



## 2. Development Typology

### Spatial Strategy

- 2.1 This section of IDP focuses upon the proposed quantities of growth associated with the new Local Plan and breaks the proposed housing and employment sites into more detailed elements, such as the type of dwellings (flats, houses etc) expected to be delivered. This allows for consistent measures to be applied to primarily forecasting for potential new pupil numbers for early years and education facilities.
- 2.2 The Local Plan sets out a clear spatial vision and strategy for the Borough, with an emphasis upon protecting and enhancing local character while fostering sustainable communities by concentrating new development on land within the Borough's transport corridors. Two key growth areas have been identified to deliver sustainable development in transit corridors:
  - a. the Central Brentwood Growth Corridor, home to Brentwood and Shenfield stations and the A12
  - b. the South Brentwood Growth Corridor, home to West Horndon station and the A127
- 2.3 In terms of total development quantities, the Local Plan sets out to meet a total housing need of 456 dwellings per annum. In October 2019, to respond to concerns in specific areas of the Borough, the Council has taken the opportunity to put forward focussed changes to the Brentwood Pre-Submission Local Plan. The amendments do not alter the Plan's spatial strategy but seek to redistribute housing growth, by adjusting the indicative housing capacity of the following site-specific policies:
  - a. Policy R18 (Land off Crescent Drive, Shenfield): Reduction from "around 55" to "around 35 homes";
  - b. Policy R19 (Land at Priests Lane, Shenfield): Reduction from "around 75" to "around 45 homes";
  - c. Policy R25 (Land north of Woollard Way, Blackmore): Reduction from "around 40" to around "30 homes";
  - d. Policy R26 (Land north of Orchard Piece, Blackmore): Reduction from "around 30" to "around 20 homes"; and

- e. Policy R01 (I) (Dunton Hills Garden Village Strategic Allocation): Increase from “at least 2,700” to “at least 2,770 homes in the plan period”.
- 2.4 This version of the IDP has been updated accordingly, taking into account the proposed amendments. It will be updated regularly to respond appropriately to changes in the Local Plan process, such as any subsequent changes as a result of the Focused Consultation.
- 2.5 The housing-led allocations split by area having reflected the proposed amendments is detailed below:
- i. brownfield land within Brentwood Urban Area / settlement boundary – 1,132 dwellings;
  - ii. greenfield land within Brentwood Urban Area / settlement boundary - 45 dwellings;
  - iii. brownfield land within settlement boundary - other locations - 580 dwellings;
  - iv. green belt land - edge of Brentwood Urban Area – 1,240 dwellings;
  - v. green belt land - edge of Ingatestone - 218 dwellings;
  - vi. green belt land - larger villages - 103 dwellings, and
  - vii. strategic allocation - Dunton Hills Garden Village – 2,770 dwellings (within plan period).
- 2.6 In terms of employment land, the Local Plan proposes to allocate just over 47 ha of new employment land, with over 50% of the new employment land focused upon a new strategic enterprise park at M25 J.29. Most of the new employment allocations are centred along the A127 corridor, and also includes land at Childerditch, East Horndon and Dunton Hills.

## Typology of Proposed Development Sites

- 2.7 The development typology adopted in the IDP uses the following:
- a. land uses;
  - b. dwelling forecasts;
  - c. types of dwellings;
  - d. employment land floorspace forecasts, and
  - e. job estimates.

- 2.8 The development of the typology is not an exact science and there are many variables to consider, but the analysis provides an initial baseline from which to consider the impact of development.

### **RESIDENTIAL SITES**

- 2.9 The Local Plan proposes a mixed portfolio of housing-led allocations which are set out below in Figure 2.1. This figure also includes an estimate of the type of residential units which may come forward for each individual site, split by:
- a. Discounted Units (DU) – studios, 1-bedroom flats and houses plus senior housing;
  - b. Flats (F) – apartments with 2 or more bedrooms.
  - c. Houses (H) – dwellings with 2 or more bedrooms.
- 2.10 The typology is based upon submitted site sponsor information and professional judgement using site yield calculations plus an assessment of capacity based upon the surrounding built form and comparative schemes from other locations. The mix of dwellings types may change as sites move forward from potential allocations through the planning process to planning applications.

### **EMPLOYMENT SITES**

- 2.11 The Local Plan proposes to allocate seven new or additional employment allocations which are detailed below in Figure 2.2. The table includes information on site area and the estimated employment floorspace. This information is then used to calculate job estimates, according to average employment densities by potential business type . Work was also undertaken using similar types of analysis in the Economic Futures 2013-2033 Report (January 2018).

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Figure 2.1: Local Plan Residential Typology

| HELAA Ref             | Local Plan Ref | Site Name   | Discounted Units | Flats | Houses | Total | 2018-23 Total | 2023-28 Total | 2028-33 Total | 2033-38 Total | Grand Total       |
|-----------------------|----------------|---|------------------|-------|--------|-------|---------------|---------------|---------------|---------------|-------------------|
| 200                   | R01            | Dunton Hills Garden Village                                   | 340              | 620   | 2,610  | 3570  | 100           | 1250          | 1420          | 800           | 3570 <sup>1</sup> |
| 020                   | R02            | West Horndon Industrial Estate                                | 50               | 40    | 110    | 200   | 50            | 125           | 25            | 0             | 200               |
| 021 / 152             |                | West Horndon Industrial Estate                                | 160              | 80    | 140    | 380   | 80            | 200           | 100           | 0             | 380               |
| 034 / 235 / 087 / 276 | R03            | Officer's Meadow, Alexander Lane / Chelmsford Road, Shenfield | 90               | 20    | 400    | 510   | 0             | 375           | 135           | 0             | 510               |
| 263                   |                | Land east of Chelmsford Road, Shenfield                       | 40               | 10    | 165    | 215   | 0             | 215           | 0             | 0             | 215               |
| 158                   |                | Land north of A1023 Chelmsford Road, Shenfield                | 0                | 0     | 100    | 100   | 0             | 100           | 0             | 0             | 100               |
| 117A / 117B           | R04 & R05      | Ford Headquarters, Warley                                     | 150              | 100   | 100    | 350   | 0             | 0             | 350           | 0             | 350               |
| 081                   |                | Council Depot, The Drive, Warley                              | 43               | 65    | 15     | 123   | 0             | 123           | 0             | 0             | 123               |

<sup>1</sup> Dunton Hills Garden Village has a total potential capacity of 4,000 dwellings.

| HELAA Ref | Local Plan Ref | Site Name  | Discounted Units | Flats | Houses | Total | 2018-23 Total | 2023-28 Total | 2028-33 Total | 2033-38 Total | Grand Total |
|-----------|----------------|--|------------------|-------|--------|-------|---------------|---------------|---------------|---------------|-------------|
| 032       | R06            | Land East of Nags Head Lane, Brentwood             | 10               | 10    | 105    | 125   | 50            | 75            | 0             | 0             | 125         |
| 010       | R07            | Sow and Grow Nursery, Ongar Road, Pilgrims Hatch   | 20               | 0     | 18     | 38    | 38            | 0             | 0             | 0             | 38          |
| 027       | R08            | Land adjacent to Carmel, Mascalls Lane, Warley     | 0                | 0     | 9      | 9     | 9             | 0             | 0             | 0             | 9           |
| 083       | R09            | Land west of Warley Hill, Pastoral Way, Warley     | 9                | 12    | 22     | 43    | 0             | 43            | 0             | 0             | 43          |
| 002       | R10            | Brentwood railway station car park                 | 70               | 30    | 0      | 100   | 0             | 0             | 100           | 0             | 100         |
| 039       | R11            | Westbury Road Car Park, Westbury Road, Brentwood   | 18               | 9     | 18     | 45    | 45            | 0             | 0             | 0             | 45          |
| 041       | R12            | Land at Hunter House, Western Road, Brentwood      | 37               | 11    | 0      | 48    | 0             | 48            | 0             | 0             | 48          |
| 040       | R13            | Chatham Way / Crown Street Car Park Brentwood      | 15               | 0     | 16     | 31    | 31            | 0             | 0             | 0             | 31          |
| 102       | R14            | William Hunter Way, Brentwood                      | 115              | 150   | 35     | 300   | 25            | 240           | 35            | 0             | 300         |
| 003       | R15            | Wates Way Industrial Estate, Ongar Road, Brentwood | 60               | 20    | 0      | 80    | 16            | 64            | 0             | 0             | 80          |

| HELAA Ref   | Local Plan Ref | Site Name  | Discounted Units | Flats | Houses | Total | 2018-23 Total | 2023-28 Total | 2028-33 Total | 2033-38 Total | Grand Total |
|-------------|----------------|--|------------------|-------|--------|-------|---------------|---------------|---------------|---------------|-------------|
| 023A / 023B | R16 & R17      | Land off Doddinghurst Road, either side of A12                     | 30               | 0     | 170    | 200   | 0             | 200           | 0             | 0             | 200         |
| 186         | R18            | Land at Crescent Drive, Shenfield                                  | 5                | 25    | 5      | 35    | 35            | 0             | 0             | 0             | 35          |
| 044 / 178   | R19            | Land at Priests Lane, Brentwood                                    | 0                | 0     | 45     | 45    | 45            | 0             | 0             | 0             | 45          |
| 311         | R20            | Eagle and Child Pub, Shenfield                                     | 12               | 8     | 0      | 20    | 20            | 0             | 0             | 0             | 20          |
| 128         | R21            | Ingatestone Garden Centre, Roman Road                              | 20               | 20    | 80     | 120   | 0             | 120           | 0             | 0             | 120         |
| 106         |                | Site adjacent to Ingatestone Garden Centre (former A12 works site) | 15               | 0     | 26     | 41    | 41            | 0             | 0             | 0             | 41          |
| 079A        | R22            | Land Adjacent to Ingatestone By-pass                               | 0                | 16    | 41     | 57    | 50            | 7             | 0             | 0             | 57          |
| 194         | R23            | Brizes Corner Field, Blackmore Road, Kelvedon Hatch                | 5                | 0     | 18     | 23    | 23            | 0             | 0             | 0             | 23          |
| 075         | R24            | Land off Stocks Lane, Kelvedon Hatch                               | 5                | 0     | 25     | 30    | 30            | 0             | 0             | 0             | 30          |

| HELAA Ref | Local Plan Ref | Site Name   | Discounted Units | Flats | Houses | Total | 2018-23 Total | 2023-28 Total | 2028-33 Total | 2033-38 Total | Grand Total |
|-----------|----------------|---|------------------|-------|--------|-------|---------------|---------------|---------------|---------------|-------------|
| 077       | R25            | Land south of Redrose Lane, north of Orchard Piece, Blackmore | 5                | 0     | 25     | 30    | 0             | 30            | 0             | 0             | 30          |
| 076       | R26            | Land south of Redrose Lane, north of Orchard Piece, Blackmore | 5                | 0     | 15     | 20    | 20            | 0             | 0             | 0             | 20          |



Figure 2.2: Local Plan Employment Typology

| Employment Site & Uses                            |  | Use Split    | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2) | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |     |
|---|--|--------------|----------------------|---------------------------------|----------|---------------------------------------|--|--|---------------|-----|
| <b>Dunton Hills Employment Zone (Part of R01)</b> |  |              | <b>55,000</b>        |                                 |          |                                       |  |  |               |     |
| Business Uses                                     | B1a Business                             |              | 0.2                  | 11,000                          | 0.4      | 4,400                                 | 4,180  | 3,553  | 12            | 296 |
|   | B1b R&D                                  |              | 0.2                  | 11,000                          | 0.4      | 4,400                                 | 4,180  | 3,553  | 50            | 71  |
|   | B1c Industrial                           |              | 0.1                  | 5,500                           | 0.4      | 2,200                                 | 2,090  | 1,986  | 47            | 42  |
|   | B2 General Industrial                    |              | 0.05                 | 2,750                           | 0.4      | 1,100                                 | 1,045  | 993  | 36            | 29  |
|   | B8 Storage and Distribution              |              | 0.05                 | 2,750                           | 0.4      | 1,100                                 | 1,045  | 993  | 77            | 14  |
|   | Mixed B Class - Small Business Workspace | Incubator    | 0.1                  | 5,500                           | 0.65     | 3,575                                 | 3,396  | 2,887  | 45            | 64  |
|   |  | Maker Spaces | 0.1                  | 5,500                           | 0.65     | 3,575                                 | 3,396  | 2,887  | 28            | 103 |

| Employment Site & Uses   |                        | Use Split  | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2)      | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |
|--|------------------------|------------|----------------------|---------------------------------|---------------|---------------------------------------|--|--|---------------|
|  | Studio                 | 0.1        | 5,500                | 0.65                            | 3,575         | 3,396                                 | 2,887  | 30   | 96            |
|  | Co-working             | 0.1        | 5,500                | 0.65                            | 3,575         | 3,396                                 | 2,887  | 13   | 222           |
|  | Managed Workspaces     | 0          | 0                    | 0.65                            | 0             | 0                                     | 0  | 30   | 0             |
|  | B8 / SG - Data Centres | 0          | 0                    | 0.4                             | 0             | 0                                     | 0  | 575  | 0             |
|  | <b>Totals</b>          | <b>1.0</b> | <b>55,000</b>        |                                 | <b>27,500</b> | <b>26,125</b>                         | <b>22,624</b>  |  | <b>938</b>    |
| <b>Land adjacent to Ingatestone by-pass (part bounded by Roman Road) (E08)</b> |                        |            | <b>20,600</b>        |                                 |               |                                       |  |  |               |
| Business Uses  | B1a Business           | 0          | 0                    | 0.4                             | 0             | 0                                     | 0  | 12   | 0             |
|  | B1b R&D                | 0          | 0                    | 0.4                             | 0             | 0                                     | 0  | 50   | 0             |
|  | B1c Industrial         | 0          | 0                    | 0.4                             | 0             | 0                                     | 0  | 47   | 0             |

| Employment Site & Uses |  | Use Split          | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2) | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |     |
|------------------------|--|--------------------|----------------------|---------------------------------|----------|---------------------------------------|--|--|---------------|-----|
|                        | B2 General Industrial                    |                    | 0                    | 0                               | 0.4      | 0                                     | 0  | 0  | 36            | 0   |
|                        | B8 Storage and Distribution              |                    | 0                    | 0                               | 0.4      | 0                                     | 0  | 0  | 77            | 0   |
|                        | Mixed B Class - Small Business Workspace | Incubator          | 0.2                  | 4,120                           | 0.65     | 2,678                                 | 2,544  | 2,162  | 45            | 48  |
|                        |  | Maker Spaces       | 0.2                  | 4,120                           | 0.65     | 2,678                                 | 2,544  | 2,162  | 28            | 77  |
|                        |  | Studio             | 0.2                  | 4,120                           | 0.65     | 2,678                                 | 2,544  | 2,162  | 30            | 72  |
|                        |  | Co-working         | 0.2                  | 4,120                           | 0.65     | 2,678                                 | 2,544  | 2,162  | 13            | 166 |
|                        |  | Managed Workspaces | 0.2                  | 4,120                           | 0.65     | 2,678                                 | 2,544  | 2,162  | 30            | 72  |
|                        | B8 / SG - Data Centres                   |                    | 0                    | 0                               | 0.4      | 0                                     | 0  | 0  | 575           | 0   |

| Employment Site & Uses                              |  |           | Use Split | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2)      | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |
|---|--|-----------|-----------|----------------------|---------------------------------|---------------|---------------------------------------|--|--|---------------|
|   | <b>Totals</b>                            |           | <b>1</b>  | <b>20,600</b>        |                                 | <b>13,390</b> | <b>12,721</b>                         | <b>10,812</b>  |  | <b>436</b>    |
| <b>Childerditch Industrial Estate (Part of E12)</b> |  |           |           | <b>58,700</b>        |                                 |               |                                       |  |  |               |
| Business Uses                                       | B1a Business                             |           | 0.1       | 5,870                | 0.4                             | 2,348         | 2,231                                 | 1,896  | 12   | 158           |
|   | B1b R&D                                  |           | 0         | 0                    | 0.4                             | 0             | 0                                     | 0  | 50   | 0             |
|   | B1c Industrial                           |           | 0.3       | 17,610               | 0.4                             | 7,044         | 6,692                                 | 6,357  | 47   | 135           |
|   | B2 General Industrial                    |           | 0.3       | 17,610               | 0.4                             | 7,044         | 6,692                                 | 6,357  | 36   | 186           |
|   | B8 Storage and Distribution              |           | 0.3       | 17,610               | 0.4                             | 7,044         | 6,692                                 | 6,357  | 77   | 91            |
|   | Mixed B Class - Small Business Workspace | Incubator | 0         | 0                    | 0.65                            | 0             | 0                                     | 0  | 45   | 0             |

| Employment Site & Uses                           |              |                        | Use Split | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2)      | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |
|--|--------------|------------------------|-----------|----------------------|---------------------------------|---------------|---------------------------------------|--|--|---------------|
|  |              | Maker Spaces           | 0         | 0                    | 0.65                            | 0             | 0                                     | 0  | 28   | 0             |
|  |              | Studio                 | 0         | 0                    | 0.65                            | 0             | 0                                     | 0  | 30   | 0             |
|  |              | Co-working             | 0         | 0                    | 0.65                            | 0             | 0                                     | 0  | 13   | 0             |
|  |              | Managed Workspaces     | 0         | 0                    | 0.65                            | 0             | 0                                     | 0  | 30   | 0             |
|  |              | B8 / SG - Data Centres | 0         | 0                    | 0.4                             | 0             | 0                                     | 0  | 575  | 0             |
|  |              | <b>Totals</b>          | <b>1</b>  | <b>58,700</b>        |                                 | <b>23,480</b> | <b>22,306</b>                         | <b>20,968</b>  |  | <b>571</b>    |
| <b>Codham Hall (New Extension) (Part of E10)</b> |              |                        |           |                      | <b>6,100</b>                    |               |                                       |  |  |               |
| Business Uses                                    | B1a Business |                        | 0.1       | 610                  | 0.4                             | 244           | 232                                   | 197  | 12   | 16            |
|  | B1b R&D      |                        | 0         | 0                    | 0.4                             | 0             | 0                                     | 0  | 50   | 0             |

| Employment Site & Uses |  | Use Split          | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2) | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |    |
|------------------------|--|--------------------|----------------------|---------------------------------|----------|---------------------------------------|--|--|---------------|----|
|                        | B1c Industrial                           |                    | 0.3                  | 1,830                           | 0.4      | 732                                   | 695  | 661  | 47            | 14 |
|                        | B2 General Industrial                    |                    | 0.3                  | 1,830                           | 0.4      | 732                                   | 695  | 661  | 36            | 19 |
|                        | B8 Storage and Distribution              |                    | 0.3                  | 1,830                           | 0.4      | 732                                   | 695  | 661  | 77            | 10 |
|                        | Mixed B Class - Small Business Workspace | Incubator          | 0                    | 0                               | 0.65     | 0                                     | 0  | 0  | 45            | 0  |
|                        |  | Maker Spaces       | 0                    | 0                               | 0.65     | 0                                     | 0  | 0  | 28            | 0  |
|                        |  | Studio             | 0                    | 0                               | 0.65     | 0                                     | 0  | 0  | 30            | 0  |
|                        |  | Co-working         | 0                    | 0                               | 0.65     | 0                                     | 0  | 0  | 13            | 0  |
|                        |  | Managed Workspaces | 0                    | 0                               | 0.65     | 0                                     | 0  | 0  | 30            | 0  |

| Employment Site & Uses                      |                             | Use Split | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2)     | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |
|---|-----------------------------|-----------|----------------------|---------------------------------|--------------|---------------------------------------|--|--|---------------|
|   | B8 / SG - Data Centres      | 0         | 0                    | 0.4                             | 0            | 0                                     | 0  | 575  | 0             |
|   | <b>Totals</b>               | <b>1</b>  | <b>6,100</b>         |                                 | <b>2,440</b> | <b>2,318</b>                          | <b>2,179</b>   |  | <b>59</b>     |
| <b>Land south of East Hordon Hall (E13)</b> |                             |           | <b>55,000</b>        |                                 |              |                                       |  |  |               |
| Business Uses                               | B1a Business                | 0.2       | 11,000               | 0.4                             | 4,400        | 4,180                                 | 3,553  | 12   | 296           |
|   | B1b R&D                     | 0.2       | 11,000               | 0.4                             | 4,400        | 4,180                                 | 3,553  | 50   | 71            |
|   | B1c Industrial              | 0.2       | 11,000               | 0.4                             | 4,400        | 4,180                                 | 3,971  | 47   | 84            |
|   | B2 General Industrial       | 0.1       | 5,500                | 0.4                             | 2,200        | 2,090                                 | 1,986  | 36   | 58            |
|   | B8 Storage and Distribution | 0.1       | 5,500                | 0.4                             | 2,200        | 2,090                                 | 1,986  | 77   | 29            |

| Employment Site & Uses                              |                        | Use Split  | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2) | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |
|---|------------------------|------------|----------------------|---------------------------------|----------|---------------------------------------|--|--|---------------|
| Mixed B Class - Small Business Workspace            | Incubator              | 0          | 0                    | 0.65                            | 0        | 0                                     | 0  | 45   | 0             |
|   | Maker Spaces           | 0.1        | 5,500                | 0.65                            | 3,575    | 3,396                                 | 2,887  | 28   | 103           |
|   | Studio                 | 0          | 0                    | 0.65                            | 0        | 0                                     | 0  | 30   | 0             |
|   | Co-working             | 0          | 0                    | 0.65                            | 0        | 0                                     | 0  | 13   | 0             |
|   | Managed Workspaces     | 0.1        | 5,500                | 0.65                            | 3,575    | 3,396                                 | 2,887  | 30   | 96            |
|   | B8 / SG - Data Centres | 0          | 0                    | 0.4                             | 0        | 0                                     | 0  | 575  | 0             |
|   | <b>Totals</b>          | <b>1.0</b> | <b>55,000</b>        |                                 |          | <b>24,750</b>                         | <b>23,513</b>  | <b>20,822</b>  |               |
| <b>Land north of A1023, Shenfield (Part of R03)</b> |                        |            | <b>20,000</b>        |                                 |          |                                       |  |  |               |



| Employment Site & Uses |  |              | Use Split | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2) | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |
|------------------------|--|--------------|-----------|----------------------|---------------------------------|----------|---------------------------------------|--|--|---------------|
| Business Uses          | B1a Business                             |              | 0.2       | 4,000                | 0.4                             | 1,600    | 1,520                                 | 1,292  | 12   | 108           |
|                        | B1b R&D                                  |              | 0         | 0                    | 0.4                             | 0        | 0                                     | 0  | 50   | 0             |
|                        | B1c Industrial                           |              | 0.2       | 4,000                | 0.4                             | 1,600    | 1,520                                 | 1,444  | 47   | 31            |
|                        | B2 General Industrial                    |              | 0.2       | 4,000                | 0.4                             | 1,600    | 1,520                                 | 1,444  | 36   | 42            |
|                        | B8 Storage and Distribution              |              | 0         | 0                    | 0.4                             | 0        | 0                                     | 0  | 77   | 0             |
|                        | Mixed B Class - Small Business Workspace | Incubator    | 0.2       | 4,000                | 0.65                            | 2,600    | 2,470                                 | 2,100  | 45   | 47            |
|                        |  | Maker Spaces | 0.2       | 4,000                | 0.65                            | 2,600    | 2,470                                 | 2,100  | 28   | 75            |
|                        |  | Studio       | 0         | 0                    | 0.65                            | 0        | 0                                     | 0  | 30   | 0             |
|                        |  | Co-working   | 0         | 0                    | 0.65                            | 0        | 0                                     | 0  | 13   | 0             |

| Employment Site & Uses                 |                       |                        | Use Split | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2)      | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |
|--|-----------------------|------------------------|-----------|----------------------|---------------------------------|---------------|---------------------------------------|--|--|---------------|
|  |                       | Managed Workspaces     | 0         | 0                    | 0.65                            | 0             | 0                                     | 0  | 30   | 0             |
|  |                       | B8 / SG - Data Centres | 0         | 0                    | 0.4                             | 0             | 0                                     | 0  | 575  | 0             |
|  |                       | <b>Totals</b>          | <b>1</b>  | <b>20,000</b>        |                                 | <b>10,000</b> | <b>9,500</b>                          | <b>8,379</b>   |  | <b>302</b>    |
| <b>Brentwood Enterprise Park (E11)</b> |                       |                        |           |                      |                                 |               |                                       |  |  |               |
|  |                       |                        |           | <b>258,500</b>       |                                 |               |                                       |  |  |               |
| Business Uses                          | B1a Business          |                        |           |                      |                                 | 15,289        | 14,525                                | 12,346   | 12   | 1029          |
|  | B1b R&D               |                        |           |                      |                                 |               |                                       |  |  |               |
|  | B1c Industrial        |                        |           |                      |                                 | 15,670        | 14,887                                | 14,142   | 47   | 301           |
|  | B2 General Industrial |                        |           |                      |                                 | 8,597         | 8167                                  | 7,759  | 36   | 227           |

| Employment Site & Uses                   |                    | Use Split | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2) | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |
|--|--------------------|-----------|----------------------|---------------------------------|----------|---------------------------------------|--|--|---------------|
| B8 Storage and Distribution              |                    |           |                      |                                 | 67,669   | 64,286                                | 61,071   | 77   | 879           |
| Mixed B Class - Small Business Workspace | Incubator          |           |                      |                                 |          |                                       |  |  |               |
|  | Maker Spaces       |           |                      |                                 |          |                                       |  |  |               |
|  | Studio             |           |                      |                                 |          |                                       |  |  |               |
|  | Co-working         |           |                      |                                 |          |                                       |  |  |               |
|  | Managed Workspaces |           |                      |                                 |          |                                       |  |  |               |
| B8 / SG - Data Centres                   |                    |           |                      |                                 |          |                                       |  |  |               |
| Totals                                   |                    |           |                      |                                 | 107,225  | 101,864                               | 95,318   |  | 2,435         |

| Employment Site & Uses |               | Use Split | Gross Site Area (m2) | Plot Ratio (Lichfields in part) | GEA (m2) | GIA (m2) (5% reduction rule of thumb) | NIA (m2) (5% industrial / 15% offices reduction rule of thumb) | Employment Density (sqm per job) (HCA 2015 Guide) (Median if range and rounded or middle if by type) | Job Estimates |
|------------------------|---------------|-----------|----------------------|---------------------------------|----------|---------------------------------------|--|--|---------------|
|                        | Other uses    |           |                      |                                 |          |                                       |  |  | 121           |
|                        | <b>Totals</b> |           |                      |                                 |          |                                       |  |  | <b>2,556</b>  |