



**BRENTWOOD
BOROUGH COUNCIL**

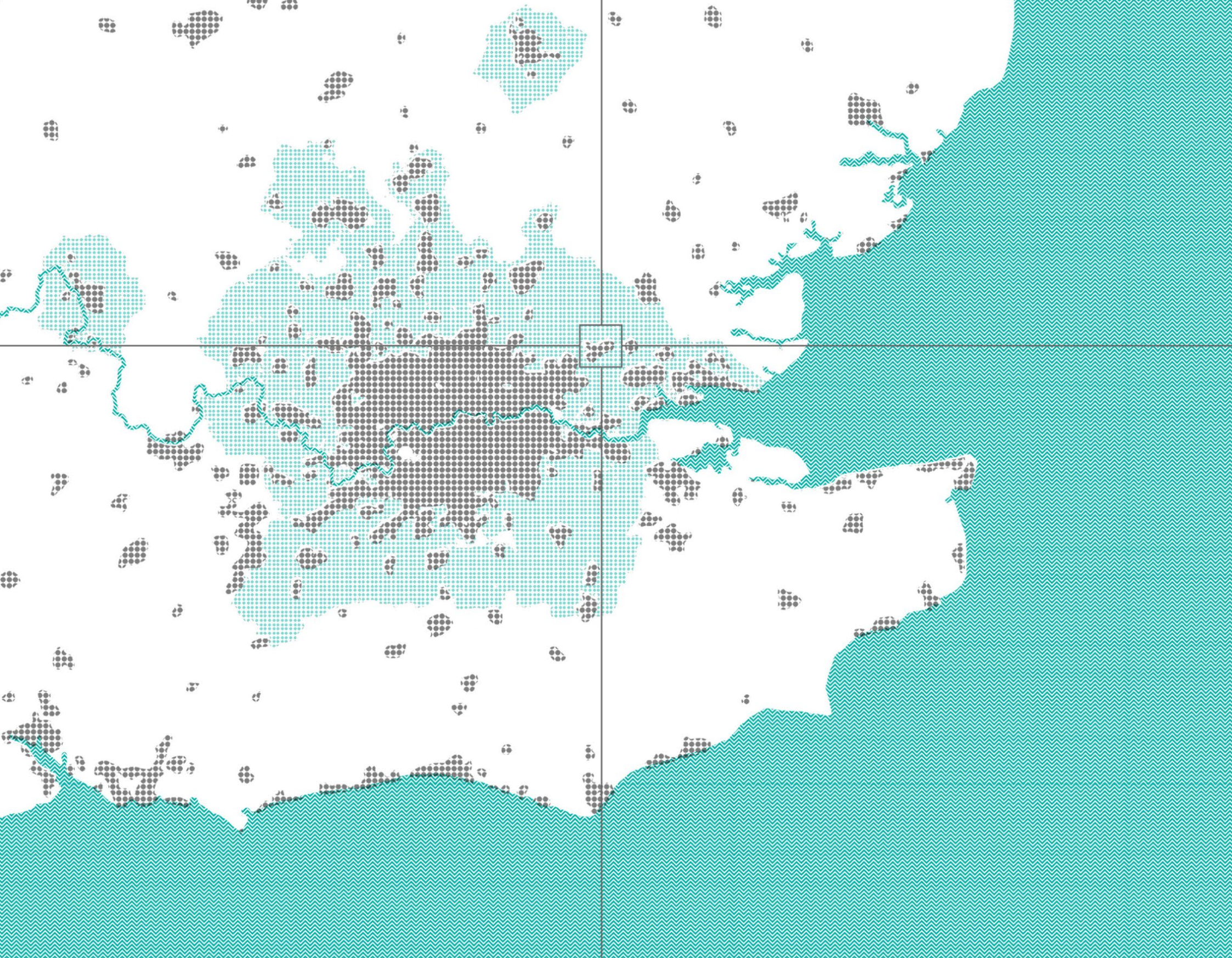
BRENTWOOD DRAFT LOCAL PLAN

[2013 - 2033]

Supporting Document:

PATTERN BOOK

January 2016



Copyright

Published January 2016
Brentwood Borough Council

Planning Policy Team, Town Hall, Ingrave Road
Brentwood, Essex
CM15 8AY

www.brentwood.gov.uk/localplan
email: planning.policy@brentwood.gov.uk
telephone: 01277 312 500

Please contact us to obtain a copy of this information in an alternative format.

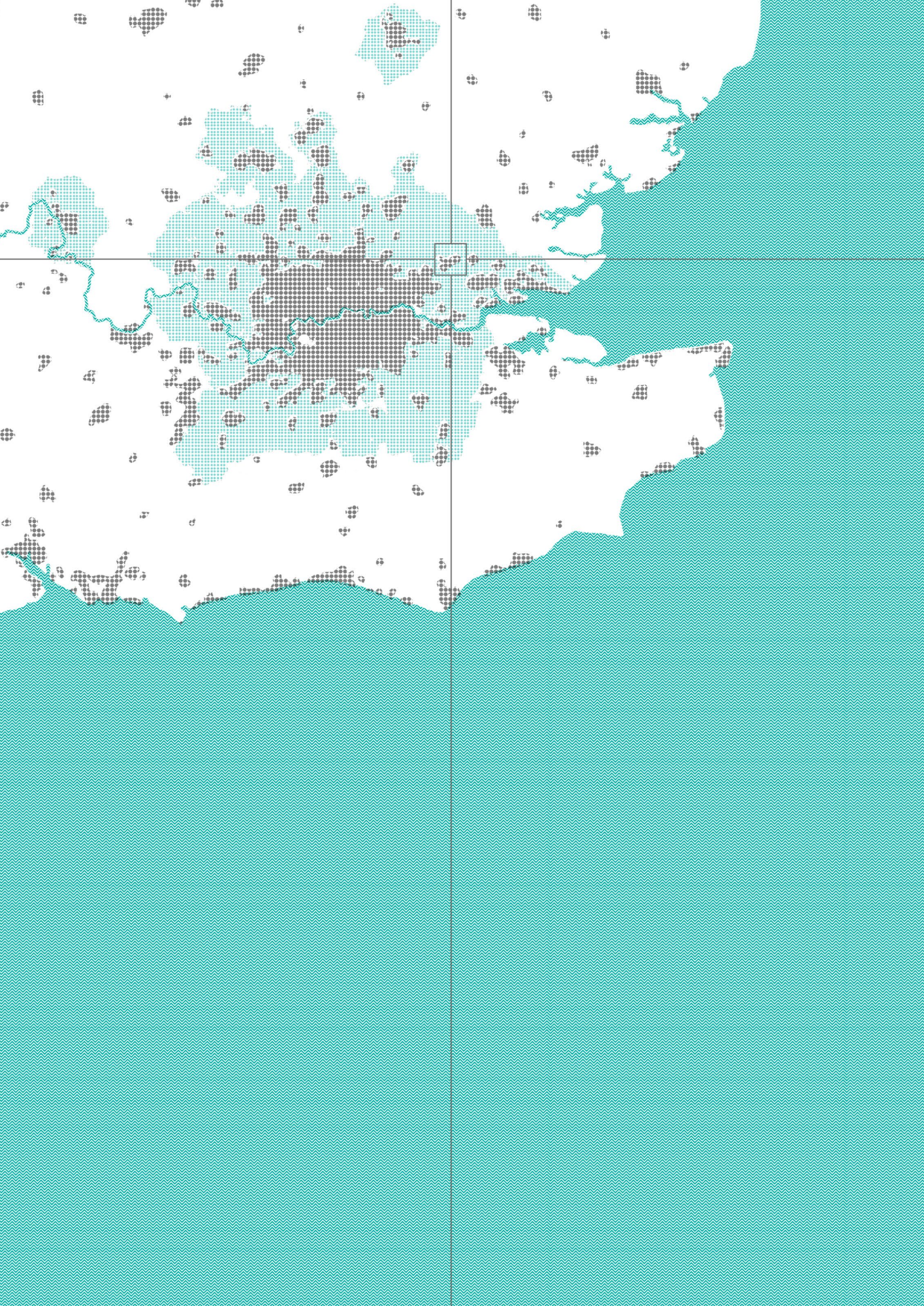
Supporting Document

The purpose of this Pattern Book is to serve as an illustrated guide to support and supplement the Brentwood Draft Local Plan. The Pattern Book contains maps and figures depicting some of the issues considered as part of the plan making process and the proposed future planning strategy. Some illustrations are used in the Draft Local Plan, others provide additional context.

For more information please refer to the Draft Local Plan and other supporting documents available to view at www.brentwood.gov.uk/localplan

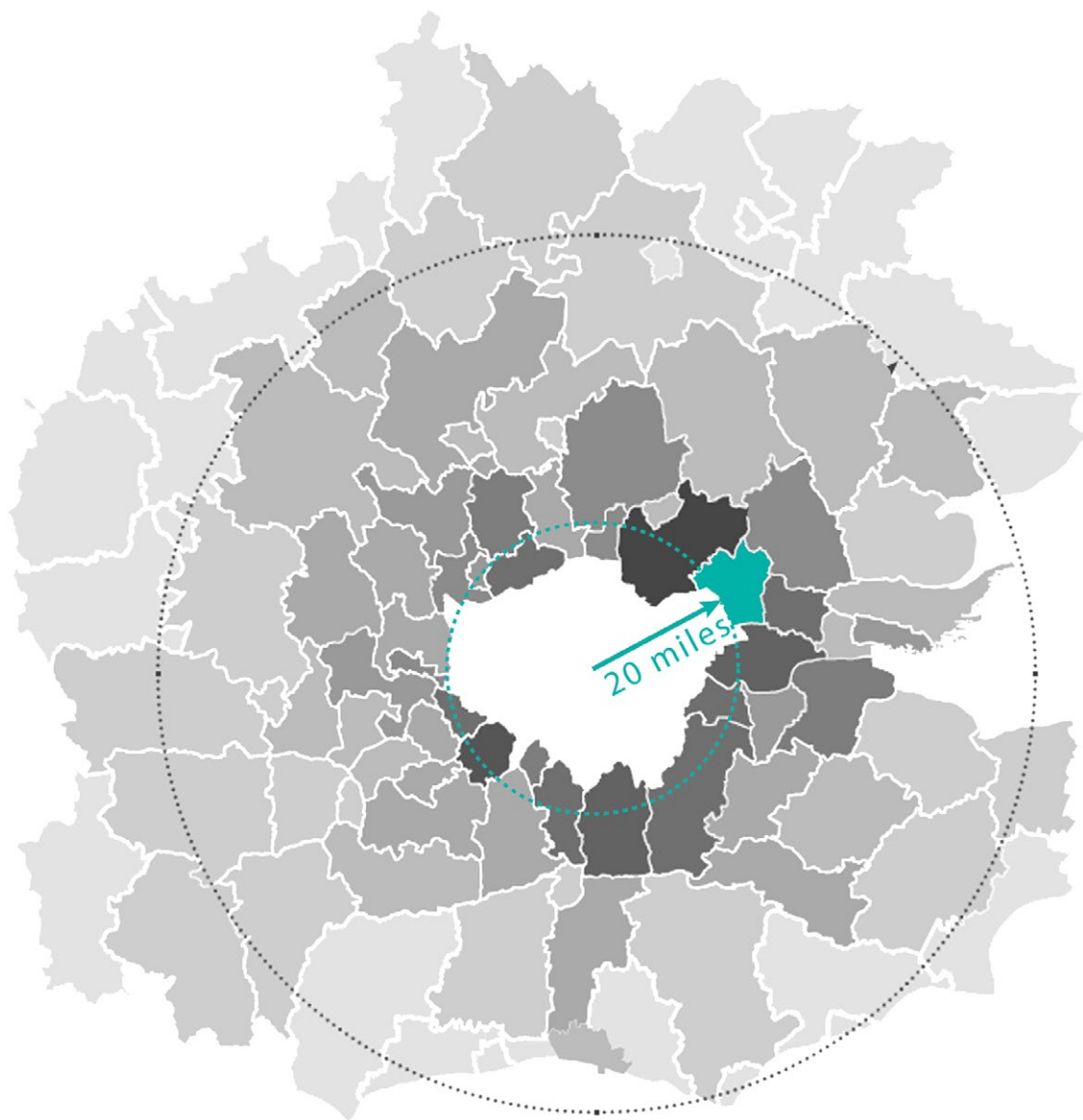
CONTENTS

01	CONTEXT	04
	Brentwood's Story	05
	Our Approach	07
02	ISSUES	10
	Brentwood in Wider Region	11
	Economic and Transport Links	13
	Employment Land Need	13
	Surrounding Shopping Centres	14
	Employment Change in Brentwood and the East of England	14
	Housing Completions and Trajectory	15
	Settlement Hierarchy and Administrative Boundaries	17
	Green Belt, and Green Belt Comparison	19
	Environment and Biodiversity	21
	Landscape Character	22
	Potential Flood Risk	23
	Water Infiltration Potential and Groundwater Vulnerability	24
	Transport and Travel	25
	Schools and Capacity	26
	Topography	27
	Superfast Essex Broadband Rollout Map	28
	Gypsy and Traveller Sites	29
03	POLICY	32
	Key Diagram	33
	A12 Corridor	35
	A127 Corridor	41

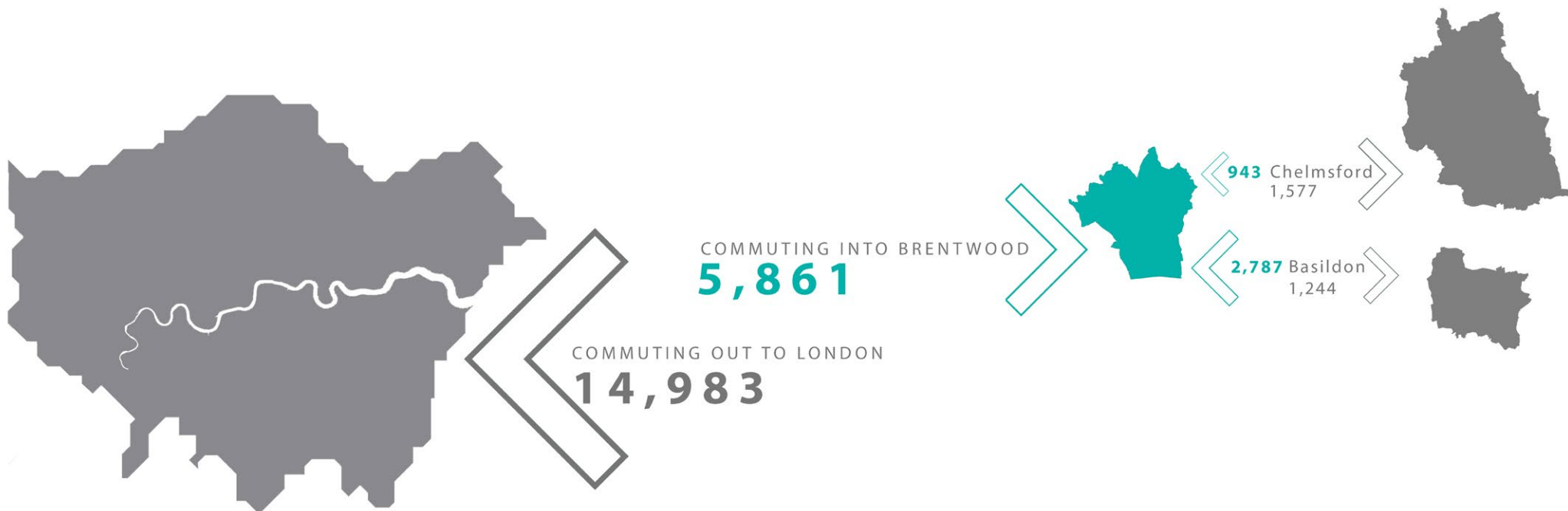


01. CONTEXT

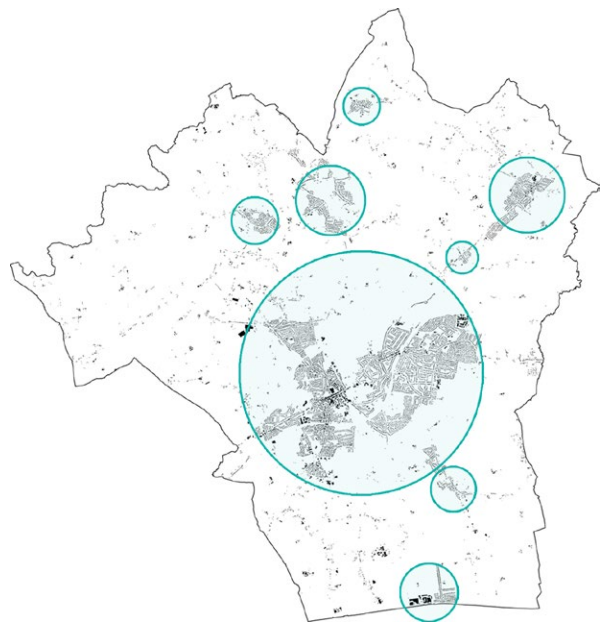
BRENTWOOD'S STORY



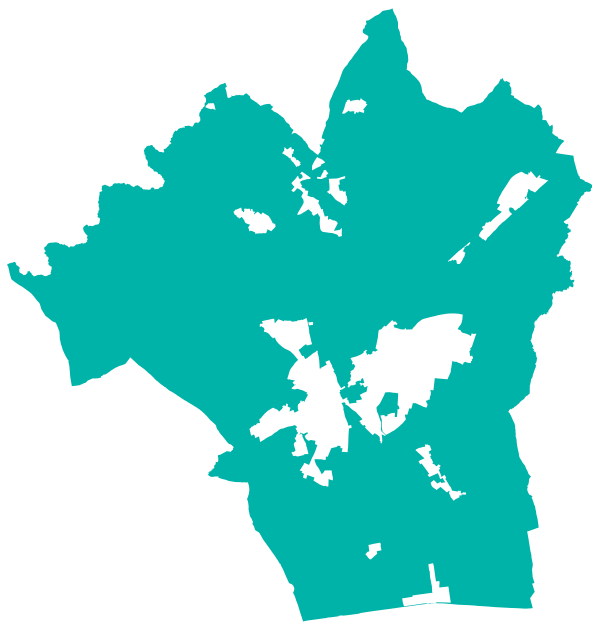
Just 20 miles north-east of Central London and a stones throw from the M25, Brentwood is ideally located, offering the best of both worlds between excellent transport links and quality environment



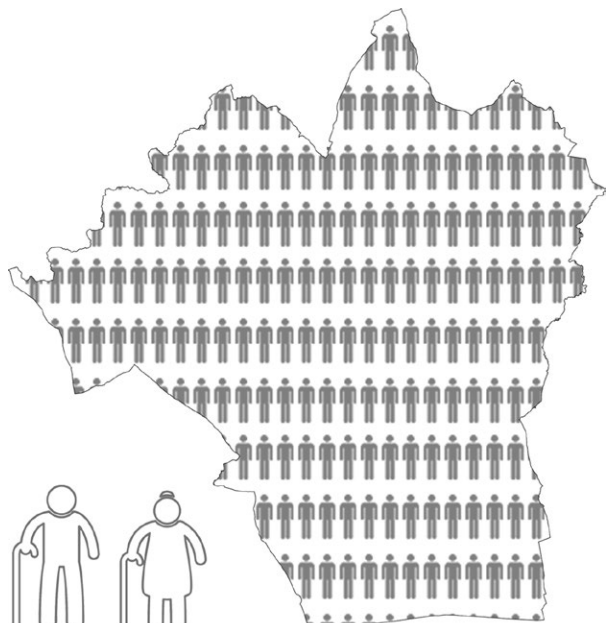
Located within the London Arc, well served by road and rail networks, the majority of Brentwood's population commute to London for work



At the heart of the borough is the **market town** of Brentwood and its **wider urban area**, which is surrounded by **villages** set amongst the **countryside** and attractive **natural landscape**



89% of the borough is within London's **Metropolitan Green Belt**



The borough's population is over **73,500** with a **significant retired population** - an **ageing** population trend projected to continue



80% of the borough's population own their home



£320,000
average borough house price
vs £220,000
average England house price



360
new homes per year
175
new homes per year



The current housing stock is largely made up of **detached** and **semi-detached** houses with **less small unit accomodation**

Partly because of higher average salaries in London and the south-east, **house prices** have been **driven up** making **affordability** a **pressing issue** in Brentwood

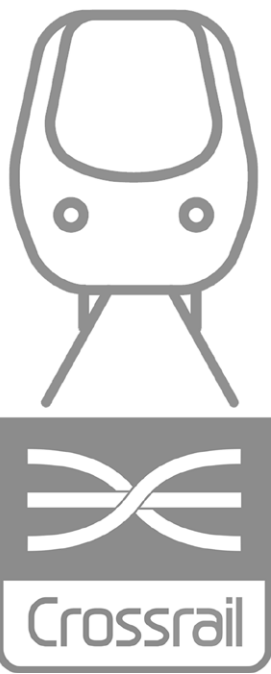
The old regional plan target of 175 new homes per year has been **abolished** (total 3,500 new homes 2001-2021). Now the borough's need is **360** new homes per year, which is **7,200** over 20 years



The borough has **low unemployment** and a **good economically active** population. However, there is currently an **imbalance** between **skills** and **jobs** because of the population working in London

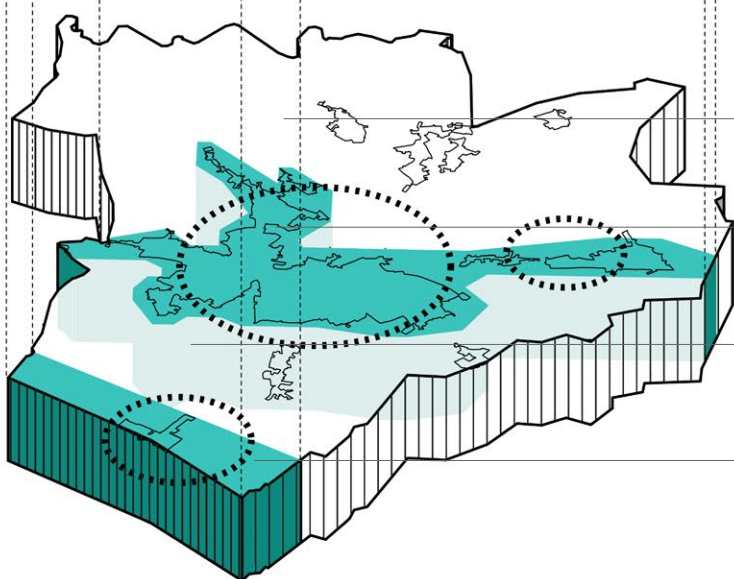
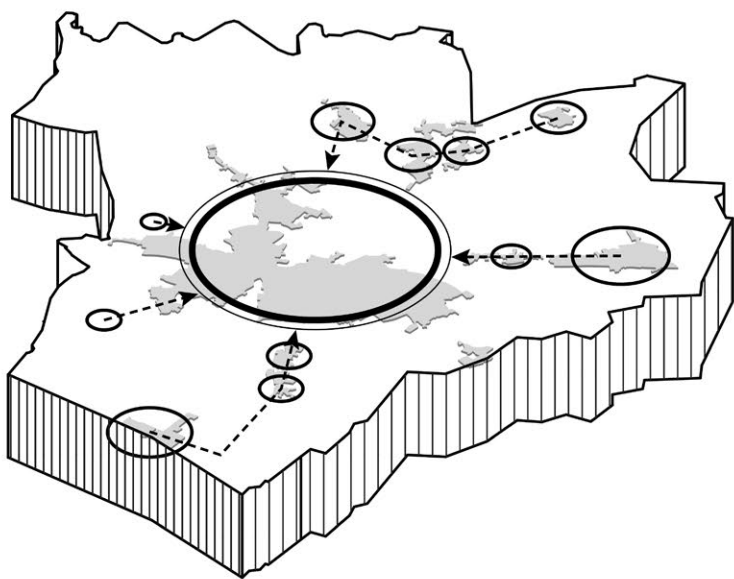


Public transport, bus services in particular, are **centred** on Brentwood **Town Centre**, making **accessibility** an **issue** for villages with **infrequent services** and **lack of evening** running



The arrival of **Crossrail** at Brentwood and Shenfield will **improve** the existing metro service and provide new direct links through **Central London**. This could provide **opportunities** for development and investment, but also **challenges** for **existing infrastructure capacity**

OUR APPROACH



Borough of Villages

At the centre of the Borough is the market town of Brentwood and its suburban areas. The town is surrounded by countryside, within which are several villages. These villages are linked to Brentwood and use the town for services and facilities. The unique nature of our market town and surrounding villages set amongst the countryside is fundamental to the Borough's character.

Transport Corridors

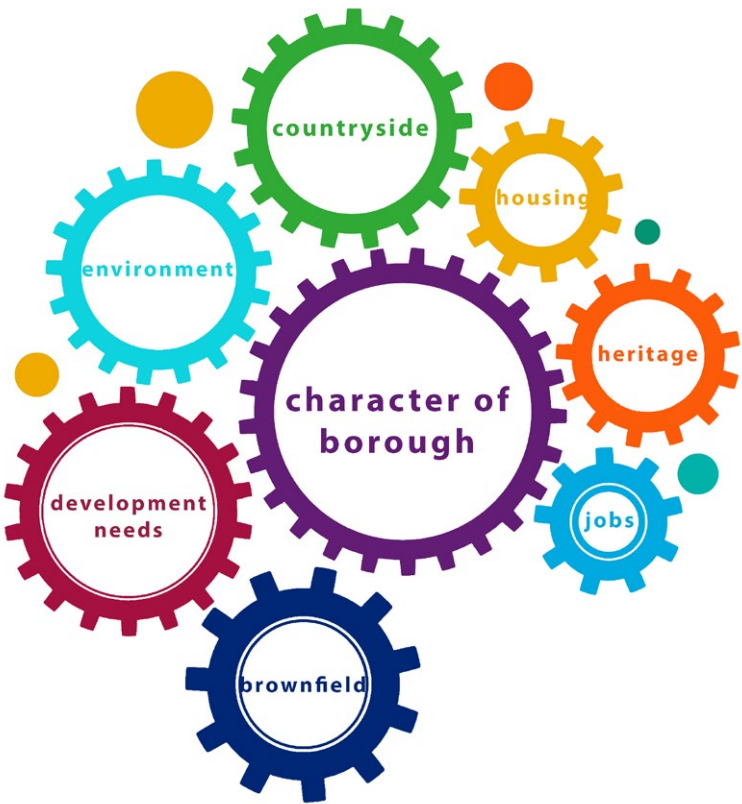
Two major transport corridors run through the Borough:

- A12 Corridor: A12 & Great Eastern railway to London Liverpool Street
- A127 Corridor: A127 & Essex Thameside railway to London Fenchurch Street

Infrastructure is key to considering where development needs can be most sustainably met. Some locations within these corridors provide good access to services and facilities. However, current capacity issues need to be considered.

These transport corridors, together with the character of the Borough's central market town and surrounding villages, create four distinct areas when considering how to meet development needs:

- Rural North
- A12 Corridor
- Rural South
- A127 Corridor



Development Needs and Borough Character

The Local Plan will set out the Council’s strategy and planning policies to manage future development. At its heart will be a vision to meet the Borough’s development needs for new homes and jobs while retaining local character and environmental qualities. These qualities are what make Brentwood Borough such an attractive place to live, work and visit. It will be a difficult balance to get right, and so we value the input of local residents, businesses and stakeholders to inform the way forward.

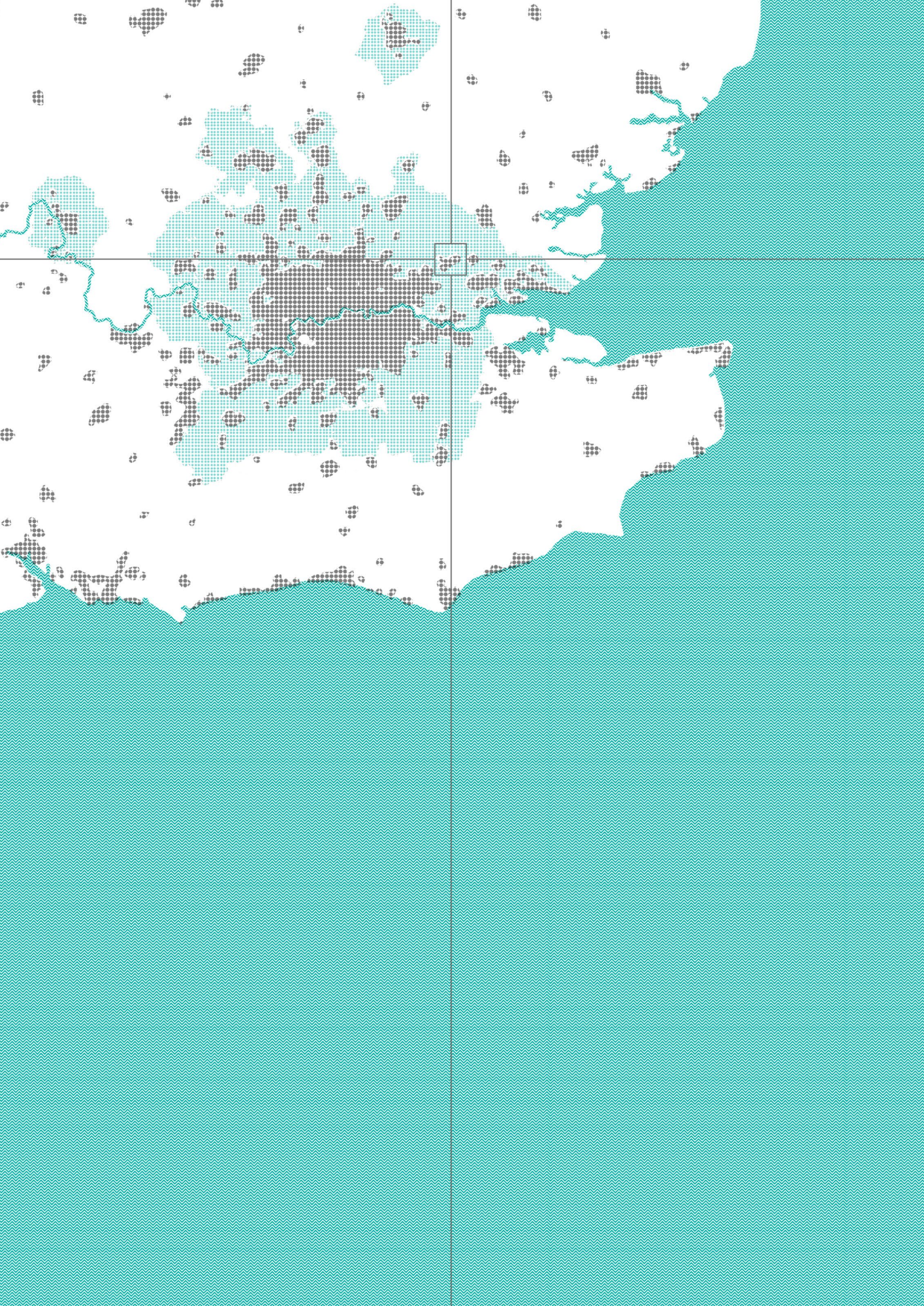


DEVELOPMENT NEEDS

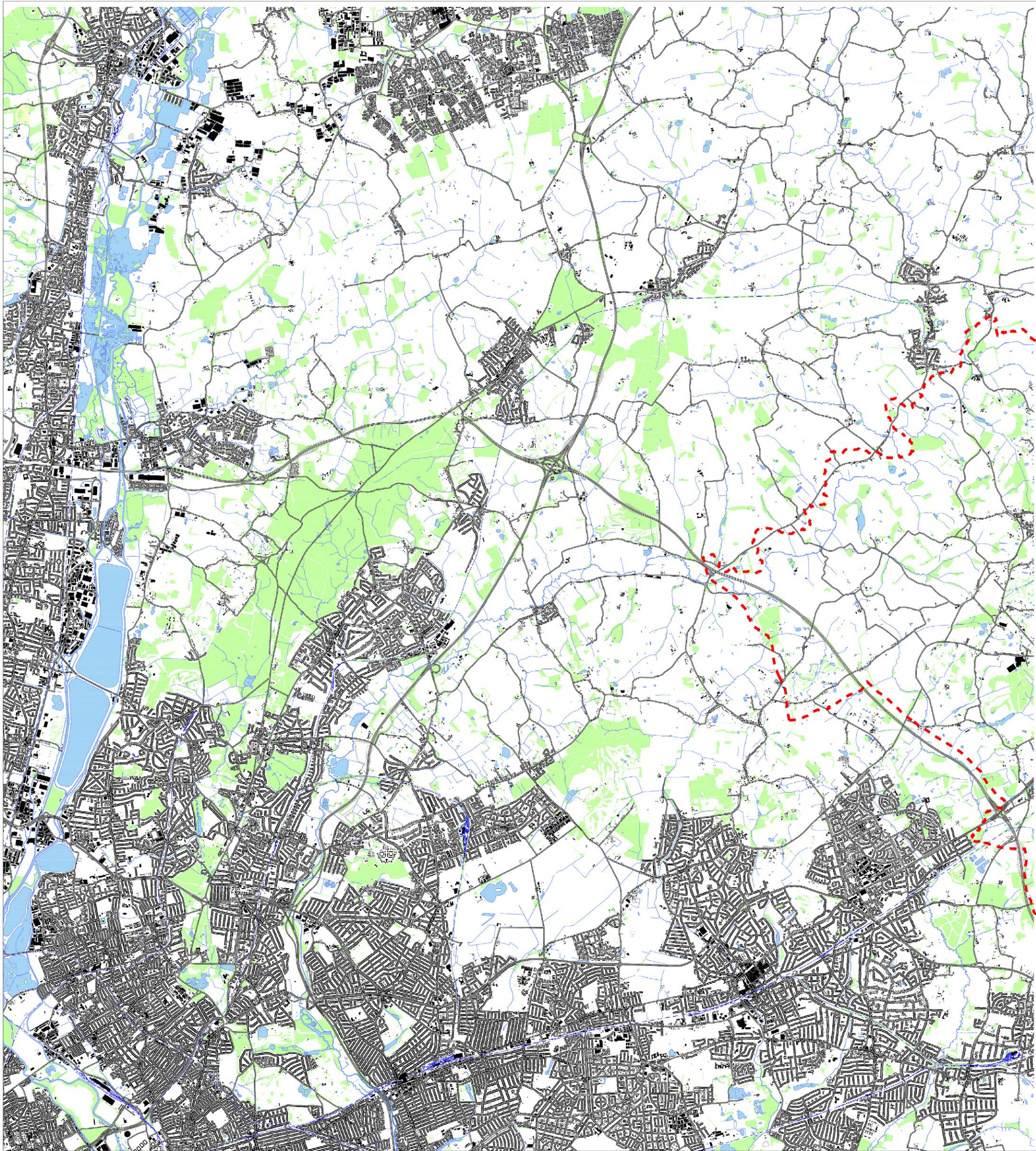


BOROUGH CHARACTER










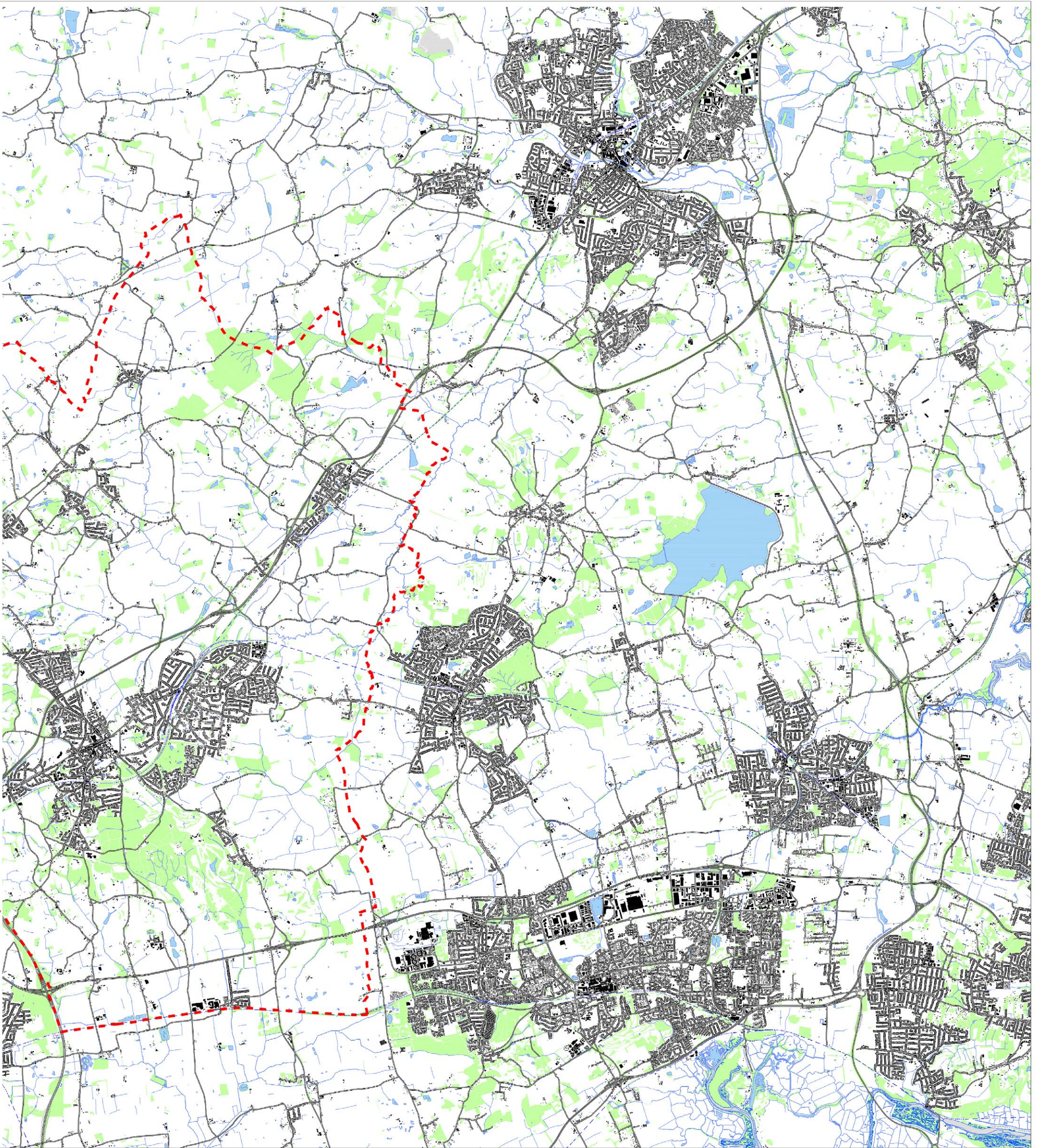
02. ISSUES

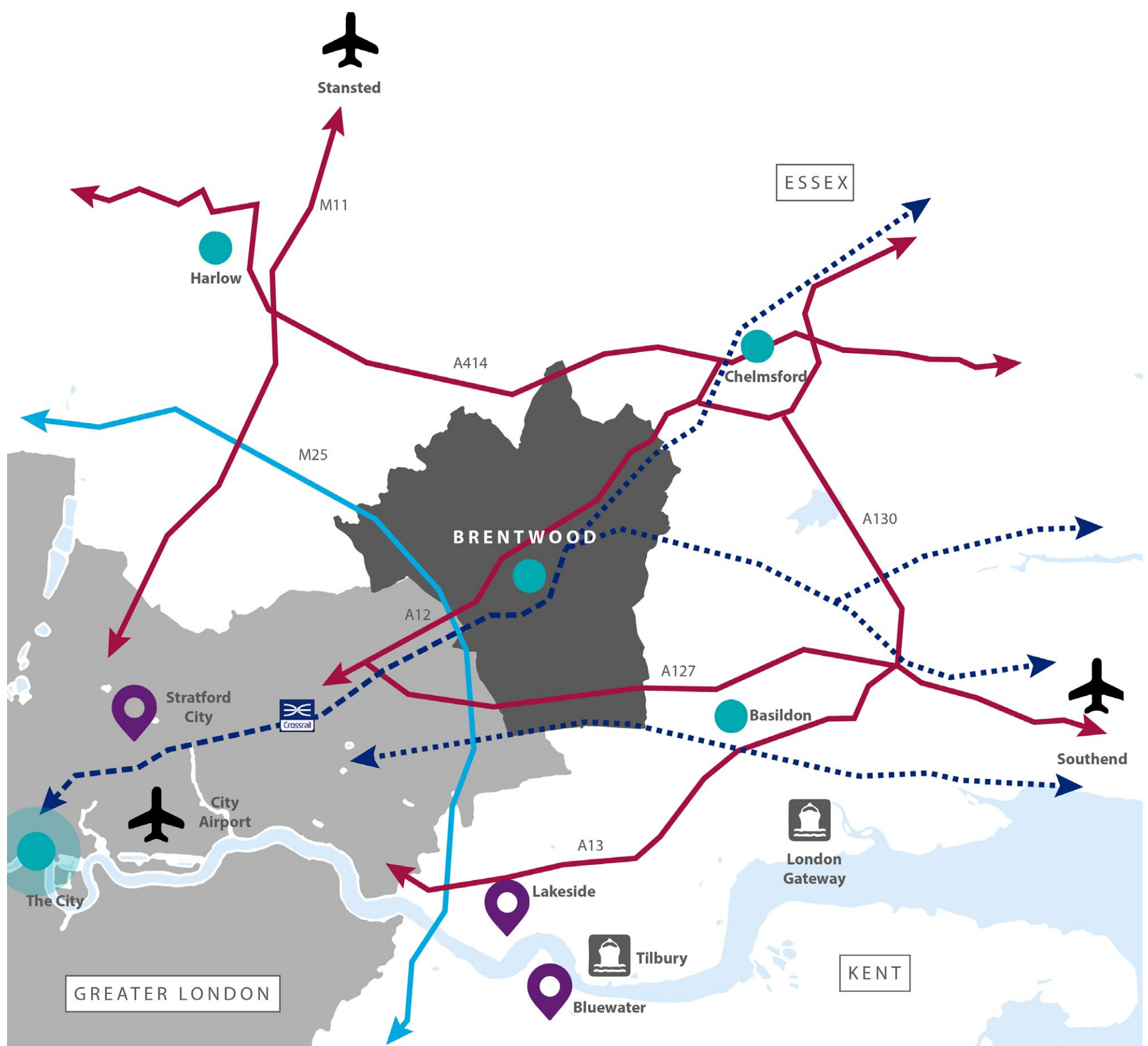


0 1 2 5 km

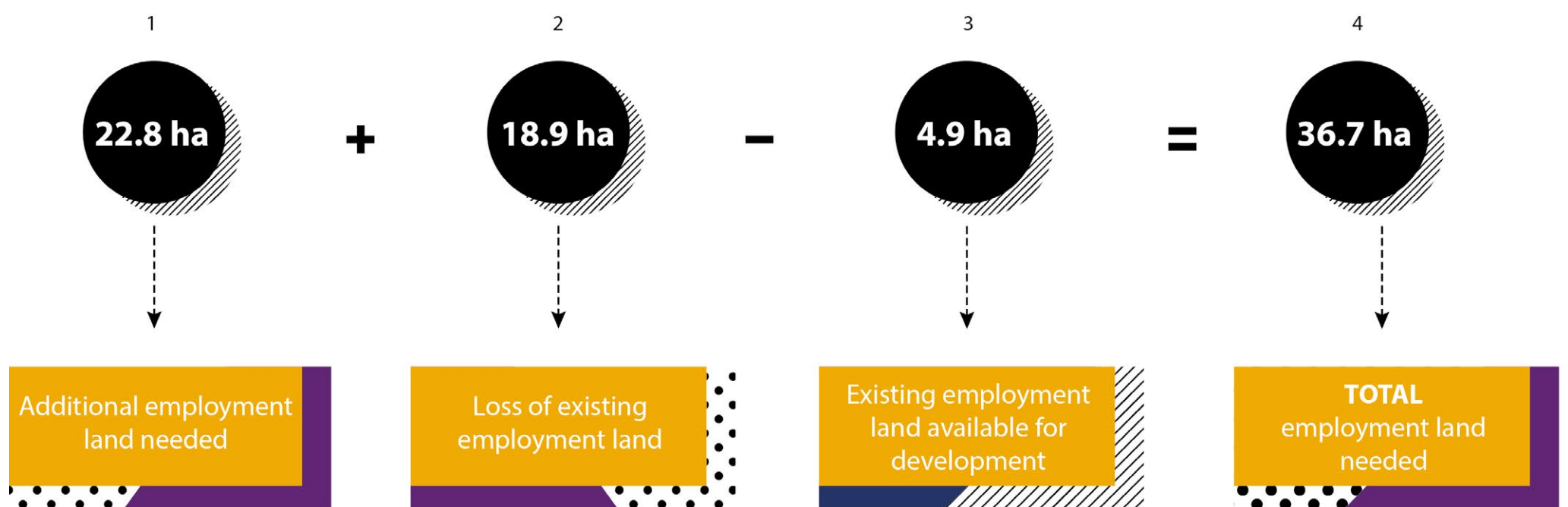
BRENTWOOD IN WIDER REGION

-  Water stream
-  River/pond
-  Open space and parks
-  Built areas
-  Brentwood borough boudary

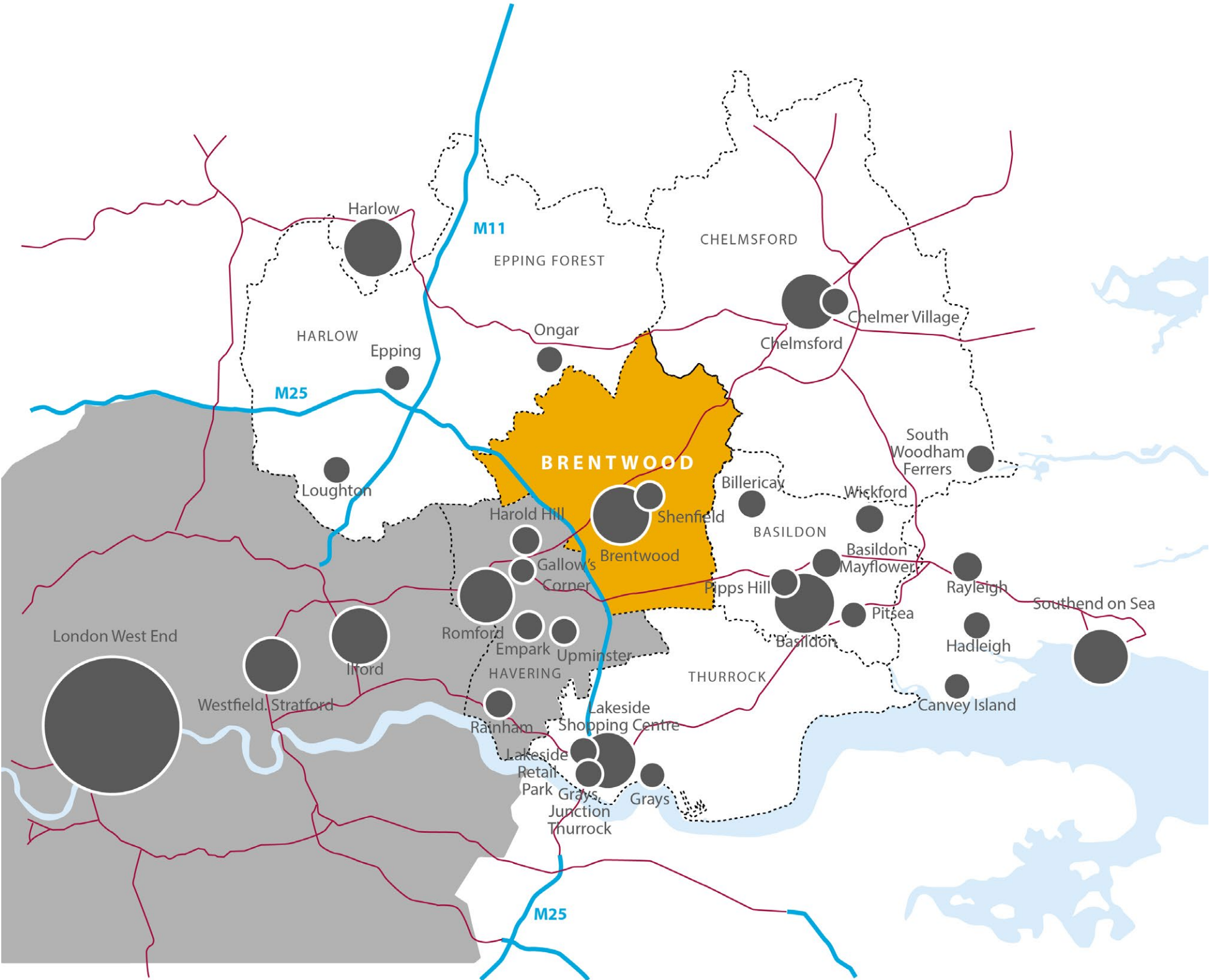




ECONOMIC AND TRANSPORT LINKS

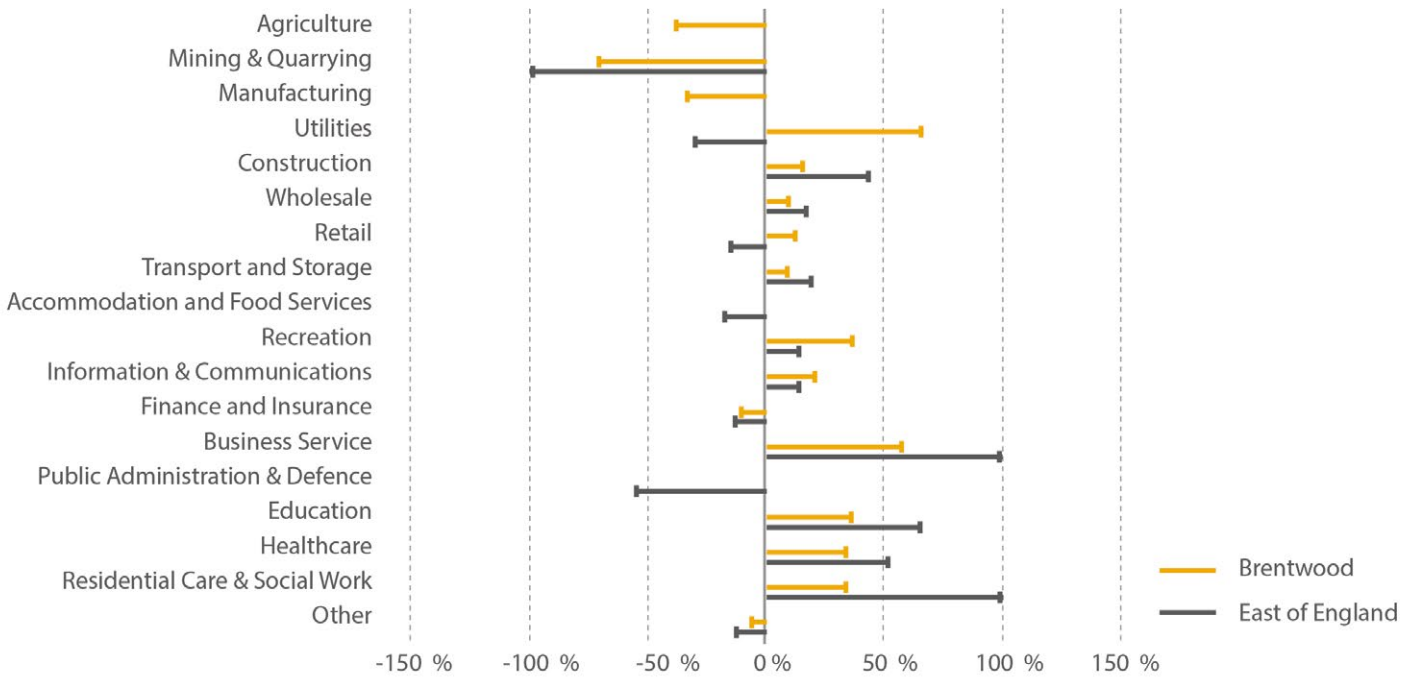


EMPLOYMENT LAND NEED



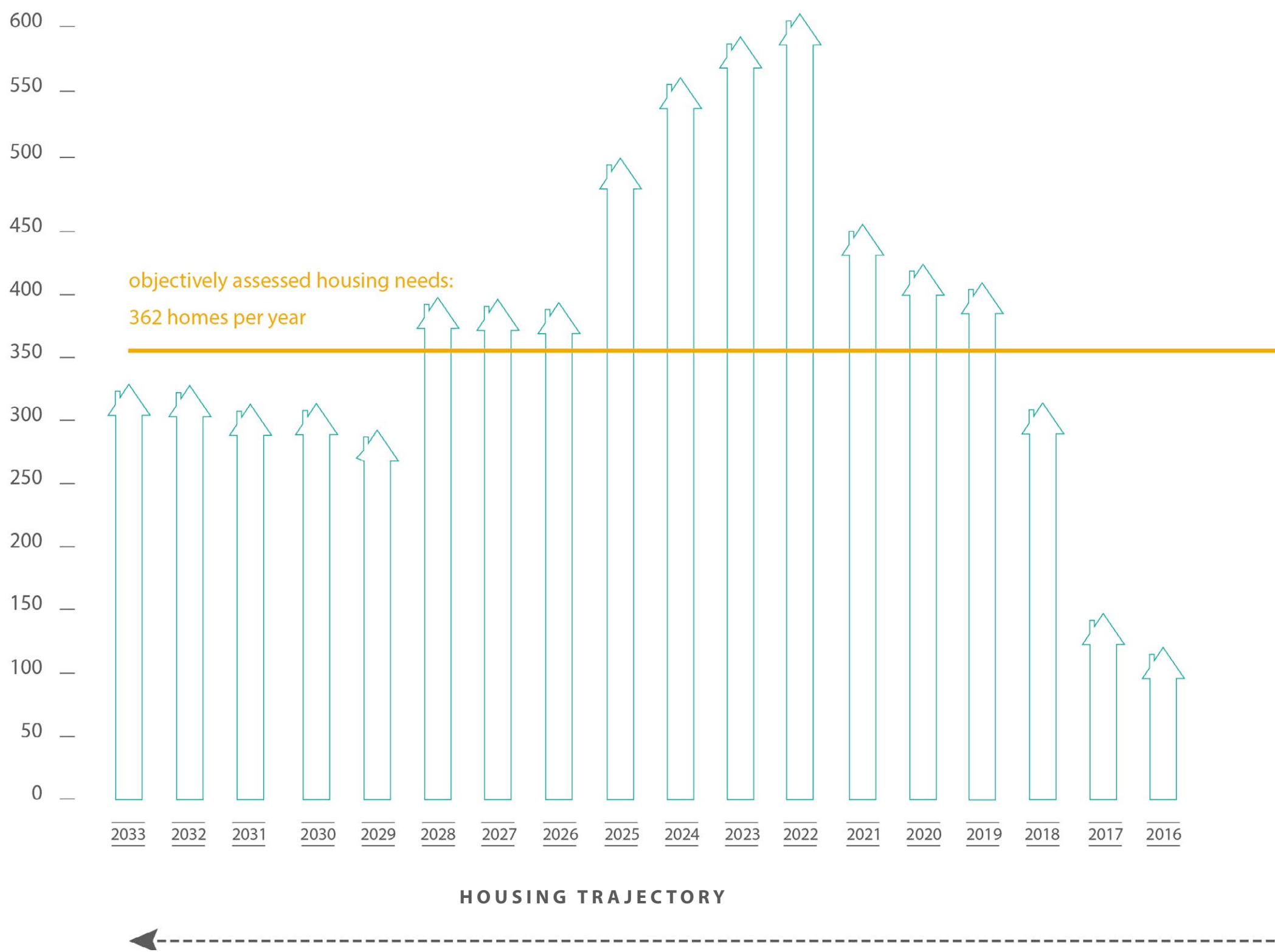
SURROUNDING SHOPPING CENTRES

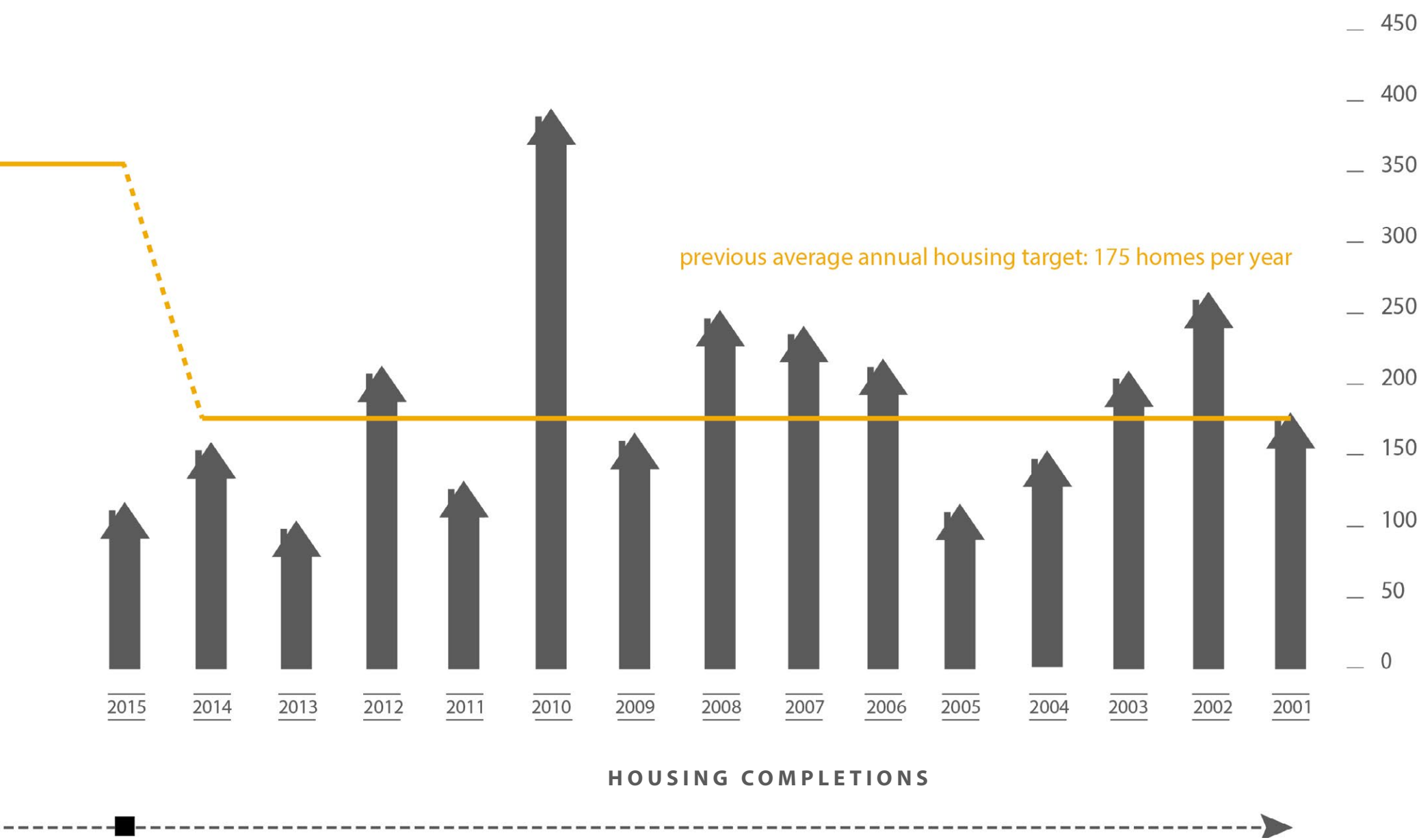
Source: Reproduced from Brentwood Borough : Retail and Commercial Leisure Study, 2014

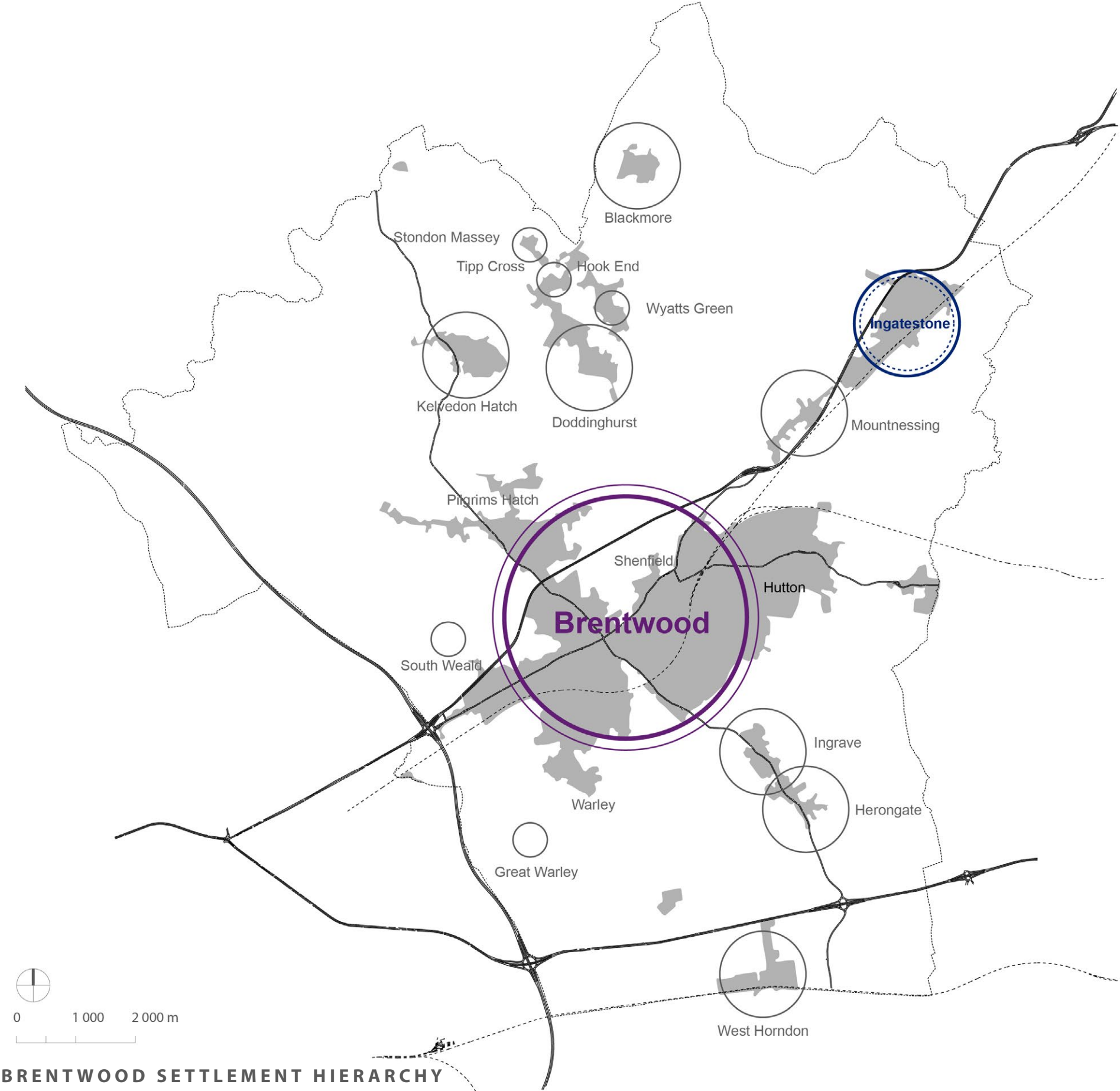


EMPLOYMENT CHANGE IN BRENTWOOD AND THE EAST OF ENGLAND 1997 - 2014

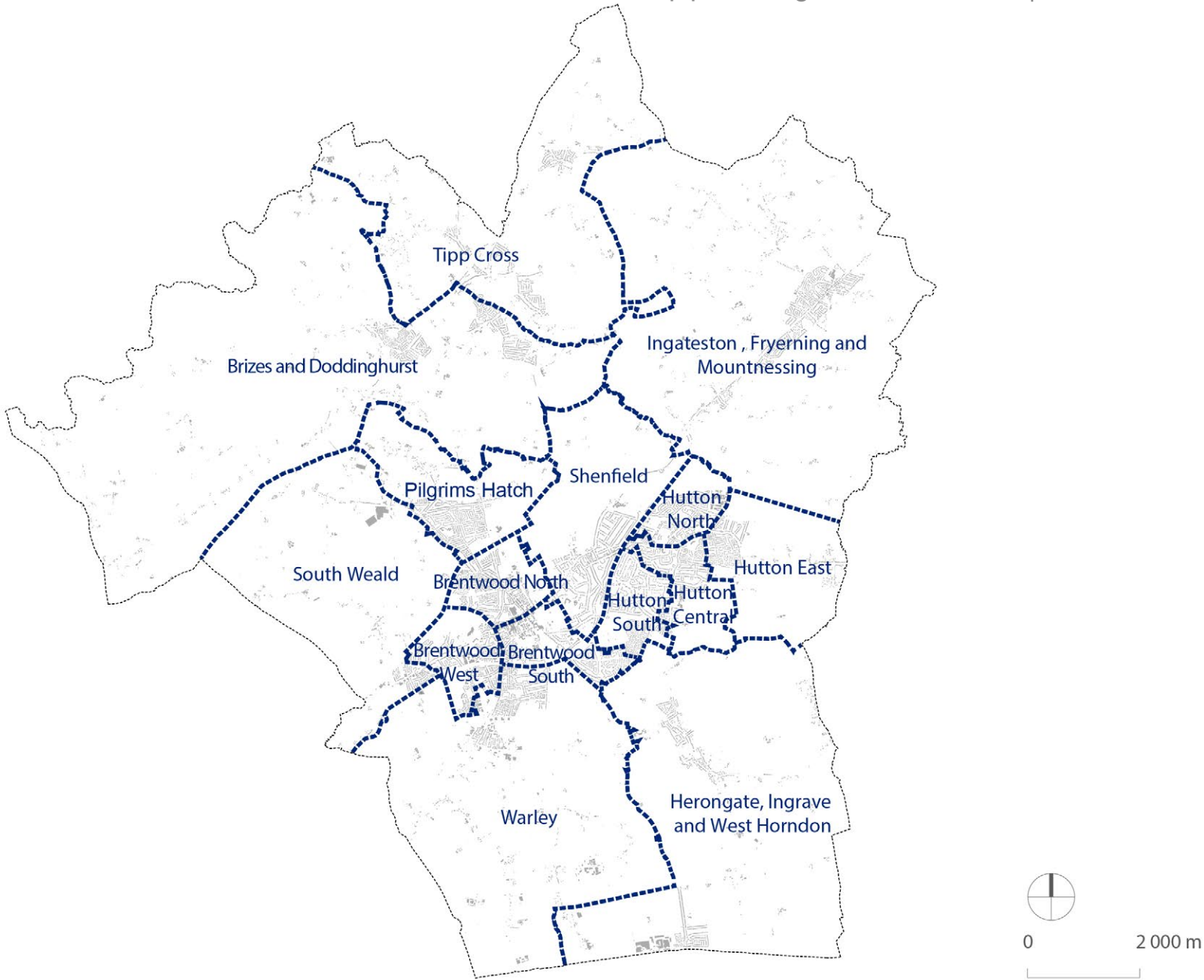
Source: Reproduced from Brentwood Economic Futures 2015-2030, Final Report, 2014



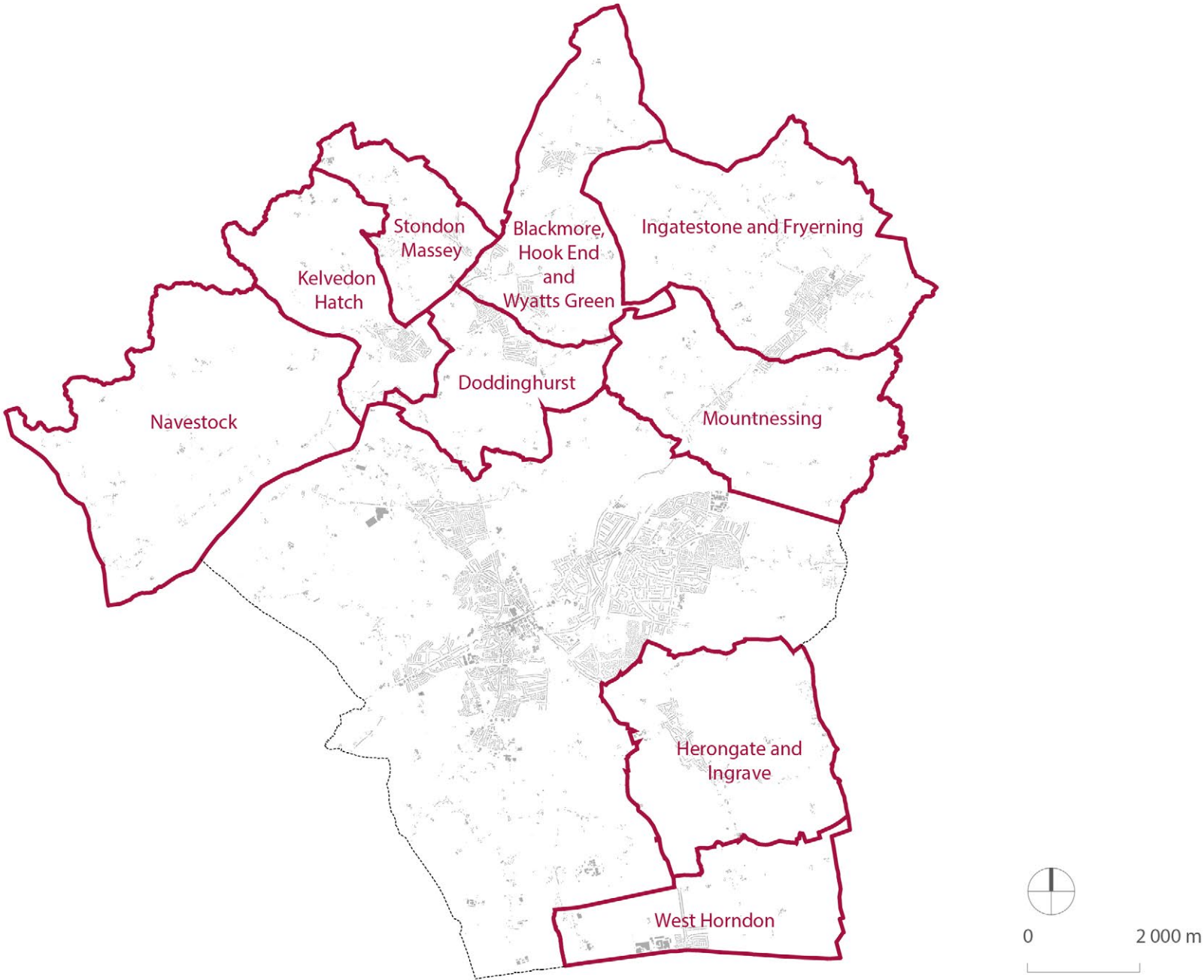




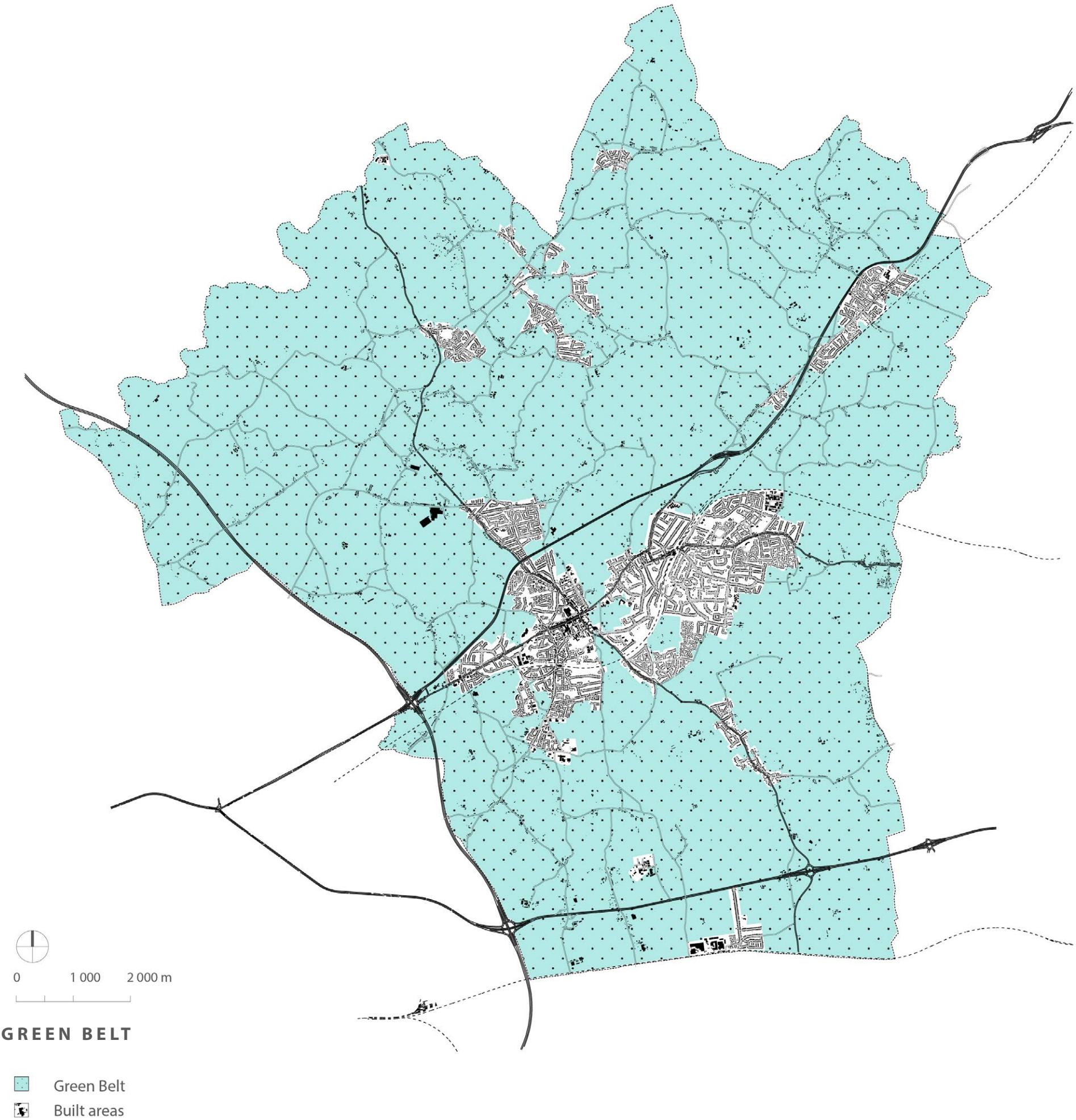
- Main Town
- Village Service Centre
- Larger Village
- Smaller Village



ADMINISTRATIVE BOUNDARY: WARD



ADMINISTRATIVE BOUNDARY: PARISH





METROPOLITAN GREEN BELT



Brentwood
Total area: 153,100 ha
Green Belt: 89%



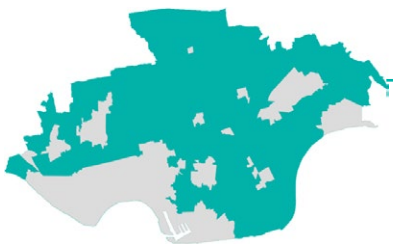
Havering
Total area: 112,300 ha
Green Belt: > 50%



Basildon
Total area: 110,000 ha
Green Belt: 63%



Chelmsford
Total area: 342,000 ha
Green Belt: 34%

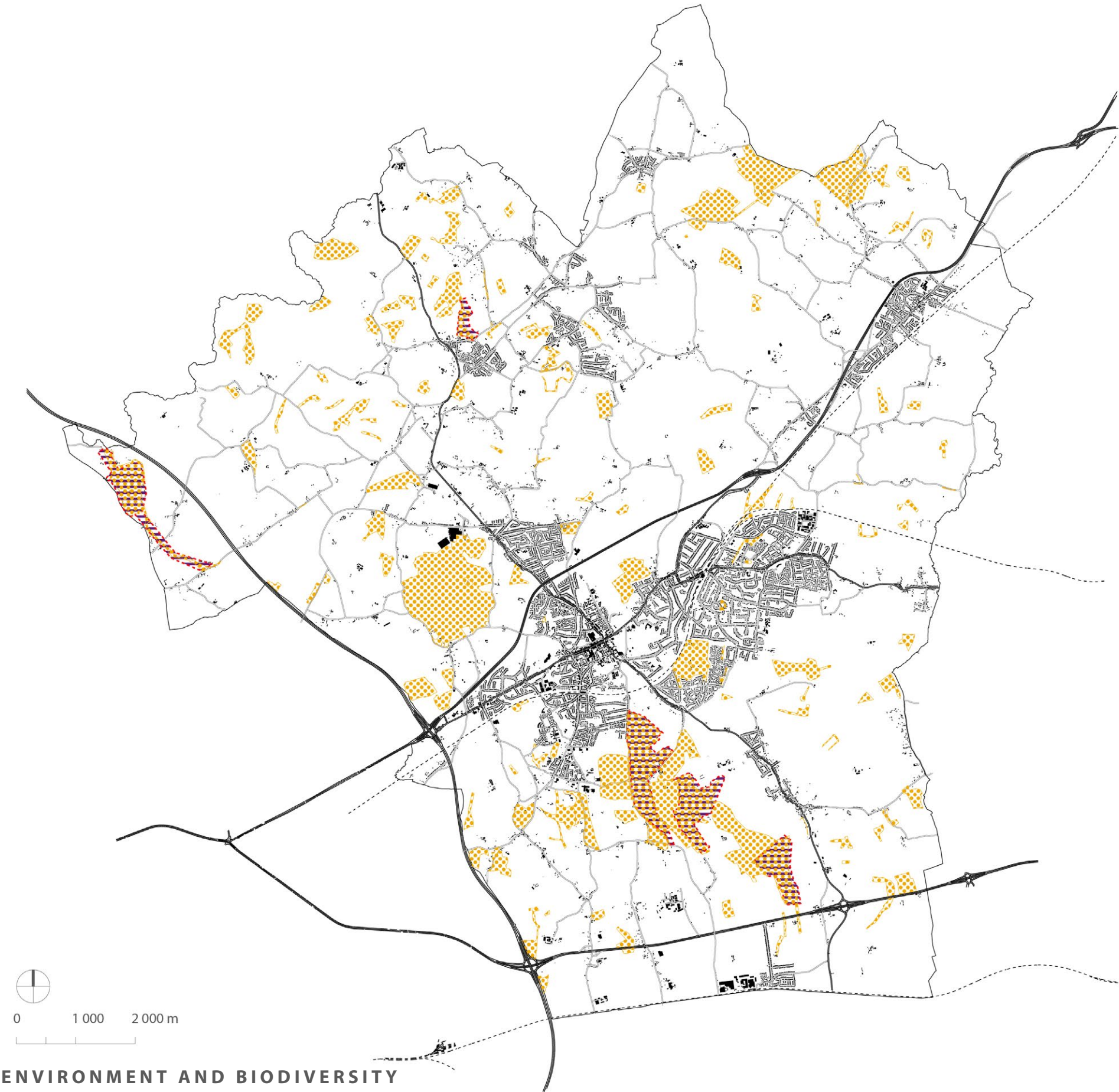


Thurrock
Total area: 163,400 ha
Green Belt: 70%



Epping Forest
Total area: 339,000 ha
Green Belt: 93%

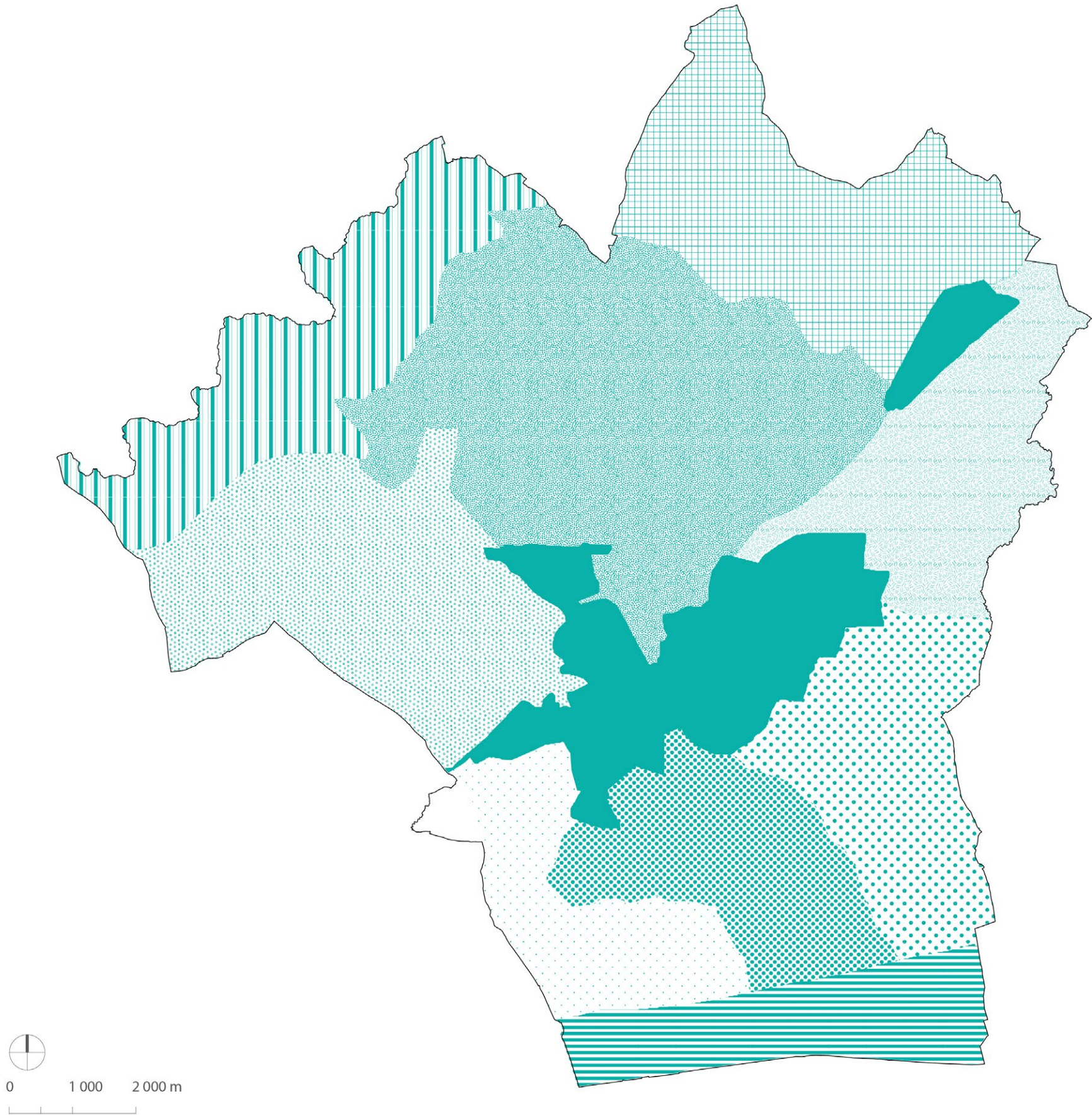
GREEN BELT COMPARISON



ENVIRONMENT AND BIODIVERSITY

-  Built areas
-  Sites of Special Scientific Interest
-  Local Wildlife Sites

Source: Reproduced from *Brentwood Open Space Study 2007* and *Local Wildlife Site Review 2012*



LANDSCAPE CHARACTER

- River Valley**

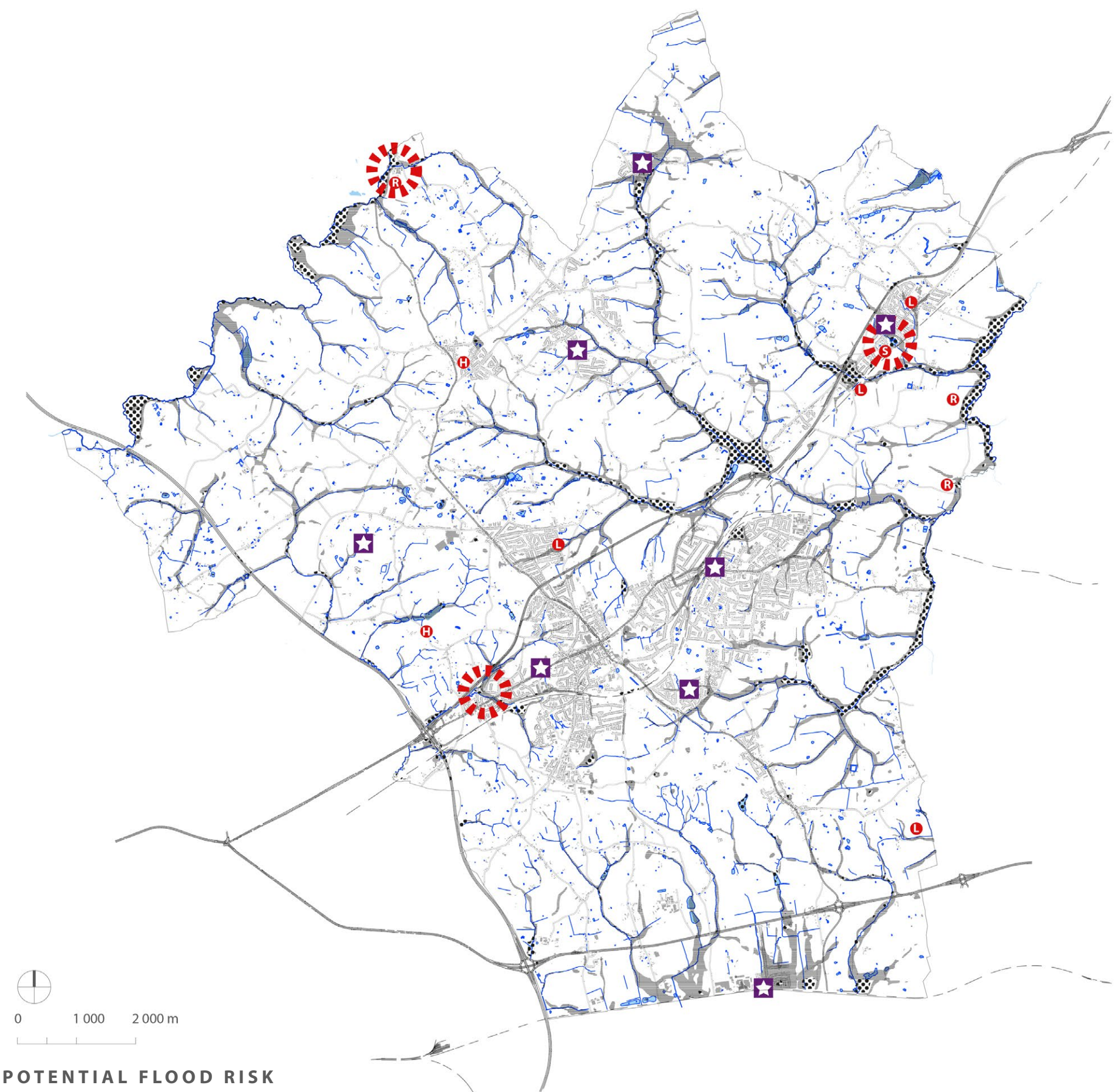
 - A11 Roding River Valley
- Wooded Farmland**

 - Blackmore Wooded Farmland (shared with Chelmsford Borough)
 - Doddington Wooded Farmland
 - Little Warley Wooded Farmland
 - Heybridge Wooded Farmland (shared with Chelmsford Borough)
 - Great Warley Wooded Farmland
 - Ingrave and Herongate Wooded Farmland
 - Weald Wooded Farmland
- Fenland**

 - Horndon Fenland
- Urban Areas**

<p>River Valley key characteristics</p> <ul style="list-style-type: none">- Gently undulating slopes of the Roding Valley- Strong landscape pattern as a result of linear patches of woodland lining the valley sides- Short-distance, framed views along the river corridor and to surrounding wooded horizons- Mature, treed field boundaries- Dispersed settlement pattern, primarily consisting of scattered farmsteads and manor halls- Sense of remoteness and tranquillity away from B175 and M25 road corridors <p>Wooded Farmland key characteristics</p> <ul style="list-style-type: none">- Elevated undulating hills or ridges and slopes- Mixture of arable and pasture farmland- Pockets of common and pasture	<ul style="list-style-type: none">- Well wooded with blocks of mature mixed and deciduous woodland, copses, hedges and mature single trees- Mature field boundaries- Views to wooded horizons; framed views to adjacent character areas- Enclosed character in places; Network of quiet, often tree-lined narrow lanes <p>Fenland key characteristics</p> <ul style="list-style-type: none">- Predominantly flat topography- Large arable and pasture fields- Mature hedgerow field boundaries, which contain several mature trees- Relatively sparse settlement pattern- Views to surrounding wooded hills to the north- Long distance views to pylons and Tilbury power station to the south
---	---

Source: Reproduced from *Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments*, Chris Blandford Associates, September 2006



POTENTIAL FLOOD RISK

- Stream
- River/pond
- Built areas
- Flood zones coinciding with existing development
- Surface water flood hotspots

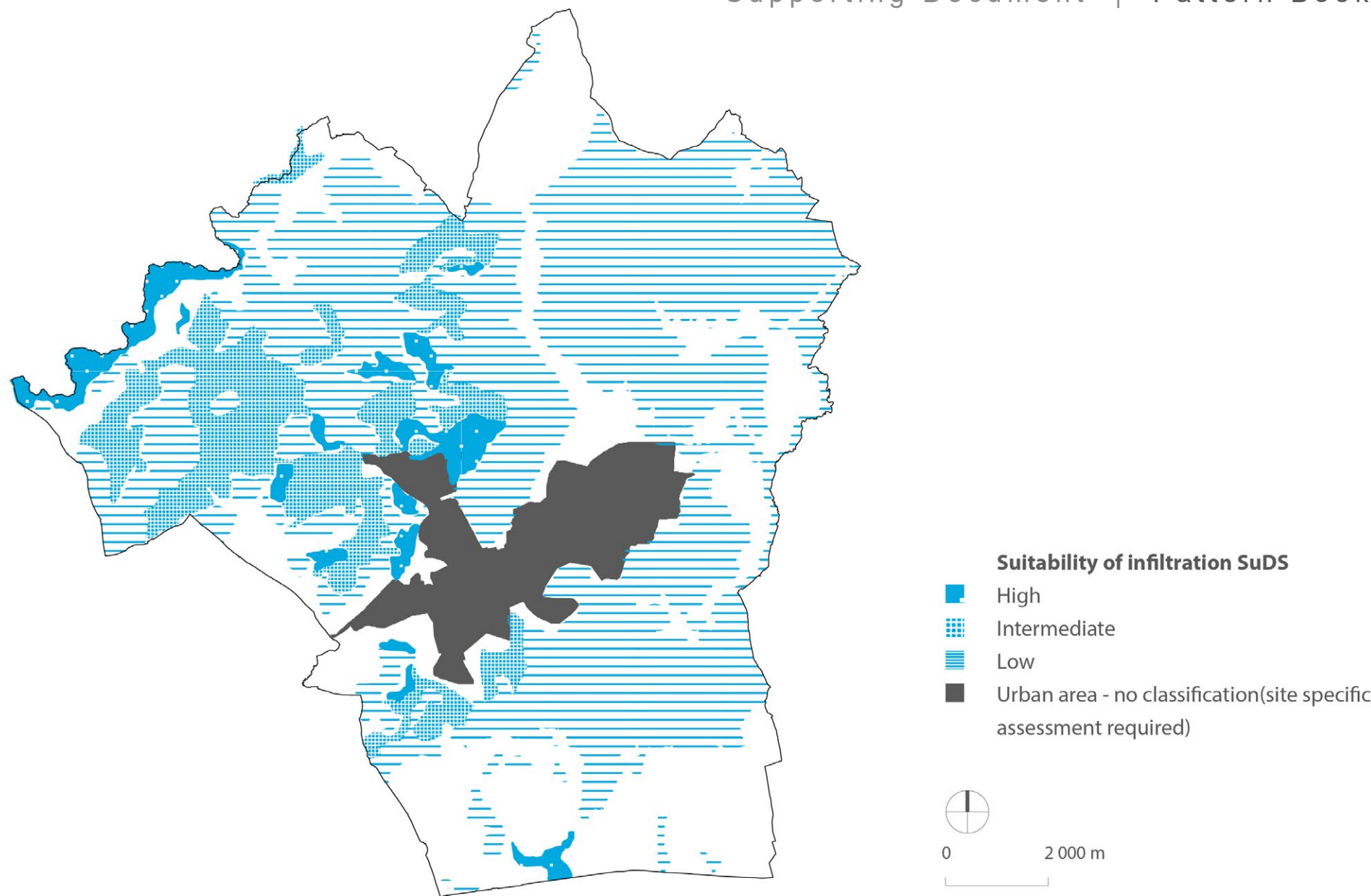
Susceptibility to surface water flooding

- More
- Less

Historical flooding and causes

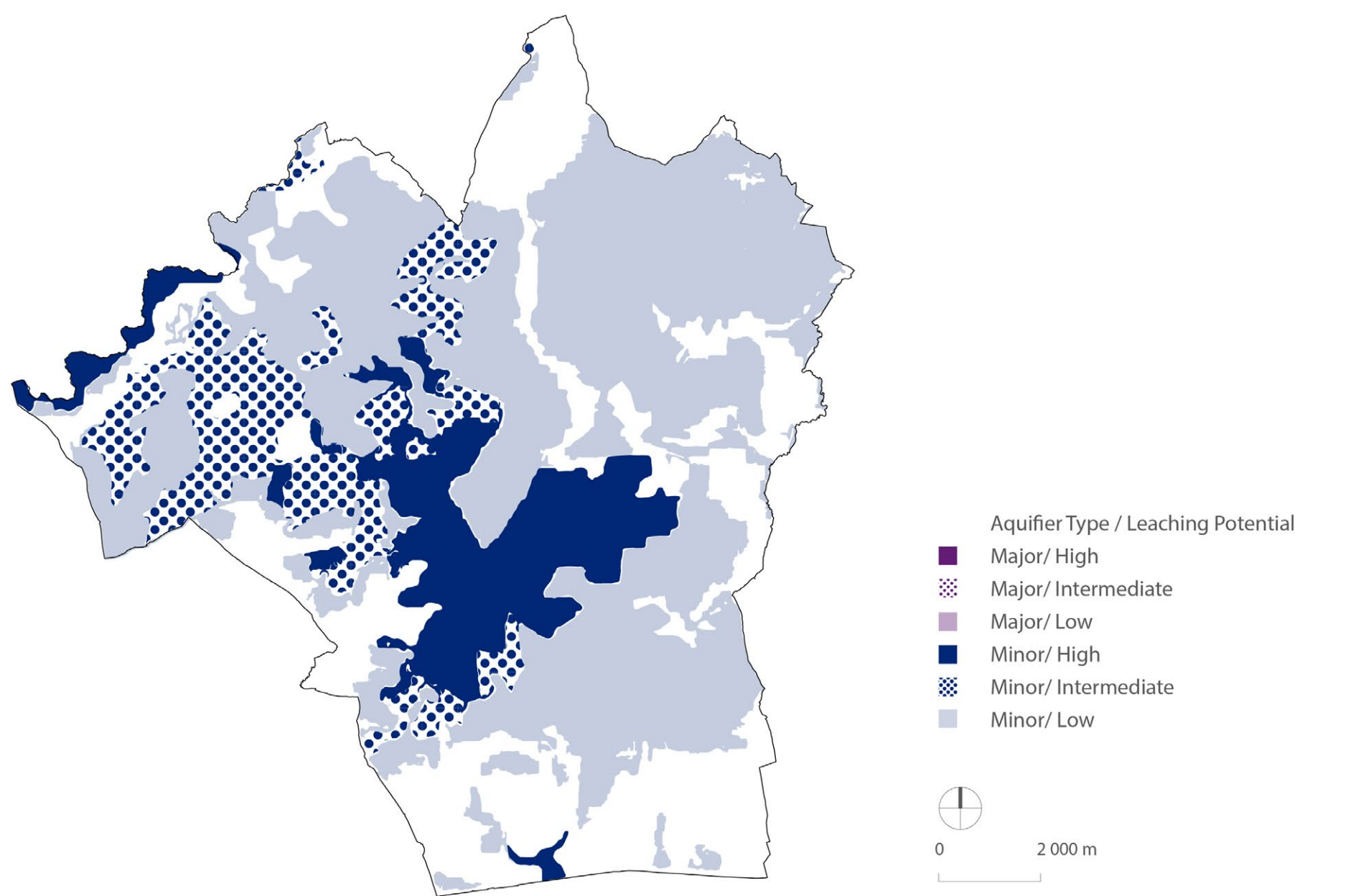
- River flooding
- Sewer flooding
- Highway drainage
- Land drainage

Source: Reproduced from Surface Water Management Plan for Brentwood, 2015 and Brentwood Level 1 Strategic Flood Risk Assessment, 2011



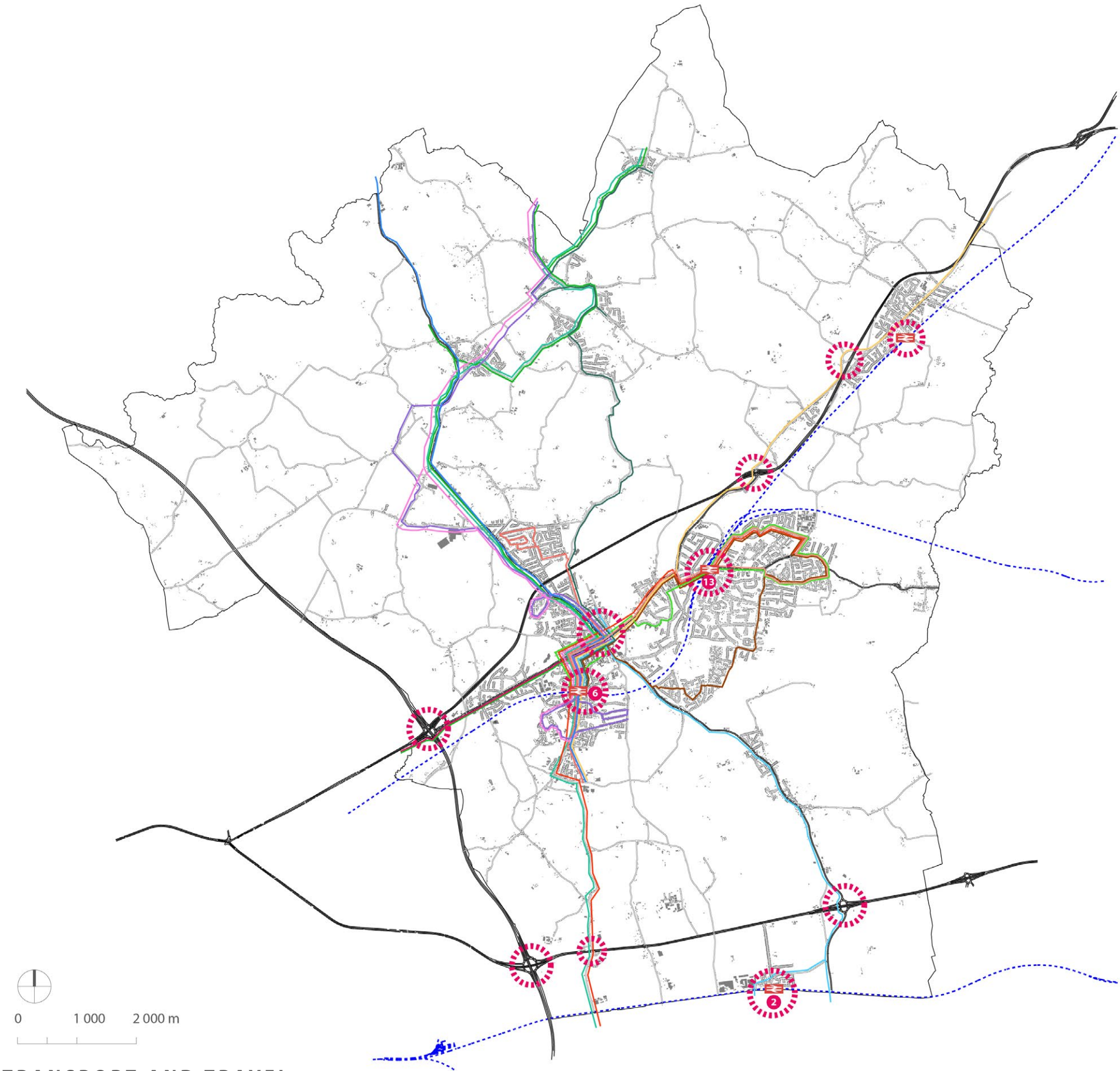
WATER INFILTRATION POTENTIAL

Source: Reproduced from *Brentwood Level 1 Strategic Flood Risk Assessment, 2011*



GROUNDWATER VULNERABILITY

Source: Reproduced from *Brentwood Level 1 Strategic Flood Risk Assessment, 2011*

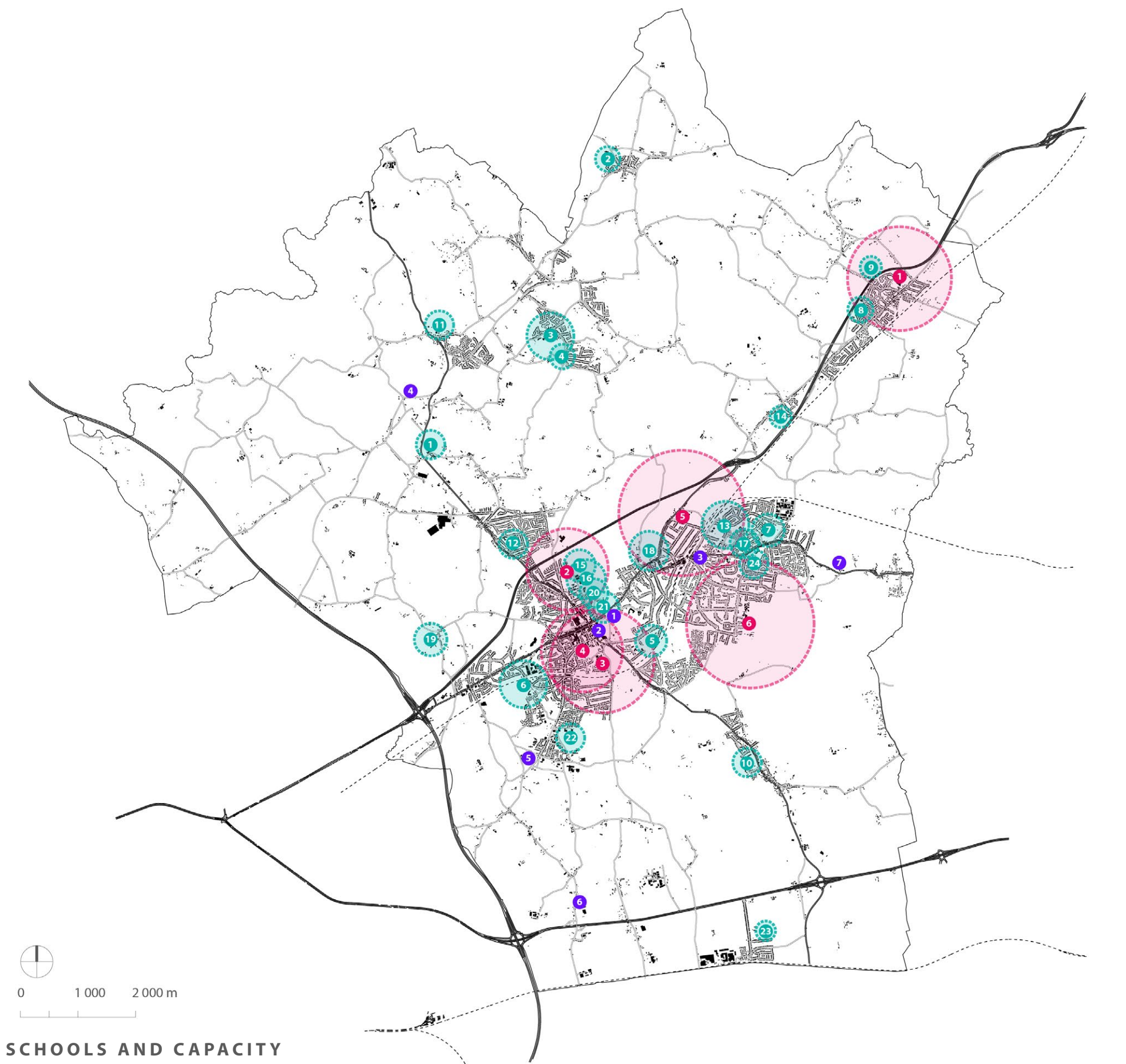


TRANSPORT AND TRAVEL

- Key gateway
- Rail station
- Railway
- Number of trains per hour to London
- Trunk roads
- Bus routes

Bus	Sunday service	Note
Amber 261	<input type="checkbox"/>	- hourly Mon-Sat daytimes, peak hour journeys start from or continue to Brentwood Railway Station, not all journeys serve Wyatts Green, no evening or Sunday service
Amber 269	<input type="checkbox"/>	- infrequent: 5 journeys each way on weekdays, 3 journeys on Saturdays, some journeys extend to/from Sawyers Hall College or Blackmore, no evening or Sunday service
BCT 808	<input type="checkbox"/>	- hourly weekday daytimes, no evening or weekend service
BCT 898	<input type="checkbox"/>	- infrequent/ part time: 4 return journeys on weekdays, no evening or weekend service
Ensign 81	<input type="checkbox"/>	- half-hourly weekday daytimes, hourly Saturday daytimes, no evening or Sunday service
Ensign X81	<input type="checkbox"/>	- one return journey every weekday, no evening or Sunday service
First 351	<input checked="" type="checkbox"/>	- half-hourly Mon-Sat daytimes
First 73	<input checked="" type="checkbox"/>	- every 15 mins weekday daytimes, extends to Warley Mon-Sat evenings
n/a First 9	<input type="checkbox"/>	- half-hourly Mon-Sat daytimes, no evening or Sunday service
Regal 565	<input type="checkbox"/>	- roughly hourly Mon-Sat daytimes. Some journeys extend to Bulphan and West Horndon, no evening or Sunday service
Stephensons 71	<input type="checkbox"/>	- infrequent/ part time: 5 buses each way Mon-Sat, not all buses run the full route, no evening or Sunday service
Stephensons 72	<input type="checkbox"/>	- infrequent/ part time: 1 buses each way Mon-Fri, upto 3 buses on Saturdays, not all buses run the full route, no evening or Sunday service
TfL 498	<input checked="" type="checkbox"/>	- every 20 minutes Mon-Sat daytimes
Townlink 21	<input type="checkbox"/>	- hourly Mon-Sat daytimes, some journeys only run as far as Ongar, no Sunday service
Sunday only		
n/a First 251	<input checked="" type="checkbox"/>	- every 2 hours Sunday daytimes, no Mon-Sat service
First 80A/80C	<input checked="" type="checkbox"/>	- circular service every 2 hours Sunday daytimes, 80A runs anticlockwise, 80C runs clockwise. Combined hourly frequency from Brentwood. No service Mon-Sats

Source: Data collected and reproduced from brentwoodbus.blogspot.co.uk and travelinesoutheast.org.uk as of September 2015

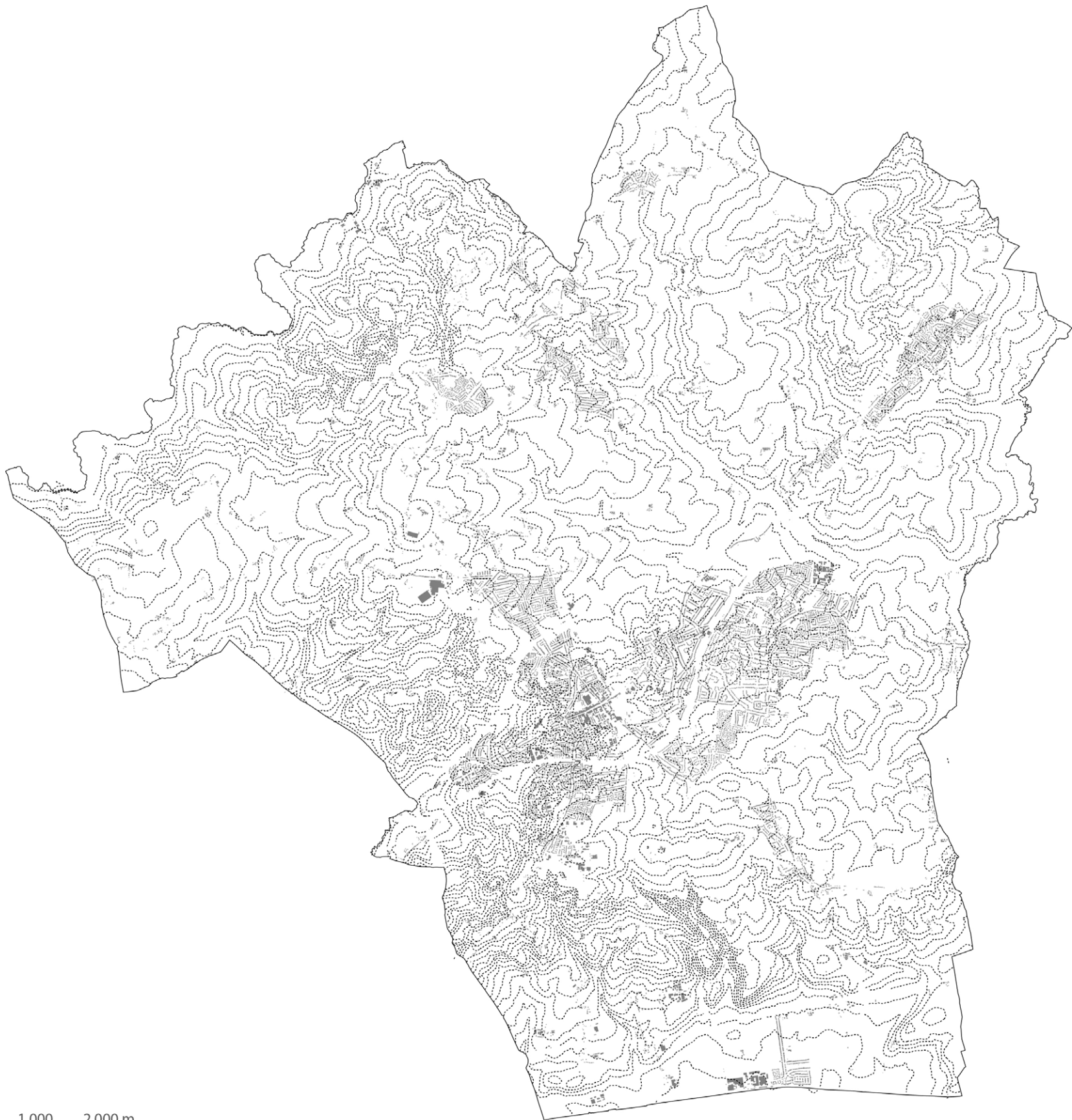


SCHOOLS AND CAPACITY



- 1 Primary school
- 1 Secondary school
- 1 Independent / Private school
- ⊗ School capacity

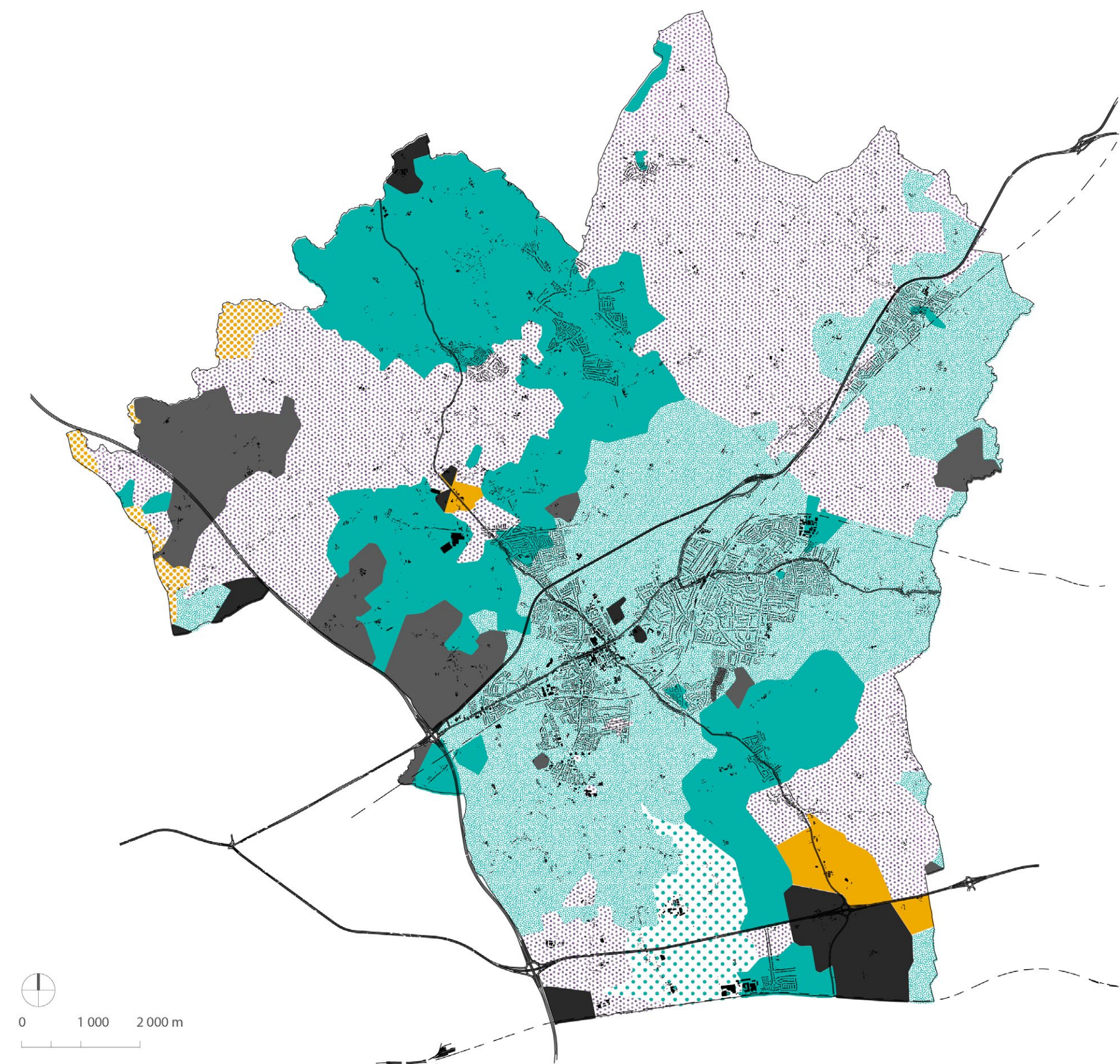
Primary schools capacity (number of pupils)	
1 Bentley St Paul CofE Primary School.....	210
2 Blackmore Primary School.....	175
3 Doddington CofE Junior School.....	240
4 Doddington Infant School.....	188
5 Hogarth Primary School, Brentwood.....	240
6 Holly Trees Primary School, Brentwood.....	420
7 Hutton All Saints' CofE Primary School	231
8 Ingatestone & Fryerning CofE Junior School.....	192
9 Ingatestone Infant School.....	135
10 Ingrave Johnstone CofE Junior School.....	218
11 Kelvedon Hatch Community Primary School.....	210
12 Larchwood Primary School, Pilgrims Hatch.....	210
13 Long Ridings Primary School, Shenfield.....	420
14 Mountnessing CofE Primary School.....	105
15 St Helen's Catholic Infant School, Brentwood.....	270
16 St Helen's Catholic Junior School, Brentwood.....	369
17 St Joseph the Worker Catholic Primary School, Hutton.....	210
18 St Mary's CofE Primary School, Shenfield.....	392
19 St Peter's CofE Primary School, South Weald.....	315
20 St Thomas of Canterbury CofE Infant School, Brentwood.....	225
21 St Thomas of Canterbury CofE Junior School, Brentwood.....	300
22 Warley Primary School	210
23 West Horndon Primary School.....	105
24 Willowbrook Primary School, Hutton.....	210
Secondary schoolscapacity (number of pupils)	
1 Anglo European School, Ingatestone.....	1,338
2 Becket Keys CofE Free School, Brentwood.....	1,050
3 Brentwood County High School.....	1,424
4 Brentwood Ursuline Convent High School.....	1,047
5 Shenfield High School.....	1,620
6 St Martin's School, Brentwood.....	1,722
Independent / Private schools	
1 Brentwood Preparatory School	
2 Brentwood School	
3 Herington House School, Hutton	
4 Trinity School, Kelvedon Hatch	
5 Ursuline Preparatory School, Warley	
6 Woodlands School at Great Warley	
7 Woodlands School at Hutton Manor	

Source: Data extracted from *Comissioning School Places in Essex 2013 - 2018* (Essex County Council) and *Independent School Council's website* <http://www.isc.co.uk>



TOPOGRAPHY

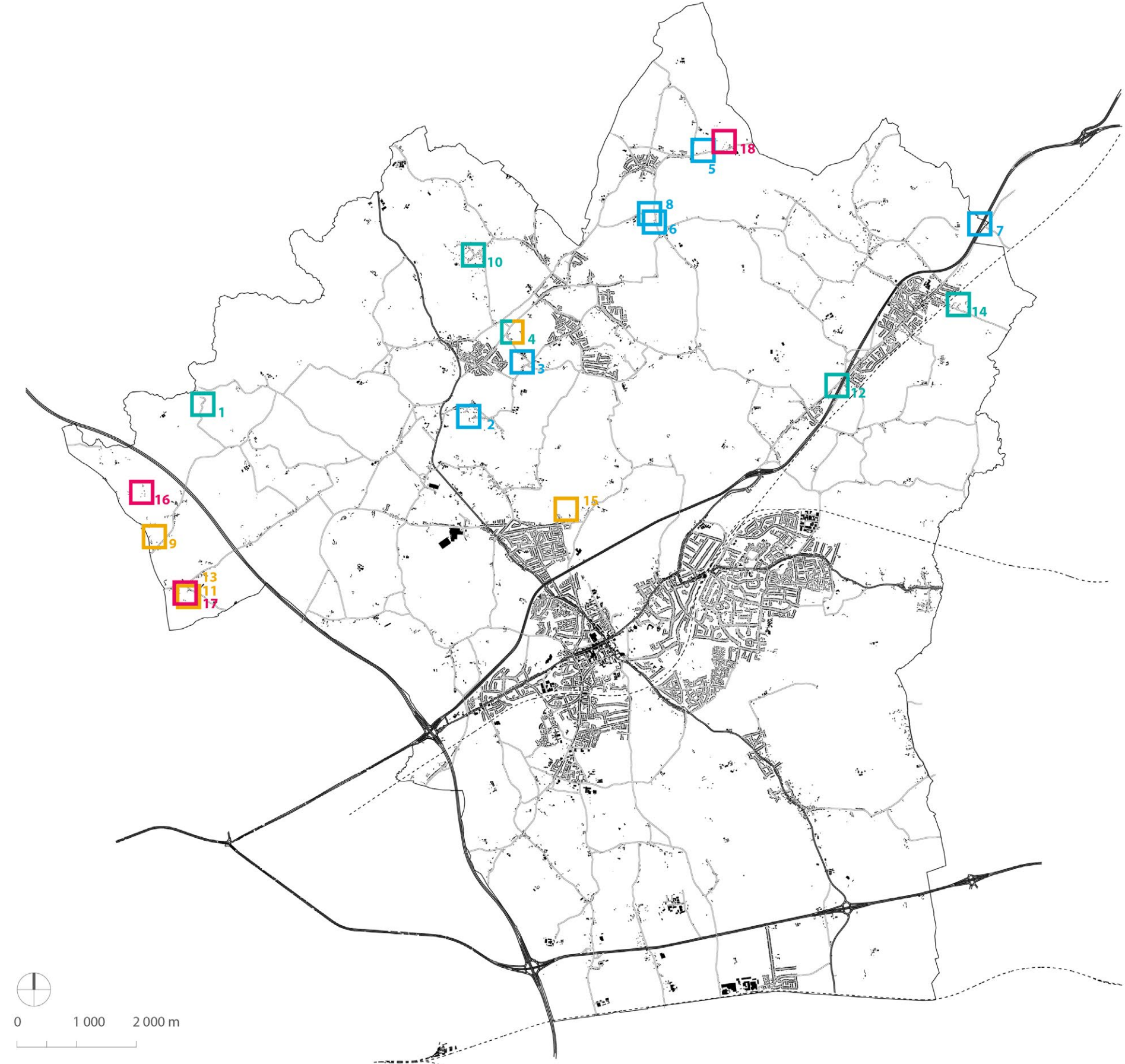
-  Built areas
-  Contour lines



SUPERFAST ESSEX BROADBAND ROLLOUT MAP

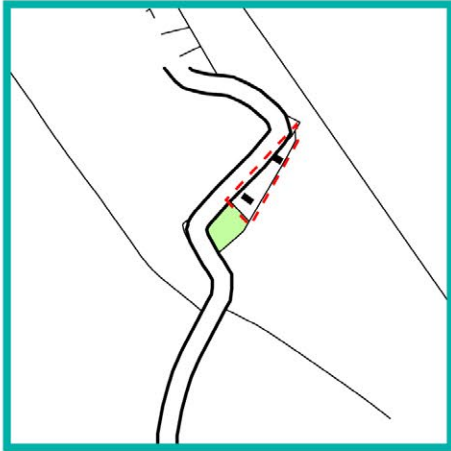
- Fibre broadband available (not in programme) This area is not covered by the Superfast Essex programme because records confirm there already are or should be fibre broadband services available as a result of commercial plans by fibre broadband providers such as BT or Virgin Media. Therefore Superfast Essex is not planning any infrastructure upgrades here
- Fibre upgrade complete Fibre upgrade complete: Work to upgrade the broadband infrastructure under the Superfast Essex programme is now complete here
- Fibre upgrade underway Superfast Essex is currently working here to upgrade broadband infrastructure. It is expected to complete these works and have fibre broadband services available for subscription via a broadband service provider within 2 - 6 months of work starting
- Fibre upgrade planned in 2015 to summer 2016 ... This area is due to be fibre enabled under the Superfast Essex programme, Phase 1. Under current plans, rollout works are due to commence in this area during 2015-2016
- Rural Challenge fibre upgrade planned Nov 2015.. - Dec 2016 Under current plans, rollout works are due to commence in this area in November 2015, with the first customers expected to gain access to the new broadband services a month later. All work under this project is expected to be completed by December 2016
- Non-fibre upgrade (minimum 2Mbps) by 2016..... For technical or financial reasons Superfast Essex is not currently planning to install fibre here. The programme is introducing alternative technologies to increase available download speeds to between 2Mbps and 24Mbps by summer 2016
- Fibre upgrade planned 2016 to 2019 Under current plans, rollout works are due to commence in this area during the time period indicated
- No work currently planned Unfortunately Superfast Essex is not currently planning any broadband infrastructure upgrades in this area. However, the programme is working with BT to ensure that by summer 2016 available download speeds here will be at least 2Mbps as a result of general network improvements

Source: Reproduced from www.superfastessex.org/maps as of September 2015



EXISTING GYPSY AND TRAVELLER SITES

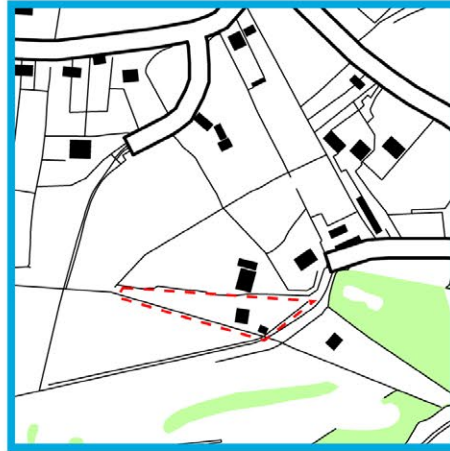
- Unauthorized sites
- Permanently permitted sites
- Temporarily permitted sites
- Personal permission
- Approximate site boundary



1 | Rye Etch Mill Lane - Bounce Hill Junction

3 pitches, 3 caravans/ mobile home

Note: Permanently permitted



2 | 7 Warren Lane - Doddinghurst

1 pitch, 1 mobile home

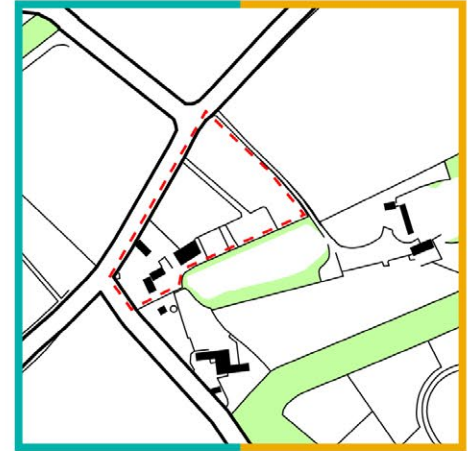
Note: Temporarily permitted. Occupied for 20+ years, personal permission expressed as temporary for duration of their occupation



3 | Ponderosa Place Farm Lane - Kelvedon Hatch

1 pitch, 1 mobile home

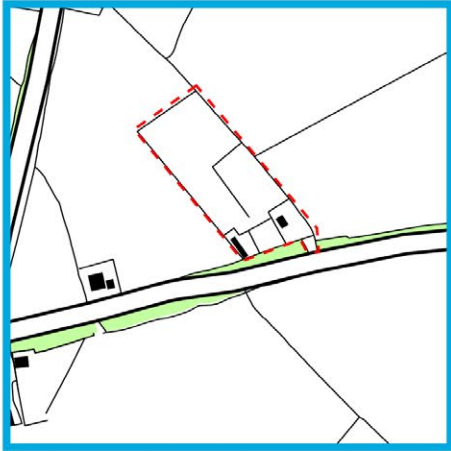
Note: Temporarily permitted. Personal permission expressed as temporary for duration of their occupation



4 | The Willows Place Farm Lane - Kelvedon Hatch

3 pitches, 3 mobile homes

Note: Personal permission, 1 mobile home has permanent permission, 2 have temporary permission. Planning application ref 14/01/18/FUL



5 | Lilliputs - Chelmsford Road, Blackmore

2 mobile homes

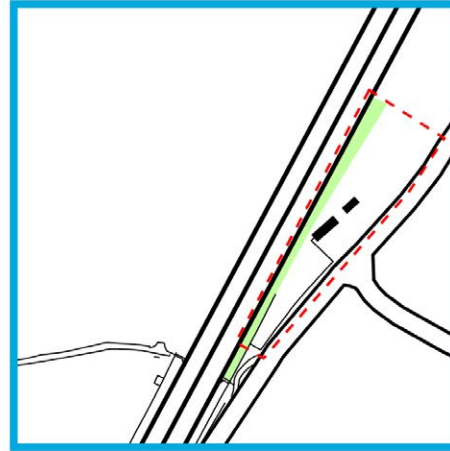
Note: Temporarily permitted. Personal permission expressed as temporary for duration of their occupation



6 | Meadowview - Ingatestone Road, Blackmore

3 mobile homes

Note: Temporarily permitted. Personal permission expressed as temporary for duration of their occupation



7 | Poplars Farm - Ingatestone

2 pitches, 1 mobile home

Note: Temporarily permitted. Personal permission expressed as temporary for duration of their occupation



8 | Wenlock Meadow - Wenlock Lane, Blackmore

1 mobile home, 1 caravan

Note: Temporarily permitted. Personal permission expressed as temporary for duration of their occupation



9 | No. 1, 2, 3 Treetops Curtis Mill Lane

3 pitches, 3 mobile home, 2 touring caravans

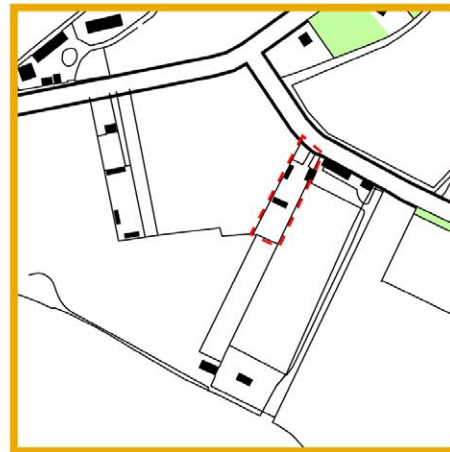
Note: Permanently permitted



10 | Pond End Clapgate Estate - Chivers Road

2 mobile homes

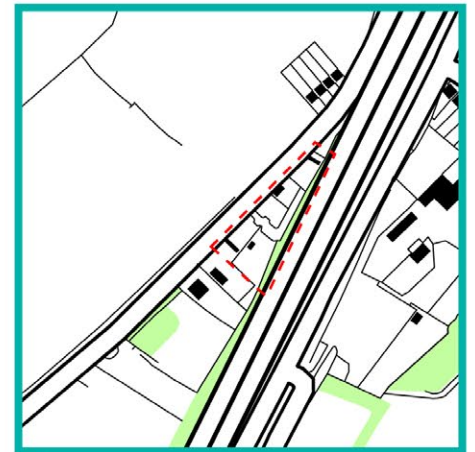
Note: Temporarily permitted unoccupied, 1 personal permission- one named person has died and not occupied by other party



11 | Hope farm - Horsemanside, Navestock

6 pitches, 6 mobile homes

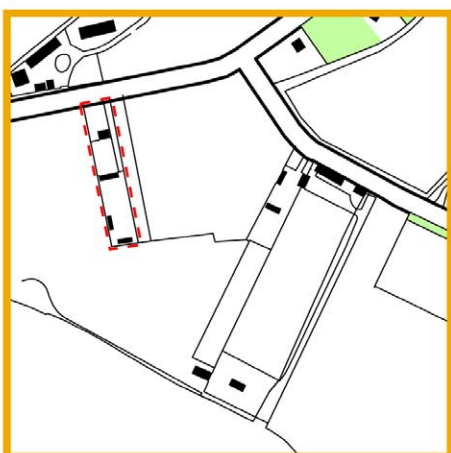
Note: Temporary permission - pending consideration



12 | Roman Road - Mountnessing

5 pitches

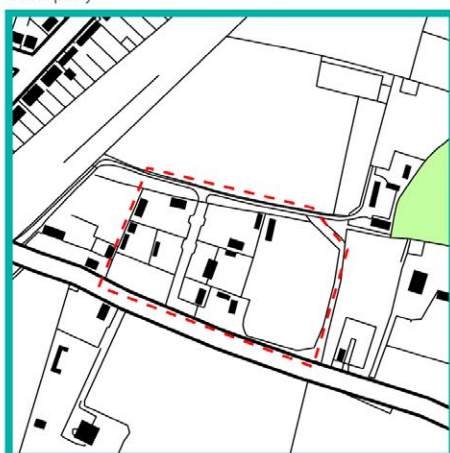
Note: Permanently permitted



13 | Orchard View - Horsemanside, Navestock

4 pitches, 4 mobile homes, 8 caravans

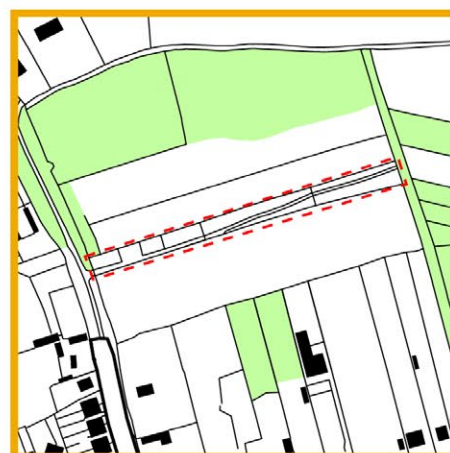
Note: Temporarily permitted, pending consideration for permission. Planning application ef 15/00739/FUL



14 | Deep Dell Farm - Stock Lane, Ingatestone

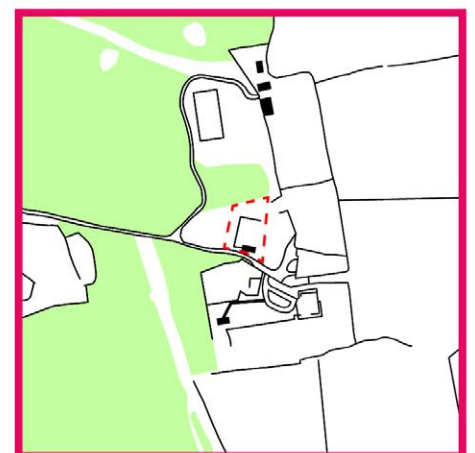
6 pitches

Note: permanently permitted



15 | Cottage Garden - Beads Hall Lane, Pilgrim Hatch

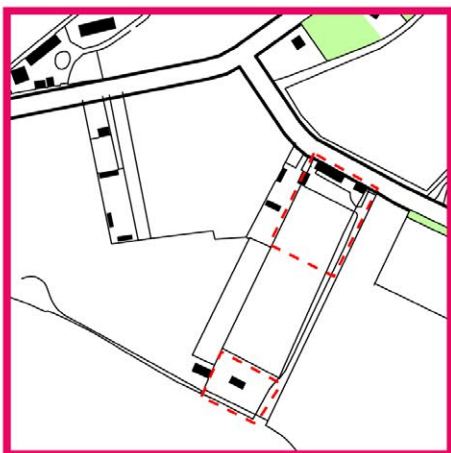
1 pitch, 1 caravan



16 | Hunters Green - Curtis Mill Green, Navestock

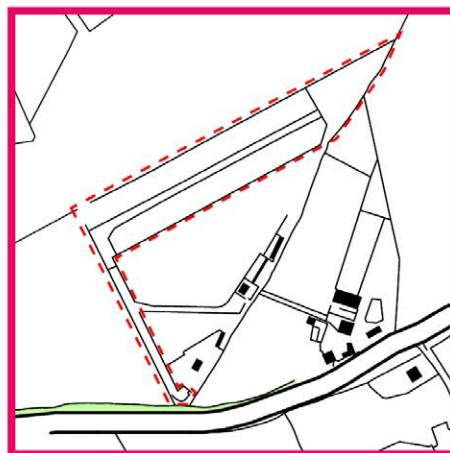
1 pitch, 2 mobile homes, 1 caravan

Note: Unauthorised planning application refused



17 | Liz Vale Farm - Goatswood Lane, Navestock

4 pitches

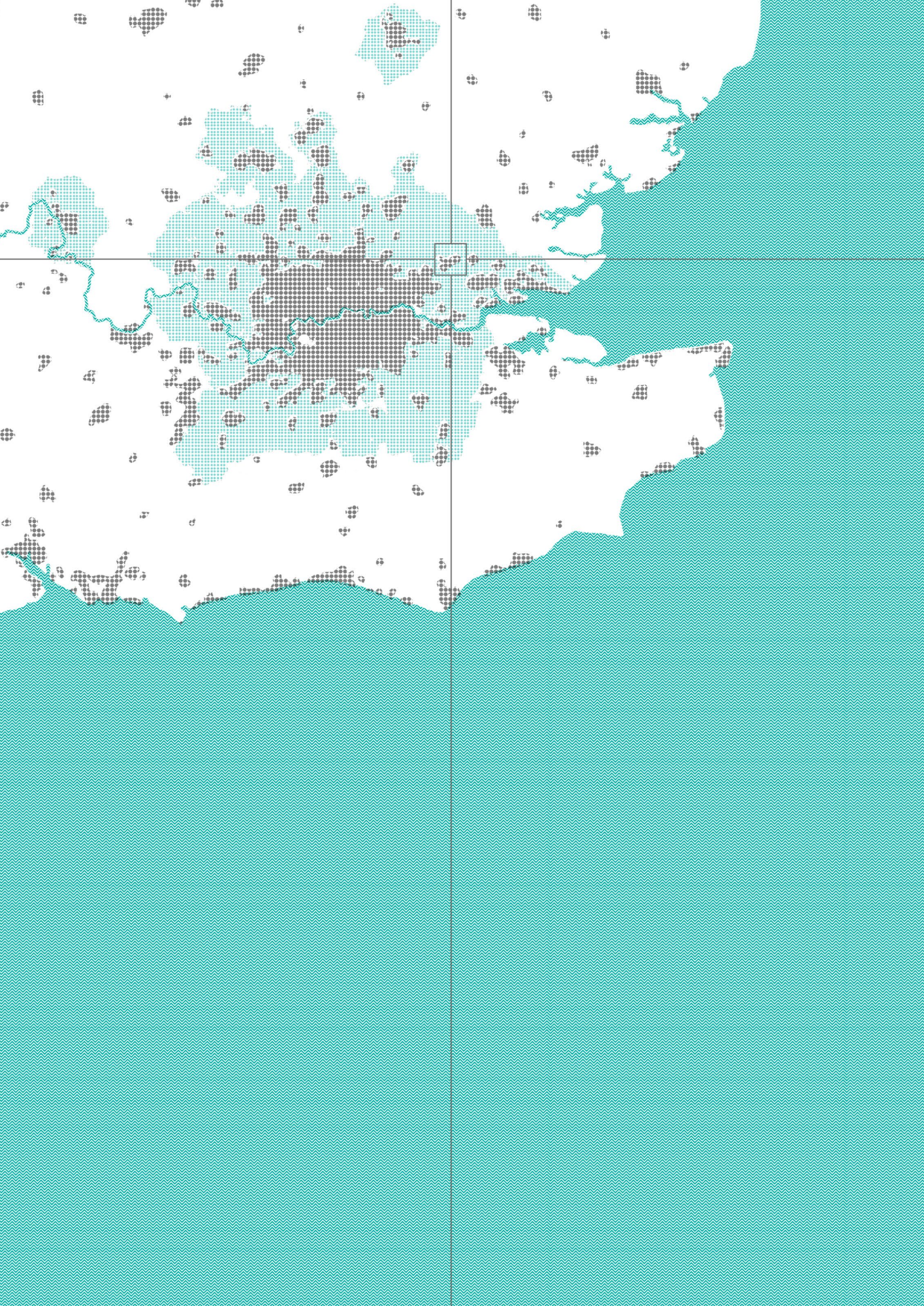


18 | No. 3 Oaktree Farm

4 mobile homes

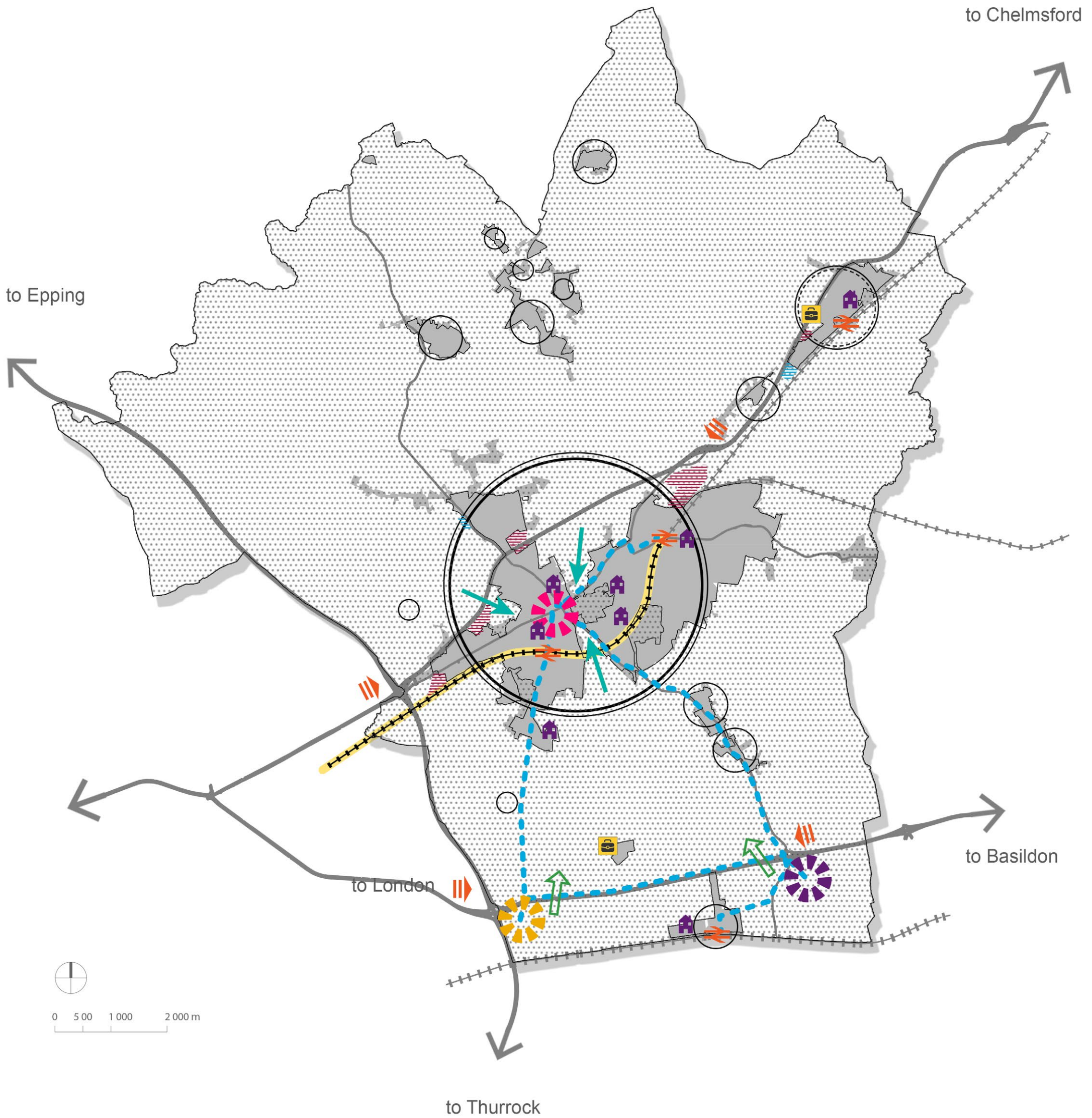
- Unauthorised sites
- Permanently permitted sites
- Temporarily permitted sites
- Personal permission
- Approximate site boundary






















0 250 m

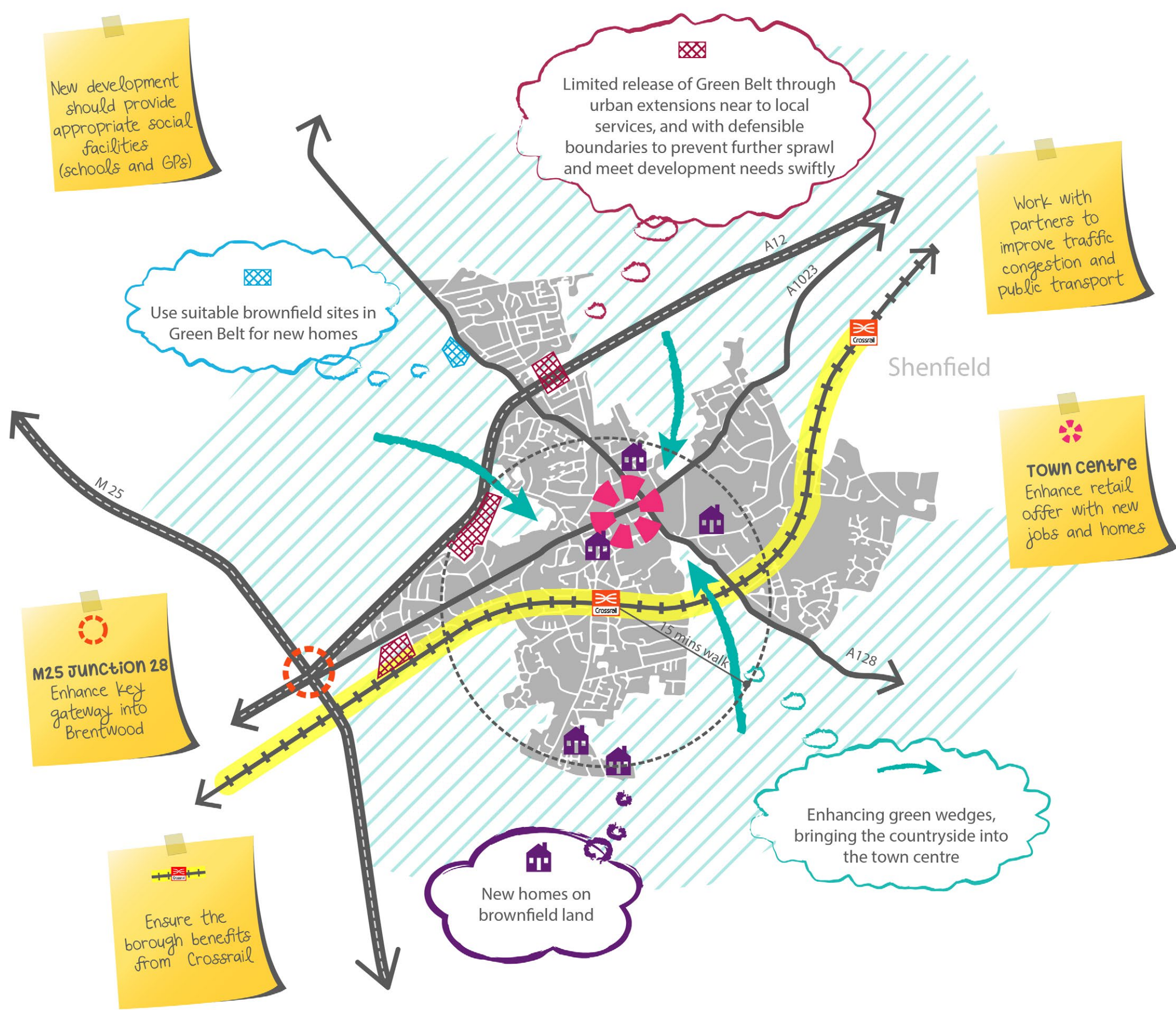


03. POLICY

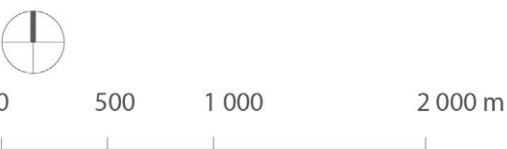
KEY DIAGRAM

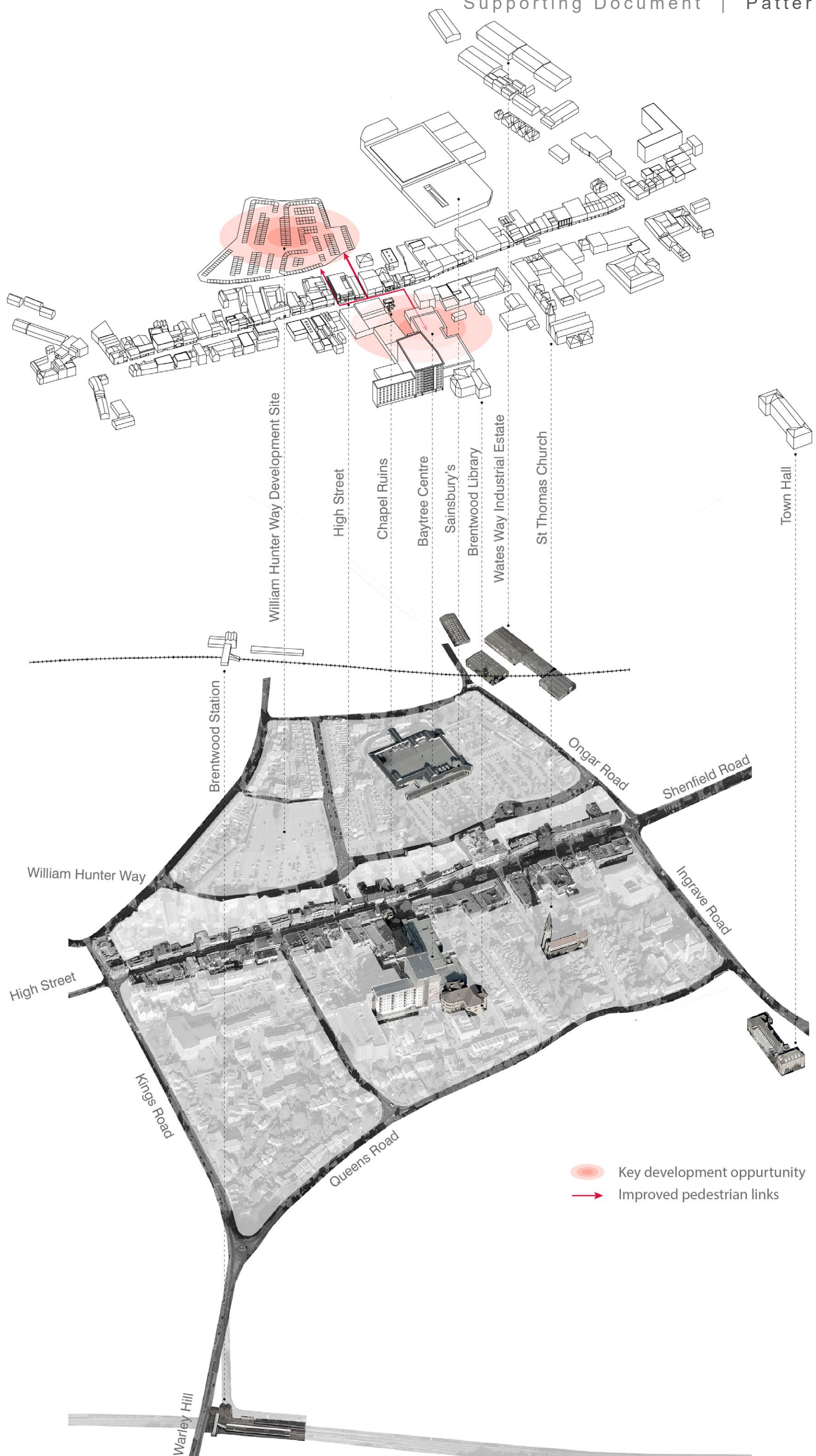


Settlement Hierarchy			
	Main Town		Green Belt
	Village Service Centre		Urban areas
	Larger Villages		Railway
	Smaller Villages		Railway station
Strategic Development			Crossrail
	Housing-led development		Main roads
	Employment-led development		Key gateways
	Retail-led development		New public transport links
New Development			New green infrastructure links
	Employment land		Green wedges
	Housing in urban areas		
	Housing urban extensions		
	Brownfield Green Belt		
	Greenfield Green Belt		

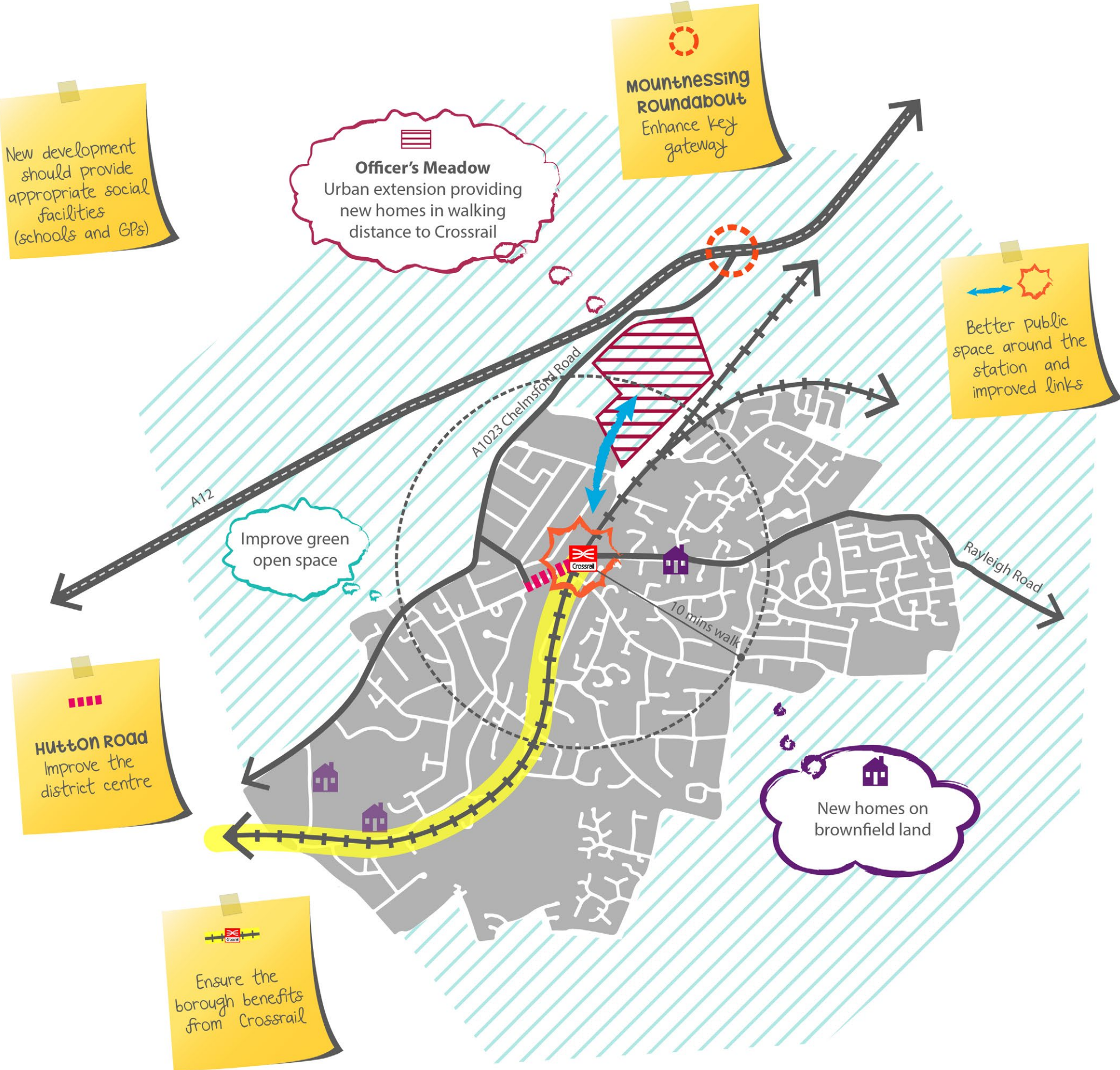


A12 Corridor: Brentwood



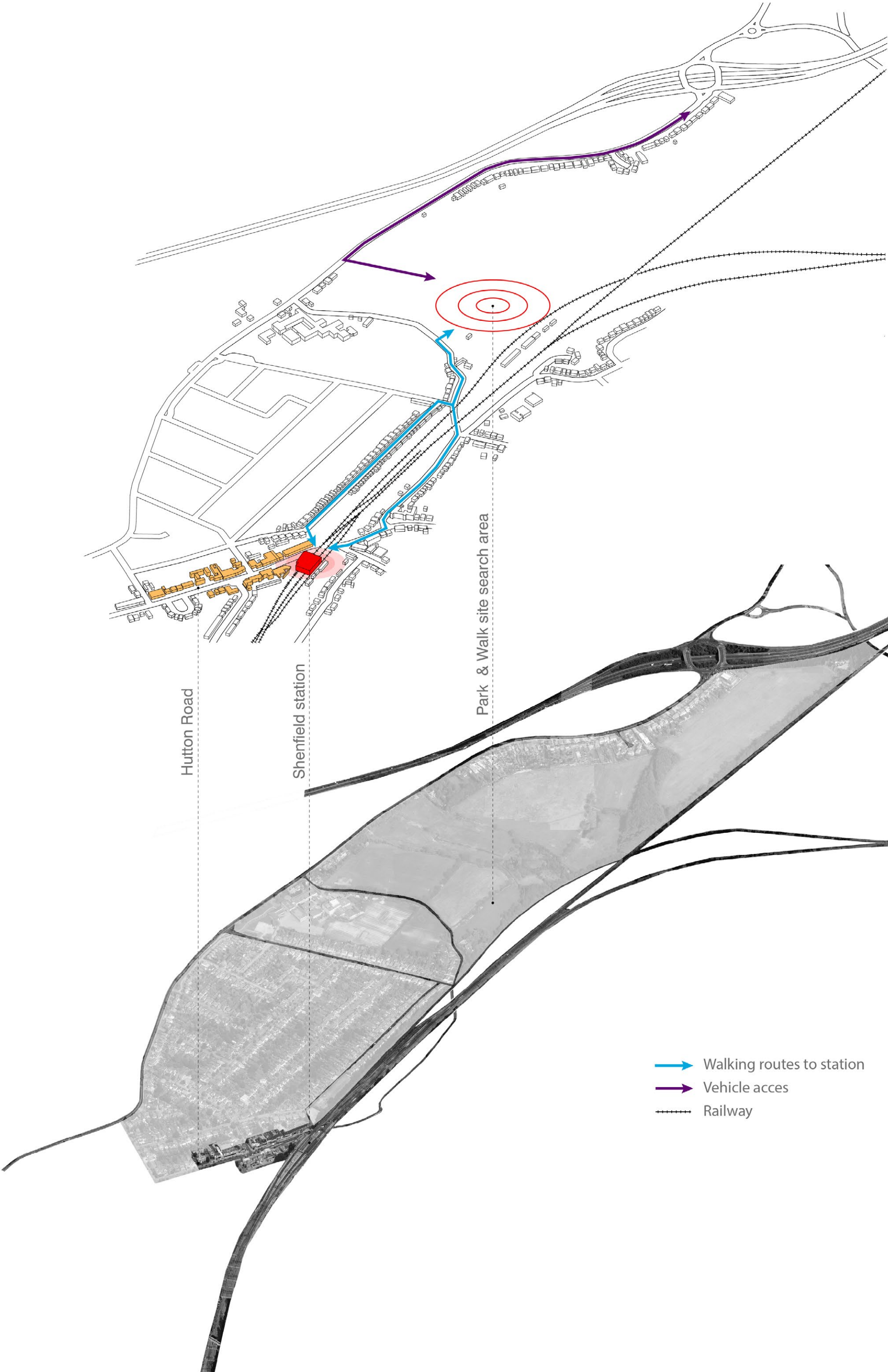


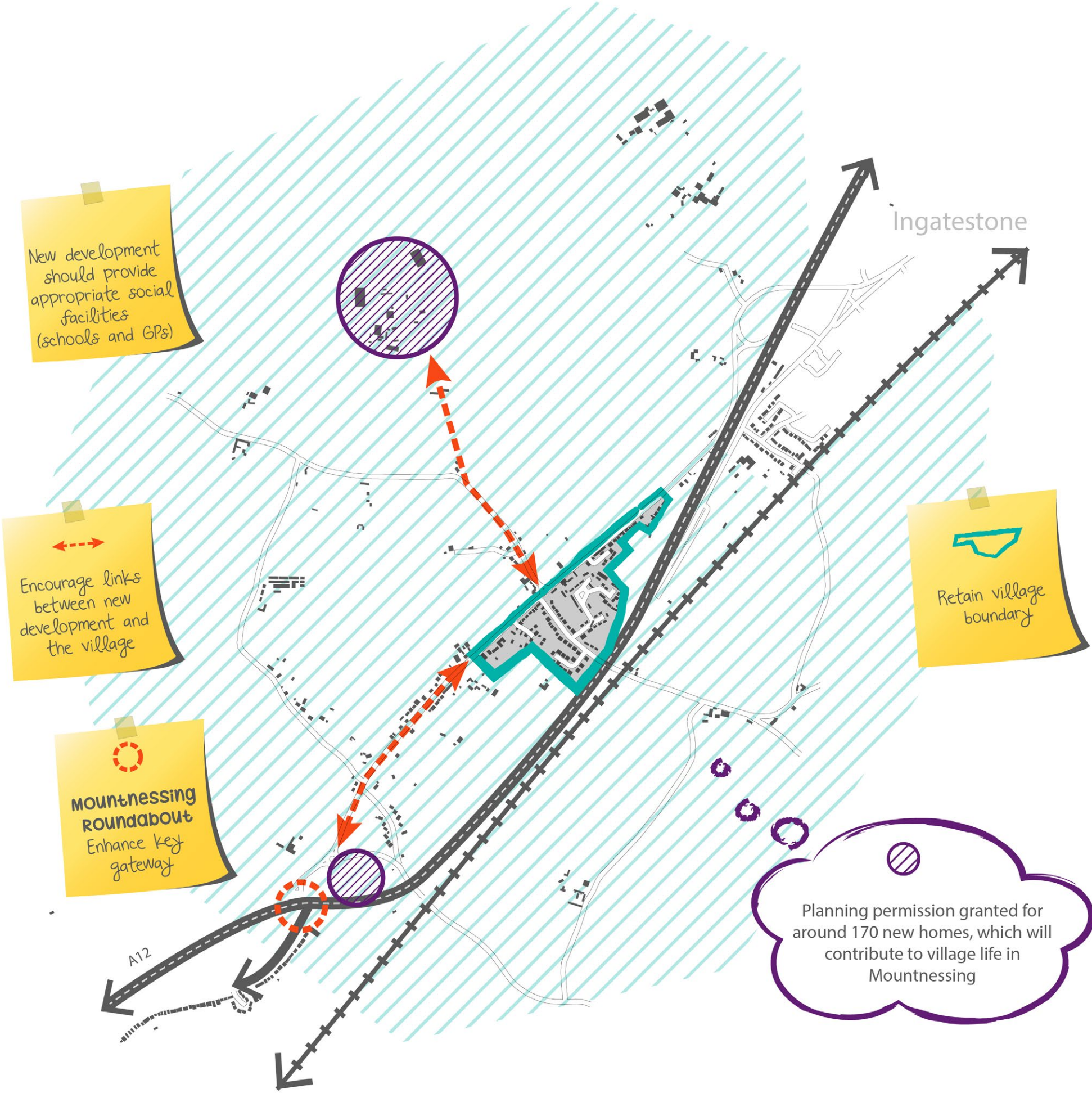
- Key development opportunity
- Improved pedestrian links



A12 Corridor: Shenfield

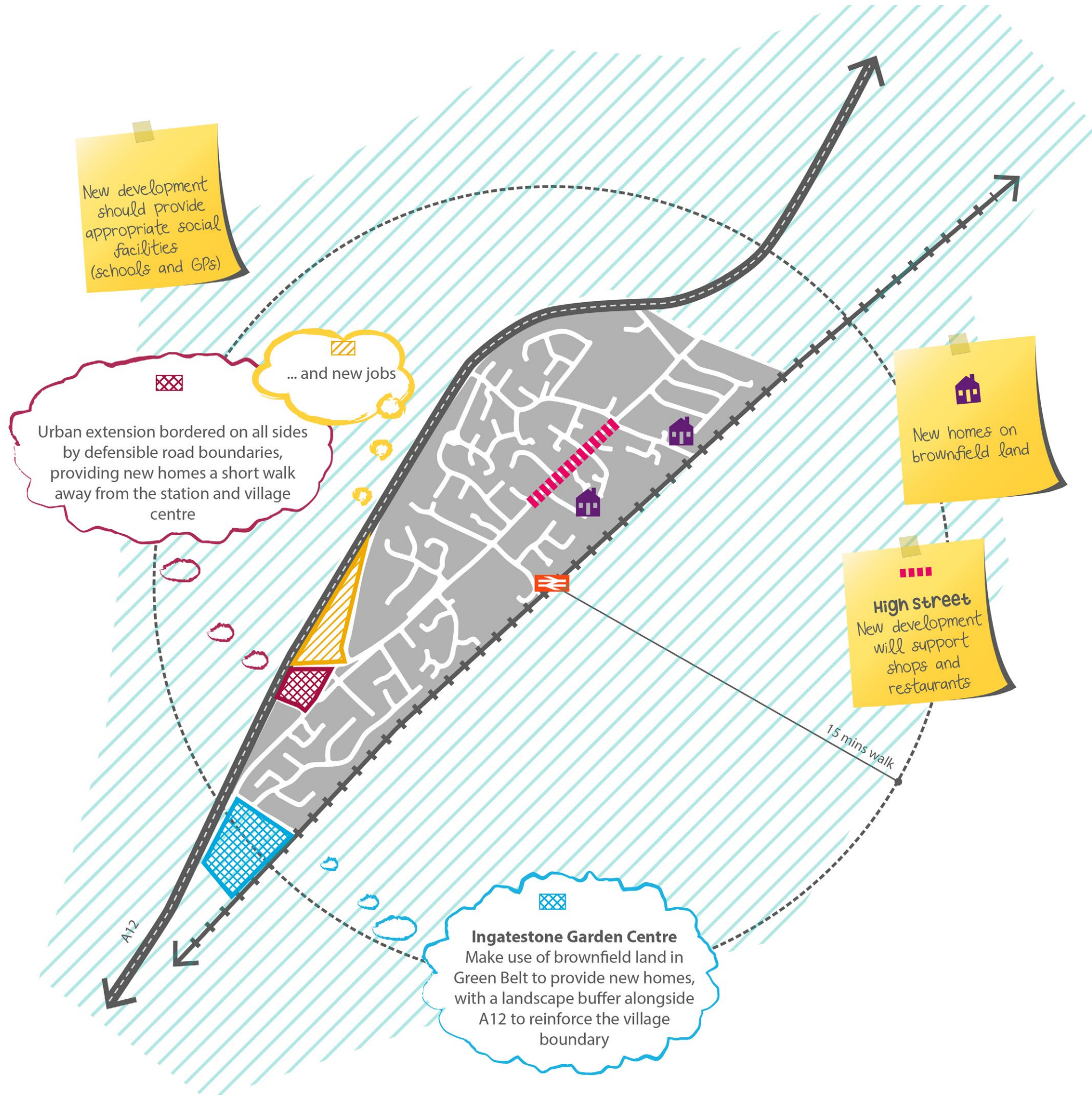






A12 Corridor: Mountnessing



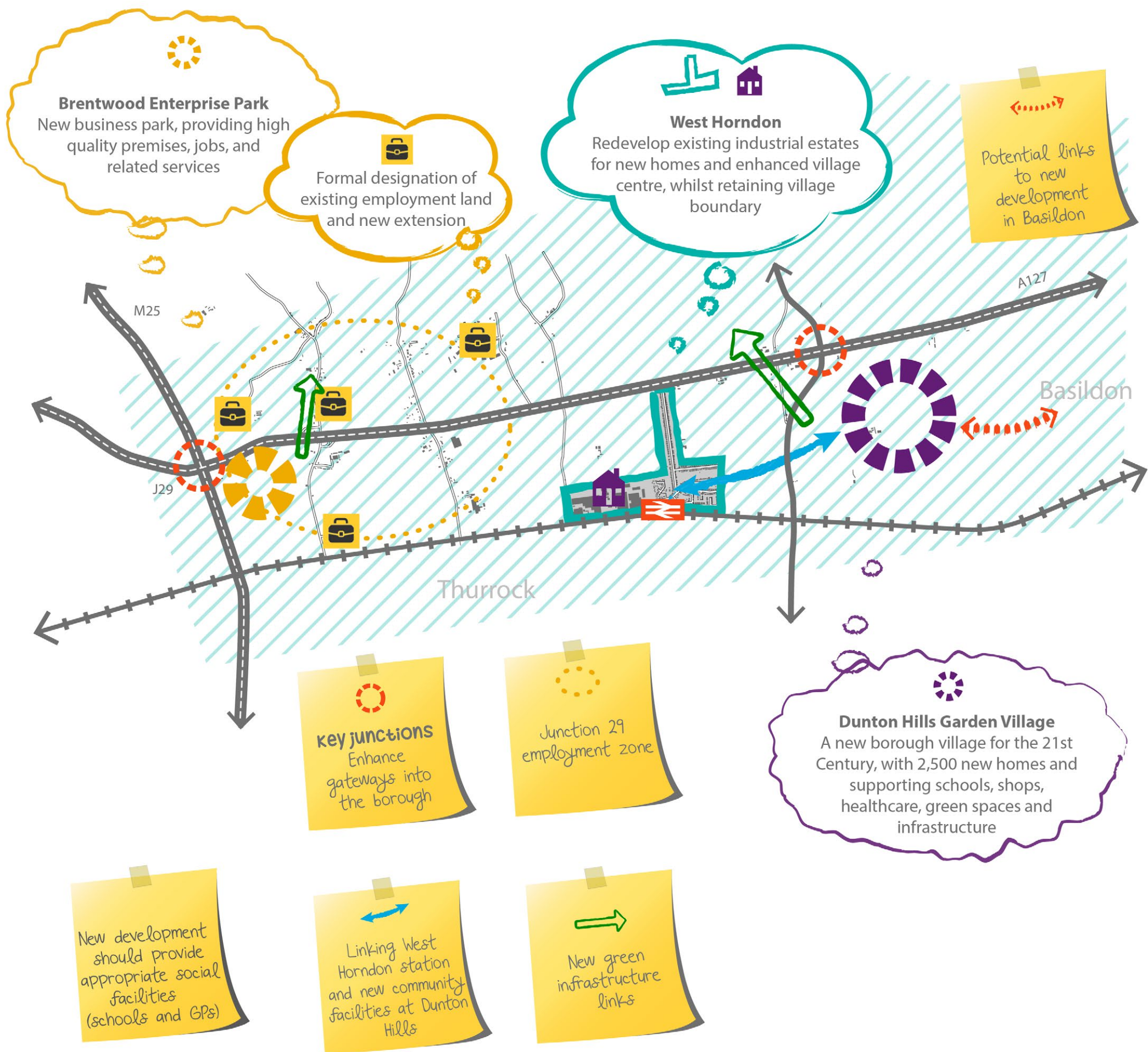


A12 Corridor: Ingatestone

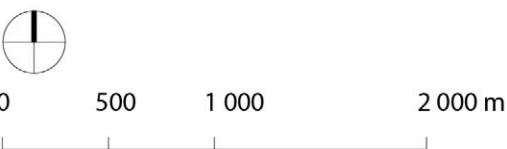


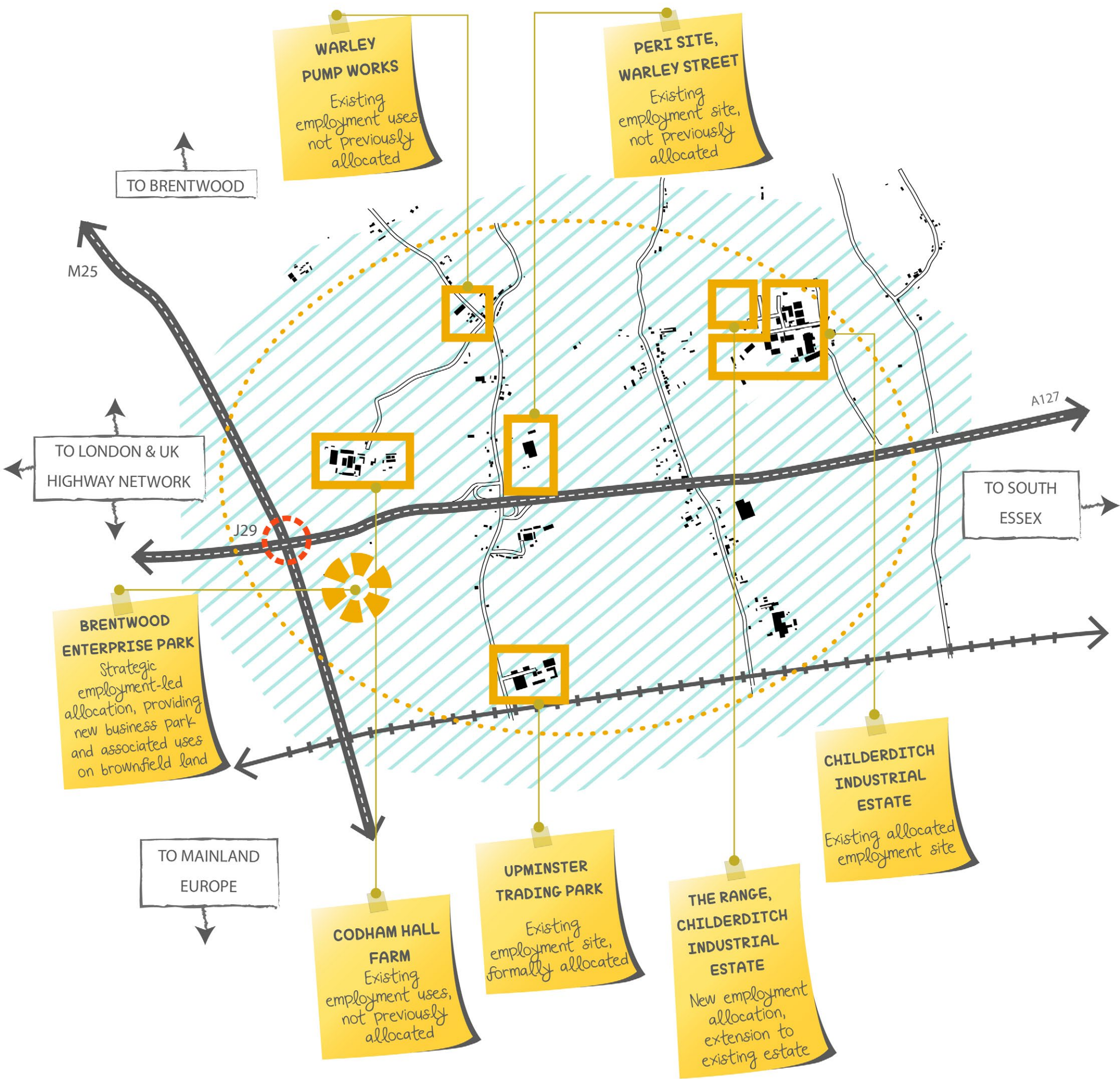
0 500 1 000 m





A127 Corridor





M25 Junction 29 Employment Cluster



BRENTWOOD LOCAL DEVELOPMENT PLAN

 Find out more about the Local Plan at www.brentwood.gov.uk/localplan

 BrentwoodCouncil

 @Brentwood_BC

 To receive regular updates please send your email address to:
planning.policy@brentwood.gov.uk



www.brentwood.gov.uk

email: planning.policy@brentwood.gov.uk

telephone: 01277 312 500

Published January 2016 by Brentwood Borough Council

Planning Policy Team, Town Hall, Ingrave Road, Brentwood, Essex CM15 8AY

Please contact us to obtain a copy of this information in an alternative format