 Magdalen Gardens, Hutton	Land between 31-45 Goodwood Avenue, Hutton	Long Ridings, Roundwood Avenue, Hutton	Land rear of Little Jericho, Church Street, Blackmore	Land rear of 146-148 Hatch Road, Pilgrims Hatch	Garages adjacent 25 Kings George's Road, Pilgrims Hatch	Rear of garage and adjacent to 126 Brentwood Road, Ingrave	Land at Hayden and Ard Wyatts
	Site ref	046	047	048	049	050	051	052	053	054	055	056A
	Site ownership and legal issues	Owned by Essex County Council?	Council owned	Landowner unknown	Council owned	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known
	Willingness of landowners and/or developers	Have not been in contact with site owner	Council Members have decided to release land for redevelopment as part of asset review. Asset Panel on 21 Nov 2012 agreed to release for dental surgery use, not residential.	Pre-application discussion has taken place, landowner/developer proposing residential redevelopment (see Development Team minutes 31.07.12, 12/06062/PREAPP)	Malcolm Knights comment: "Hoped to be pilot site but looking like utility provision across site is going to restrict development potential. On hold for time being."	No recent contact with landowners	No recent contact with landowners	No recent contact with landowners	No recent contact with landowners	No recent contact with landowners	No recent contact with landowners	No recent contact with landowners
	Likely to come forward in plan period?				Yes, 1-5 years (SHLAA)	Yes, 1-5 years (SHLAA)	Yes, 1-5 years (SHLAA)	Yes, 1-5 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 1-5 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 1-5 years (SHLAA)
	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	Two comments from Neighbourhood Consultation street events: 1. Site boundary in slightly wrong location." 2. "Is this identified wrongly? Should it be on Wrights Lane?"

Site details		slia, Wyatts Green Road, Green	Meadowside, Swallows Cross Road, Mountnessing		Hall Lane Farm, Little Warley		Rear of 83-93 Park Road, Brentwood	Land adjacent and rear of 207-217 Crescent Road, Brentwood	18 Westbury Drive, Brentwood	Land adjacent to 110 Priests Lane, Brentwood	Land adjacent to Gayland, Thorndon Approach, Herongate	Land adjacent Everglades, Avenue Road, Ingatestone
	Site name											
	Site ref	056B	057A	057B	058A	058B	059	060	061	062	063	064
	SHLAA ref (if applicable)	B212	B053	B053	B215	B215	G153	G095	G142	G143	G144	G145
	Site size (ha)	2.51	0.36	1.47	0.76	1.92	0.13	0.25	0.04	0.09	0.17	0.09
	Grid reference (X/Y)	559707 / 199064	561372 / 198615	561316 / 198548	560583 / 188473	560682 / 188510	558925 / 194092	558680 / 192953	558982 / 193442	560878 / 194023	562606 / 191423	564545 / 199311
	Ward	Tipps Cross	Ingatestone, Fryerning & Mountnessing	Ingatestone, Fryerning & Mountnessing	Herongate, Ingrave & West Horndon	Herongate, Ingrave & West Horndon	Brentwood North	Brentwood West	Brentwood West	Shenfield	Herongate, Ingrave & West Horndon	Ingatestone, Fryerning & Mountnessing
	Parish (if applicable)	Blackmore, Hook End and Wyatts Green	Mountnessing	Mountnessing	West Horndon	West Horndon	N/A	N/A	N/A	N/A	Herongate and Ingrave	Ingatestone and Fryerning
	Ownership	A.T. Fawcett; T.R. & J.A. Fawcett; M. Fawcett	Rachel Milton	Rachel Milton	Mr. Ernest Ramsey	Mr. Ernest Ramsey	Multiple private owners	Unknown	Private	Private	Private	Private
	Proposed use to assess	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing
	Indicative number of dwellings	13	11	44	23	58	10	20	3	7	7	7
	Site density (dwellings per hectare)	5dph	30dph	30dph	30dph	30dph	80dph	80dph	80dph	80dph	40dph	80dph
	Employment plot ratio (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Job provision (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Source	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)
	Notes/other comments	056A = land with potential in SHLAA  056B = land discounted in SHLAA			058A = land with potential in SHLAA  058B = land discounted in SHLAA	058A = land with potential in SHLAA  058B = land discounted in SHLAA	Site currently being developed	Garden land	Garden land	Garden land		Garden land
	Outcome of site assessment for Draft Plan	Retain current use. Reasonable alternative for residential use.	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy - remote location	Discount site, does not meet Draft Plan Spatial Strategy - remote location	Discount site, currently being developed (data post April 2012)	Retain current use. Reasonable alternative for housing subject to land coming forward and being made suitable (adj railway impacts).	Retain current use. Reasonable alternative for housing subject to land coming forward (residential area).	Retain current use. Reasonable alternative for housing subject to land coming forward (residential area).	Discount site, does not meet Draft Plan Spatial Strategy	Retain current use. Reasonable alternative for housing subject to land coming forward (residential area).
	Existing land use	Residential (two dwellings) and open countryside grassland	Derelict residential property with land	Open fields	Recycling/HGV operating centre	Open fields	Scrubland and residential gardens	Railway verge and scrubland adjacent, residential gardens to rear	Rear garden	Side garden land	Side garden land	Side garden land

Land use and policy designation	Site name	slia, Wyatts Green Road, Green	Meadowside, Swallows Cross Road, Mountnessing		Hall Lane Farm, Little Warley		Rear of 83-93 Park Road, Brentwood	Land adjacent and rear of 207-217 Crescent Road, Brentwood	18 Westbury Drive, Brentwood	Land adjacent to 110 Priests Lane, Brentwood	Land adjacent to Gayland, Thorndon Approach, Herongate	Land adjacent Everglades, Avenue Road, Ingatestone
	Site ref	056B	057A	057B	058A	058B	059	060	061	062	063	064
	Neighbouring land use(s)	Residential, open countryside (Green Belt) surrounds, LoWS to south-west	Open countryside, Special Landscape Area to the south	Open countryside, Special Landscape Area to the south	Open countryside (Green Belt, Landscape Improvement Area)	Open countryside (Green Belt, Landscape Improvement Area)	Residential	Residential, railway line to the north	Residential, Police Station to the west	Residential	Residential land in Green Belt	Residential
	Replacement Local Plan (2005) designations	Residential [H6, H7, H8, H9, H14, H16] / Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8] (part)	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8] (part)	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12]	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12]	Residential [H6, H7, H8, H9, H14, H16]	Crossrail Safeguarded Area	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Green Belt [GB1, GB2, GB3, H10]	Residential [H6, H7, H8, H9, H14, H16]
	Previously developed land (brownfield)	Yes (part)	Yes (part)	No	Yes	No	No	No	No	No	No	No
	Underutilised?	No, open countryside	Low site density, more efficient use of land for residential could be made	No, open countryside	No, greenfield countryside land	No, greenfield countryside land	Low site density, more efficient use of land for residential could be made	Low site density, more efficient use of land for residential could be made	Low site density, more efficient use of land for residential could be made	Low site density, more efficient use of land for residential could be made	Low site density, more efficient use of land for residential could be made	Low site density, more efficient use of land for residential could be made
	Green Belt	Yes (part)	Yes	Yes	Yes	Yes	No	No	No	No	Yes	No
	Minerals & Waste safeguarded area	No	No	No	No	No	No	No	No	Yes, within central urban area sand & gravel	No	No
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	Grade 3	Grade 2	Grade 3	Grade 3	Grade 3	N/A	N/A	N/A	N/A	N/A	N/A
	Special Landscape Area	No	Yes (part)	Yes (part)	No	No	No	No	No	No	No	No
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	LCA: F7 Blackmore Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: G1 Horndon Fenland, Landscape Improvement Area	LCA: G1 Horndon Fenland, Landscape Improvement Area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	LCA: F9 Little Warley Wooded Farmland	N/A - Ingatestone urban area
	Local Wildlife Site (LoWS) / Nature Conservation	Adjoins	No	No	No	No	No	No	No	No	No	No
	Protected Urban Open Space	No	No	No	No	No	No	No	No	No	No	No
	Conservation Area	No	No	No	No	No	No	No	No	No	No	No
	Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
Port	Access to main distributor road (ECC comments)	Satisfactory access to Wyatts Green Road.	Possible problem with access. Substantial section of boundary hedge with Swallows Cross Road would need to be removed.	Possible problem with access. Substantial section of boundary hedge with Swallows Cross Road would need to be removed.	Satisfactory access to westbound carriageway of Arterial Road (A127) from Little Warley Hall Lane.	Satisfactory access to westbound carriageway of Arterial Road (A127) from Little Warley Hall Lane.	Satisfactory access to Mayfield Gardens. Site presently being developed.	Satisfactory access off Crescent Road.	Satisfactory access off La Plata Grove.	Satisfactory access to Priests Lane and Hutton Road (A129).	Satisfactory access off Thorndon Approach and nearest main distributor Brentwood Road (A128).	Satisfactory access off Avenue Road and Roman Road (B1002).



Transport												
	Site name	slia, Wyatts Green Road, Green	Meadowside, Swallows Cross Road, Mountnessing		Hall Lane Farm, Little Warley		Rear of 83-93 Park Road, Brentwood	Land adjacent and rear of 207-217 Crescent Road, Brentwood	18 Westbury Drive, Brentwood	Land adjacent to 110 Priests Lane, Brentwood	Land adjacent to Gayland, Thorndon Approach, Herongate	Land adjacent Everglades, Avenue Road, Ingatestone
	Site ref	056B	057A	057B	058A	058B	059	060	061	062	063	064
	Highway capacity of surrounding network											
	Access to bus and train (approx) Walking and cycling	4.4 miles to Shenfield Station. 4.8 miles to Brentwood Station. Bus route 261 runs from Doddinghurst to Brentwood Town Centre.	2.8 miles to Ingatestone Station. 3.8 miles to Shenfield Station. No bus links.	2.8 miles to Ingatestone Station. 3.8 miles to Shenfield Station. No bus links.	1.8 miles to West Horndon Station, no bus link, no safe walking route	1.8 miles to West Horndon Station, no bus link, no safe walking route	0.7 miles to Brentwood Station (approx 15 min walk). 10 min walk to Brentwood Town Centre for links to several bus routes.	0.5 miles to Brentwood Station and bus links (approx 10 min walk).	0.4 miles to Brentwood Station (approx 9 min walk). 10 min walk to Brentwood Town Centre for links to several bus routes.	0.6 miles to Shenfield Station and bus links (approx 12 min walk, 2 min drive)	3 miles to Brentwood Station. Bus routes 565 and 268 provide links to Brentwood Town Centre, bus stops are nearby site.	0.3 miles to Ingatestone Station (approx 5 min walk). Bus route 351 links to Brentwood Town Centre, bus stop within walking distance.
Access to services	Access to Post Office (approx)	2.3 miles to both Kelvedon Hatch Village Store and Blackmore Village Centre	2.4 miles to Blackmore Village Centre	2.4 miles to Blackmore Village Centre	1.8 miles to West Horndon	1.8 miles to West Horndon	0.5 miles to Brentwood Town Centre (approx 10 min walk)	0.5 miles to Warley Hill shops (approx 10 min walk)	0.5 miles to Brentwood Town Centre (approx 10 min walk).	0.6 miles to Shenfield (approx 12 min)	3 minute walk to Herongate Village Store	0.4 miles to Ingatestone High Street (approx 7 min walk)
	Access to GP (approx)	1.1 miles to nearest GP (Doddinghurst). Approx 22 min walk, 3 min drive.	2.3 miles to nearest GP (Doddinghurst). 4 min drive (no safe walking route).	2.3 miles to nearest GP (Doddinghurst). 4 min drive (no safe walking route).	1.8 miles to nearest GP (West Horndon). Approx 5 min drive (no safe walking route).	1.8 miles to nearest GP (West Horndon). Approx 5 min drive (no safe walking route).	0.7 miles to nearest GP (Shenfield Road, Brentwood). Approx 14 min walk, 4 min drive.	0.5 miles to nearest GP (Pastoral Way, Warley). Approx 12 min walk, 2 min drive	0.7 miles to nearest GP (Shenfield Road, Brentwood). Approx 14 min walk, 4 min drive.	0.7 miles to nearest GP (Hutton Road, Shenfield). Approx 14 min walk, 2 min drive).	2.6 miles to nearest GP (Shenfield Road, Brentwood). Approx 8 min drive (no safe walking route).	0.4 miles to nearest GP (Ingatestone), approx 7 min walk
	GP capacity											
	Access to employment area (approx)	3 miles to Hallsford Bridge Industrial Estate, no public transport link.	3 miles to Hallsford Bridge Industrial Estate, no public transport link.	3 miles to Hallsford Bridge Industrial Estate, no public transport link.	1.3 miles to Upminster Industrial Estate. 1.4 miles to West Horndon Industrial Estate (Childerditch Lane). 2.5 mile drive (due to A127) to Childerditch Industrial Estate.	1.3 miles to Upminster Industrial Estate. 1.4 miles to West Horndon Industrial Estate (Childerditch Lane). 2.5 mile drive (due to A127) to Childerditch Industrial Estate.	0.7 miles to Hubert Road Industrial Estate.	5 minute walk to Hubert Road Industrial Estate.	0.5 miles to Hubert Road Industrial Estate.	1.8 miles to Hubert Road Industrial Estate, Brentwood. 2.2 miles to Hutton Industrial Estate.	3 miles to West Horndon Industrial Estates, 4 miles to Childerditch Lane Industrial Estate. Bus links to West Horndon area.	2.9 miles to Hutton Industrial Estate, no public transport link
	Access to main retail area (approx)	4.4 miles to Brentwood Town Centre, direct bus link nearby	2.8 miles to Ingatestone High Street (approx 5 min drive), no bus links.	2.8 miles to Ingatestone High Street (approx 5 min drive), no bus links.	Better access to retail centres outside Borough. Approx 6 miles to Brentwood Town Centre, no public transport links.	Better access to retail centres outside Borough	0.5 miles to Brentwood Town Centre (approx 10 min walk)	0.9 miles to Brentwood Town Centre (approx 20 min walk, 4 min drive)	0.5 miles to Brentwood Town Centre (approx 10 min walk).	0.6 miles to Hutton Road, Shenfield (approx 12 min walk). 1.3 miles to Brentwood Town Centre (approx 25 min walk)	2.7 miles to Brentwood Town Centre, direct bus links nearby.	Less than 10 minute walk to shops on Ingatestone High Street
	Access to local and district parks											
	Access to grass pitches											
Education												
	Primary Priority Admissions Area: School (DFES number)	Blackmore Primary	Mountnessing CE (VC) Primary (3221)	Mountnessing CE (VC) Primary (3221)	West Horndon Primary (2624)	West Horndon Primary (2624)	Holly Trees Primary (2013)	Holly Trees Primary (2013)	Holly Trees Primary (2013)	Hogarth Primary (2838)	Ingrave Johnstone CE (VA) Primary	Ingatestone Infant (2599)
	Capacity for pupil product to be accommodated at nearest primary school?											
	Developer contribution required at nearest primary school?											
	Secondary Priority Admissions Area: School (DFES number)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Anglo European (5442)	Anglo European (5442)	Brentwood County High (5459)	Brentwood County High (5459)	Brentwood County High (5459)	Brentwood County High (5459)	Brentwood County High (5459)	Brentwood County High and/or Shenfield High (5459/5467)	St Martins (5433)	Anglo European (5442)

Ec	Site name	slia, Wyatts Green Road, Green	Meadowside, Swallows Cross Road, Mountnessing		Hall Lane Farm, Little Warley		Rear of 83-93 Park Road, Brentwood	Land adjacent and rear of 207-217 Crescent Road, Brentwood	18 Westbury Drive, Brentwood	Land adjacent to 110 Priests Lane, Brentwood	Land adjacent to Gayland, Thorndon Approach, Herongate	Land adjacent Everglades, Avenue Road, Ingatestone
	Site ref	056B	057A	057B	058A	058B	059	060	061	062	063	064
	Capacity for pupil product to be accommodated at nearest secondary school?											
	Developer contribution required at nearest secondary school?											
	Early years and childcare places (Dwelling no x 0.09 places)	1	1	4	2	5	1	2	0	1	1	1
Utilities	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)	Doddinghurst WwTW at capacity	Ingatestone WwTW at capacity, would need septic tank	Ingatestone WwTW at capacity, would need septic tank	No infrastructure issues	No infrastructure issues	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	Overlapping issues, site in Brentwood WwTW catchment but in AWS sewerage network	Potential capacity in network	No infrastructure issues	No infrastructure issues	No capacity at Ingatestone WwTW, sewerage infrastructure ok
	Gas supply											
	Electricity supply											
	Oil & Gas											
	Telecommunications											
	Flood Risk	Flood zone	No	No	No	No	No	No	No	No	No	No
Surface water flooding	No, area of low to intermediate susceptibility to the south	No	No	No	No	No	No	No	No	No	No	No, area of low susceptibility to the east

	Site name	slia, Wyatts Green Road, Green	Meadowside, Swallows Cross Road, Mountnessing		Hall Lane Farm, Little Warley		Rear of 83-93 Park Road, Brentwood	Land adjacent and rear of 207-217 Crescent Road, Brentwood	18 Westbury Drive, Brentwood	Land adjacent to 110 Priests Lane, Brentwood	Land adjacent to Gayland, Thorndon Approach, Herongate	Land adjacent Everglades, Avenue Road, Ingatestone
	Site ref	056B	057A	057B	058A	058B	059	060	061	062	063	064
Viability	SHLAA: Potential?	Discounted	Potential	Discounted	Potential	Discounted	Potential	Potential	Potential	Potential	Potential	Potential
	SHLAA: Suitable?	See site ref 056A	Yes. Comprises a derelict property and adjacent land. The site could be redeveloped one for one, with the existing derelict residential property being converted into a new property. The site is not suitable for further development due to its unsustainable location, remote from the main settlements.	See site ref 057A	Yes. Comprises a dwelling and agricultural/ industrial buildings. The site is located within a ribbon development with individual large detached properties fronting onto the road. This site is therefore suitable for conversion of existing buildings for residential development only. Additional development in this location would have a detrimental impact upon the countryside.	See site ref 058A	Yes. Residential development in this location would is considered to be suitable given the urban location.	Yes. Scrubland adjacent to number 217 appears to be available and would be suitable for one/two terraced dwellings. The residential gardens to the rear of these properties are not suitable for residential development as they are in multiple ownership and there is no access to this land.	Yes. Comprises garden land to the rear of number 18 (residential). Garden appears to be subdivided into two areas. Developing the area furthest from the existing property would allow a portion of the garden to be retained. Access could be introduced from the side without detriment to existing property. The site is on a slope, however it would be suitable for development and would represent a good infill plot. Careful consideration would need to be given to mature trees in the area.	Yes. Comprises an area of land to the side of a dwelling. Development of this land would not impact on the overall garden land to the property and could therefore be developed as an infill plot. The site is therefore considered to be suitable and achievable.	Yes. The site is well located to the existing facilities and services in Herongate and would therefore be suitable for residential development. Lies in an existing residential area and forms a side garden to the existing property.	Yes. The site is within an existing residential area and therefore development is considered to be suitable.
	SHLAA: Available?	See site ref 056A	Yes. The site is available for residential development.	See site ref 057A	Yes. The site is available for residential development.	See site ref 058A	Yes. The site appears to be available for development as it is unkept with no evident use.	Yes. The scrubland appears to be available for development as it is unkept with no evident use.	Yes. At the time of survey the land was subdivided indicating that the second plot could be available for development.	Yes. The side garden could accommodate one dwelling in addition to the existing development.	Yes. Comprises overgrown garden land adjacent to large dwelling. Appears to be an additional area of land, ancillary to main garden. Site would be suitable for development and represents a good infill plot.	Yes. Comprises a bungalow and garden. The driveway/access to the property and garden appear to have been unused for some time, being overgrown, and are therefore considered available.
	SHLAA: Achievable?	See site ref 056A	Yes. Development on this site is considered to be achievable due to its existing use. It is unlikely that the site is contaminated and connection to infrastructure and services is likely to be low cost. Due to its size this site would be brought forward by a small developer.	See site ref 057A	Yes. Site is achievable for conversion of existing dwellings only. Potential contamination on the site and the restriction to conversion only may be seen as a constraint to achievability. There is currently no developer interest at this site, however it is likely to be brought forward by a small developer due to its size.	See site ref 058A	Yes. Achievability is restricted by both topography of the site, which may restrict the number of dwellings that can be accommodated, alongside issue of multiple ownership of the site which may mean development may be difficult to deliver. The location of the site would mean that connection to infrastructure and services would be relatively low cost due to the surrounding residential land uses. This site is likely to be brought forward by a small developer due to its size.	Yes. Scrubland section of site could be achievable, however mitigation for the railway line may make this less achievable or desirable to developers. The issues of contamination are currently unknown. Connection to services and infrastructure would be relatively low cost due to its proximity to residential uses. This site due to its size and constraints is likely to be brought forward by a small developer.	Yes. Site forms rear gardens in an established residential area which are currently sub divided, which indicates that development would be achievable. However, consideration needs to be given to mature trees on the site although this is not likely to adversely effect the achievability of the site. Connection to infrastructure and services is likely to be relatively low cost due to location within a residential area.	Yes. It is considered that this site is achievable for one dwelling. The cost associated with infrastructure and services to the site are considered relatively low as the site lies within an existing residential setting. Due to its size this site is likely to be brought forward by a small developer.	Yes. Considered that one dwelling is achievable on site. Careful consideration needs to be given to existing trees on site which are mature and of some landscape value to the area. Due to their size, these could impact on the achievability of the site if they needed to be retained. Costs are considered relatively low to connect to infrastructure and services as the site is located within a residential setting. Due to its size this would come forward with a small developer.	Yes. The site is located within an established residential area on the site of an unoccupied residential property. There is unlikely to be contamination on the site and cost of infrastructure and service provision is likely to be minimal as it lies within a residential area. As the site is for 4 dwellings it is likely to be brought forward by a small developer.

[illegible]

Site details		Land adjacent to 1-3 Orchard Piece, Blackmore	Greenways, School Road, Kelvedon Hatch	Salmonds Farm, Salmonds Grove, Ingrave		Land off Penny Pots Barn, Ongar Road, Stondon Massey	Land west of Nine Ashes Road, Stondon Massey	Land adjacent to St. Margaret's Church, Doddingtonhurst	Wyatts Field, Wyatts Green	Land adjacent to Whitelands, Wyatts Green	Land adjacent to Mountnessing Primary School	Land at Church Road, Kelvedon Hatch
	Site name											
	Site ref	065	066	067A	067B	068	069	070	071	072	073	074
	SHLAA ref (if applicable)	G146	G147	G022	G022	G059	G046	G086	G029	G090	G093	G054
	Site size (ha)	0.07	0.19	0.94	2.71	0.14	1.98	1	2	0.8	1.26	1.4
	Grid reference (X/Y)	560471 / 202067	557116 / 198977	562425 / 192225		558773 / 200287	558439 / 200776	559226 / 198835	559912 / 199634	559887 / 199778	563043 / 197546	556886 / 198867
	Ward	Tipps Cross	Brizes & Doddingtonhurst	Herongate, Ingrave & West Horndon	Herongate, Ingrave & West Horndon	Tipps Cross	Tipps Cross	Brizes & Doddingtonhurst	Tipps Cross	Tipps Cross	Ingatestone, Fryerning & Mountnessing	Brizes & Doddingtonhurst
	Parish (if applicable)	Blackmore, Hook End and Wyatts Green	Kelvedon Hatch	Herongate and Ingrave	Herongate and Ingrave	Stondon Massey	Stondon Massey	Doddingtonhurst	Blackmore, Hook End and Wyatts Green	Blackmore, Hook End and Wyatts Green	Mountnessing	Kelvedon Hatch
	Ownership	Multiple private owners	Private	C. Lonergan	C. Lonergan	Mrs. Diana Hiscox	G. Gann, David Lee, Sarah Wright	Mr. R. Parrott	S.J. & C.M. Norris	Mr. & Mrs. Palmer	Mr. T. Field [Crest Nicholson have option on land]	J.A. Parrish and Sons
	Proposed use to assess	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing
	Indicative number of dwellings	3	9	47	135	7	99	50	100	40	63	70
	Site density (dwellings per hectare)	50dph	50dph	50dph	50dph	50dph	50dph	50dph	50dph	50dph	50dph	50dph
	Employment plot ratio (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Job provision (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Source	SHLAA (Urban Capacity Study)	SHLAA (Urban Capacity Study)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)
	Notes/other comments	Site currently being developed		067A = just land with potential in SHLAA  067B = entire site, SHLAA land with potential and discounted	067A = just land with potential in SHLAA  067B = entire site, SHLAA land with potential and discounted							
	Outcome of site assessment for Draft Plan	Discount site, currently being developed (data post April 2012)	Retain current use. Reasonable alternative for housing subject to land coming forward for redevelopment (residential area).	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy
	Existing land use	Front gardens	Residential dwelling and garden	Pasture	Pasture	Scrubland	Agricultural	Scrubland	Agricultural	Scrub/woodland	Open field	Agricultural

Land use and policy designation												
	Site name	Land adjacent to 1-3 Orchard Piece, Blackmore	Greenways, School Road, Kelvedon Hatch	Salmonds Farm, Salmonds Grove, Ingrave		Land off Penny Pots Barn, Ongar Road, Stondon Massey	Land west of Nine Ashes Road, Stondon Massey	Land adjacent to St. Margaret's Church, Doddingtonhurst	Wyatts Field, Wyatts Green	Land adjacent to Whitelands, Wyatts Green	Land adjacent to Mountnessing Primary School	Land at Church Road, Kelvedon Hatch
	Site ref	065	066	067A	067B	068	069	070	071	072	073	074
	Neighbouring land use(s)	Residential, open countryside (Green Belt) to the north	Residential, open countryside (Green Belt) to the north and east	Residential to the west, open countryside surrounds	Residential to the west, open countryside surrounds	Telephone exchange, residential, open countryside (Green Belt)	Residential to the south, open countryside surrounds	Church and residential land to the north, open countryside (Green Belt) surrounds	Residential to west, open countryside (Green Belt) surrounds	Residential to north and west, open countryside (Green Belt) to south and east	Residential surrounds, open countryside (Green Belt and Special Landscape Area) to the south	Residential the east, open countryside (Green Belt) surrounds, Special Landscape Area to the west
	Replacement Local Plan (2005) designations	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10]
	Previously developed land (brownfield)	No	No	No	No	No	No	No	No	No	No	No
	Underutilised?	Low site density, more efficient use of land for residential could be made	Low site density, more efficient use of land for residential could be made	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land
	Green Belt	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Minerals & Waste safeguarded area	No	Yes, sand & gravel area	No	No	No	No	No	No	No	No	Yes, sand & gravel area
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	N/A	N/A	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3
	Special Landscape Area	No	No	Yes		No	No	No	No	No	No	Yes
Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	LCA: F7 Blackmore Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F14 Ingrave and Herongate Wooded Farmland	LCA: F14 Ingrave and Herongate Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland
Local Wildlife Site (LoWS) / Nature Conservation	No	No	No	No	No	No	No	No	No	No	No	No
Protected Urban Open Space	No	No	No	No	No	No	No	No	No	No	No	No
Conservation Area	No	No	No	No	No	No	No	No	No	No	No	No
Listed Buildings	No	No	No	No	No	No	No	No	No	No	No	No
Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No	No
Port												
	Access to main distributor road (ECC comments)	Satisfactory access off Orchard Piece and The Green.	Satisfactory access to School Road and nearest main distributor, Ongar Road (A128).	Satisfactory access off Salmonds Grove. Possible capacity problems at St. Nicholas Grove/Brentwood Road (A128) junction.	Satisfactory access off Salmonds Grove. Possible capacity problems at St. Nicholas Grove/Brentwood Road (A128) junction.	Satisfactory access off Ongar Road and Blackmore Road.	Satisfactory access off Nine Ashes Road if boundary hedge partly removed.	Problem with access to site, given the alignment of Doddingtonhurst Road.	Satisfactory access off Wyatts Green Road.	Satisfactory access off Whitelands.	Satisfactory access off Roman Road (B1002).	Access off Church Road not ideal. Would require the removal of boundary hedge and trees.



Transp		Land adjacent to 1-3 Orchard Piece, Blackmore	Greenways, School Road, Kelvedon Hatch	Salmonds Farm, Salmonds Grove, Ingrave		Land off Penny Pots Barn, Ongar Road, Stondon Massey	Land west of Nine Ashes Road, Stondon Massey	Land adjacent to St. Margaret's Church, Doddingtonhurst	Wyatts Field, Wyatts Green	Land adjacent to Whitelands, Wyatts Green	Land adjacent to Mountnessing Primary School	Land at Church Road, Kelvedon Hatch
	Site name											
	Site ref	065	066	067A	067B	068	069	070	071	072	073	074
	Highway capacity of surrounding network											
Access to services	Access to bus and train (approx)	5.8 miles to Shenfield Station. 7 miles to Brentwood Station. Bus route 898 runs from Blackmore to Brentwood Town Centre.	4.5 miles to Brentwood Station. Bus route 21 nearby, direct links to Brentwood Town Centre.	2.5 miles to Brentwood Station. Bus routes 565 and 268 provide links to Brentwood Town Centre and are within walking distance.	2.5 miles to Brentwood Station. Bus routes 565 and 268 provide links to Brentwood Town Centre and are within walking distance.	5.3 miles to Shenfield Station. 5.8 miles to Brentwood Station. Bus route 71 runs from Stondon Massey to Brentwood Town Centre.	5.6 miles to Shenfield Station. 6 miles to Brentwood Station. Bus route 71 runs from Stondon Massey to Brentwood Town Centre.	4 miles to Shenfield Station. 4.4 miles to Brentwood Station. Bus route 261 runs from Doddingtonhurst to Brentwood Town Centre.	4.8 miles to Shenfield Station. 5.3 miles to Brentwood Station. Bus routes 261 and 898 run to Brentwood Town Centre.	4.8 miles to Shenfield Station. 5.3 miles to Brentwood Station. Bus routes 261 and 898 run to Brentwood Town Centre.	1.7 miles to Ingatestone Station, 2.4 miles to Shenfield Station. Bus route 351 links Mountnessing with Ingatestone, south-west Shenfield and Brentwood.	4.6 miles to Brentwood Station. Bus route 21 runs from Kelvedon Hatch to Brentwood Town Centre
	Walking and cycling											
	Access to Post Office (approx)	0.2 miles to Blackmore Village Centre	0.2 miles to Kelvedon Hatch Village Store (approx 4 min walk)	0.8 miles to Herongate Village Stores (approx 15 min walk)	0.8 miles to Herongate Village Stores (approx 15 min walk)	1.7 miles to both Kelvedon Hatch Village Store and Blackmore Village Centre	2 miles to both Kelvedon Hatch Village Store and Blackmore Village Centre	1 miles to Kelvedon Hatch Village Store	2 miles to both Kelvedon Hatch Village Store and Blackmore Village Centre	2 miles to both Kelvedon Hatch Village Store and Blackmore Village Centre	1.7 miles to Ingatestone High Street, direct bus link within walking distance	Adjacent to Kelvedon Hatch Village Store
	Access to GP (approx)	2 miles to nearest GP (Doddingtonhurst). Approx 7 min drive (no safe walking route).	1 mile to nearest GP (Doddingtonhurst). Approx 3 min drive (no safe walking route).	2.2 miles to nearest GP (Shenfield Road, Brentwood). Approx 8 min drive (no safe walking route).	2.2 miles to nearest GP (Shenfield Road, Brentwood). Approx 8 min drive (no safe walking route).	0.6 miles to nearest GP (Doddingtonhurst). Approx 12 min walk, 2 min drive.	0.9 miles to nearest GP (Doddingtonhurst). Approx 19 min walk, 4 min drive.	1 mile to nearest GP (Doddingtonhurst). Approx 20 min walk, 3 min drive.	1 mile to nearest GP (Doddingtonhurst). Approx 20 min walk, 3 min drive.	1 mile to nearest GP (Doddingtonhurst). Approx 20 min walk, 3 min drive.	1.7 miles to nearest GP (Ingatestone). Approx 34 min walk, 4 min drive.	1.2 miles to nearest GP (Doddingtonhurst). Approx 3 min drive (no safe walking route).
Education	GP capacity											
	Access to employment area (approx)	4.4 miles to nearest employment area (Hallsford Bridge), no public transport links.	3 miles to nearest employment area (Hallsford Bridge), no public transport links. 4 miles to Brentwood Town Centre, bus route 21 provides direct link.	3.6 miles to West Horndon Industrial Estates, 3.7 miles to Childerditch Lane Industrial Estate. Bus links to West Horndon area.	3.6 miles to West Horndon Industrial Estates, 3.7 miles to Childerditch Lane Industrial Estate. Bus links to West Horndon area.	2 miles to nearest employment area (Hallsford Bridge), no public transport links.	2 miles to nearest employment area (Hallsford Bridge), no public transport links.	3.3 miles to nearest employment area (Hallsford Bridge). No public transport links.	2.9 miles to nearest employment area (Hallsford Bridge). No public transport links.	2.9 miles to Hallsford Bridge Industrial Estate, no public transport link	1.6 miles to Hutton Industrial Estate, no public transport link	3 miles to Hallsford Bridge Industrial Estate, no public transport link
	Access to main retail area (approx)	7 miles to Brentwood Town Centre, direct bus link nearby.	4 miles to Brentwood Town Centre, bus route 21 provides direct link.	2.3 miles to Brentwood Town Centre, direct bus links within walking distance	2.3 miles to Brentwood Town Centre, direct bus links within walking distance	5.8 miles to Brentwood Town Centre, direct bus link nearby.	6 miles to Brentwood Town Centre, direct bus link nearby.	4 miles to Brentwood Town Centre, direct bus link nearby.	4.9 miles to Brentwood Town Centre, direct bus links nearby.	4.9 miles to Brentwood Town Centre, direct bus links nearby.	1.7 miles to Ingatestone High Street, direct bus link within walking distance	4.2 miles to Brentwood Town Centre, direct bus links nearby
	Access to local and district parks											
	Access to grass pitches											
Education	Primary Priority Admissions Area: School (DFES number)	Blackmore Primary	Kelvedon Hatch Community Primary (2680)	Ingrave Johnstone CE (VA) Primary	Ingrave Johnstone CE (VA) Primary	Kelvedon Hatch Community Primary (2680)	Kelvedon Hatch Community Primary (2680)	Doddingtonhurst Infant (2729)	Blackmore Primary	Blackmore Primary	Mountnessing CE (VC) Primary (3221)	Kelvedon Hatch Community Primary (2680)
	Capacity for pupil product to be accommodated at nearest primary school?											
	Developer contribution required at nearest primary school?											
	Secondary Priority Admissions Area: School (DFES number)	Anglo European (5442)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	St Martins (5433)	St Martins (5433)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Anglo European (5442)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)

Ec		Land adjacent to 1-3 Orchard Piece, Blackmore	Greenways, School Road, Kelvedon Hatch	Salmonds Farm, Salmonds Grove, Ingrave		Land off Penny Pots Barn, Ongar Road, Stondon Massey	Land west of Nine Ashes Road, Stondon Massey	Land adjacent to St. Margaret's Church, Doddinghurst	Wyatts Field, Wyatts Green	Land adjacent to Whitelands, Wyatts Green	Land adjacent to Mountnessing Primary School	Land at Church Road, Kelvedon Hatch
	Site name											
	Site ref	065	066	067A	067B	068	069	070	071	072	073	074
	Capacity for pupil product to be accommodated at nearest secondary school?											
	Developer contribution required at nearest secondary school?											
Utilities	Early years and childcare places (Dwelling no x 0.09 places)	0	1	4	12	1	9	5	9	4	6	6
	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)	No capacity at Doddinghurst WwTW, sewerage infrastructure ok	No infrastructure issues	Potential constraint at Ingrave pumping station, will need further assessment from Anglian Water		No capacity at Doddinghurst WwTW, sewerage potentially ok	No capacity at Doddinghurst WwTW, sewerage potentially ok	No capacity at Doddinghurst WwTW, sewerage potentially ok if minimal development and capacity at works resolved	No capacity at Doddinghurst WwTW, sewerage potentially ok	No capacity at Doddinghurst WwTW, sewerage potentially ok	Capacity issues at Ingatestone WwTW	No capacity at Doddinghurst WwTW, sewerage issues, Anglian Water advise up to 10 dwellings maximum
	Gas supply											
	Electricity supply											
	Oil & Gas											
	Telecommunications											
	Flood zone	No	No	No	No	No	No	No	No	No	No	No
	Surface water flooding	No	No	No	No	No	No	Yes, area of low susceptibility at the southern edge of site	Yes, small area of low susceptibility to east of site	No, area of low susceptibility on adjacent land to the south	No	No

	Site name	Land adjacent to 1-3 Orchard Piece, Blackmore	Greenways, School Road, Kelvedon Hatch	Salmonds Farm, Salmonds Grove, Ingrave		Land off Penny Pots Barn, Ongar Road, Stondon Massey	Land west of Nine Ashes Road, Stondon Massey	Land adjacent to St. Margaret's Church, Doddinghurst	Wyatts Field, Wyatts Green	Land adjacent to Whitelands, Wyatts Green	Land adjacent to Mountnessing Primary School	Land at Church Road, Kelvedon Hatch
	Site ref	065	066	067A	067B	068	069	070	071	072	073	074
Viability												
	SHLAA: Potential?	Potential	Potential	Potential	Part potential, part discounted	Potential	Potential	Potential	Potential	Potential	Potential	Potential
	SHLAA: Suitable?	Yes. Site would be suitable for one or two dwellings, as the village centre is approximately 300m away. Would provide infill development. This site is relatively small but is within an existing residential area it is large enough to accommodate additional residential development without having a detrimental effect upon the surrounding residential properties.	Yes. The site is suitable for residential development as the site is in a central location within the village.	Yes. Comprises pasture land. Generally flat, although sits slightly higher than surrounding development and any scheme would need to take this into account to preserve landscape character. Development would also need to be restricted to the western part of the site to reduce impact on the countryside and outward spread of the village. However, the site does have a good connection with the village and transport links.	See site ref 067A	Yes. Comprises overgrown scrubland. Development would form a logical boundary to Stondon Massey, adjacent to the current settlement boundary. Consideration would need to be given to access off Penny Pots Barn / Exchange Road. Stondon Massey is a village with limited services, new development in this location could enhance the viability of these services.	Yes. Comprises agricultural fields. This site would be suitable for development as it would constitute a sensible edge to Stondon Massey village. The village centre lies to the south of the site, beyond existing residential development. Open fields lie to the north of the site. Development would have a limited impact upon the open countryside.	Yes. Comprises overgrown scrubland. Development of this site would be in keeping with the character of Doddinghurst. The site represents an extension to Doddinghurst. Development may have a positive impact upon the existing village services and facilities.	Yes. Comprises agricultural land. Site suitable for development as it would follow the existing build line and would form a logical boundary to Wyatts Green settlement. Lies adjacent to the settlement boundary. The development of this site would not lead to settlement coalescence and it would not encroach any further into the countryside. The impact upon the open countryside is therefore considered to be minimal.	Yes. Comprises overgrown scrubland and pockets of woodland. This site would be suitable for development and would follow the existing building line. Development would not result in settlement coalescence and it would not encroach any further into the countryside compared to the existing development.	Yes. Comprises ploughed agricultural land with no buildings on site. Site is bound by residential properties and Primary School and therefore impact on the open countryside would be minimal. The site would be suitable for development as it is on the edge of the village with associated amenities.	Yes. Comprises land in agricultural use. This site would be suitable for development as it is located on the edge of the settlement close to the village centre and with access to services and facilities. There is already development on either side, meaning reduced impact on the open countryside.
	SHLAA: Available?	Yes. The site comprises part of the garden area to the front of two residential properties.	Yes. Comprises a residential dwelling and a garden, that appeared to be available for development at the time of survey.	Yes. The site is available for residential development.	See site ref 067A	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.
	SHLAA: Achievable?	Yes. Site is allocated for residential development. Due to its location the site has good connections with infrastructure and services therefore the cost of bringing the site forward would be relatively low.	Yes. Site is within village and allocated for residential development. Unlikely to be contaminated or need significant investment in infrastructure or environmental mitigation, therefore cost should not be prohibitive. Good connections to infrastructure and attractive location with good connections to amenities. Development would contribute to vitality and viability of existing services and facilities. Development for 7 dwellings, a smaller developer would bring the site forward.	Yes. Although constrained by the recommendation that only the front part of the site is developed (approx 30% of total site) to avoid protrusion into the open countryside and to take into account topography and preserve landscape character. Connection cost to infrastructure and services are likely to be relatively higher due to the current site use. Likely to be brought forward by a medium size developer.	See site ref 067A	Yes. Site is within an attractive residential area. Contamination issues are currently unknown. Connection cost to infrastructure and services is likely to be relatively low due to proximity to existing residential development. Due to the size of the site it is likely to be brought forward by a small developer.	Yes. Considered achievable as adjacent to existing, attractive residential development. Contamination issues are currently unknown. Connection cost to infrastructure and services is likely to be relatively low due to proximity to existing residential development. Due to the size of the site it is likely to be brought forward by a medium/large size developer.	Yes. Adjacent to established residential area. Development in this location may assist the viability and improvement of local services. Contamination issues are currently unknown. Connection cost to infrastructure and services is likely to be relatively low due to proximity to existing residential development. Any developer contributions are likely to be in line with what is expected for a site of this size. Due to size it is likely to be brought forward by a medium size developer.	Yes. Site is within an attractive residential area. Access could be achieved via the hammerhead at Wyatts Green Lane. Contamination levels are unknown at present. Costs associated with connection to infrastructure and services are not expected to be higher than expected for a site of this size, as would any developer contributions which would apply. Due to site size a medium size developer would bring the site forward.	Yes. Site is adjacent to an established attractive residential development. Access could be achieved via the hammerhead at Whitelands. Contamination issues are currently unknown and services is likely to be in line with what is expected of a site of this size, as would any developer contributions which would be required. Site of this size is likely to be brought forward by a medium sized developer.	Yes. Development at this site would be within an attractive area. Due to the location it is recommended that only low density housing would be appropriate. Contamination issues are unknown at present. Connection to infrastructure and services would be relatively low cost as the site is adjacent to existing residential development. Development would be brought forward by a medium size developer.	Yes. Given the residential nature of the location within an attractive area, development is considered achievable. Contamination issues are currently unknown. Connection to infrastructure and services is considered likely to be relatively low cost due to the proximity to existing residential areas. This site is likely to be brought forward by a medium size developer.

Consultation	Site name	Land adjacent to 1-3 Orchard Piece, Blackmore	Greenways, School Road, Kelvedon Hatch	Salmonds Farm, Salmonds Grove, Ingrave		Land off Penny Pots Barn, Ongar Road, Stondon Massey	Land west of Nine Ashes Road, Stondon Massey	Land adjacent to St. Margaret's Church, Doddingtonhurst	Wyatts Field, Wyatts Green	Land adjacent to Whitelands, Wyatts Green	Land adjacent to Mountnessing Primary School	Land at Church Road, Kelvedon Hatch
	Site ref	065	066	067A	067B	068	069	070	071	072	073	074
	Site ownership and legal issues	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	Crest Nicholson have an option to buy the land	No issues known
	Willingness of landowners and/or developers	No recent contact with landowners	No recent contact with landowners	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	Crest Nicholson organised an informal discussion with Mountnessing Parish Council (Brentwood BC local Ward Members and Planning Policy Officer present) (24.05.13)	No contact with landowner/agent since 2009 call for sites
	Likely to come forward in plan period?	Yes, 1-5 years (SHLAA)	Yes, 1-5 years (SHLAA)	Yes, 1-5 years (SHLAA)		Yes, 1-5 years (SHLAA)	Yes, 5-10 years (SHLAA)	Yes, 1-5 years (SHLAA)	Yes, 1-5 years (SHLAA)	Yes, 1-5 years (SHLAA)	Yes, 1-5 years (SHLAA)	Yes, 5-10 years (SHLAA)
	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	No comments	No comments	Neighbourhood Consultation. 16 from street events: 1. "I am concerned that development on Salmons Farm will cause a problem with access as both St. Nicholas and Salmons Grove are already very congested and cannot take more cars." 2. "Green Belt land. Not much left for wildlife to inhabit. Should protect natural flora and fauna." 3. "Field often flooded. High water table. Green Belt land – natural habitat threatened." 4. "House – historic building. Setting needs to be preserved. Would be wrong to encroach on this site." 5. "Traffic issues along St. Nicholas Grove - more housing would make this worse." 6. "Sewage pipe runs across field. How will houses be built without damaging sewage pipes already there?" 7. "How will St. Nicholas and Salmons Grove cope with the heavy machinery needed to build the houses? Once built, how will they cope with the extra rubbish recycling lorries?" 8. "Concerns about access, does access exist? Does a bungalow need to be knocked down to deliver this?" 9. "Field often water-logged. Area of high water, will this cause subsidence?" 10. "Don't think this is a	See site ref 067A	No comments	One comment from Neighbourhood Consultation street events: 1. "Would be a shame to lose this."	Neighbourhood Consultation street events: 1. "Preserve woodland as far as possible, low density development only at site adjacent to street (G086) Margaret's Church." 2. "If you give permission for G086 (Doddingtonhurst Road) I assume that will be the beginning of the development for the whole area. I don't think that's a good idea." 3. "Surprised this wasn't developed years ago - old buildings under the brambles." 4. "Don't build here, really poor access onto fast road." 5. "No objection to G086 housing." 6. "Access would be a problem." 7. "My concern would be safety coming on to the main road as there is an incline and blind bend." 8. "This piece of land has no access except for Doddingtonhurst Road. This part of the road is on a hill and has no sight from entrance. Thus has been refused several times." 9. "This site would not offer safe access and would open doors to further building Green Belt land." A petition was received organised by Doddingtonhurst Parish Council and signed by over 300 residents objecting to this site on the grounds of Green Belt impact, highways access	Two comments from Neighbourhood Consultation street events: 1. "Wyatts Green Road is already busy [development at this site] would make it worse." 2. "It will take away open views of the countryside, and not enhance area at all. Becoming more of concrete urban sprawl."	One comment from Neighbourhood Consultation: 1. "Wyatts Green Road is already busy [development at this site] would make it worse."	Four comments from Neighbourhood Consultation street events: 1. "Might fundamentally change character of Mountnessing." 2. "Land is sloped – would have impact on building heights." 3. "Access is a big issue." 4. "Potential flooding issues - due to land levels." A petition was received signed by 63 residents objecting to this site on the grounds of Green Belt impact, preferring that brownfield sites be fully utilised before Green Belt is considered.	Four comments from Neighbourhood Consultation street events: 1. "Road issue with Church Road." 2. "No development in the Green Belt." 3. "Don't mind this - near the Post Office." 4. "No problem with this as a housing site."

Site details												
	Site name	Swedish Field, Stocks Lane, Kelvedon Hatch	Land south of Redrose Lane, backing onto Orchard Piece, Blackmore	Land south of Redrose Lane, backing onto Woollard Way, Blackmore	Land at Parklands, High Street, Ingatestone	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)			Land adjoining 'The Surgery' Outings Lane, Doddinghurst	Council Depot, The Drive, Warley	Land fronting Warley Street, near Great Warley	Land west of Warley Hill, Pastoral Way, Warley
	Site ref	075	076	077	078	079A	079B	079C	080	081	082	083
	SHLAA ref (if applicable)	G028	G070A	G070	G020	G101B	G101A	G101C	G068	N/A	N/A	N/A
	Site size (ha)	1	3.4	4.2	1.8	1.39	1.22	2.06	0.2	1.71	3.97	2.13
	Grid reference (X/Y)	557865 / 198406	560554 / 202083	560292 / 202120	565500 / 199957	563990 / 198710	563799 / 198689	564066 / 198856	558661 / 199563	559493 / 191716	559511 / 189264	559045 / 192123
	Ward	Brizes & Doddinghurst	Tipps Cross	Tipps Cross	Ingatestone, Fryerning & Mountnessing	Ingatestone, Fryerning & Mountnessing	Ingatestone, Fryerning & Mountnessing	Ingatestone, Fryerning & Mountnessing	Brizes & Doddinghurst	Warley	N/A	N/A
	Parish (if applicable)	Kelvedon Hatch	Blackmore, Hook End and Wyatts Green	Blackmore, Hook End and Wyatts Green	Ingatestone and Fryerning	Ingatestone and Fryerning	Ingatestone and Fryerning	Ingatestone and Fryerning	Doddinghurst	N/A	Warley	Warley
	Ownership	Scott Norris	R. Swift, V. Swift, C. Blythe	Michael King	Barnoakes Management	R. Gaymer, P. Gaymer, and J. Gaymer	R. Gaymer, P. Gaymer, and J. Gaymer	R. Gaymer, P. Gaymer, and J. Gaymer	Mr. N. Lambourne	Brentwood Borough Council	Mrs. Angela Going [agent: John H. Bayliss & Co.]	South Essex Partnership University NHS Trust [Agent: Bidwells]
	Proposed use to assess	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing with community/healthcare use
	Indicative number of dwellings	50	170	210	90	69	61	103	16	137	79	85
	Site density (dwellings per hectare)	50dph	50dph	50dph	50dph	50dph	50dph	50dph	80dph	80dph	20dph	40dph
	Employment plot ratio (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Job provision (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Source	SHLAA (Call for Sites)	SHLAA (Call for Sites) and discussion with agent (13/06094/PREAPP)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	SHLAA (Call for Sites)	Council asset review (Corporate Plan 2013-2016)	Site put forward by landowner	Discussion with landowner and agent [13/06007/PREAPP]
	Notes/other comments				Could form infill ribbon development along Roman Road/High Street with residential development both to the north and south of site. However, issues regarding coalescence with Margaretting Village to the north.	079A = just land with potential in SHLAA, 079B & C part of same site but discounted in SHLAA	079A = just land with potential in SHLAA, 079B & C part of same site but discounted in SHLAA	079A = just land with potential in SHLAA, 079B & C part of same site but discounted in SHLAA				
	Outcome of site assessment for Draft Plan	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Discount site, does not meet Draft Plan Spatial Strategy	Allocate land for major housing site, meets Corporate Plan objective	Discount site, does not meet spatial strategy to protect Green Belt due to remote location	Retain land use, reasonable alternative to further develop healthcare uses on site which could include some related housing
	Existing land use	Agricultural	Grazing land	Grazing land	Grazing land	Scrubland	Scrubland	Scrubland	Wooded area	Highways depot, auto garage and car parking	One residential dwelling and grassland/farmland	Healthcare/residential land in Green Belt

Port	Land use and policy designation	Site name	Swedish Field, Stocks Lane, Kelvedon Hatch	Land south of Redrose Lane, backing onto Orchard Piece, Blackmore	Land south of Redrose Lane, backing onto Woollard Way, Blackmore	Land at Parklands, High Street, Ingatestone	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)			Land adjoining 'The Surgery' Outings Lane, Doddinghurst	Council Depot, The Drive, Warley	Land fronting Warley Street, near Great Warley	Land west of Warley Hill, Pastoral Way, Warley
		Site ref	075	076	077	078	079A	079B	079C	080	081	082	083
		Neighbouring land use(s)	Residential to north, open countryside (Green Belt) to south	Residential to south, open countryside (Green Belt) surrounds	Residential to south, open countryside (Green Belt) surrounds	Residential to south west, open countryside (Green Belt and Special Landscape Area) surrounds	Residential to south east, A12 to the west, open countryside (Green Belt and Special Landscape Area) surrounds	Surrounded by roads/highways (A12, slip road northbound and B1002) and open countryside (Green Belt)	Surrounded by roads/highways (A12, slip road southbound and B1002) and open countryside (Green Belt)	Residential to the north west, open countryside (Green Belt) surrounds	Residential, employment (offices), hospital, open countryside (Green Belt and Special Landscape Area, Local Wildlife Site)	Open countryside, school	Residential, Special Landscape Area
		Replacement Local Plan (2005) designations	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10]	Employment General [E1]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8] / County Wildlife Site [C3] / Article 4 Direction	Green Belt [GB1, GB2, GB3, H10]
		Previously developed land (brownfield)	No	No	No	No	No	No	No	No	Yes	No	Yes (part - residential)
		Underutilised?	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land. Although could form infill ribbon development between residential to the south and north.	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	No, greenfield countryside land	Land is well utilised but question about most appropriate use of land in residential area	No, greenfield countryside land	Low site density, more efficient use of land for healthcare/residential could be made
		Green Belt	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
		Minerals & Waste safeguarded area	Yes, sand & gravel area	No	No	No	No	No	No	No	Yes, within southern urban area sand & gravel	Yes, sand & gravel area	Yes, sand & gravel area
		Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	N/A	Grade 3	N/A
		Special Landscape Area	No	No	No	Yes	Yes	Yes	Yes	No	Adjoins	Yes	Adjoins
		Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	LCA: F8 Doddinghurst Wooded Farmland	LCA: F7 Blackmore Wooded Farmland	LCA: F7 Blackmore Wooded Farmland	LCA: F10 Heybridge Wooded Farmland	LCA: F7 Blackmore Wooded Farmland	LCA: F7 Blackmore Wooded Farmland	LCA: F7 Blackmore Wooded Farmland	LCA: F8 Doddinghurst Wooded Farmland	N/A - Brentwood urban area	LCA: F13 Great Warley Wooded Farmland	LCA: Part F13 Great Warley Wooded Farmland, part Brentwood urban area
		Local Wildlife Site (LoWS) / Nature Conservation	No	No	No	No	No	No	No	No	Adjoins LoWS	Yes - LoWS (County Wildlife Site)	Adjoins
		Protected Urban Open Space	No	No	No	No	No	No	No	No	No	No	No
		Conservation Area	No	No	No	No	No	No	No	No	No	No	No
		Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
		Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
		Access to main distributor road (ECC comments)	Satisfactory access off Stocks Lane, subject to part removal of boundary hedge.	Satisfactory access off Orchard Piece for 50 dwellings. Access off Redrose Lane and Fingrith Hall Road difficult.	Satisfactory access off Woollard Way for 60 dwellings. Access off Fingrith Hall Road possible.	Satisfactory access off High Street (B1002).	Satisfactory access off Roman Road.	Satisfactory access off Roman Road.	Satisfactory access off Roman Road.	Satisfactory access from Outings Lane and Blackmore Road.	Access onto The Drive is not ideal. Sight splays do not comply with current standards.	Satisfactory access off Warley Street, subject to substantial removal of boundary hedge adjacent to Warley Street.	Satisfactory vehicular access off Pastoral Way with pedestrian links only to Warley Hill.



Transp			Land south of Redrose Lane, backing onto Orchard Piece, Blackmore	Land south of Redrose Lane, backing onto Woollard Way, Blackmore	Land at Parklands, High Street, Ingatestone	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)			Land adjoining 'The Surgery' Outings Lane, Doddinghurst	Council Depot, The Drive, Warley	Land fronting Warley Street, near Great Warley	Land west of Warley Hill, Pastoral Way, Warley
	Site name Site ref	Swedish Field, Stocks Lane, Kelvedon Hatch 075	076	077	078	079A	079B	079C	080	081	082	083
	Highway capacity of surrounding network					Site is on junction between A12 and B1002 Roman Road. Any development would have an impact on the A12 in particular, and this junction with Roman Road but also junction 12 at Mountnessing into Shenfield and potentially M25 junction 28 at Brook Street.	Site is on junction between A12 and B1002 Roman Road. Any development would have an impact on the A12 in particular, and this junction with Roman Road but also junction 12 at Mountnessing into Shenfield and potentially M25 junction 28 at Brook Street.	Site is on junction between A12 and B1002 Roman Road. Any development would have an impact on the A12 in particular, and this junction with Roman Road but also junction 12 at Mountnessing into Shenfield and potentially M25 junction 28 at Brook Street.				Main access from Pastoral Way, additional existing access onto Warley Hill
Access to services	Access to bus and train (approx) Walking and cycling	4.6 miles to Brentwood Station. Bus route 21 within walking distance, runs from Kelvedon Hatch to Brentwood Town Centre	5.8 miles to Shenfield Station. 7.2 miles to Brentwood Station. Bus route 261 runs from Blackmore to Brentwood Town Centre.	5.8 miles to Shenfield Station. 7.2 miles to Brentwood Station. Bus route 261 runs from Blackmore to Brentwood Town Centre.	0.8 miles to Ingatestone Station (approx 16 min walk). Bus route 351 links to Brentwood Town Centre, bus stop within walking distance.	0.7 miles to Ingatestone Station (approx 15 min walk). Bus route 351 links to Brentwood Town Centre, bus stop nearby site.	0.7 miles to Ingatestone Station (approx 15 min walk). Bus route 351 links to Brentwood Town Centre, bus stop nearby site.	See site ref 079A&B, although this area is further away from services	5 miles to Shenfield Station. 5.5 miles to Brentwood Station. Bus route 261 runs from Doddinghurst to Brentwood Town Centre.	0.8 miles from Brentwood Station (approx 15 min walk). Bus route 73 nearby with direct links to Brentwood Town Centre and station.	Nearest train station (Brentwood) 2.5 miles away. Bus route 269 nearby, direct links to Brentwood Town Centre and station.	0.6 miles to Brentwood Station (approx 10 min walk, 2 min drive). Bus route 269 and 73 nearby with connections to Brentwood Town Centre.
	Access to Post Office (approx)	0.8 miles to Kelvedon Hatch Village Store	4 minute walk to Blackmore Village Centre	4 minute walk to Blackmore Village Centre	0.5 miles to Ingatestone High Street (approx 10 min walk)	0.7 miles to Ingatestone High Street (approx 15 min walk)	0.7 miles to Ingatestone High Street (approx 15 min walk)	See site ref 079A&B, although this area is further away from services	1.3 miles to Kelvedon Hatch Village Store (approx 25 min walk)	0.7 miles to Warley Hill shops (approx 13 min walk), bus links nearby	2.4 miles to Warley Hill shops, direct bus link nearby	0.4 miles to Warley Hill shops (approx 8 min walk)
	Access to GP (approx) GP capacity	1 mile to nearest GP (Doddinghurst). Approx 2 min drive (no safe walking route).	2 miles to nearest GP (Doddinghurst). Approx 7 min drive (no safe walking route).	2 miles to nearest GP (Doddinghurst). Approx 7 min drive (no safe walking route).	0.5 miles to nearest GP (Ingatestone), approx 10 min walk	0.7 miles to nearest GP (Ingatestone). Approx 15 min walk, 2 min drive.	0.7 miles to nearest GP (Ingatestone). Approx 15 min walk, 2 min drive.	See site ref 079A&B, although this area is further away from services	0.1 miles to nearest GP (Doddinghurst - replaces former surgery on this site). Approx 3 min walk.	0.6 miles to nearest GP (Pastoral Way, Warley). Approx 11 min walk, 3 min drive.	2.2 miles to nearest GP (Pastoral Way, Warley). Approx 8 min drive.	0.1 miles to nearest GP (Pastoral Way, Warley). Approx 3 min walk.
Education	Access to employment area (approx)	3 miles to Hallsford Bridge Industrial Estate, no public transport link	3.8 miles to Hallsford Bridge Industrial Estate, no public transport links	3.8 miles to Hallsford Bridge Industrial Estate, no public transport links	3.4 miles to Hutton Industrial Estate, no public transport link	2.2 miles to Hutton Industrial Estate, no public transport link	2.2 miles to Hutton Industrial Estate, no public transport link	See site ref 079A&B, although this area is further away from services	2.5 miles to Hallsford Bridge Industrial Estate, no public transport link.	0.2 miles to Warley Hill Business Park (approx 5 min walk).	1 mile to Upminster Trading Park, direct bus link via route 269.	1 mile to Hubert Road Industrial Estate (approx 20 min walk, 4 min drive). Less than 5 min walk to Warley Business Park.
	Access to main retail area (approx)	4.2 miles to Brentwood Town Centre, direct bus links within walking distance	6.8 miles to Brentwood Town Centre, direct bus links nearby.	6.8 miles to Brentwood Town Centre, direct bus links nearby.	Less than 10 minute walk to shops on Ingatestone High Street.	0.7 miles to Ingatestone High Street (approx 15 min walk)	0.7 miles to Ingatestone High Street (approx 15 min walk)	See site ref 079A&B, although this area is further away from services	4.8 miles to Brentwood Town Centre, direct bus link nearby	0.7 miles to Warley Hill shops (approx 13 min walk), 1.5 miles to Brentwood Town Centre (approx 30 min walk). Direct bus links to both.	2.4 miles to Warley Hill shops, 3 miles to Brentwood Town Centre. Direct bus links to both.	1 mile to Brentwood Town Centre (approx 20 min walk, 5 min drive). Bus route to Town Centre nearby.
	Access to local and district parks											
	Access to grass pitches											
Education	Primary Priority Admissions Area: School (DFES number) Capacity for pupil product to be accommodated at nearest primary school?	Kelvedon Hatch Community Primary (2680)	Blackmore Primary	Blackmore Primary	Ingatestone Infant (2599)	Ingatestone Infant (2599)	Ingatestone Infant (2599)	Ingatestone Infant (2599)	Doddinghurst Infant (2729)	Warley Primary (2919)	Warley Primary (2919)	Holly Trees Primary (2013)
	Developer contribution required at nearest primary school?											
Education	Secondary Priority Admissions Area: School (DFES number)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Anglo European (5442)	Anglo European (5442)	Anglo European (5442)	Anglo European (5442)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Brentwood County High (5459)	Brentwood County High (5459)	Brentwood County High (5459)

Ec	Site name	Swedish Field, Stocks Lane, Kelvedon Hatch	Land south of Redrose Lane, backing onto Orchard Piece, Blackmore	Land south of Redrose Lane, backing onto Woollard Way, Blackmore	Land at Parklands, High Street, Ingatestone	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)			Land adjoining 'The Surgery' Outings Lane, Doddinghurst	Council Depot, The Drive, Warley	Land fronting Warley Street, near Great Warley	Land west of Warley Hill, Pastoral Way, Warley
	Site ref	075	076	077	078	079A	079B	079C	080	081	082	083
	Capacity for pupil product to be accommodated at nearest secondary school?											
	Developer contribution required at nearest secondary school?											
	Early years and childcare places (Dwelling no x 0.09 places)	5	15	19	8	6	5	9	1	12	7	8
Utilities	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)	Capacity issues, Anglian Water advise minimal development	Anglian Water advise against because of cost to developer regarding potential connection issues	Anglian Water advise against because of cost to developer regarding potential connection issues	Capacity issues at Ingatestone WwTW	Capacity issues at Ingatestone WwTW	Capacity issues at Ingatestone WwTW	Capacity issues at Ingatestone WwTW	No capacity at Doddinghurst WwTW, sewerage potentially ok		Not assessed in WCS, but adjacent site was (ref: 016): Developer contribution needed to fund connection to mains, potentially costly.	
	Gas supply				4" LP gas along north west boundary within the verge. Localised diversions may be required for accesses.	None	None	None				
	Electricity supply				None	None	None	None				
	Oil & Gas				Not affected	Not affected	Not affected	Not affected				
	Telecommunications											
Flood Risk	Flood zone	No	No	No	No	No, area of Flood Zone 3 to the south	No, area of Flood Zone 3 to the south	No	No	No	No	No
	Surface water flooding	No	Yes, area of intermediate susceptibility through eastern part of site	No	No	Yes, area of intermediate to high susceptibility at southern end of site	Yes, area of intermediate to high susceptibility at southern end of site	No	No	No	Yes, line of intermediate to high susceptibility to the east.	No

Viability	Site name	Swedish Field, Stocks Lane, Kelvedon Hatch	Land south of Redrose Lane, backing onto Orchard Piece, Blackmore	Land south of Redrose Lane, backing onto Woollard Way, Blackmore	Land at Parklands, High Street, Ingatestone	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)			Land adjoining 'The Surgery' Outings Lane, Doddinghurst	Council Depot, The Drive, Warley	Land fronting Warley Street, near Great Warley	Land west of Warley Hill, Pastoral Way, Warley
	Site ref	075	076	077	078	079A	079B	079C	080	081	082	083
	SHLAA: Potential?	Potential	Potential	Potential	Potential	Potential	Discounted	Discounted	Potential	N/A	N/A	N/A
	SHLAA: Suitable?	Yes. Comprises land in agricultural use. Site would be suitable for development as it would not result in unacceptable intrusion into open countryside. The location on the edge of Kelvedon Hatch would provide suitable access to services and facilities in the village.	Yes. Located adjacent to the settlement boundary and contained by Redrose Lane, Fingrith Hall Lane and Chelmsford Road. Site comprises land used for grazing bounded on one side by residential properties. Development in this location would help to support the viability and vitality of existing services and potentially provide new services.	Yes. Located adjacent to the settlement boundary and contained by Redrose Lane, Fingrith Hall Lane and Nine Ashes Road. Site comprises land used for grazing bounded to the south by residential properties. Development in this location would help to support the viability and vitality of existing services and potentially provide new services.	Yes. Comprises land used for grazing. Site would be suitable for development as located on edge of the settlement and would form a logical extension to Ingatestone. It is considered that the development of this site would not effect the overall character of the special landscape designation. The village is well served by public transport and has a number of services and facilities that are in close proximity to the site.	Yes. Comprises overgrown scrubland. This site would be suitable for development as it is located on the edge of the settlement. There are already residential properties adjacent to the site. A buffer from the A12 would need to be considered.	See site ref 079A	See site ref 079A	Yes. For one dwelling only. The site comprises an area of woodland. Would be suitable for frontage development of one unit as this would constitute infill development and would follow the current building line. The site lies adjacent to a doctors surgery and adjacent to residential development to the north and east.	N/A	N/A	N/A
	SHLAA: Available?	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	Yes. The site is available for residential development.	See site ref 079A	See site ref 079A	Yes. The site is available for residential development.	N/A	N/A	N/A
	SHLAA: Achievable?	Yes. Site is located in an attractive residential area. Contamination issues are unknown. Connection cost to infrastructure and services is expected to be in line with a site of this size, as would any developer contributions required. Would be brought forward by a medium size developer.	Yes. Residential development on this site would be achievable due to its location within an attractive area. Connection cost of infrastructure and services are likely to be in line with what would be expected for a site of this size as would any developer contributions. Due to its size this site would be brought forward by a medium sized developer.	Yes. Residential development on this site would be achievable due to its location within an attractive area. Connection cost of infrastructure and services are likely to be in line with what would be expected for a site of this size as would any developer contributions. Due to its size this site would be brought forward by a medium sized developer.	Yes. Site is within an attractive residential location. Contamination issues are not known. Connection cost for infrastructure and services are likely to be in line with expectations for a site of this size, as would any developer contributions. Likely to be brought forward by a medium sized developer.	Yes. Site is within an attractive residential location. Contamination issues are not known. Connection cost for infrastructure and services are likely to be in line with expectations for a site of this size, as would any developer contributions. Likely to be brought forward by a medium sized developer.	See site ref 079A	See site ref 079A	Yes. Development on this site is achievable. It is not considered that there are contamination issues.	N/A	N/A	N/A

Consultation	Site name	Swedish Field, Stocks Lane, Kelvedon Hatch	Land south of Redrose Lane, backing onto Orchard Piece, Blackmore	Land south of Redrose Lane, backing onto Woollard Way, Blackmore	Land at Parklands, High Street, Ingatestone	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)			Land adjoining 'The Surgery' Outings Lane, Doddinghurst	Council Depot, The Drive, Warley	Land fronting Warley Street, near Great Warley	Land west of Warley Hill, Pastoral Way, Warley
	Site ref	075	076	077	078	079A	079B	079C	080	081	082	083
	Site ownership and legal issues	No issues known	Family ownership	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	Council owned	One owner	One owner, NHS
	Willingness of landowners and/or developers	No contact with landowner/agent since 2009 call for sites	Submitted as part of 2009 call for sites, since then there has been discussion with Bidwells (agent) (13/06094/PREAPP)	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	No contact with landowner/agent since 2009 call for sites	An objective to sell land for redevelopment is set out in the Council's Corporate Plan (2013-2016)	Agent has enquired about possibility of allocation for residential development with several since 2012	Pre-application discussion has taken place to discuss principle of redevelopment in Green Belt, three options including market housing and community care use.
	Likely to come forward in plan period?	Yes, 1-5 years (SHLAA)	Yes, 5-15 years (SHLAA)	Yes, 5-15 years (SHLAA)	Yes, 1-5 years (SHLAA)	Yes, 1-5 years (SHLAA)			Yes, 1-5 years (SHLAA)			
	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	Three comments from Neighbourhood Consultation street events: 1. "No issue, sensible infill." 2. "Looks like an obvious housing site." 3. "Don't want development."	Nine comments from Neighbourhood Consultation street events: 1. "No housing on the Green Belt – objection to this housing site." 2. "Potential housing issue from flooding on site – flood is an issue." 3. " Don't agree with housing on site – village does not need to grow." 4. "Happy with housing on G070 subject to flooding." 5. "Obvious site – affordable would be good." 6. "Housing could be more appropriate on land between the two sites." 7. "Red Rose Lane - National housing sites." 8. "Both sites would be suitable for affordable housing." 9. "The extension of Woollard Way and Cochard Place is pragmatic and tolerable. Building more on Red Rose Lane (Blackmore's ancient bypasses) is not."	Nine comments from Neighbourhood Consultation street events: 1. "No housing on the Green Belt – objection to this housing site." 2. "Potential housing issue from flooding on site – flood is an issue." 3. " Don't agree with housing on site – village does not need to grow." 4. "Happy with housing on G070 subject to flooding." 5. "Obvious site – affordable would be good." 6. "Housing could be more appropriate on land between the two sites." 7. "Red Rose Lane - National housing sites." 8. "Both sites would be suitable for affordable housing." 9. "The extension of Woollard Way and Cochard Place is pragmatic and tolerable. Building more on Red Rose Lane (Blackmore's ancient bypasses) is not."	Six comments from Neighbourhood Consultation street events: 1. "Breaches existing confines of village as a whole, its footprint. Part of the village's charm is its size. Development would set a precedent for encroaching northeast." 2. "Would be nicer place to live than [site ref 079]." 3. "Would prefer not to have developed housing by Docklands Avenue." 4. "Housing site - much better related to the village." 5. "Is a suitable site, but housing should be affordable, not 5 bed houses! Road is already built and would prevent another Traveller site." 6. "No large houses - build only 2 bedroom houses, no flats."	Eight comments from Neighbourhood Consultation street events: 1. "Preserve with ranging views for amenity value. Development would change the approach for the worse, to Ingatestone Village." 2. "Would be a disaster to build here, the council depot (site ref 081) would be more bearable, because less visible and brownfield is better." 3. "Flooding on A12 sewage considerations? Housing development, new building to be on brownfield sites." 4. "Recreational use instead. Car parking is very poor - requires increased." 5. "Only be accepted for sheltered housing/first time buyers." 6. Noisy site and not very desirable location for housing." 7. "Council depot [site ref 081] would be a good site for housing - better than [this site]." 8. "Is considered a polluted area by roads."	See site ref 079A	See site ref 079A	One comment from Neighbourhood Consultation street events: 1. "Outings Lane is a good development place." Former surgery site itself was subject to a petition from Doddinghurst Parish Council and residents putting forward its suitability for residential redevelopment, however no mention of land adjoining (this site).	Site not included at Neighbourhood Consultation but in response to another site one response suggested the Council Depot would be suitable for housing development: 1. "Council depot would be a good site for housing - better than [site ref 079]."	No comments	No comments

Site details	Site name	Land at Crescent Road (open space), Brentwood	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	Land at Sandringham Road, Pilgrims Hatch	Land at Alexander Lane, Shenfield	Bishops Hall Community Centre and land	Brentwood Centre and land	Land rear of St. Thomas of Canterbury School, Sawyers Hall Lane, Brentwood	Land at end of Greenshaw, Brentwood	Land at Kelvedon Green, Kelvedon Hatch	Land at Fielding Way, Hutton (rear of Rayleigh Road shopping parade)	Land between 375 and 361 Roman Road, Mountnessing (south of No. 361)
	Site ref	084	085	086	087	088	089	090	091	092	093	094
	SHLAA ref (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	G083
	Site size (ha)	0.17	0.33	0.03	1.73	4.84	20.01	3.82	0.11	0.06	0.12	0.16
	Grid reference (X/Y)	559139 / 192824	558732 / 199957	558848 / 195425	561619 / 195746	559106 / 195626	559357 / 195461	559857 / 194744	558464 / 194265	557389 / 198758	562476 / 195228	562630 / 197276
	Ward	Brentwood West	Tipps Cross	Pilgrims Hatch	Shenfield	Pilgrims Hatch	Pilgrims Hatch	Brentwood North	Brentwood North	Brizes & Doddinghurst	Hutton North	Ingatestone, Fryerning & Mountnessing
	Parish (if applicable)	N/A	Blackmore, Hook End and Wyatts Green	N/A	N/A	N/A	N/A	N/A	N/A	Kelvedon Hatch	N/A	Mountnessing
	Ownership	Mr. Richard Forest [agent: (Mark Breden) J and M Interiors Ltd.]	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Mr. O'Connor
	Proposed use to assess	Housing	Housing	Housing	Housing or Crossrail park & walk facility	Housing with community use	Leisure or mixed use with housing	Housing	Housing	Housing	Housing	Housing
	Indicative number of dwellings	16	6	2	69	194	800	115	4	2	10	3
	Site density (dwellings per hectare)	Approx 100dph, as per initial drawings	20dph	60dph	Medium density assumed (40dph)	Medium density assumed (40dph)	Medium density assumed (40dph)	Low to medium density assumed (30dph)	Medium density assumed (40dph)	Low to medium density assumed (30dph)	80dph	20dph
	Employment plot ratio (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Job provision (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Source	Site put forward by landowner (13/06006/PREAPP)	Council asset review	Council asset review	Council asset review	Council asset review	Council asset review	Council asset review	Council asset review	Council asset review	Council asset review	SHLAA (Call for Sites), discussed with Mountnessing Parish Council
	Notes/other comments			AT has been in contact with power supplier - agreed no prospect of this coming forward for housing in short-term								
	Outcome of site assessment for Draft Plan	Retain current use. Reasonable alternative for residential use subject to further review of open space designation on site.	Discount site. Greenfield land in Green Belt, remote location away from Borough's main centres.	Discount site, asset review concluded it is not achievable in short-term due to sub-station on site. Reasonable alternative for residential in long-term beyond Plan period.	Site does not meet Draft Plan Spatial Strategy. Reasonable alternative for land to be used in association with aspiration to provide Crossrail park & walk facility.	Discount site. Greenfield land in Green Belt with community facilities and open space.	Discount site. Greenfield land in Green Belt with community sports facilities and open space.	Discount site. Greenfield land in Green Belt, location behind school playing fields not suitable.	Discount site, greenfield land in Green Belt.	Discount site, wooded area not suitable for housing.	Allocate land for major housing site	Discount site. Does not meet Plan Spatial Strategy.
	Existing land use	Protected open space	Grassland	Electricity sub-station	Grassland	Community centre and park	Brentwood Centre (leisure use, indoor and outdoor) and open grassland	Grassland	Open grassland	Woodland	Disused depot, hard standing and garages	Grassland infill plot

Land use and policy designation	Site name	Land at Crescent Road (open space), Brentwood	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	Land at Sandringham Road, Pilgrims Hatch	Land at Alexander Lane, Shenfield	Bishops Hall Community Centre and land	Brentwood Centre and land	Land rear of St. Thomas of Canterbury School, Sawyers Hall Lane, Brentwood	Land at end of Greenshaw, Brentwood	Land at Kelvedon Green, Kelvedon Hatch	Land at Fielding Way, Hutton (rear of Rayleigh Road shopping parade)	Land between 375 and 361 Roman Road, Mountnessing (south of No. 361)
	Site ref	084	085	086	087	088	089	090	091	092	093	094
	Neighbouring land use(s)	Residential	Residential to the south, community hall to the north, open countryside (Green Belt) to the east and west	Residential	Residential to the south, school to the west, open countryside (Green Belt) surrounds	Residential to the west, Brentwood Centre (leisure) to the east, open countryside (Green Belt) surrounds	Open countryside (Green Belt) surrounds, A12 Brentwood by-pass to the south	School to the south west, open countryside (Green Belt) surrounds	Residential to the north and east (new former St Charles site residential redevelopment), open countryside (Green Belt) surrounds	Kelvedon Green public open space, residential	Residential, rear of shopping parade	Residential, open countryside (Green Belt, Special Landscape Area)
	Replacement Local Plan (2005) designations	Protected Urban Open Space [LT2, LT5]	Green Belt [GB1, GB2, GB3, H10]	Residential [H6, H7, H8, H9, H14, H16]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10] / The Brentwood Centre [LT6]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]
	Previously developed land (brownfield)	No	No	Yes	No	Yes (part)	Yes (part)	No	No	No	Yes	No
	Underutilised?	No, question over whether public open space designation is warranted?	This is an infill plot which could provide extension of existing ribbon development along road. However, is in Green Belt.	Yes, electricity sub-station in residential area	No, greenfield countryside land	No, although community uses could be improved. Land provides open space/parkland.	No, although sports facilities could be improved. Land provides open space/countryside.	No, greenfield countryside land	No, although vacant land at end of residential street provides open space for local recreation	No, greenfield countryside land, although could form infill plot?	Yes, disused former depot and hardstanding for garages	This is an infill plot which could provide extension of existing ribbon development along road. However, is in Green Belt.
	Green Belt	No	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes
	Minerals & Waste safeguarded area	No	No	No	No	No	No	Yes, within central urban area sand & gravel	No	Yes, sand & gravel area	No	No
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	N/A	Grade 3	N/A	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	N/A	Grade 3
	Special Landscape Area	No	No	No	No	No	No	No	No	No	No	Yes
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	N/A - Brentwood urban area	LCA: F8 Doddingtonhurst Wooded Farmland	N/A - Brentwood urban area	LCA: F10 Heybridge Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F14 Weald Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	N/A - Brentwood urban area	LCA: F8 Doddingtonhurst Wooded Farmland
	Local Wildlife Site (LoWS) / Nature Conservation	N/A	N/A	N/A	N/A	Adjoins	N/A	Yes, LoWS (2012 review)	N/A	N/A	N/A	N/A
	Protected Urban Open Space	Yes	No	No	No	No	No	No	No	Adjoins	No	No
	Conservation Area	No	No	No	No	No	No	No	No	No	No	No
	Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
Port	Access to main distributor road (ECC comments)	Satisfactory access from Crescent Road.	Satisfactory access from Blackmore Road.	Satisfactory access off Sandringham Road.	Access not ideal, given the alignment of Alexander Lane. Also problems with the capacity of the Alexander Lane/Chelmsford Road (A1023) junction.	Satisfactory access off Green Lane/Elizabeth Road.	Satisfactory multiple accesses off Doddingtonhurst Road. Likely capacity problems with Doddingtonhurst Road/Ongar Road (A128) junction.	Access from Sawyers Hall Lane difficult, via long narrow access road or public footpath.	Satisfactory access from turning bay.	Access difficult, Eagle Lane (By-Way) is currently too narrow to serve further development.	Satisfactory access off Fielding Way and Rayleigh Road (A129).	Satisfactory access off Roman Road (B1002).



Transp	Site name	Land at Crescent Road (open space), Brentwood	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	Land at Sandringham Road, Pilgrims Hatch	Land at Alexander Lane, Shenfield	Bishops Hall Community Centre and land	Brentwood Centre and land	Land rear of St. Thomas of Canterbury School, Sawyers Hall Lane, Brentwood	Land at end of Greenshaw, Brentwood	Land at Kelvedon Green, Kelvedon Hatch	Land at Fielding Way, Hutton (rear of Rayleigh Road shopping parade)	Land between 375 and 361 Roman Road, Mountnessing (south of No. 361)
	Site ref	084	085	086	087	088	089	090	091	092	093	094
					Development may have direct impact on A12 Junction 12 to the north of site area. Congestion at this junction, A12 and A1023 Chelmsford Road is already significant at peak times. Would need significant investment to improve this, although site 087 if used as Park & Ride for Shenfield Station could relieve congestion from other parts of Shenfield/Brentwood. If so, improvement to Alexander Lane required.							
	Highway capacity of surrounding network											
	Access to bus and train (approx) Walking and cycling	Less than 5 minute walk to Brentwood Station and bus links.	4.4 miles to Brentwood Station (approx 15 min drive). Bus route 21 runs from Kelvedon Hatch to Brentwood Town Centre and station.	1.6 miles to Brentwood Station (approx 36 min walk). Several bus routes within walking distance.	0.6 miles to Shenfield Station (approx 12 min walk). No direct bus links.	1.6 miles to Brentwood Station (approx 32 min walk). Bus route 73 nearby.	1.6 miles to Brentwood Station (approx 32 min walk). Bus route 73 within walking distance.	1.1 miles to Brentwood Station (approx 22 min walk). 0.6 miles to Brentwood Town Centre for bus links.	1.2 miles to Brentwood Station (approx 22 min walk). 1 mile to Brentwood Town Centre and bus links.	4.4 miles to Brentwood Station. Bus route 21 within walking distance, runs from Kelvedon Hatch to Brentwood Town Centre	0.8 miles to Shenfield Station (approx 18 min walk). Bus routes 502 and 81 nearby, direct links to Shenfield.	1.9 miles to Ingatestone Station, 2.3 miles to Shenfield Station. Bus route 351 links Mountnessing with Ingatestone, south-west Shenfield and Brentwood.
Access to services	Access to Post Office (approx)	5 minute walk to Warley Hill shops	0.4 miles to Kelvedon Hatch Village Store (approx 8 min walk)	0.3 miles to Harewood Road (approx 7 min walk)	0.6 miles to Shenfield centre (approx 12 min walk)	0.3 miles to Harewood Road (approx 7 min walk)	0.3 miles to Harewood Road (approx 7 min walk)	0.6 miles to Brentwood Town Centre (approx 12 min walk)	1 mile to Brentwood Town Centre (approx 20 min walk)	0.4 miles to Kelvedon Hatch Village Store	0.8 miles to Shenfield (approx 18 min walk). Direct bus links nearby.	2 miles to Ingatestone High Street, direct bus link nearby
	Access to GP (approx) GP capacity	0.5 miles to nearest GP (Pastoral Way, Warley). Approx 10 min walk, 2 min drive.	1.2 miles to nearest GP (Doddinghurst). Approx 4 min drive (no safe walking route).	1 mile to nearest GP (Geary Drive, Brentwood). Approx 20 min walk, 5 min drive.	0.5 miles to nearest GP (Mount Avenue, Shenfield). Approx 10 min walk, 2 min drive.	0.8 miles to nearest GP (Geary Drive, Brentwood). Approx 18 min walk, 4 min drive.	0.8 miles to nearest GP (Geary Drive, Brentwood). Approx 18 min walk, 4 min drive.	0.4 miles to nearest GP (Shenfield Road, Brentwood). Approx 8 min walk, 3 min drive.	0.8 miles to nearest GP (Geary Drive, Brentwood). Approx 17 min walk, 4 min drive	1.2 miles to nearest GP (Doddinghurst). Approx 3 min drive (no safe walking route).	0.8 miles to nearest GP (Mount Avenue, Shenfield). Approx 16 min walk, 4 min drive).	2 miles to nearest GP (Ingatestone). Approx 40 min walk, 4 min drive.
	Access to employment area (approx)	0.6 miles to Hubert Road Industrial Estate.	3.4 miles to Hallsford Bridge Industrial Estate (approx 8 min drive, no public transport links)	1.8 miles to Hubert Road Industrial Estate, Brentwood (approx 35 min walk). Direct bus links to Brentwood.	1.3 miles to nearest employment site (Hutton Industrial Estate) (approx 25 min walk).	1.6 miles to Hubert Road Industrial Estate, Brentwood (approx 32 min walk). Direct bus links to Brentwood.	1.6 miles to Hubert Road Industrial Estate, Brentwood (approx 32 min walk). Direct bus links to Brentwood.	1 mile to Hubert Road Industrial Estate (approx 22 min walk)	1 mile to Hubert Road Industrial Estate (approx 20 min walk, 7 min drive)	3 miles to nearest employment area (Hallsford Bridge). No public transport links.	0.6 miles to Hutton Industrial Estate (approx 12 min walk, 3 min drive).	1.4 miles to Hutton Industrial Estate, no public transport link.
	Access to main retail area (approx)	0.7 miles to Brentwood Town Centre (approx 16 min walk, 4 min drive)	4 miles to Brentwood Town Centre (approx 12 min drive), nearby bus routes provide direct link.	1.4 miles to Brentwood Town Centre (approx 30 min walk). Direct bus routes within walking distance.	0.6 miles to Shenfield centre (approx 12 min walk)	1.1 miles to Brentwood Town Centre (approx 24 min walk). Direct bus route nearby.	1.1 miles to Brentwood Town Centre (approx 24 min walk). Direct bus within walking distance.	0.6 miles to Brentwood Town Centre (approx 12 min walk)	1 mile to Brentwood Town Centre (approx 20 min walk, 5 min drive)	4 miles to Brentwood Town Centre, direct bus links within walking distance	0.8 miles to Shenfield (approx 18 min walk). Direct bus links nearby.	2 miles to Ingatestone High Street, direct bus link nearby
	Access to local and district parks											
	Access to grass pitches											
Education	Primary Priority Admissions Area: School (DFES number)	Holly Trees Primary (2013)	Blackmore Primary	Larchwood Primary (2009)	Long Ridings Primary (2588)	Larchwood Primary (2009)	Larchwood Primary (2009)	Larchwood Primary (2009)	Larchwood Primary (2009)	Kelvedon Hatch Community Primary (2680)	Long Ridings Primary (2588)	Mountnessing CE (VC) Primary (3221)
	Capacity for pupil product to be accommodated at nearest primary school?											
	Developer contribution required at nearest primary school?											
	Secondary Priority Admissions Area: School (DFES number)	Brentwood County High (5459)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Shenfield High (5467)	Shenfield High (5467)	Shenfield High (5467)	Shenfield High (5467)	Shenfield High (5467)	Shenfield High (5467)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Shenfield High (5467)	Anglo European (5442)

Ec	Site name	Land at Crescent Road (open space), Brentwood	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	Land at Sandringham Road, Pilgrims Hatch	Land at Alexander Lane, Shenfield	Bishops Hall Community Centre and land	Brentwood Centre and land	Land rear of St. Thomas of Canterbury School, Sawyers Hall Lane, Brentwood	Land at end of Greenshaw, Brentwood	Land at Kelvedon Green, Kelvedon Hatch	Land at Fielding Way, Hutton (rear of Rayleigh Road shopping parade)	Land between 375 and 361 Roman Road, Mountnessing (south of No. 361)
	Site ref	084	085	086	087	088	089	090	091	092	093	094
	Capacity for pupil product to be accommodated at nearest secondary school?											
	Developer contribution required at nearest secondary school?											
Utilities	Early years and childcare places (Dwelling no x 0.09 places)	1	1	0	6	17	72	10	0	0	1	0
	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)											
	Gas supply				None	125mm LP gas adjacent to the western boundary of site. It is unlikely that any diversions are required.						
	Electricity supply				None	None						
	Oil & Gas				Not affected	Not affected						
Flood Risk	Telecommunications											
	Flood zone	No	No	No	No	No	No	No	No	No	No	No
	Surface water flooding	No	No	Yes, area of low to intermediate susceptibility running through site	No, some areas of low to intermediate susceptibility on surrounding land to south	Yes, areas of less, intermediate and more susceptibility. Historic land drainage flooding on site.	Yes, areas of less, intermediate and more susceptibility. Historic land drainage flooding on site.	No	No	No	No, area of low to intermediate susceptibility to the south	No

	Site name	Land at Crescent Road (open space), Brentwood	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	Land at Sandringham Road, Pilgrims Hatch	Land at Alexander Lane, Shenfield	Bishops Hall Community Centre and land	Brentwood Centre and land	Land rear of St. Thomas of Canterbury School, Sawyers Hall Lane, Brentwood	Land at end of Greenshaw, Brentwood	Land at Kelvedon Green, Kelvedon Hatch	Land at Fielding Way, Hutton (rear of Rayleigh Road shopping parade)	Land between 375 and 361 Roman Road, Mountnessing (south of No. 361)
	Site ref	084	085	086	087	088	089	090	091	092	093	094
Viability												
	SHLAA: Potential?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
												No. This site is not suitable for development as it would constitute ribbon development some distance outside the existing Mountnessing Village envelope, adding to the coalescence of the village with the town of Brentwood.
	SHLAA: Suitable?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Viability												
	SHLAA: Available?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes. The site is available for residential development.
												Yes. Residential development on the site would be achievable. Access could be provided from Roman Road and there do not appear to be any environmental constraints.
	SHLAA: Achievable?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Consultation	Site name	Land at Crescent Road (open space), Brentwood	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	Land at Sandringham Road, Pilgrims Hatch	Land at Alexander Lane, Shenfield	Bishops Hall Community Centre and land	Brentwood Centre and land	Land rear of St. Thomas of Canterbury School, Sawyers Hall Lane, Brentwood	Land at end of Greenshaw, Brentwood	Land at Kelvedon Green, Kelvedon Hatch	Land at Fielding Way, Hutton (rear of Rayleigh Road shopping parade)	Land between 375 and 361 Roman Road, Mountnessing (south of No. 361)
	Site ref	084	085	086	087	088	089	090	091	092	093	094
	Site ownership and legal issues	Site owned outright by Mr. Richard Forest. Condition of land sale if planning permission for housing is gained requires 60% of value to be paid back to Brentwood Borough Council	Council owned	Council owned	Council owned	Council owned	Council owned	Council owned	Council owned	Council owned	Council owned	No issues known
	Willingness of landowners and/or developers	Letter dated 20.12.12 sets out landowners willingness to redevelop site with two suggested options, one for market housing the other a care home [13/06006/PREAPP]	Identified for review and assessment by Asset Panel (Nov 2012)	Identified for review and assessment by Asset Panel (Nov 2012)	Identified for review and assessment by Asset Panel (Nov 2012)	Identified for review and assessment by Asset Panel (Nov 2012)	Identified for review and assessment by Asset Panel (Nov 2012)	Identified for review and assessment by Asset Panel (Nov 2012)	Identified for review and assessment by Asset Panel (Nov 2012)	Identified for review and assessment by Asset Panel (Nov 2012)	Identified as part of asset review. Previous plans have been drawn up to show redevelopment options.	No contact with landowner/agent since 2009 call for sites
	Likely to come forward in plan period?											
	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments

Site details	Site name	The Water Meadows, Mountnessing		Hutton Village Dental Practice, 217 Rayleigh Road, Hutton	Harewood Road bungalows, Pilgrims Hatch	Ingleton House, Stock Lane, Ingatestone	Victoria Court, Victoria Road, Brentwood	Baytree Centre, Brentwood	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)		William Hunter Way car park, Brentwood	The Old Barn, Woodside, North Drive, Hutton
	Site ref	095A	095B	096	097	098	099	100	101A	101B	102	103
	SHLAA ref (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Site size (ha)	0.7	2.76	0.03	0.32	0.26	0.5	1.34	23.41	4.04	1.3	0.04
	Grid reference (X/Y)	563327 / 197682	563373 / 197868	562876 / 195320	558719 / 195472	565263 / 199655	559106 / 192973	559487 / 193693	557106 / 192418	558779 / 188860	559333 / 193873	564971 / 194910
	Ward	Ingatestone, Fryerning & Mountnessing	Ingatestone, Fryerning & Mountnessing	Hutton East	Pilgrims Hatch	Ingatestone, Fryerning & Mountnessing	Brentwood West	Brentwood South	Warley	Warley	Brentwood North	Hutton East
	Parish (if applicable)	Mountnessing	Mountnessing	N/A	N/A	Ingatestone and Fryerning	N/A	N/A	N/A	N/A	N/A	N/A
	Ownership	Mountnessing Parish Council	Mountnessing Parish Council and Mr. K. Afteni (Parish Chairman)	Hutton Village Dental Practice	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Westbrook Properties	Mr Christopher Padfield (agent: Strutt & Parker)	Mr Christopher Padfield (agent: Strutt & Parker)	Brentwood Borough Council	Mr. Gavin Holmes (agent: The John Bishop Partnership)
	Proposed use to assess	Housing	Housing	Housing	Housing	Housing	Housing	Mixed-use retail	New employment site	New employment site	Retail	Housing
	Indicative number of dwellings	21	83	2	13	10	20	201	N/A	N/A	0	2
	Site density (dwellings per hectare)	30dph	30dph	60dph	40dph	40dph	40dph	150dph	N/A	N/A	14 dwellings already permitted and included in extant figures	20dph
	Employment plot ratio (additional)	N/A	N/A	N/A	N/A	N/A	N/A	Retail/leisure	0.4 (industrial use)	0.4 (industrial use)	Retail/leisure	N/A
	Employment floorspace (additional)	N/A	N/A	N/A	N/A	N/A	N/A	Unknown at this stage - to contribute towards Borough retail need	93,600sqm (9.36ha)	16,200sqm (1.62ha)	See planning app (ref below)	N/A
	Job provision (additional)	N/A	N/A	N/A	N/A	N/A	N/A	Unknown at this stage - to contribute towards Borough retail need	1237 (manufacturing) / 818 (small-scale distribution) / 719 (large-scale distribution) / 5067 (B1 office)	856 (manufacturing) / 566 (small-scale distribution) / 497 (large-scale distribution) / 3,505 (B1 office)	450 additional jobs (source: planning app)	N/A
	Source	Discussion with Mountnessing Parish Council	Discussion with Mountnessing Parish Council	Council Asset Review - future use of Hutton Parish Hall (ref: 047)	Council asset - subject to review of sheltered housing in the Borough	Council asset - subject to review of sheltered housing in the Borough	Council asset - subject to review of sheltered housing in the Borough	Discussion with landowner (13/06040/PREAPP)	Discussion with landowner and agent (12/06171/PREAPP)	Discussion with landowner and agent (12/06171/PREAPP)	Planning permission granted for retail, leisure, residential and car parking (08/00729/FUL)	Suggested by landowner
	Notes/other comments				1. Subject to Council's Older Persons Housing Review due in 2013 [Housing Department]  2. Council also own adjacent shopping parade - could be included in wider redevelopment to improve local services?	1. Subject to Council's Older Persons Housing Review due in 2013 [Housing Department]  2. Council own much of surrounding land/dwellings, although pepper-pot private ownership	1. Subject to Council's Older Persons Housing Review due in 2013 [Housing Department]  2. Council own much of surrounding land/dwellings, although pepper-pot private ownership. This includes garages.		Land south of A127, former M25 works site	Land north of A127, existing permitted industrial type uses in agricultural buildings at Codham Hall		
	Outcome of site assessment for Draft Plan	Greenfield site in Green Belt. Discount site, does not meet Draft Plan Spatial Strategy.	Greenfield site in Green Belt. Discount site, does not meet Draft Plan Spatial Strategy.	Allocate land for residential as part of small site allowance (less than 10 dwellings)	Retain current land-use. Reasonable alternative for residential redevelopment subject to Council's review of older persons housing.	Retain current land-use. Reasonable alternative for residential redevelopment subject to Council's review of older persons housing.	Retain current land-use. Reasonable alternative for residential redevelopment subject to Council's review of older persons housing.	Key Town Centre site. Allocate for major mixed-use site to provide for improved retail/leisure, public realm and residential.	Allocate for new employment uses (B-uses)	Allocate for employment uses, consolidate existing employment uses on site (B-uses)	Key Town Centre site. Allocate for major mixed-use site to provide for leisure and retail, car parking, public realm and residential	Discount site, does not meet Draft Plan Spatial Strategy - although brownfield in Green Belt, site is in remote location
	Existing land use	Grassland	Grassland	Dental surgery in residential property	Sheltered housing in Council ownership	Sheltered housing in Council ownership	Sheltered housing in Council ownership	Retail centre	Highway work site (M25 widening)	Existing un-allocated employment uses in agricultural buildings	Surface car park	Farmland with barn/agricultural buildings

Land use and policy designation	Site name	The Water Meadows, Mountnessing		Hutton Village Dental Practice, 217 Rayleigh Road, Hutton	Harewood Road bungalows, Pilgrims Hatch	Ingleton House, Stock Lane, Ingatestone	Victoria Court, Victoria Road, Brentwood	Baytree Centre, Brentwood	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)		William Hunter Way car park, Brentwood	The Old Barn, Woodside, North Drive, Hutton
	Site ref	095A	095B	096	097	098	099	100	101A	101B	102	103
	Neighbouring land use(s)	Residential, A12 highway	Residential, A12 highway	Residential, pub adjacent	Residential, shopping parade to the west	Residential	Residential	Residential, offices, library, car park, retail units, Brentwood High Street	A127/M25, open fields	Countryside, residential property (Codham Hall)	Residential, Sainsbury's supermarket and car park, rear of Brentwood High Street	Open countryside
	Replacement Local Plan (2005) designations	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential/Offices/Shops [H4, H5, TC3, TC4] / Baytree Centre Boundary	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Car Parking [T6, T7, T9, TC10] / Site of the William Hunter Way Car Park [TC10]	Green Belt [GB1, GB2, GB3, H10]
	Previously developed land (brownfield)	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
	Underutilised?	No, open land used by locals for dog walking etc	No, open land used by locals for dog walking etc	Yes, once dental surgery becomes vacant	Currently used for sheltered housing but could more efficient use of land be made with higher density?	Currently used for sheltered housing but could more efficient use of land be made with higher density?	Currently used for sheltered housing but could more efficient use of land be made with higher density?	No, although there is an opportunity to more efficiently use site for Town Centre uses	Yes, once highways site is vacated (if not returned to countryside as per Permitted Development agreement)	Opportunity to make more of existing employment uses	Yes, Town Centre site used as surface car park. More efficient use of land could be made.	No, site is farmland with agricultural buildings
	Green Belt	Yes	Yes	No	No	No	No	No	Yes	Yes	No	Yes
	Minerals & Waste safeguarded area	No	No	No	No	No	No	Yes, within central urban area sand & gravel	No	No	Yes, within central urban area sand & gravel	No
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	Grade 3	Grade 3	N/A	N/A	N/A	N/A	N/A	Grade 3	Grade 3	N/A	Grade 3
	Special Landscape Area	Yes	Yes	No	No	No	No	N/A	No	Yes	N/A	No
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Ingatestone urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	LCA: G1 Horndon Fenland, Landscape Improvement Area	LCA: F13 Great Warley Wooded Farmland	N/A - Brentwood urban area	LCA: F10 Heybridge Wooded Farmland
	Local Wildlife Site (LoWS) / Nature Conservation	N/A	N/A	No	No	No	No	No	Adjoins	Adjoins	No	No
	Protected Urban Open Space	No	No	No	No	No	No	Adjoins to the south	No	No	No	No
	Conservation Area	No	No	No	No	No	No	Part, to the north (High Street)	No	No	Adjoins	No
	Listed Buildings	No	No	No	No	No	No	Pepperill House to the north (Council owned)	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	Yes, Chapel Ruins to the north	No	No	No	No
Port	Access to main distributor road (ECC comments)	Access from Church Lane extremely difficult due to proximity of pedestrian guard rail/barrier on A12 bridge and trees on A12 embankment, which severely obstruct visibility to the east, i.e. over A12.	Access from Church Lane extremely difficult due to proximity of pedestrian guard rail/barrier on A12 bridge and trees on A12 embankment, which severely obstruct visibility to the east, i.e. over A12.	Satisfactory access off Rayleigh Road.	Satisfactory access from Harewood Road.	Satisfactory access from Stock Lane.	Satisfactory access from Victoria Road.		Access from junction 29 roundabout to each site is not ideal. However, subject to the traffic signals remaining on the roundabout and the current access arrangements being retained, some development would be considered.	Access from junction 29 roundabout to each site is not ideal. However, subject to the traffic signals remaining on the roundabout and the current access arrangements being retained, some development would be considered.	Access as permitted in site planning application is satisfactory	Access is not ideal as North Drive is a private road, which is narrow in places.



Transp	Site name	The Water Meadows, Mountnessing		Hutton Village Dental Practice, 217 Rayleigh Road, Hutton	Harewood Road bungalows, Pilgrims Hatch	Ingleton House, Stock Lane, Ingatestone	Victoria Court, Victoria Road, Brentwood	Baytree Centre, Brentwood	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)		William Hunter Way car park, Brentwood	The Old Barn, Woodside, North Drive, Hutton
	Site ref	095A	095B	096	097	098	099	100	101A	101B	102	103
	Highway capacity of surrounding network								Site is on M25 junction 29 with access to the site directly from the roundabout (dedicated lane and traffic signals). Development will have direct impact on the junction, M25 and A127.			
Access to services	Access to bus and train (approx)	1.9 miles to Ingatestone Station, 2.7 miles to Shenfield Station. Bus route 351 links Mountnessing with Ingatestone, south-west Shenfield and Brentwood.	1.9 miles to Ingatestone Station, 2.7 miles to Shenfield Station. Bus route 351 links Mountnessing with Ingatestone, south-west Shenfield and Brentwood.	1 mile to Shenfield Station (approx 30 min walk). Bus routes 502 and 81 nearby, direct links to Shenfield.	1.8 miles to Brentwood Station (approx 37 min walk). Bus route 73 within walking distance.	0.6 miles to Ingatestone Station (approx 12 min walk). Bus route 351 links to Brentwood Town Centre, bus stop within walking distance.	Less than 5 minute walk to Brentwood Station and bus links.	10 minute walk to Brentwood Station. Various bus links from High Street are within walking distance.	3.6 miles to Brentwood Station (approx 8 min drive), 4.7 miles to West Horndon (approx 8 min drive). No bus routes to either station.	3.6 miles to Brentwood Station (approx 8 min drive), 4.7 miles to West Horndon (approx 8 min drive). No bus routes to either station.	10 minute walk to Brentwood Station. Various bus links from High Street are within walking distance.	2 miles to Shenfield Station (approx 40 min walk). Nearest bus stop for route 81 is 10 min walk, links to Shenfield.
	Walking and cycling											
	Access to Post Office (approx)	1.9 miles to Ingatestone High Street, direct bus link nearby	1.9 miles to Ingatestone High Street, direct bus link nearby	1 mile to Shenfield (approx 30 min walk). Direct bus links nearby.	Very short walk to Harewood Road Post Office	Approx 5 minute walk to Ingatestone High Street	5 minute walk to Warley Hill shops	Within short walking distance	4.3 miles to Brentwood Town Centre (approx 9 min drive)	4.3 miles to Brentwood Town Centre (approx 9 min drive)	Within short walking distance	2 miles to Shenfield (approx 40 min walk). Nearest bus stop 10 min walk
	Access to GP (approx)	1.9 miles to nearest GP (Ingatestone). Approx 37 min walk, 4 min drive.	1.9 miles to nearest GP (Ingatestone). Approx 37 min walk, 4 min drive.	1 mile to nearest GP (Mount Avenue, Shenfield). Approx 20 min walk, 3 min drive.	1.1 miles to nearest GP (Geary Drive, Brentwood). Approx 22 min walk, 5 min drive.	0.3 miles to nearest GP (Ingatestone), approx 5 min walk	0.7 miles to nearest GP (Pastoral Way, Warley). Approx 14 min walk, 3 min drive.	0.3 miles to nearest GP (Shenfield Road, Brentwood). Approx 6 min walk.	4.4 miles to nearest GP (Shenfield Road, Brentwood). Approx 9 min drive.	4.4 miles to nearest GP (Shenfield Road, Brentwood). Approx 9 min drive.	0.3 miles to nearest GP (Shenfield Road, Brentwood). Approx 6 min walk.	1.8 miles to nearest GP (Mount Avenue, Shenfield). Approx 5 min drive.
	GP capacity											
Education	Access to employment area (approx)	1.4 miles to Hutton Industrial Estate, no public transport link.	1.4 miles to Hutton Industrial Estate, no public transport link.	0.3 miles to Hutton Industrial Estate (approx 7 min walk).	1.8 miles to Hubert Road Industrial Estate, Brentwood (approx 37 min walk). Direct bus links to Brentwood.	3.6 miles to Hutton Industrial Estate (approx 7 min drive). No direct bus link.	0.5 miles to Hubert Road Industrial Estate.	Within Town Centre, 10 min walk to Hubert Road Industrial Estate	Approx 1 mile to Upminster Trading Estate, 2 miles to Childerditch Industrial Estate	Approx 1 mile to Upminster Trading Estate, 2 miles to Childerditch Industrial Estate	Within Town Centre, 10 min walk to Hubert Road Industrial Estate	1 mile to nearest employment area (Hutton Industrial Estate) (approx 20 min walk).
	Access to main retail area (approx)	1.9 miles to Ingatestone High Street, direct bus link nearby	1.9 miles to Ingatestone High Street, direct bus link nearby	1 mile to Shenfield (approx 30 min walk). Direct bus links nearby.	1.4 miles to Brentwood Town Centre (approx 30 min walk). Direct bus within walking distance.	Approx 5 minute walk to shops on Ingatestone High Street	0.7 miles to Brentwood Town Centre (approx 16 min walk, 4 min drive)	Within Brentwood Town Centre	4.3 miles to Brentwood Town Centre (approx 9 min drive)	4.3 miles to Brentwood Town Centre (approx 9 min drive)	Within Brentwood Town Centre	2 miles to Shenfield (approx 40 min walk). Nearest bus stop for route 81 is 10 min walk.
	Access to local and district parks											
	Access to grass pitches											
Education	Primary Priority Admissions Area: School (DFES number)	Mountnessing CE (VC) Primary (3221)	Mountnessing CE (VC) Primary (3221)	Willowbrook Primary (2918)	Larchwood Primary (2009)	Ingatestone Infant (2599)	Holly Trees Primary (2013)	Holly Trees Primary (2013)	N/A	N/A	Holly Trees Primary (2013)	Willowbrook Primary (2918)
	Capacity for pupil product to be accommodated at nearest primary school?											
	Developer contribution required at nearest primary school?											
	Secondary Priority Admissions Area: School (DFES number)	Anglo European (5442)	Anglo European (5442)	St Martins (5433)	Shenfield High (5467)	Anglo European (5442)	Brentwood County High (5459)	Brentwood County High (5459)	N/A	N/A	Brentwood County High (5459)	St Martins (5433)

Ec	Site name	The Water Meadows, Mountnessing		Hutton Village Dental Practice, 217 Rayleigh Road, Hutton	Harewood Road bungalows, Pilgrims Hatch	Ingleton House, Stock Lane, Ingatestone	Victoria Court, Victoria Road, Brentwood	Baytree Centre, Brentwood	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)		William Hunter Way car park, Brentwood	The Old Barn, Woodside, North Drive, Hutton	
	Site ref	095A	095B	096	097	098	099	100	101A	101B	102	103	
	Capacity for pupil product to be accommodated at nearest secondary school?												
	Developer contribution required at nearest secondary school?												
	Early years and childcare places (Dwelling no x 0.09 places)	2	7	0	1	1	2	18			0		
Utilities	Water supply												
	Capacity of sewerage and wastewater treatment works (WwTW)												
	Gas supply								450mm HP (local) Horndon to Abridge PL2405 north to south through west side of site.  Wayleaves will need to be agreed with NGG for the assets to remain within the site. It is unlikely that the HP will be diverted and would need to be accommodated within the masterplan .  A PADHI assessment will be required to confirm the buffer zones for development adjacent to the gas mains.  36" HP gas main north to south through eastern side of site. Stapleford Tawney - Tilbury, Feeder 18.				
	Electricity supply								National Grid Pylon adjacent to south west corner of site boundary. May affect building line.				
	Oil & Gas								National Grid Electric and Gas				
	Telecommunications												
Flood Risk	Flood zone	No	No	No	No	No	No	No	No	No	No	No	
	Surface water flooding	No	No	Yes, area of low to intermediate susceptibility through entire site	No	Potentially some areas of low susceptibility in the area	No	No	Yes, very small area of low susceptibility at south western edge of site	No	No	No	

Viability	Site name	The Water Meadows, Mountnessing		Hutton Village Dental Practice, 217 Rayleigh Road, Hutton	Harewood Road bungalows, Pilgrims Hatch	Ingleton House, Stock Lane, Ingatestone	Victoria Court, Victoria Road, Brentwood	Baytree Centre, Brentwood	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)		William Hunter Way car park, Brentwood	The Old Barn, Woodside, North Drive, Hutton
	Site ref	095A	095B	096	097	098	099	100	101A	101B	102	103
	SHLAA: Potential?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A
	SHLAA: Suitable?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A
	SHLAA: Available?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A
	SHLAA: Achievable?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A

Consultation	Site name	The Water Meadows, Mountnessing		Hutton Village Dental Practice, 217 Rayleigh Road, Hutton	Harewood Road bungalows, Pilgrims Hatch	Ingleton House, Stock Lane, Ingatestone	Victoria Court, Victoria Road, Brentwood	Baytree Centre, Brentwood	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)		William Hunter Way car park, Brentwood	The Old Barn, Woodside, North Drive, Hutton
	Site ref	095A	095B	096	097	098	099	100	101A	101B	102	103
	Site ownership and legal issues	Parish Council owned	Two owners, Mountnessing Parish Council and Chairman of Parish Council	No issues known	Council owned, subject to a review of Council sheltered housing in forthcoming Older Persons Housing Strategy	Council owned, subject to a review of Council sheltered housing in forthcoming Older Persons Housing Strategy	Council owned, subject to a review of Council sheltered housing in forthcoming Older Persons Housing Strategy	One owner, Westbrook Properties	One owner of site and surrounding land, Padfield family	One owner of site and surrounding land, Padfield family	Council owned, planning permission for mixed use leisure/retail redevelopment plus car park and 14 dwellings	No issues known
	Willingness of landowners and/or developers	Parish Council would be able to offer land for some form of affordable housing to local Mountnessing community.	Parish Council would be able to offer land for some form of affordable housing to local Mountnessing community.	Owners of dental surgery looking to vacate building and move into Hutton Parish Hall (site ref 047) as confirmed in Asset Panel meeting on 21.11.12	Subject to Older Persons Housing Strategy	Subject to Older Persons Housing Strategy	Subject to Older Persons Housing Strategy	Owners Westbrook Properties are exploring possible improvements to the Centre (discussed at meeting on 12.02.13)	Pre-application discussion has taken place with landowner and agent to discuss principle of development and potential to allocate in LDP (12/06171/PREAPP)	Pre-application discussion has taken place with landowner and agent to discuss principle of development and potential to allocate in LDP (12/06171/PREAPP)	Extant planning permission	Landowner seeking redevelopment of existing building footprint on site
	Likely to come forward in plan period?											
	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments

Site details	Site name	Land at Stondon Massey scrapyard, Clapgate, Chivers Road, Stondon Massey	Land adjacent 361 Roman Road, Mountnessing (north of No. 361)	A12 Works Site, Ingatestone/Mountnessing	Land at Mountnessing Roundabout (A12 junction 12, former scrap yard)	Old Pump Works, Great Warley Street	East Horndon Hall	Town Hall, Ingrave Road, Brentwood	Upminster Trading Park	Childerditch Industrial Estate	Hallsford Bridge Industrial Estate	Hubert Road Industrial Estate
	Site ref	104	105	106	107	108	109	110	111	112	113	114
	SHLAA ref (if applicable)	G055	N/A	N/A	N/A	N/A	B202	N/A	N/A	N/A	N/A	N/A
	Site size (ha)	3.94	0.39	1.3	2.65	0.79	2.9 (SHLAA 4.6)	1.09	2.6	11.25	3.41	4.76
	Grid reference (X/Y)	557201 / 200250	562692 / 197343	563556 / 197833	562382 / 196847	559356 / 189533	563566 / 189287	559868 / 193576	559593 / 187840	560851 / 189497	556301 / 201893	558688 / 193130
	Ward	Tipps Cross	Ingatestone, Fryerning & Mountnessing	Ingatestone, Fryerning & Mountnessing	Ingatestone, Fryerning & Mountnessing	Warley	Herongate, Ingrave & West Horndon	Brentwood South	Warley	Warley	Tipps Cross	Brentwood West
	Parish (if applicable)	Stondon Massey	Mountnessing	Mountnessing	Mountnessing	N/A	West Horndon	N/A	N/A	N/A	Blackmore, Hook End and Wyatts Green	N/A
	Ownership	J.A. Parrish and Sons (Banner Homes have option on land)	Family ownership [agent: Michael Benham] [PA Scott Associates]	Unknown	Development Securities (agent: RPS)	Unknown	S. Walsh & Sons Ltd	Brentwood Borough Council	Not known	Not known	Not known	Not known
	Proposed use to assess	Housing	Housing	New employment site	New employment site	New employment site	New employment site	Existing employment site	Existing employment site	Existing employment site	Existing employment site	Existing employment site
	Indicative number of dwellings	79	8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Site density (dwellings per hectare)	20dph	20dph	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment plot ratio (additional)	N/A	N/A	0.4 (industrial use)	0.4 (industrial use)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	N/A	N/A	5,200sqm (0.52ha)	10,600sqm (1.06ha)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Job provision (additional)	N/A	N/A	Unknown at this stage, to contribute towards Plan jobs target	247 (manufacturing) / 163 (small-scale distribution) / 143 (large-scale distribution) / 1,010 (B1 office)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Source	Pre-application discussion (13/06019/PREAPP)	SHLAA (Call for Sites), discussed with Mountnessing Parish Council, proposed by landowner (12/06148/PREAPP)	Discussions with Mountnessing Parish Council regarding site	Discussion with landowner (12/06172/PREAPP). Permission for hotel/leisure (07/00810/OUT), reserved matters (12/00897/REM).	Existing employment site completed after Replacement Local Plan (2005) and Employment Land Review (2010)	Existing industrial uses on site but not allocated in Replacement Local Plan (2005). Included in Employment Land Review (2010).	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)
	Notes/other comments				Reserved Matters approval 12/00897/REM	B1 offices completed post 2005 Local Plan	Site already used for industrial purposes, included as part of figures in Employment Land Review.			Potential employment land could expand by: 0.6ha car park land used for open storage, 1.08ha farm buildings used as storage	2.81ha existing industrial estate, 0.6ha vacant adjoining employment land	Suggest employment land is split between general employment (3.78ha) and office (Regent House, 0.98ha) (total 4.76ha)
	Outcome of site assessment for Draft Plan	Discount site, does not meet Draft Plan Spatial Strategy - although brownfield in Green Belt, site is in remote location	Discount site. Does not meet Plan Spatial Strategy.	Retain use, reasonable alternative for employment on site	Allocate for employment or uses in line with existing planning permission	Allocate for employment uses	Discount site, retain current industrial uses without allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation
	Existing land use	Scrapyard and industrial uses	Grassland infill plot	Area of hard standing from former highway work site	Vacant previously developed land	Converted offices	Industrial uses	Council offices	Industrial estate	Industrial estate	Industrial estate	Industrial estate

Land use and policy designation	Site name	Land at Stondon Massey scrapyard, Clapgate, Chivers Road, Stondon Massey	Land adjacent 361 Roman Road, Mountnessing (north of No. 361)	A12 Works Site, Ingatestone/Mountnessing	Land at Mountnessing Roundabout (A12 junction 12, former scrap yard)	Old Pump Works, Great Warley Street	East Horndon Hall	Town Hall, Ingrave Road, Brentwood	Upminster Trading Park	Childerditch Industrial Estate	Hallsford Bridge Industrial Estate	Hubert Road Industrial Estate
	Site ref	104	105	106	107	108	109	110	111	112	113	114
	Neighbouring land use(s)	Open countryside	Residential, open countryside (Green Belt, Special Landscape Area)	A12, Open fields (Green Belt, Special Landscape Area)	A12 to the south, countryside surrounds with some residential properties	Open countryside	Open countryside, A127 to the north	Town Centre site - residential, car parking, and offices and community uses surround	Open countryside	Open countryside	Open countryside	Urban area - residential and employment uses surround, railway to the south
	Replacement Local Plan (2005) designations	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10] / Indicative Flood Zone [IR7]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12] / Thames Chase [C11]	Employment-Offices [E2]	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12]	Employment-General [E1] / Open Storage [E6]	Employment-General [E1]	Employment-General [E1]
	Previously developed land (brownfield)	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Underutilised?	Brownfield land in Green Belt, but in a remote location away from key services	This is an infill plot which could provide extension of existing ribbon development along road. However, is in Green Belt.	Yes, area of unattractive hardstanding in Green Belt	Yes, area is vacant and has been previously developed	No, land is in use with modern employment (offices) on site	No, land provides industrial uses	Current allocated employment use	Current allocated employment use	Current allocated employment use	Current allocated employment use with vacant allocated employment land to the south	Current allocated employment use
	Green Belt	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No	No
	Minerals & Waste safeguarded area	No	No	No	Potential sand & gravel area part of site	Potential sand & gravel area part of site	No	Yes, within central urban area sand & gravel	No	No	No	No
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	N/A	Grade 3	Grade 3	Grade 3	N/A
	Special Landscape Area	No	Yes	Yes	No	Yes	No	N/A	No	Yes	Yes	N/A
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	LCA: F15 Weald Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F10 Heybridge Wooded Farmland	LCA: F8 Doddingtonhurst Wooded Farmland	LCA: F13 Great Warley Wooded Farmland	LCA: G1 Horndon Fenland, Landscape Improvement Area	N/A - Brentwood urban area	LCA: G1 Horndon Fenland, Landscape Improvement Area	LCA: F13 Great Warley Wooded Farmland	LCA: A11 Roding River Valley	N/A - Brentwood urban area
	Local Wildlife Site (LoWS) / Nature Conservation	No	N/A	No	No	No	No	No	No	No	No	No
	Protected Urban Open Space	No	No	No	No	No	No	No	No	No	No	No
	Conservation Area	No	No	No	No	No	No	No	No	No	No	No
Port	Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
Port	Access to main distributor road (ECC comments)	The current access road from Chivers Road to the site is grossly sub-standard. Therefore, unless the access road is widened and improved to comply with current standards it is likely there would be a highway objection to any substantial development.	Satisfactory access from Roman Road.	Shared access with recycling centre is not ideal, but could work if visibility from junction of recycling centre onto access road to site is improved. Otherwise, satisfactory access from Slip road/Roman Road.	Access as permitted in site planning application is satisfactory	Existing site access satisfactory	Satisfactory access from Tilbury Road.	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory



Transp		Land at Stondon Massey scrapyard, Clapgate, Chivers Road, Stondon Massey	Land adjacent 361 Roman Road, Mountnessing (north of No. 361)	A12 Works Site, Ingatestone/Mountnessing	Land at Mountnessing Roundabout (A12 junction 12, former scrap yard)	Old Pump Works, Great Warley Street						
	Site name											
	Site ref	104	105	106	107	108	109	110	111	112	113	114
	Highway capacity of surrounding network											
Access to services	Access to bus and train (approx) Walking and cycling	6.3 miles to Brentwood Station (approx 17 min drive). No bus routes within walking distance.	1.9 miles to Ingatestone Station, 2.3 miles to Shenfield Station. Bus route 351 links Mountnessing with Ingatestone, south-west Shenfield and Brentwood.	1.2 miles to Ingatestone Station (approx 4 min drive). Bus route 351 bus stop is approx 10 min walk away, links Ingatestone with Brentwood.	1.2 miles to Ingatestone Station (approx 4 min drive). Bus route 351 bus stop is approx 10 min walk away, links Ingatestone with Brentwood.	2.8 miles to Brentwood Station (approx 7 min drive). Bus route 269 runs past site providing direct access to Brentwood Station and Town Centre.	1.4 miles to West Horndon Station (4 min drive). Bus route 265 and 565 provide direct links to Brentwood Town Centre.	N/A	N/A	N/A	N/A	N/A
	Access to Post Office (approx)	1.6 miles to Kelvedon Hatch Village Store (approx 6 min drive)	2 miles to Ingatestone High Street, direct bus link nearby	1.2 miles to Ingatestone High Street (approx 25 min walk), direct bus links within 10 mins walk	1.2 miles to Ingatestone High Street (approx 25 min walk), direct bus links within 10 mins walk	2.6 miles to Warley Hill shops	1.4 miles to West Horndon (approx 4 min drive)	N/A	N/A	N/A	N/A	N/A
	Access to GP (approx) GP capacity	1.6 miles to nearest GP (Doddinghurst). Approx 4 min drive (no safe walking route).	2 miles to nearest GP (Ingatestone). Approx 40 min walk, 4 min drive.	1.2 miles to nearest GP (Ingatestone). Approx 25 min walk, 3 min drive.	1.2 miles to nearest GP (Ingatestone). Approx 25 min walk, 3 min drive.	2.3 miles to nearest GP (Pastoral Way, Warley). Approx 6 min drive.	1 mile to nearest GP (Station Lane, West Horndon). Approx 20 min walk.	N/A	N/A	N/A	N/A	N/A
	Access to employment area (approx)	1.8 miles to Hallsford Bridge Industrial Estate (approx 4 min drive, no public transport links)	1.4 miles to Hutton Industrial Estate, no public transport link.	2 miles to Hutton Industrial Estate, no public transport link	2 miles to Hutton Industrial Estate, no public transport link	2 miles to Childerditch Industrial Estate (approx 4 min drive), or links to Brentwood Town Centre (bus route 269)	1.4 miles to West Horndon Industrial Estate (4 min drive), no public transport link	N/A	N/A	N/A	N/A	N/A
Education	Access to main retail area (approx)	6 miles to Brentwood Town Centre (approx 15 min drive), no bus routes within walking distance	2 miles to Ingatestone High Street, direct bus link nearby	1.2 miles to Ingatestone High Street, direct bus link within 10 min walking distance	1.2 miles to Ingatestone High Street, direct bus link within 10 min walking distance	2.8 miles to Brentwood Station (approx 7 min drive), direct bus link.	Better access to retail centres outside Borough. Bus links to Brentwood Town Centre via route 565 and 265 nearby.	N/A	N/A	N/A	N/A	N/A
	Access to local and district parks											
	Access to grass pitches											
	Primary Priority Admissions Area: School (DFES number)	Kelvedon Hatch Community Primary (2680)	Mountnessing CE (VC) Primary (3221)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Capacity for pupil product to be accommodated at nearest primary school?											
Education	Developer contribution required at nearest primary school?											
	Secondary Priority Admissions Area: School (DFES number)	Brentwood Five Parishes (Brentwood County High and St Martins) (205)	Anglo European (5442)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Ec		Land at Stondon Massey scrapyard, Clapgate, Chivers Road, Stondon Massey	Land adjacent 361 Roman Road, Mountnessing (north of No. 361)	A12 Works Site, Ingatestone/Mountnessing	Land at Mountnessing Roundabout (A12 junction 12, former scrap yard)	Old Pump Works, Great Warley Street	East Horndon Hall	Town Hall, Ingrave Road, Brentwood	Upminster Trading Park	Childerditch Industrial Estate	Hallsford Bridge Industrial Estate	Hubert Road Industrial Estate
	Site name											
	Site ref	104	105	106	107	108	109	110	111	112	113	114
	Capacity for pupil product to be accommodated at nearest secondary school?											
	Developer contribution required at nearest secondary school?											
Utilities	Early years and childcare places (Dwelling no x 0.09 places)											
	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)											
	Gas supply											
	Electricity supply											
	Oil & Gas											
	Telecommunications											
Flood Risk	Flood zone	No	No	No	No	No	No	No	No, area of Flood Zone 3 to the west	No	Yes, north and west of site covered by area of Flood Zones 2 and 3. Historic river flooding recorded here.	No
	Surface water flooding	No	No	Yes, area of low susceptibility through site. Area of historic land drainage issues nearby.	Yes, high susceptibility for entire site	No	No	No	Yes, area of low susceptibility at eastern site boundary	No	No	No

Viability	Site name	Land at Stondon Massey scrapyard, Clapgate, Chivers Road, Stondon Massey	Land adjacent 361 Roman Road, Mountnessing (north of No. 361)	A12 Works Site, Ingatestone/Mountnessing	Land at Mountnessing Roundabout (A12 junction 12, former scrap yard)	Old Pump Works, Great Warley Street	East Horndon Hall	Town Hall, Ingrave Road, Brentwood	Upminster Trading Park	Childerditch Industrial Estate	Hallsford Bridge Industrial Estate	Hubert Road Industrial Estate
	Site ref	104	105	106	107	108	109	110	111	112	113	114
	SHLAA: Potential?	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	N/A	N/A
	SHLAA: Suitable?	N/A	N/A	N/A	N/A	N/A	No. The site is too remote for residential development and considered to be unsustainably located.	N/A	N/A	N/A	N/A	N/A
	SHLAA: Available?	N/A	N/A	N/A	N/A	N/A	Yes. The owner has put this site forward preferably for commercial or leisure. The site is currently in use for B2 and B8 uses along with a residential property on the site.	N/A	N/A	N/A	N/A	N/A
	SHLAA: Achievable?	N/A	N/A	N/A	N/A	N/A	No. Due to its current use there is the potential for contamination on the site and noise from the adjacent A127. Residential development in this area may require the provision of additional services and infrastructure.	N/A	N/A	N/A	N/A	N/A

Consultation	Site name	Land at Stondon Massey scrapyard, Clapgate, Chivers Road, Stondon Massey	Land adjacent 361 Roman Road, Mountnessing (north of No. 361)	A12 Works Site, Ingatestone/Mountnessing	Land at Mountnessing Roundabout (A12 junction 12, former scrap yard)	Old Pump Works, Great Warley Street	East Horndon Hall	Town Hall, Ingrave Road, Brentwood	Upminster Trading Park	Childerditch Industrial Estate	Hallsford Bridge Industrial Estate	Hubert Road Industrial Estate
	Site ref	104	105	106	107	108	109	110	111	112	113	114
	Site ownership and legal issues	Banner Homes have option to buy site	Family owned for several years	Enforcement history and Parish Council complaints about unauthorised uses on land	One owner, developer Land Securities Ltd	No issues known	No issues known	Council owned	No issues known	No issues known	No issues known	No issues known
	Willingness of landowners and/or developers	Discussed at Development Team (11.03.13) (13/06019/PREAPP)	Keen to redevelop for housing as set out in letter from agent Michael Benham 09.01.13, meeting with Paul Scott re site on 20.03.13 [12/06148/PREAPP]	Discussion has taken place with the Parish Council regarding the site and its planning history (enforcement issues) who are in principle in favour of development making the most of an unattractive site in the Green Belt. No discussion as yet with landowner.	Pre-application discussion has taken place with landowner and agent to discuss principle of development and potential to allocate in LDP	Existing employment (B1 office) use not allocated in 2005 Local Plan	Existing employment (industrial) use not allocated in 2005 Local Plan. No contact with landowner/agent since 2009 call for sites.	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)
	Likely to come forward in plan period?											
	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments

Site details							Mellon House, Berkley House and 1-28 Moores Place, Brentwood	1-7 & 16-26 St Thomas Road, Brentwood	7-9 Shenfield Road, Brentwood	Regency House, 38 Ingrave Road, Brentwood (adjacent Town Hall)	North House, Ongar Road, Brentwood	
	Site name	Brook Street employment area	Warley Business Park	Ford Offices, Eagle Way, Brentwood	BT Offices, London Road, Brentwood	OCE offices, Chatham Way, Brentwood	47-57 Crown Street					
	Site ref	115	116	117	118	119	120	121	122	123	124	125
	SHLAA ref (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Site size (ha)	1.25	3.22	5.45	3.5	0.45	0.12	0.52	0.22	0.06	0.07	0.18
	Grid reference (X/Y)	557633 / 192797	559112 / 192045	559468 / 191414	558748 / 193559	559248 / 193581	559405 / 193550	559686 / 193799	559593 / 193741	559741 / 193954	559819 / 193674	559513 / 194118
	Ward	South Weald	Warley	Warley	Brentwood West	Brentwood South	Brentwood South	Brentwood South	Brentwood South	Brentwood North	Brentwood South	Brentwood North
	Parish (if applicable)	South Weald	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Ownership	Not known	Not known	Ford Motor Company	BT	OCE (Canon Group)	Multiple owners	BNY Mellon	Multiple owners	Multiple owners	Not known	Not known
	Proposed use to assess	Existing employment site	Existing employment site	Existing employment site	Existing employment site	Existing employment site	Existing employment site	Existing employment site	Existing employment site	Existing employment site	Existing employment site	Existing employment site
	Indicative number of dwellings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Site density (dwellings per hectare)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment plot ratio (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Job provision (additional)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Source	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)	Existing employment allocation in Replacement Local Plan (2005)
	Notes/other comments	Suggest employment land is split between general employment (car showrooms etc 0.67ha) and office (Academy Place, 0.58ha) (total 1.25ha)						(site area for small car park = 0.04ha, office buildings = 0.48ha, total = 0.52ha)	(1-7 = 0.07ha, 16-26 = 0.15ha, total 0.22ha)			
	Outcome of site assessment for Draft Plan	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation	Retain use - existing employment allocation
Existing land use	Mixed employment uses	Offices	Offices	Offices	Offices	Offices	Offices	Offices	Offices	Offices	Offices	

Land use and policy designation	Site name	Brook Street employment area	Warley Business Park	Ford Offices, Eagle Way, Brentwood	BT Offices, London Road, Brentwood	OCE offices, Chatham Way, Brentwood		Mellon House, Berkley House and 1-28 Moores Place, Brentwood	1-7 & 16-26 St Thomas Road, Brentwood	7-9 Shenfield Road, Brentwood	Regency House, 38 Ingrave Road, Brentwood (adjacent Town Hall)	North House, Ongar Road, Brentwood
	Site ref	115	116	117	118	119	47-57 Crown Street 120	121	122	123	124	125
	Neighbouring land use(s)	Urban area - residential and employment uses surround	Urban area - residential and employment uses surround	Urban area to the north, open countryside to the south	Urban area to the south, open countryside to the north	Urban area - residential and employment uses surround, car park to the east	Urban area - residential, retail and employment uses surround	Urban area - residential, retail and employment uses surround	Urban area - residential, retail and employment uses surround	Urban area - residential, retail and employment uses surround	Urban area - residential and employment uses surround	Urban area - residential and employment uses surround
	Replacement Local Plan (2005) designations	Employment-General [E1]	Employment-Offices [E2]	Employment-Offices [E2]	Employment-Offices [E2] / Policy E3	Employment-Offices [E2]	Employment-Offices [E2]	Employment-Offices [E2]	Financial & Professional Offices [TC8]	Employment-Offices [E2]	Employment-Offices [E2]	Employment-Offices [E2]
	Previously developed land (brownfield)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Underutilised?	Current allocated employment use	Current allocated employment use	Current allocated employment use	Current allocated employment use	Current allocated employment use	Current allocated employment use	Current allocated employment use	Current allocated employment use	Current allocated employment use	Current allocated employment use	Current allocated employment use
	Green Belt	No	No	No	No	No	No	No	No	No	No	No
	Minerals & Waste safeguarded area	Yes, within southern urban area sand & gravel	Yes, within southern urban area sand & gravel	Yes, within southern urban area sand & gravel	No	Yes, within central urban area sand & gravel	Yes, within central urban area sand & gravel	Yes, within central urban area sand & gravel	Yes, within central urban area sand & gravel	Yes, within central urban area sand & gravel	Yes, within central urban area sand & gravel	Yes, within central urban area sand & gravel
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	N/A	N/A	Grade 3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Special Landscape Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	N/A - Brentwood urban area	N/A - Brentwood urban area	LCA: F9 Little Warley Wooded Farmland	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area
	Local Wildlife Site (LoWS) / Nature Conservation	No	No	No	No	No	No	No	No	No	No	No
	Protected Urban Open Space	No	No	No	No	No	No	No	No	No	No	No
	Conservation Area	No	No	No	No	Adjoins	Yes, Brentwood Town Centre CA	Yes, Brentwood Town Centre CA	Yes, Brentwood Town Centre CA	Yes, Brentwood Town Centre CA	No	No
	Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
Port	Access to main distributor road (ECC comments)	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory	Existing site access satisfactory



Transp												
	Site name	Brook Street employment area	Warley Business Park	Ford Offices, Eagle Way, Brentwood	BT Offices, London Road, Brentwood	OCE offices, Chatham Way, Brentwood	47-57 Crown Street	Mellon House, Berkley House and 1-28 Moores Place, Brentwood	1-7 & 16-26 St Thomas Road, Brentwood	7-9 Shenfield Road, Brentwood	Regency House, 38 Ingrave Road, Brentwood (adjacent Town Hall)	North House, Ongar Road, Brentwood
	Site ref	115	116	117	118	119	120	121	122	123	124	125
	Highway capacity of surrounding network											
	Access to bus and train (approx) Walking and cycling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Access to services												
	Access to Post Office (approx)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Access to GP (approx) GP capacity	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Access to employment area (approx)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Access to main retail area (approx)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Access to local and district parks											
	Access to grass pitches											
Education												
	Primary Priority Admissions Area: School (DFES number)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Capacity for pupil product to be accommodated at nearest primary school?											
	Developer contribution required at nearest primary school?											
	Secondary Priority Admissions Area: School (DFES number)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Ec	Site name	Brook Street employment area	Warley Business Park	Ford Offices, Eagle Way, Brentwood	BT Offices, London Road, Brentwood	OCE offices, Chatham Way, Brentwood	47-57 Crown Street	Mellon House, Berkley House and 1-28 Moores Place, Brentwood	1-7 & 16-26 St Thomas Road, Brentwood	7-9 Shenfield Road, Brentwood	Regency House, 38 Ingrave Road, Brentwood (adjacent Town Hall)	North House, Ongar Road, Brentwood
	Site ref	115	116	117	118	119	120	121	122	123	124	125
	Capacity for pupil product to be accommodated at nearest secondary school?											
	Developer contribution required at nearest secondary school?											
Utilities	Early years and childcare places (Dwelling no x 0.09 places)											
	Water supply											
	Capacity of sewerage and wastewater treatment works (WwTW)											
	Gas supply											
	Electricity supply											
	Oil & Gas											
	Telecommunications											
Flood Risk	Flood zone	No, area of Flood Zone 3 close to north of site	No	No	No	No	No	No	No	No	No	No
	Surface water flooding	No	No	No	No	No	No	No	No	No	No	No

Viability		Brook Street employment area	Warley Business Park	Ford Offices, Eagle Way, Brentwood	BT Offices, London Road, Brentwood	OCE offices, Chatham Way, Brentwood	47-57 Crown Street	Mellon House, Berkley House and 1-28 Moores Place, Brentwood	1-7 & 16-26 St Thomas Road, Brentwood	7-9 Shenfield Road, Brentwood	Regency House, 38 Ingrave Road, Brentwood (adjacent Town Hall)	North House, Ongar Road, Brentwood
	Site name											
	Site ref	115	116	117	118	119	120	121	122	123	124	125
	SHLAA: Potential?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	SHLAA: Suitable?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SHLAA: Available?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
SHLAA: Achievable?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

	Brook Street employment area	Warley Business Park	Ford Offices, Eagle Way, Brentwood	BT Offices, London Road, Brentwood	OCE offices, Chatham Way, Brentwood	47-57 Crown Street	Mellon House, Berkley House and 1-28 Moores Place, Brentwood	1-7 & 16-26 St Thomas Road, Brentwood	7-9 Shenfield Road, Brentwood	Regency House, 38 Ingrave Road, Brentwood (adjacent Town Hall)	North House, Ongar Road, Brentwood
Site name	115	116	117	118	119	120	121	122	123	124	125
Site ref											
Site ownership and legal issues	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known	No issues known
Willingness of landowners and/or developers	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)	Already allocated for employment use in Replacement Local Plan (2005)
Likely to come forward in plan period?											
Consultation											
Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments

Site details	Site name	Land East of West Horndon, South of Station Road	Land at M25 J28, Brook Street, Brentwood	Ingatestone Garden Centre, Roman Road, Ingatestone	Friars Avenue Car Park, Shenfield	Hunter Avenue Car Park, Shenfield	Land at Brookfield Close, Hutton		Land at Albany Road, Pilgrims Hatch		Land at Maple Close, Brentwood	Land at Gloucester Road, Pilgrims Hatch, Brentwood
	Site ref	126	127	128	129	130	131A	131B	132A	132B	133	134
	SHLAA ref (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Site size (ha)	19.47	2.2	3.25	0.15	0.18	0.22	0.16	0.07	0.08	0.17	0.1
	Grid reference (X/Y)	563326 / 188219	557054 / 192595	563757 / 198174	561265 / 194903	561371 / 195108	562516 / 195054	562526 / 195021	558915 / 195429	558961 / 195400	560759 / 193191	558505 / 195728
	Ward	Herongate, Ingrave & West Horndon	South Weald	Ingatestone, Fryerning & Mountnessing	Shenfield	Shenfield	Hutton Central	Hutton Central	Pilgrims Hatch	Pilgrims Hatch	Brentwood South	Pilgrims Hatch
	Parish (if applicable)	West Horndon	N/A	Mountnessing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Ownership	Not known	Not known (put forward by Scott Properties)	Mr Andrew Harding (agent: Robinson Escott Planning)	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council
	Proposed use to assess	Housing or mixed-use	Employment	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing	Housing
	Indicative number of dwellings	584	N/A	130	12	14	18	13	6	6	14	8
	Site density (dwellings per hectare)	30dph	N/A	40dph	80dph	80dph	80dph	80dph	80dph	80dph	80dph	80dph
	Employment plot ratio (additional)	N/A	0.4 (industrial use)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	N/A	8,800sqm (0.88ha)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Job provision (additional)	N/A	205 (manufacturing) / 135 (small-scale distribution) / 119 (large-scale distribution) / 838 (B1 office)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Source	Discussion with Countryside Properties (13/06007/PREAPP)	Discussion with prospective purchasers and architect (13/06039/PREAPP)	Discussion with landowner (13/06111/PREAPP)	Council asset - subject to provision of additional parking through Park & Walk scheme	Council asset - subject to provision of additional parking through Park & Walk scheme	Council asset - subject to review of sheltered housing in the Borough	Council asset - subject to review of Council owned garages in the Borough	Council asset - subject to review of Council owned garages in the Borough	Council asset - subject to review of Council owned garages in the Borough	Council asset - subject to review of Council owned garages in the Borough	Council asset - subject to review of Council owned garages in the Borough
	Notes/other comments			3.25ha total site area, approx 0.6ha is brownfield		Site is only Council owned land, remainder of car park to north-east is owned by Network Rail (561403 / 195158)			Council owned garages - site north of Albany Road	Council owned garages - site south of Albany Road	Does not include adjacent community centre	
	Outcome of site assessment for Draft Plan	Retain open countryside, reasonable alternative to provide growth as part of mixed-use strategic allocation at West Horndon	Discount site, does not meet Draft Plan Spatial Strategy re retail/leisure uses in Town Centre locations	Allocate land for major housing site - brownfield land in Green Belt	Retain use. Reasonable alternative use may be appropriate subject to delivery of Shenfield park & walk car park facility.	Retain use. Reasonable alternative use may be appropriate subject to delivery of Shenfield park & walk car park facility.	Retain current land-use. Reasonable alternative for residential redevelopment subject to Council's review of older persons housing.	Retain current land-use. Reasonable alternative for residential redevelopment subject to review of Council owned garages in the Borough.	Allocate land for residential as part of small site allowance (less than 10 dwellings)	Allocate land for residential as part of small site allowance (less than 10 dwellings)	Allocate land for major housing site	Allocate land for residential as part of small site allowance (less than 10 dwellings)
	Existing land use	Grassland, farming	Grassland and garden centre	Garden centre	Surface car park	Surface car park	Sheltered housing in Council ownership	Garages	Garages	Garages	Garages	Garages

Land use and policy designation												
	Site name	Land East of West Horndon, South of Station Road	Land at M25 J28, Brook Street, Brentwood	Ingatestone Garden Centre, Roman Road, Ingatestone	Friars Avenue Car Park, Shenfield	Hunter Avenue Car Park, Shenfield	Land at Brookfield Close, Hutton		Land at Albany Road, Pilgrims Hatch		Land at Maple Close, Brentwood	Land at Gloucester Road, Pilgrims Hatch, Brentwood
	Site ref	126	127	128	129	130	131A	131B	132A	132B	133	134
		Residential to west, railway to south, Station Road to north, A128 road to east and golf course on other side, open countryside surrounds	A12 to north, commercial uses to south, hotel to east	Residential to north, A12 to west, railway to east, public refuse site to south	Residential, railway to east, rear of shops to north	Residential, railway to east	Residential	Residential	Residential	Residential	Residential, community centre and land to the east	Residential
	Neighbouring land use(s)											
	Replacement Local Plan (2005) designations	Green Belt [GB1, GB2, GB3, H10] / Landscape Improvement Area [GB28, C12]	Green Belt [GB1, GB2, GB3, H10]	Green Belt [GB1, GB2, GB3, H10] / Special Landscape Area [GB28, C8]	Car Parking [T6, T7, T9, TC10]	Car Parking [T6, T7, T9, TC10]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]
	Previously developed land (brownfield)	No		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Underutilised?	No, greenfield countryside land	No, greenfield land separating commercial uses from A12 highway	Brownfield land in Green Belt (garden centre), site might be appropriate for redevelopment in order to protect other greenfield Green Belt land	Yes, site in district centre used as surface car park. More efficient use of land could be made.	Yes, site in district centre used as surface car park. More efficient use of land could be made.	Currently used for sheltered housing but could more efficient use of land be made with higher density?	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.
	Green Belt	Yes	Yes	Yes	No	No	No	No	No	No	No	No
	Minerals & Waste safeguarded area	No	No	No	No	No	No	No	No	No	No	No
	Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	Grade 3	Grade 3	Grade 3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Special Landscape Area	No	No	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	LCA: G1 Horndon Fenland, Landscape Improvement Area	LCA: F13 Great Warley Wooded Farmland	LCA: F10 Heybridge Wooded Farmland	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area
	Local Wildlife Site (LoWS) / Nature Conservation	No	No	No	No	No	No	No	No	No	No	No
	Protected Urban Open Space	No	No	No	No	No	No	No	No	No	No	No
	Conservation Area	No	No	No	No	No	No	No	No	No	No	No
	Listed Buildings	No	No	No	No	No	No	No	No	No	No	No
	Scheduled Monuments	No	No	No	No	No	No	No	No	No	No	No
Access to main distributor road (ECC comments)	Satisfactory access from Station Road. Station Road/Tilbury Road (A128) junction may be a problem.	Satisfactory access from Vicarage Close.	Satisfactory access from Roman Road.	Awaiting comments	Awaiting comments	Awaiting comments	Awaiting comments	Awaiting comments	Awaiting comments	Awaiting comments	Awaiting comments	



Transpoc												
	Site name	Land East of West Horndon, South of Station Road	Land at M25 J28, Brook Street, Brentwood	Ingatestone Garden Centre, Roman Road, Ingatestone	Friars Avenue Car Park, Shenfield	Hunter Avenue Car Park, Shenfield	Land at Brookfield Close, Hutton		Land at Albany Road, Pilgrims Hatch		Land at Maple Close, Brentwood	Land at Gloucester Road, Pilgrims Hatch, Brentwood
	Site ref	126	127	128	129	130	131A	131B	132A	132B	133	134

Ec		Land East of West Horndon, South of Station Road	Land at M25 J28, Brook Street, Brentwood	Ingatestone Garden Centre, Roman Road, Ingatestone	Friars Avenue Car Park, Shenfield	Hunter Avenue Car Park, Shenfield	Land at Brookfield Close, Hutton		Land at Albany Road, Pilgrims Hatch		Land at Maple Close, Brentwood	Land at Gloucester Road, Pilgrims Hatch, Brentwood
	Site name											
	Site ref	126	127	128	129	130	131A	131B	132A	132B	133	134
	Capacity for pupil product to be accommodated at nearest secondary school?											
	Developer contribution required at nearest secondary school?											
Utilities												
	Early years and childcare places (Dwelling no x 0.09 places)	53		12	1	1	2	1	1	1	1	1
	Water supply	Mains water pipe running through eastern part of site										
	Capacity of sewerage and wastewater treatment works (WwTW)											
	Gas supply	Local 12" HP and 6" MP gas mains north to south on west site boundary.  Wayleaves will need to be agreed with NGG for the assets to remain within the site. It is unlikely that the HP will be diverted and would need to be accommodated within the masterplan .  A PADHI assessment will be required to confirm the buffer zones for development adjacent to the gas mains.										
	Electricity supply	None										
	Oil & Gas	Not affected										
Flood Risk	Telecommunications											
	Flood zone	No	Yes, areas of flood zone 3 along A12 to M25 Junction 28.	No	No	No	No	No	No	No	No	No
	Surface water flooding	Yes, areas of high and intermediate susceptibility across western and central parts of site	No	Potentially small areas of less susceptibility to the north of the site	Yes, areas of less to intermediate susceptibility	Yes, areas of less to intermediate susceptibility	No	No	No	No	No	No

Viability		Land East of West Horndon, South of Station Road	Land at M25 J28, Brook Street, Brentwood	Ingatestone Garden Centre, Roman Road, Ingatestone	Friars Avenue Car Park, Shenfield	Hunter Avenue Car Park, Shenfield	Land at Brookfield Close, Hutton		Land at Albany Road, Pilgrims Hatch		Land at Maple Close, Brentwood	Land at Gloucester Road, Pilgrims Hatch, Brentwood
	Site name											
	Site ref	126	127	128	129	130	131A	131B	132A	132B	133	134
	SHLAA: Potential?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	SHLAA: Suitable?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	SHLAA: Available?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	SHLAA: Achievable?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Consultation		Land East of West Horndon, South of Station Road	Land at M25 J28, Brook Street, Brentwood	Ingatestone Garden Centre, Roman Road, Ingatestone	Friars Avenue Car Park, Shenfield	Hunter Avenue Car Park, Shenfield	Land at Brookfield Close, Hutton		Land at Albany Road, Pilgrims Hatch		Land at Maple Close, Brentwood	Land at Gloucester Road, Pilgrims Hatch, Brentwood
	Site name	126	127	128	129	130	131A	131B	132A	132B	133	134
	Site ref											
	Site ownership and legal issues	No issues known	No issues known	One owner, no issues known	Council owned	Council owned	Council owned, subject to a review of Council sheltered housing in forthcoming Older Persons Housing Strategy	Council owned	Council owned	Council owned	Council owned	Council owned
	Willingness of landowners and/or developers	Site put forward for assessment as part of discussions with Countryside Properties (13/06007/PREAPP)	Site put forward for assessment as part of discussion with prospective purchaser (13/06039/PREAPP)	Site put forward for assessment as part of discussion with landowner (13/06111/PREAPP)	Subject to delivery of a park & walk facility in Shenfield	Subject to delivery of a park & walk facility in Shenfield	Subject to Older Persons Housing Strategy	Subject to review of Council owned garage sites	Subject to review of Council owned garage sites	Subject to review of Council owned garage sites	Subject to review of Council owned garage sites	Subject to review of Council owned garage sites
	Likely to come forward in plan period?				Subject to delivery of a park & walk facility in Shenfield	Subject to delivery of a park & walk facility in Shenfield						
	Consultation/public views (from previous consultation events such as 2011 Neighbourhood Consultation)	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments	No comments

Site details					
	Site name	Land at Hutton Drive (rear of Tower House), Hutton	Land at Church Crescent, Mountnessing	Land at Broomwood Gardens and Dounsell Court, Ongar Road, Pilgrims Hatch	Land rear of Fawters Close, Wainwright Avenue, Brentwood
	Site ref	135	136	137A	138
	SHLAA ref (if applicable)	N/A	N/A	N/A	N/A
	Site size (ha)	0.07	0.05	0.03	0.06
	Grid reference (X/Y)	562459 / 194949	563157 / 197780	558282 / 195240	558262 / 195234
	Ward	Hutton Central	Ingatestone, Fryerning & Mountnessing	Pilgrims Hatch	Pilgrims Hatch
	Parish (if applicable)	N/A	Mountnessing	N/A	N/A
	Ownership	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council	Brentwood Borough Council
	Proposed use to assess	Housing	Housing	Housing	Housing
	Indicative number of dwellings	6	4	2	5
	Site density (dwellings per hectare)	80dph	80dph	80dph	80dph
	Employment plot ratio (additional)	N/A	N/A	N/A	N/A
	Employment floorspace (additional)	N/A	N/A	N/A	N/A
	Job provision (additional)	N/A	N/A	N/A	N/A
	Source	Council asset - subject to review of Council owned garages in the Borough	Council asset - subject to review of Council owned garages in the Borough	Council asset - subject to review of Council owned garages in the Borough	Council asset - subject to review of Council owned garages in the Borough
	Notes/other comments			137A = land at Broomwood Gardens, adjoins 137B land at Dounsell Court	137B = land at Dounsell Court, Ongar Road. Adjoins 137A land at Broomwood Gardens.
	Outcome of site assessment for Draft Plan	Allocate land for residential as part of small site allowance (less than 10 dwellings)	Allocate land for residential as part of small site allowance (less than 10 dwellings)	Allocate land for residential as part of small site allowance (less than 10 dwellings)	Retain current land-use. Reasonable alternative for residential redevelopment subject to review of Council owned garages in the Borough.
	Existing land use	Garages	Garages	Garages	Garages

Port	Land use and policy designation					
		Site name	Land at Hutton Drive (rear of Tower House), Hutton	Land at Church Crescent, Mountnessing	Land at Broomwood Gardens and Dounsell Court, Ongar Road, Pilgrims Hatch	Land rear of Fawters Close, Wainwright Avenue, Brentwood
		Site ref	135	136	137A 137B	138
		Neighbouring land use(s)	Residential, pub to the west	Residential	Residential, garages	Residential, garages
		Replacement Local Plan (2005) designations	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]	Residential [H6, H7, H8, H9, H14, H16]
		Previously developed land (brownfield)	Yes	Yes	Yes	Yes
		Underutilised?	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.	Yes, garages in a residential area. May be a more efficient use of land to provide new housing.
		Green Belt	No	No	No	No
		Minerals & Waste safeguarded area	No	No	No	No
		Agricultural land classification (Grade 1 excellent, Grade 5 very poor)	N/A	N/A	N/A	N/A
		Special Landscape Area	N/A	N/A	N/A	N/A
		Landscape and visual impact (Mid-Essex Landscape Character Assessment - LCA)	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area	N/A - Brentwood urban area
		Local Wildlife Site (LoWS) / Nature Conservation	No	No	No	No
		Protected Urban Open Space	No	No	No	No
		Conservation Area	No	No	No	No
		Listed Buildings	No	No	No	No
		Scheduled Monuments	No	No	No	No
ort						
		Access to main distributor road (ECC comments)	Awaiting comments	Awaiting comments	Awaiting comments	Awaiting comments

Transpc					
	Site name	Land at Hutton Drive (rear of Tower House), Hutton	Land at Church Crescent, Mountnessing	Land at Broomwood Gardens and Dounsell Court, Ongar Road, Pilgrims Hatch	Land rear of Fawters Close, Wainwright Avenue, Brentwood
	Site ref	135	136	137A	138
	Highway capacity of surrounding network				
Access to services	Access to bus and train (approx) Walking and cycling	1 mile to Shenfield Station, approx 20 min walk. Bus route 81 nearby provides direct access to Shenfield centre.	1.8 miles to Ingatestone Station, 2.7 miles to Shenfield Station. Bus route 351 links Mountnessing with Ingatestone, south-west Shenfield and Brentwood.	1.8 miles to Brentwood Station, approx 8 min drive. Bus routes 73 and 21 within walking distance.	1.8 miles to Brentwood Station, approx 8 min drive. Bus routes 73 and 21 within walking distance.
	Access to Post Office (approx)	1 mile to Shenfield Hutton Road, approx 20 min walk	1.8 miles to Ingatestone High Street, direct bus link nearby	0.4 miles to Harewood Road shops, approx 7 min walk.	0.4 miles to Harewood Road shops, approx 7 min walk.
	Access to GP (approx) GP capacity	1 mile to nearest GP (Mount Avenue, Shenfield). Approx 20 min walk.	1.8 miles to nearest GP (Ingatestone). Approx 37 min walk, 4 min drive.	0.8 miles to nearest GP (Geary Drive, Brentwood). Approx 16 min walk.	0.8 miles to nearest GP (Geary Drive, Brentwood). Approx 16 min walk.
	Access to employment area (approx)	1 mile to Shenfield centre with direct bus link. 1 mile to Hutton Industrial Estate, no direct bus link.	1.4 miles to Hutton Industrial Estate, no public transport link.	1.3 miles to Brentwood Town Centre. 1 mile to Wates Way Industrial Estate. 1.8 miles to Hubert Road Industrial Estate. 2 miles to Warley Hill Business Park.	1.3 miles to Brentwood Town Centre. 1 mile to Wates Way Industrial Estate. 1.8 miles to Hubert Road Industrial Estate. 2 miles to Warley Hill Business Park.
	Access to main retail area (approx)	1 mile to Shenfield Hutton Road, approx 20 min walk or direct access by bus route 81.	1.8 miles to Ingatestone High Street, direct bus link nearby	1.3 miles to Brentwood High Street, 20 min walk or several bus routes nearby providing direct link.	1.3 miles to Brentwood High Street, 20 min walk or several bus routes nearby providing direct link.
ducation	Access to local and district parks				
	Access to grass pitches				
	Primary Priority Admissions Area: School (DFES number)	Willowbrook Primary (2918)	Mountnessing CE (VC) Primary (3221)	Larchwood Primary (2009)	Larchwood Primary (2009)
	Capacity for pupil product to be accommodated at nearest primary school?				
	Developer contribution required at nearest primary school?				
ducation	Secondary Priority Admissions Area: School (DFES number)	St Martins (5433)	Anglo European (5442)	Shenfield High (5467)	Shenfield High (5467)



Ec					
	Site name	Land at Hutton Drive (rear of Tower House), Hutton	Land at Church Crescent, Mountnessing	Land at Broomwood Gardens and Dounsell Court, Ongar Road, Pilgrims Hatch	
	Site ref	135	136	137A	137B
	Capacity for pupil product to be accommodated at nearest secondary school?				
	Developer contribution required at nearest secondary school?				
Utilities	Early years and childcare places (Dwelling no x 0.09 places)	1	0	0	0
	Water supply				
	Capacity of sewerage and wastewater treatment works (WwTW)				
	Gas supply				
	Electricity supply				
Flood Risk					
	Oil & Gas				
	Telecommunications				
Flood Risk					
	Flood zone	No	No	No	No
Flood Risk					
	Surface water flooding	No	No	No	No

Viability					
	Site name	Land at Hutton Drive (rear of Tower House), Hutton	Land at Church Crescent, Mountnessing	Land at Broomwood Gardens and Dounsell Court, Ongar Road, Pilgrims Hatch	
	Site ref	135	136	137A	137B
	SHLAA: Potential?	N/A	N/A	N/A	N/A
	SHLAA: Suitable?	N/A	N/A	N/A	N/A
	SHLAA: Available?	N/A	N/A	N/A	N/A
	SHLAA: Achievable?	N/A	N/A	N/A	N/A

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