
Appendix B Brentwood LDP Sites Options

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Sites in the Urban Area (Brownfield)	Land north of Highwood Close including St Georges Court, Brentwood		Wates Way Industrial Estate, Ongar Road, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Warley Training Centre, Essex Way, Warley	West and East Horndon Industrial Estates, Childerditch Lane and Station Road, West Horndon			Westbury Road Car Park, Westbury Road, Brentwood	Chatham Way/Crown Street Car Park, Brentwood	Land at Bell Mead, Ingatestone	Council Depot, The Drive, Warley	Ingleton House, Stock Lane, Ingatestone	Victoria Court, Victoria Road, Brentwood	Baytree Centre, Brentwood	Land at Priests Lane (east and west) Brentwood		
Site ref	001A	001B	003	005	013B	020	021	152	039	040	042	081	039	098	099	100	044	178
Site size (ha)	0.47	0.81	0.96	1.26	0.66	6.39	9.84	0.83	0.27	0.33	0.22	1.71	0.26	0.5	1.34	4.45	0.9	
Grid Reference	558646 / 194725	558590 / 196648	559598 / 194116	562123 / 195021	559175 / 191820	561696 / 188031	562121 / 188152	562314 / 188207	559129 / 193612	559332 / 193635	565008 / 199395	559493 / 191716	565263 / 199655	559106 / 192973	559487 / 193693	560780 / 193619	560667 / 193521	
Proposed Use	Housing	Housing	Housing led Mixed-Use	Housing	Housing	Housing led Mixed-Use			Housing	Housing	Housing	Housing	Housing	Housing	Housing led Mixed-Use	Housing with open space/sport		
Approximate Dwellings	20	32	80	50	26	192	295	25	22	26	16	68	22	10	40	200	104	27
Density	41dph	41dph	83dph	40dph	40dph	30dph	30dph	30dph	81dph	73dph	73dph	40dph	38dph	80dph	149dph	96dph		
Phasing Estimate	5-10 Years	5-10 Years	0-5 Years	5-10 Years	0-5 Years	5-10 Years	5-10 Years	5-10 Years	5-10 Years	5-10 Years	0-5 Years	5-10 Years	5-10 Years	5-10 Years	5-15 Years	5-10 Years	5-10 Years	

A12 Urban Extensions	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Land at Honeypot Lane, Brentwood	Land east of Nags Head Lane, Brentwood	Officer's Meadow, Alexander Lane, Shenfield	Land off Doddinghurst Road, either side of A12, Brentwood	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Ingatestone Garden Centre, Roman Road, Ingatestone	
Site ref	010	022	032	034	235	023	079A	128
Site size (ha)	1.2	10.9	5.8	20.4	1.4	7.2	1.39	3.25
Grid Reference	558089 / 194859	558225 / 193655	557487 / 192523	561863 / 196140	561760 / 195800	558980 / 194951	563990 / 198710	563757 / 198174
Proposed Use	Housing	Housing	Housing	Housing		Housing	Housing	Housing
Approximate Dwellings	37	150	130	500		250	42	60
Density	31dph	14dph	22dph	23dph		35dph	30dph	30dph
Timeframes/Phasing	0-5 Years	0-5 Years	0-5 Years	0-5 Years		5-10 Years	0-5 Years	5-10 Years

Strategic Allocations	Dunton Hills Garden Village
Site ref	200
Site size (ha)	237.49
Grid Reference	564297 / 188694
Proposed Use	Mixed-use
Approximate Dwellings	2500
Density	30dph
Timeframes/Phasing	5-15 Years

Employment Sites	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)	Childerditch Industrial Estate	Entire Land East of A128, south of A127	
Site ref	079C	101A	101B	112D	200
Site size (ha)	2.06	23.41	4.04	2.34	5
Grid Reference	564066 / 198856	557106 / 192418	558779 / 188860	560597 / 189576	564297 / 188694
Proposed Use	Employment Site	Employment Site	Employment Site	Employment Site	Employment Site
Indicative Number of Jobs	250	2645		80	1500

Sites in the Urban Area (Brownfield)	Land north of Highwood Close including St Georges Court, Brentwood		Wates Way Industrial Estate, Ongar Road, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Warley Training Centre, Essex Way, Warley	West and East Horndon Industrial Estates, Childerditch Lane and Station Road, West Horndon			Westbury Road Car Park, Westbury Road, Brentwood	Chatham Way/Crown Street Car Park, Brentwood	Land at Bell Mead, Ingatestone	Council Depot, The Drive, Warley	Ingleton House, Stock Lane, Ingatestone	Victoria Court, Victoria Road, Brentwood	Baytree Centre, Brentwood	Land at Priests Lane (east and west) Brentwood	
Site ref	001A	001B	003	005	013B	020	021	152	039	040	042	081	098	099	100	044	178
Site size (ha)	0.47	0.81	0.96	1.26	0.66	6.39	9.84	0.83	0.27	0.33	0.22	1.71	0.26	0.5	1.34	4.45	0.9
Grid Reference	558646 / 194725	558590 / 196648	559598 / 194116	562123 / 195021	559175 / 191820	561696 / 188031	562121 / 188152	562314 / 188207	559129 / 193612	559332 / 193635	565008 / 199395	559493 / 191716	565263 / 199655	559106 / 192973	559487 / 193693	560780 / 193619	560667 / 193521
Proposed Use	Housing	Housing	Housing led Mixed-Use	Housing	Housing	Housing led Mixed-Use			Housing	Housing	Housing	Housing	Housing	Housing	Housing led Mixed-Use	Housing with open space/sport	
Approximate Dwellings	20	32	80	50	26	192	295	25	22	26	16	68	10	40	200	104	27
Density	41dph	41dph	83dph	40dph	40dph	30dph	30dph	30dph	81dph	79dph	73dph	40dph	38dph	80dph	149dph	96dph	
Phasing	5-10 Years	5-10 Years	0-5 Years	5-10 Years	0-5 Years	5-10 Years	5-10 Years	5-10 Years	5-10 Years	5-10 Years	0-5 Years	5-10 Years	5-10 Years	5-10 Years	5-15 Years	5-10 Years	5-10 Years

A12 Urban Extensions	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Land at HoneyPot Lane, Brentwood	Land east of Nags Head Lane, Brentwood	Officer's Meadow, Alexander Lane, Shenfield	Land off Doddinghurst Road, either side of A12, Brentwood	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Ingatestone Garden Centre, Roman Road, Ingatestone
Site ref	010	022	032	034	235	023	079A
Site size (ha)	1.2	10.9	5.8	20.4	1.4	7.2	1.39
Grid Reference	558089 / 194859	558225 / 193655	557487 / 192523	561863 / 196140	561760 / 195800	558980 / 194951	563990 / 198710
Proposed Use	Housing	Housing	Housing	Housing		Housing	Housing
Approximate Dwellings	37	150	130	500		250	42
Density	31dph	14dph	22dph	23dph		35dph	30dph
Phasing	0-5 Years	0-5 Years	0-5 Years	0-5 Years	0-5 Years	5-10 Years	0-5 Years

Strategic Allocations	West Horndon Extension					
Site ref	037A	037B	037C	038A	038B	126
Site size (ha)	8.42	35.77	38.94	7.91	68.56	19.47
Grid Reference	562330 / 188419	562101 / 188840	561712 / 188450	563089 / 188432	563006 / 188894	563326 / 188219
Proposed use to assess	Housing					
Approximate Dwellings	2500					
Density	30dph					
Timeframes/Phasing	5-15 Years					

Employment Sites	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)	Childerditch Industrial Estate	Land West of Thorndon Avenue, West Horndon
Site ref	079C	101A	101B	112D
Site size (ha)	2.06	23.41	4.04	2.34
Grid Reference	564066 / 198856	557106 / 192418	558779 / 188860	560597 / 189576
Proposed Use	Employment Site	Employment Site	Employment Site	Employment Site
Indicative Number of Jobs	250	2645	80	1500

Sites in the Urban Area (Brownfield)	Land north of Highwood Close including St Georges Court, Brentwood		Wates Way Industrial Estate, Ongar Road, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Warley Training Centre, Essex Way, Warley	West and East Horndon Industrial Estates, Childerditch Lane and Station Road, West Horndon			Westbury Road Car Park, Westbury Road, Brentwood	Chatham Way/Crown Street Car Park, Brentwood	Land at Bell Mead, Ingatestone	Council Depot, The Drive, Warley	Ingleton House, Stock Lane, Ingatestone	Victoria Court, Victoria Road, Brentwood	Baytree Centre, Brentwood	Land at Priests Lane (east and west) Brentwood	
	Site ref	001A	001B	003	005	013B	020	021	152	039	040	042	081	098	099	100	044
Site size (ha)	0.47	0.81	0.96	1.26	0.66	6.39	9.84	0.83	0.27	0.33	0.22	1.71	0.26	0.5	1.34	4.45	0.9
Grid Reference	558646 / 194725	558590 / 196648	559598 / 194116	562123 / 195021	559175 / 191820	561696 / 188031	562121 / 188152	562314 / 188207	559129 / 193612	559332 / 193635	565008 / 193995	559493 / 191716	565263 / 199655	559106 / 192973	559487 / 193693	560780 / 193619	560667 / 193521
Proposed Use	Housing	Housing	Housing led Mixed-Use	Housing	Housing	Housing led Mixed-Use			Housing	Housing	Housing	Housing	Housing	Housing	Housing led Mixed-Use	Housing with open space/sport	
Approximate Dwellings	20	32	80	50	26	192	295	25	22	26	16	68	10	40	200	104	27
Density	41dph	41dph	83dph	40dph	40dph	30dph	30dph	30dph	81dph	73dph	73dph	40dph	38dph	80dph	149dph	96dph	
Timeframes/Phasing	5-10 Years	5-10 Years	0-5 Years	5-10 Years	0-5 Years	5-10 Years	5-10 Years	5-10 Years	5-10 Years	5-10 Years	0-5 Years	5-10 Years	5-10 Years	5-10 Years	5-15 Years	5-10 Years	5-10 Years

A12 Urban Extensions	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Land at Honeypot Lane, Brentwood	Land east of Nags Head Lane, Brentwood	Officer's Meadow, Alexander Lane, Shenfield	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Ingatestone Garden Centre, Roman Road, Ingatestone
Site ref	010	022	032	034	235	079A
Site size (ha)	1.2	10.9	5.8	20.4	1.4	1.39
Grid Reference	558089 / 194859	558225 / 193655	557487 / 192523	561863 / 196140	561760 / 195800	563990 / 198710
Proposed Use	Housing	Housing	Housing	Housing		Housing
Approximate Dwellings	37	150	130	500		42
Density	31dph	14dph	22dph	23dph		30dph
Timeframes/Phasing	0-5 Years	0-5 Years	0-5 Years	0-5 Years	0-5 Years	5-10 Years

Strategic Allocations	North of Brentwood			
Site ref	023	024A	024B	089
Site size (ha)	7.2	0.67	19.58	20.01
Grid Reference	558980 / 194951	559167 / 195069	559582 / 195142	559357 / 195461
Proposed Use	Housing			Housing and Leisure
Approximate Dwellings	250	770		400
Density	35dph	38dph		40dph
Timeframes/Phasing	0-5 Years	0-5 Years	0-5 Years	0-5 Years

Employment Sites	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)	Childerditch Industrial Estate
Site ref	079C	101A	112D
Site size (ha)	2.06	23.41	4.04
Grid Reference	564066 / 198856	557106 / 192418	558779 / 188860
Proposed Use	Employment Site	Employment Site	Employment Site
Indicative Number of Jobs	250	2645	80

Sites in the Urban Area (Brownfield)	Land north of Highwood Close including St Georges Court, Brentwood		Wates Way Industrial Estate, Ongar Road, Brentwood	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	Warley Training Centre, Essex Way, Warley	West and East Horndon Industrial Estates, Childerditch Lane and Station Road, West Horndon				Westbury Road Car Park, Westbury Road, Brentwood	Chatham Way/Crown Street Car Park, Brentwood	Land at Bell Mead, Ingatestone	Council Depot, The Drive, Warley	Ingleton House, Stock Lane, Ingatestone	Victoria Court, Victoria Road, Brentwood	Baytree Centre, Brentwood	Land at Priests Lane (east and west) Brentwood	
Site ref	001A	001B	003	005	013B	020	021	152	039	040	042	081	098	099	100	044	178	
Site size (ha)	0.47	0.81	0.96	1.26	0.66	6.39	9.84	0.83	0.27	0.33	0.22	1.71	0.26	0.5	1.34	4.45	0.9	
Grid Reference	558646 / 194725	558590 / 196648	559598 / 194116	562123 / 195021	559175 / 191820	561696 / 188031	562121 / 188152	562314 / 188207	559129 / 193612	559332 / 193635	565008 / 199395	559493 / 191716	565263 / 199655	559106 / 192973	559487 / 193693	560780 / 193619	560667 / 193521	
Proposed Use	Housing	Housing	Housing led Mixed-Use	Housing	Housing	Housing led Mixed-Use				Housing	Housing	Housing	Housing	Housing	Housing led Mixed-Use	Housing with open space/sport		
Approximate Dwellings	20	32	80	50	26	192	295	25	22	26	16	68	10	40	200	104	27	
Density	41dph	41dph	83dph	40dph	40dph	30dph	30dph	30dph	81dph	79dph	73dph	40dph	38dph	80dph	149dph	96dph		
Phasing	5-10 Years	5-10 Years	0-5 Years	5-10 Years	0-5 Years	5-10 Years	5-10 Years	5-10 Years	5-10 Years	5-10 Years	0-5 Years	5-10 Years	5-10 Years	5-10 Years	5-15 Years	5-10 Years	5-10 Years	

A12 Urban Extensions	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Land at Honeypot Lane, Brentwood	Land east of Nags Head Lane, Brentwood	Officer's Meadow, Alexander Lane, Shenfield		Land off Doddinghurst Road, either side of A12, Brentwood	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Ingatestone Garden Centre, Roman Road, Ingatestone
Site ref	010	022	032	034	235	023	079A	128
Site size (ha)	1.2	10.9	5.8	20.4	1.4	7.2	1.39	3.25
Grid Reference	558089 / 194859	558225 / 193655	557487 / 192523	561863 / 196140	561760 / 195800	558980 / 194951	563990 / 198710	563757 / 198174
Proposed Use	Housing	Housing	Housing	Housing		Housing	Housing	Housing
Approximate Dwellings	37	150	130	500		250	42	60
Density	31dph	14dph	22dph	23dph		35dph	30dph	30dph
Phasing	0-5 Years	0-5 Years	0-5 Years	0-5 Years	0-5 Years	5-10 Years	0-5 Years	5-10 Years

Strategic Allocations	Land east of Running Waters, Brentwood	
Site ref	028A	028B
Site size (ha)	26.57	0.67
Grid Reference	561435 / 192724	561933 / 192722
Proposed Use	Housing	
Approximate Dwellings	Approx 1000	
Density	35dph	
Phasing	0-5 Years	0-5 Years

Employment Sites	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Land at Codham Hall (including M25 Works Site at A127/M25 junction 29)	Childerditch Industrial Estate
Site ref	079C	101A	101B
Site size (ha)	2.06	23.41	4.04
Grid Reference	564066 / 198856	557106 / 192418	558779 / 188860
Proposed Use	Employment Site	Employment Site	Employment Site
Indicative Number of Jobs	250	2645	80

Options Summary

	Option 1 - Dunton Hills Garden Village	Option 2 - West Horndon	Option 3 - North of Brentwood	Option 4 - Land East of Running Waters
Extant Planning Permissions (April 2015)	444	444	444	444
Sites in Urban Area (Brownfield)	1233	1233	1233	1233
A12 Urban Extensions	1169	1169	919	1169
Strategic Sites	2500	2500	1420	1000
Windfall Allowance	300	300	300	300
Total Number of Dwellings	5646	5646	4316	4146

