

Appendix C

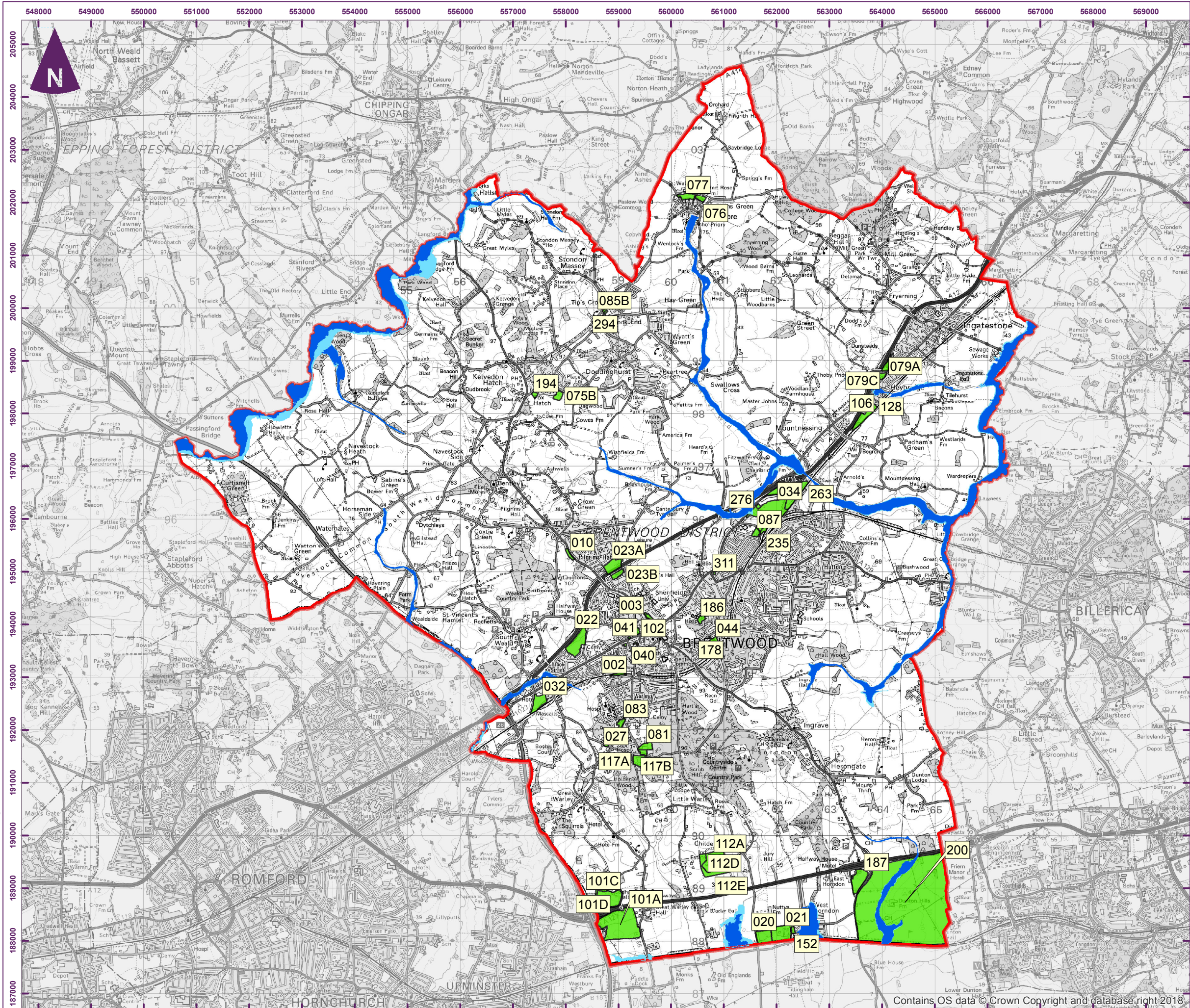
HELAA sites and flood risks

- c.1.1 Table C.1 below lists each site identified for development in the HELAA, the proportion of the site in each flood zone and whether there is any surface water risk, as identified from EA mapping.
- c.1.2 The table indicates the fluvial and surface water flood risk to the identified sites. No risk is identified in the Borough from groundwater, reservoir or other artificial sources of flooding.
- c.1.3 The vast majority of the sites lie 100% outside of Flood Zones 2 and 3. However, due to either some surface water flood risk, or development size over 1 hectare, a site-specific FRA would still be required. These sites are indicated in blue on the table.
- c.1.4 Three of the sites lie at least partially in Flood Zones 2 or 3. These sites would have restrictions in the development vulnerability classification permitted. An in depth site specific FRA would be required, demonstrating consideration of site layout and design around flood risk. These sites are indicated in red on the table.
- c.1.5 A small number of the potential sites lie entirely outside of Flood Zones 2 and 3, and also have no surface water flood risk. These sites would be permitted subjection to consultation with the LLFA and LPA. The sites are indicated in white on the table.
- c.1.6 Figures C1-3 (supplied separately) display the HELAA sites against the EA Flood Zones, Risk of Flooding from Surface Water, and SWMP Critical Drainage Areas respectively, and can be used in conjunction with Table C.1 to give an indication of flood risk associated with each potential site.

Table C.1 HELAA Development Sites and Flood Risk

Site	Site Name	Proposed Use	Total Site Area (ha)	Fluvial Flood Zone						Surface water risk			In Critical Drainage Area?	Development Viability
				Flood Zone 1		Flood Zone 2		Flood Zone 3		High Risk	Medium Risk	Low Risk		
				Area	% of site	Area	% of site	Area	% of site					
112A	Childerditch Industrial Estate	Employment Site	11.25	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
102	William Hunter Way car park, Brentwood	Mixed Use	1.2	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	No	site specific FRA required
087	Land at Alexander Lane, Shenfield	Housing Site	1.73	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
003	Wates Way Industrial Estate, Ongar Road, Brentwood	Mixed Use	0.99	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
21	Horndon Industrial Estate, Station Road, West Horndon	Mixed Use	10	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
39	Westbury Road Car Park, Westbury Road, Brentwood	Housing Site	0.27	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
40	Chatham Way/Crown Street Car Park, Brentwood	Housing Site	0.33	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
41	Land at Hunter House, Western Road, Brentwood	Housing Site	0.21	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
81	Council Depot, The Drive, Warley	Housing Site	3.2	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
83	Land west of Warley Hill, Pastoral Way, Warley	Housing Site	2.21	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	No	site specific FRA required
085B	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	Housing Site	0.33	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
2	Brentwood railway station car park	Housing Site	1.07	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
10	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Housing Site	1.2	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
079A	Land adjacent to Ingatestone by-pass (part bounded by Roman Road, south of flyover)	Housing Site	1.39	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
77	Land south of Redrose Lane, north of Woollard Way, Blackmore	Housing Site	3.3	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	No	site specific FRA required
76	Land south of Redrose Lane, north of Orchard Piece, Blackmore	Housing Site	1.69	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
20	West Horndon Industrial Estate, Childerditch Lane, West Horndon	Mixed Use	6.45	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
22	Land at Honeypot Lane, Brentwood	Housing Site	10.93	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
023A	Land off Doddingtonhurst Road, either side of A12, Brentwood	Housing Site	5.99	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
32	Land east of Nags Head Lane, Brentwood	Housing Site	5.88	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	No	site specific FRA required
34	Officer's Meadow, land off Alexander Lane, Shenfield	Housing Site	20.8	20.34	97.79	0.39	1.88	0.07	0.34	Yes	Yes	Yes	Yes	consider site layout and design around flood risk - within CDA so should refer to the site specific recommendations in the SWMP
44	Land at Priests Lane (west), Brentwood	Housing Site	4.51	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
27	Land adjacent to Carmel, Mascalls Lane, Warley	Housing Site	0.34	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
079C	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Employment Site	2.06	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
128	Ingatestone Garden Centre, Roman Road, Ingatestone	Housing Site	3.45	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	No	site specific FRA required
152	Land East of Horndon Industrial Estate	Mixed Use	0.8	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
158	Land North of A1023 Chelmsford Road, Shenfield	Mixed Use	4.45	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
178	Land at Priests Lane (east) adjacent Bishops Walk, Brentwood	Housing Site	0.61	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	Yes	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
186	Land at Crescent Drive, Brentwood	Housing Site	1.54	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
187	Land south of East Horndon Hall	Employment Site	8.7	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
112D	Childerditch Industrial Estate	Employment Site	2.34	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required

194	Brizes Corner Field, Blackmore Road, Kelvedon Hatch	Housing Site	0.87	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
106	Site adjacent to Ingatestone Garden Centre (former A12 works site)	Housing Site	4.65	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	No	site specific FRA required
235	Land to the north of Alexander Lane, Shenfield	Housing Site	1.36	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
263	Land east of Chelmsford Road, Shenfield	Housing Site	9.85	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	site specific FRA required - within CDA so should refer to the site specific recommendations in the SWMP
276	Oak Hurst, Chelmsford Road, Shenfield	Housing Site	0.55	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
294	Chestnut Field, Backmore Road, Hook End	Housing Site	0.33	100.00	100.00	0.00	0.00	0.00	0.00	No	No	No	No	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
311	The Eagle and Child Public House, Chelmsford Road, Shenfield	Housing Site	0.24	100.00	100.00	0.00	0.00	0.00	0.00	No	Yes	Yes	Yes	permitted subject to LPA/LLFA consultation, requires Drainage Impact Assessment
117B	Ford Warley - Northern Site	Housing Site	1.28	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	No	site specific FRA required
117A	Ford Warley - Southern Site	Housing Site	6.81	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
075B	Land off Stocks Lane, Kelvedon Hatch	Housing Site	2.15	100.00	100.00	0.00	0.00	0.00	0.00	No	No	Yes	No	site specific FRA required
112E	Childerditch Industrial Estate	Employment site	7.05	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
101A	Brentwood Enterprise Park (M25 Works Site at A127/M25 junction 29)	Employment site	35.47	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
023B	Land off Doddinghurst Road, either side of A12, Brentwood	Housing Site	2.2	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
101C	Codham Hall Farm	Employment	9.62	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
101D	Codham Hall Farm	Landscaping Area	8.01	100.00	100.00	0.00	0.00	0.00	0.00	Yes	Yes	Yes	No	site specific FRA required
200	Dunton Hills Garden Village	Mixed Use	257	231.28	89.99	2.35	0.91	23.37	9.09	Yes	Yes	Yes	No	site specific FRA required, consider site layout and design around flood risk



- Key
- Flood Zone 2
 - Flood Zone 3
 - HELAA Sites*
 - Brentwood Borough Council Boundary

*As per shapefile -
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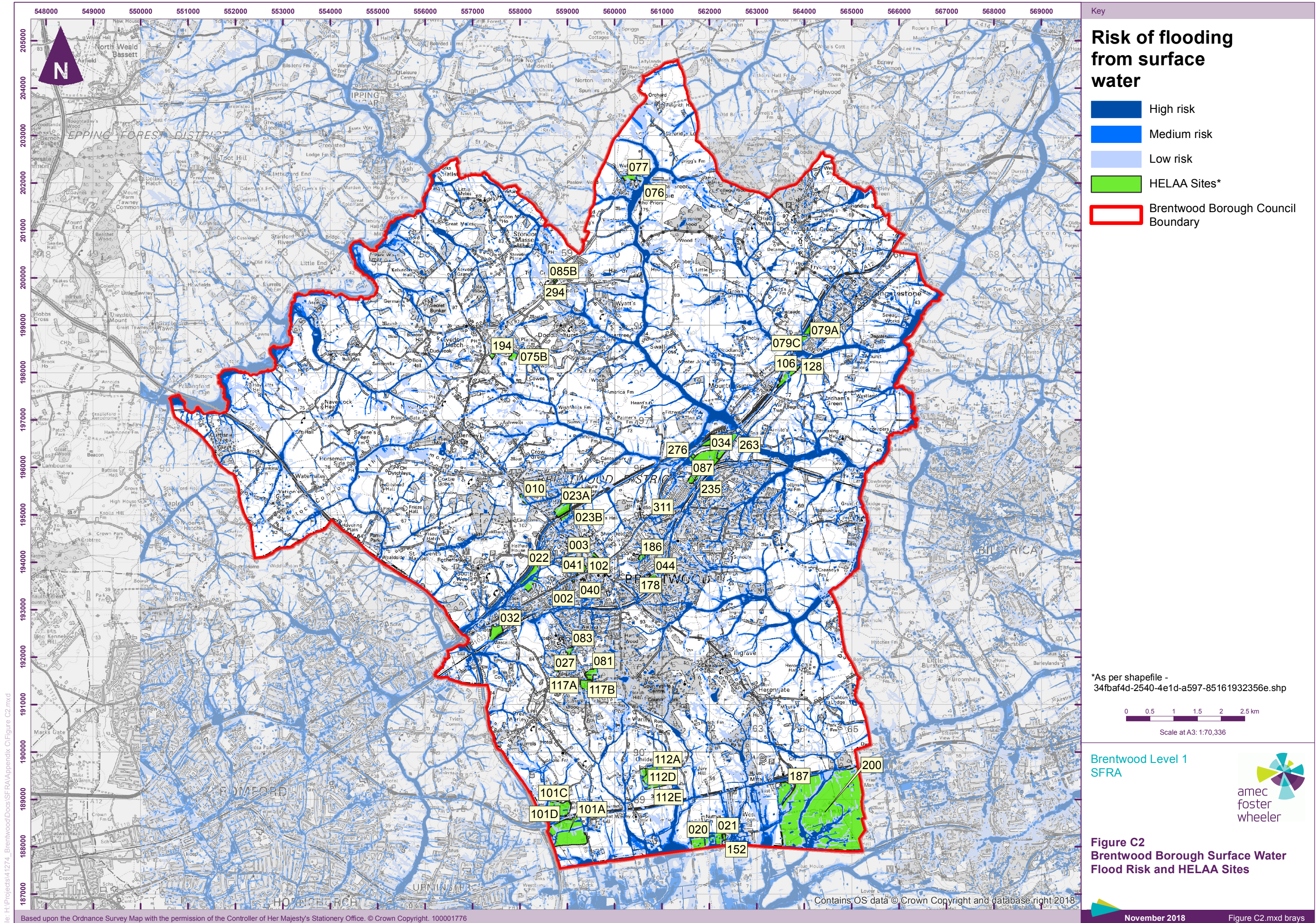
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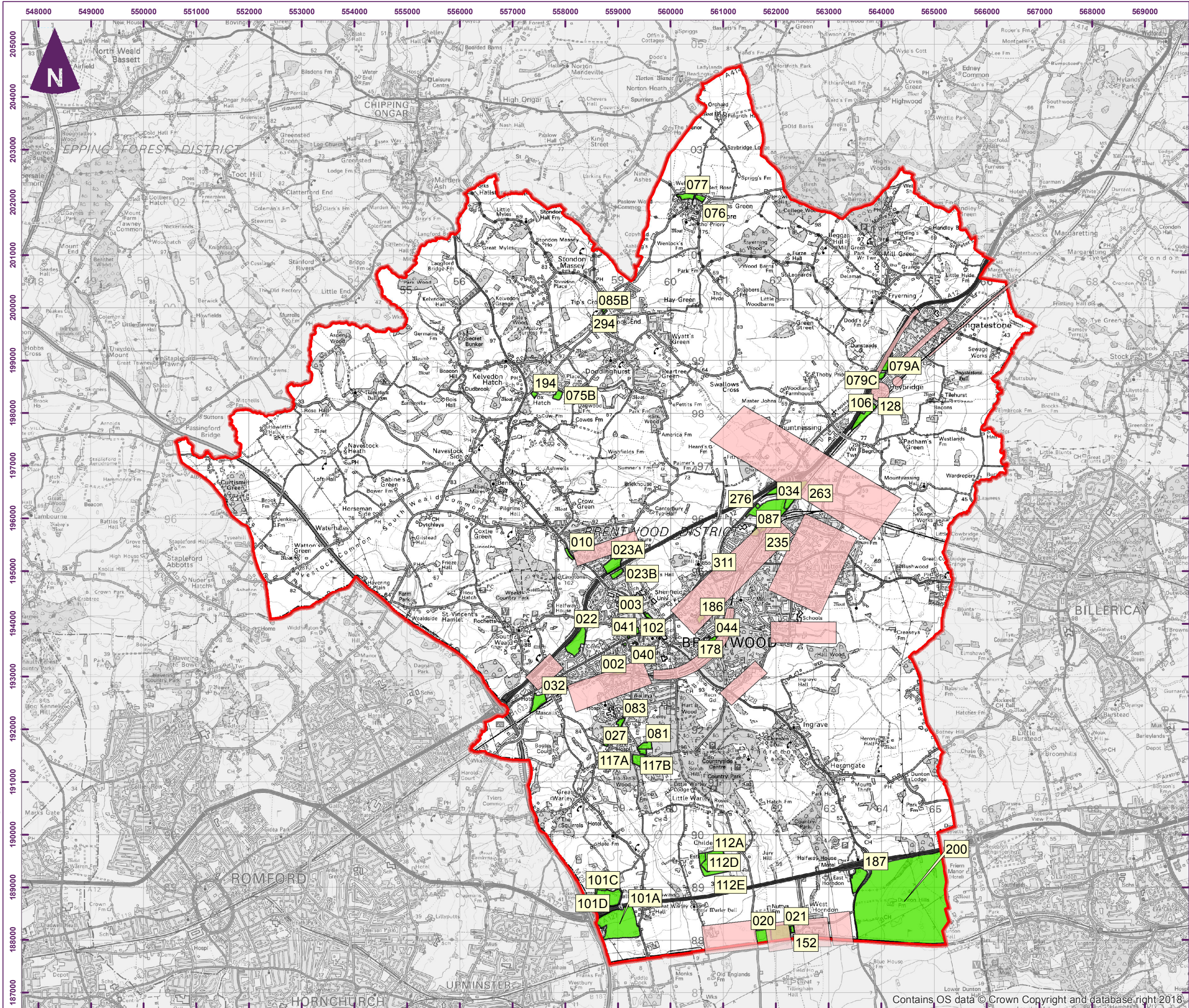
Brentwood Level 1
SFRA



Figure C1
Brentwood Borough Flood Zones
and HELAA Sites

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- Key
- Brentwood Critical Drainage Areas
 - HELAA Sites*
 - Brentwood Borough Council Boundary

*As per shapefile - 34fbaf4d-2540-4e1d-a597-85161932356e.shp

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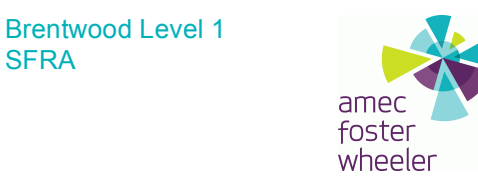


Figure C3
Brentwood Borough Critical Drainage Areas

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