

**Table E.7 - Environmental Assessment in Brentwood**

| Site ID      | Site Name                                 | Adjacent Land Uses and Mix of Uses Within Site   | Description of Development Constraints and Environmental Problems                                    | a         | b         | c        | d        | e        | Quality of Site Environment  |
|--------------|---|--|--|-----------|-----------|----------|----------|----------|--|
| 0            | 15-17 Ingrave Road                        | To the north are offices and to the east of the site is retail                                     | None   | 0         | 0         | 0        | 0        | 0        | Buildings fronting the street have a good quality façade   |
| 21           | Academy Place                             | Residential area to the east and allotments to the north   | Residential area - no room for expansion   | 0         | 0         | 0        | 0        | 0        | planting and sit boundary to provide border  |
| 22           | Bluegate Park and Regents House           | wooded area to the east and residential to the north   | Wooded area to the east  | 0         | 1         | 0        | 0        | 0        | Tress and planting are used to enclose the site from the neighbouring residential areas.           |
| 24           | Brentwood Boorough Council Offices        | Opposite restaurant and residential development to the north west                                  | None -   | 0         | 0         | 0        | 0        | 0        | Good quality building frontage   |
| 25           | Mellon House                              | Opposite offices to the south and retail to the east of the site                                   | Established building no possible expansion   | 0         | 0         | 0        | 0        | 0        | Treatment of border with planting  |
| 26           | 9 Shenfield Road, Brentwood, CM15 8       | Adjacent to retail premises along the high street  | None   | 0         | 0         | 0        | 0        | 0        | Good quality building  |
| 27           | Kingsgate House                           | Other offices in the immediate area  | None   | 1         | 0         | 0        | 0        | 0        | Good quality building frontage of street   |
| 28           | Ongar Road                                | Opposite industrial area. To the west of the site is residential premises                          | None   | 0         | 0         | 0        | 0        | 0        | Poor quality building façade   |
| 29           | OCE House                                 | Surrounded by residential and commercial - little opportunity for expansion                        | Built-up urban area  | 0         | 0         | 0        | 0        | 0        | High standard/quality  |
| 30           | Knight Court                              | To the east is a car park and to the west is a residential area.                                   | None   | 0         | 0         | 0        | 0        | 0        | Foliage/planting at front of development   |
| 31           | 101-135 Kings Road                        | To the north is residential and to the west is some retail   | Built-up area  | 1         | 1         | 0        | 0        | 0        | Boundary treatment with planting/foilage   |
| 32           | 100 King Edward Road and Sterling Court   | to the east is retail and adjacent to the site, to the south is residential                        | Built-up area  | 0         | 0         | 0        | 0        | 0        | good condition façade  |
| 33           | Jubilee House                             | Residential area to the north and south  | Built-up area  | 0         | 0         | 0        | 0        | 0        | Boundary treatment - foliage   |
| 34           | 1 Myrtle Road                             | To the south is retail and to the east is a public house   | Built-up area  | 0         | 0         | 0        | 0        | 0        | Neat border and planting, good quality building  |
| 35           | Highway House                             | Near to railway station and other office developments  | Built-up area  | 0         | 0         | 0        | 0        | 0        | Building frontage along street with other offices.   |
| 37           | 169 Kings Road                            | surrounded by office buildings   | Built-up area  | 0         | 0         | 0        | 0        | 0        | Poor quality of building, ideal site as close to railway   |
| 38           | Saint James Road                          | Near to railway and other offices (office dominate area)   | Built-up area  | 1         | 0         | 0        | 0        | 0        | No screening, adjacent to station car park   |
| 39           | Wates Way Park                            | Residential to the east of the site  | None   | 0         | 1         | 0        | 0        | 0        | Some limited foliage/planting  |
| 40           | Ford Motor Company                        | To the west is a church and to the west is a TA training centre. To the north is retail            | None   | 1         | 1         | 0        | 0        | 0        | Building fronting main road and parking to the rear  |
| 44           | Hutton Industrial Estate                  | To the east and north is open woodland area. Development would be constrained and residential      | To the east and north is open woodland area and residential area to the west                         | 1         | 1         | 1        | 0        | 0        | The site is screened by trees to prevent impinging on residential housing (to the west and south)  |
| 46           | Grange Court                              | Residential - located by railway tracks.   | Railway Tracks and mature woodland. No room for site expansion.                                      | 1         | 0         | 0        | 0        | 0        | Well maintained site.  |
| 56           | SNAF - Special Needs Charity.             | resi and community facility (surgery). Large area of publically accessible open space located next | No environmental problems or constraints observed.   | 0         | 0         | 0        | 0        | 0        | Good site environment. Well maintained and landscaped.   |
| 57           | DSA - Brentwood Driving Test Centre       | Residential.   | Busy Road to the front of building.  | 1         | 0         | 0        | 0        | 0        | Poor site environment due to location near busy road with no buffer landscaping in place.          |
| 58           | Cluster including new office building and | Mix of resi and C-class uses surround each site.   | No room for outward expansion of either plot.  | 1         | 0         | 0        | 0        | 0        | Suburban character to the area. Environmental quality is fair to poor.                             |
| 59           | MOT Centre / Repairs and Servicing        | Car Parking / resi / business cluster adjacent.  | None   | 1         | 0         | 0        | 0        | 0        | Low quality site environment due to the sites location within a public car-park and lack of        |
| 60           | Chartered Accountants                     | Residential.   | Noise from traffic.  | 1         | 0         | 0        | 0        | 0        | Quality of Site environment is fair.   |
| 61           | CSI Business Services                     | Residential land-use on all sides except to the North of the site which is C-Class.                | None   | 1         | 0         | 0        | 0        | 0        | The site has been developed to a high standard. Building and surrounds are in good condition.      |
| 62           | Offices over retail cluster               | C-Class Retail   | Due to the built-up nature of the area there is little scope for site expansion although buildings   | 1         | 0         | 0        | 0        | 0        | Good due to recent public realm improvements on the High St.                                       |
| 63           | Offices over retail cluster               | C-Class Retail.  | Due to the built-up nature of the area there is little scope for site expansion although buildings   | 1         | 0         | 0        | 0        | 0        | Good site environment due to public realm improvements.  |
| 65           | Royal Mail Depot                          | Commercial & Resi (new flats).   | Building could be extended into depot yard as there is an abundance of space.                        | 1         | 1         | 0        | 0        | 0        | The Quality of the site environment is good. Public realm to the front of the building has been    |
| 67           | Shenfield Vehicle Services.               | Residential and C-class retail   | Noise must be considered due to surrounding resi.  | 0         | 0         | 1        | 0        | 0        | Poor Quality. The site appears run-down with little evidence of regular maintenance.               |
| 68           | Oak House                                 | Residential and C-Class Retail.  | None   | 1         | 0         | 0        | 0        | 0        | Fair Quality. Building is well maintained.   |
| 23           | BT Centre                                 | Residential and fields (to the north of the site)  | None   | 0         | 1         | 0        | 0        | 0        | Boundary treatment with trees and foliage planting   |
| 42           | Horndon Industrial Park                   | To the north are fields and to the east are residential housing                                    | Rural nature of fields (north)   | 1         | 1         | 0        | 0        | 0        | Foliage and trees used for screening   |
| 43           | Childerditch Industrial Park              | Rural fields, a few residential houses (but appropriate screening is used)                         | None   | 0         | 1         | 0        | 0        | 0        | Tree/foilage screening from adjacent rural areas to the south                                      |
| 45           | Hallsford Bridge Industrial Estate        | Rural fields/land  | Rural nature of area   | 1         | 1         | 0        | 0        | 0        | Sufficient screening through planting/trees  |
| 50           | UTP Upminster Trading Park                | Agricultural   | Site is developed as intensively as possible.  | 1         | 0         | 0        | 0        | 0        | Site environment could be improved.  |
| 51           | Off Warley Street, RM14 3PJ               | To the north is residential and surrounded by fields   | Surrounding rural fields   | 1         | 1         | 0        | 0        | 0        | Planting/Foliage boundary treatment  |
| 52           | Warley Auto Salvage                       | Fields, and adjacent warehouse   | Rural setting  | 1         | 1         | 0        | 0        | 0        | Foliage/planting boundary treatment  |
| 53           | Warley Hall Lane                          | Site is used for storage. Surrounded by agriculture.   | The site could expand into surrounding fields. However given the private nature of the operation     | 0         | 0         | 0        | 0        | 0        | Poor Boundary and screening. No attempt has been made to improve the site environment              |
| 54           | Pondfield Yard Units 1-6                  | Agriculture  | None Apparent  | 0         | 0         | 0        | 0        | 0        | Good site quality, public space is well maintained / good boundary treatment.                      |
| 55           | Palmer's Units 1-4                        | Agricultural Land  | Little opportunity for conflict. Constraints to expansion include mature woodland to the south.      | 0         | 0         | 0        | 0        | 0        | The site is in fair condition. The car-park is surrounded by earthen banks. Site Maintenance could |
| 70           | Thoby Lane. Mountnessing, CM15            | fields   | rural area   | 1         | 1         | 0        | 0        | 0        | Poor quality of site   |
| 71           | Roman Road (south), Brentwood             | Retail, high street  | Built-up area  | 0         | 0         | 0        | 0        | 0        | Fair quality premises facing onto main high street   |
| 72           | Roman Road, (North), Brentwood            | Retail, high street  | Built-up area  | 0         | 0         | 0        | 0        | 0        | Buildings facing onto main retail high street  |
| 73           | Grange Court                              | Agriculture.   | None   | 0         | 0         | 0        | 0        | 0        | Pleasant site, landscaping could be improved.  |
| 74           | Scrap Dealers                             | Residential and Agriculture.   | Small site surrounded by farming land. Little room for expansion on site to north of existing scrap. | 0         | 0         | 1        | 0        | 0        | Poor quality in terms of environment, image and attractiveness.                                    |
| 75           | Scrap dealership                          | residential, agriculture.  | Site could be expanded into surrounding fields. In some areas it is already overflowing into         | 0         | 0         | 1        | 0        | 0        | Poor on all counts.  |
| <b>Total</b> |   |  |  | <b>21</b> | <b>13</b> | <b>4</b> | <b>0</b> | <b>0</b> |  |