

APPENDIX 2 - PARK, RIDE OR STRIDE

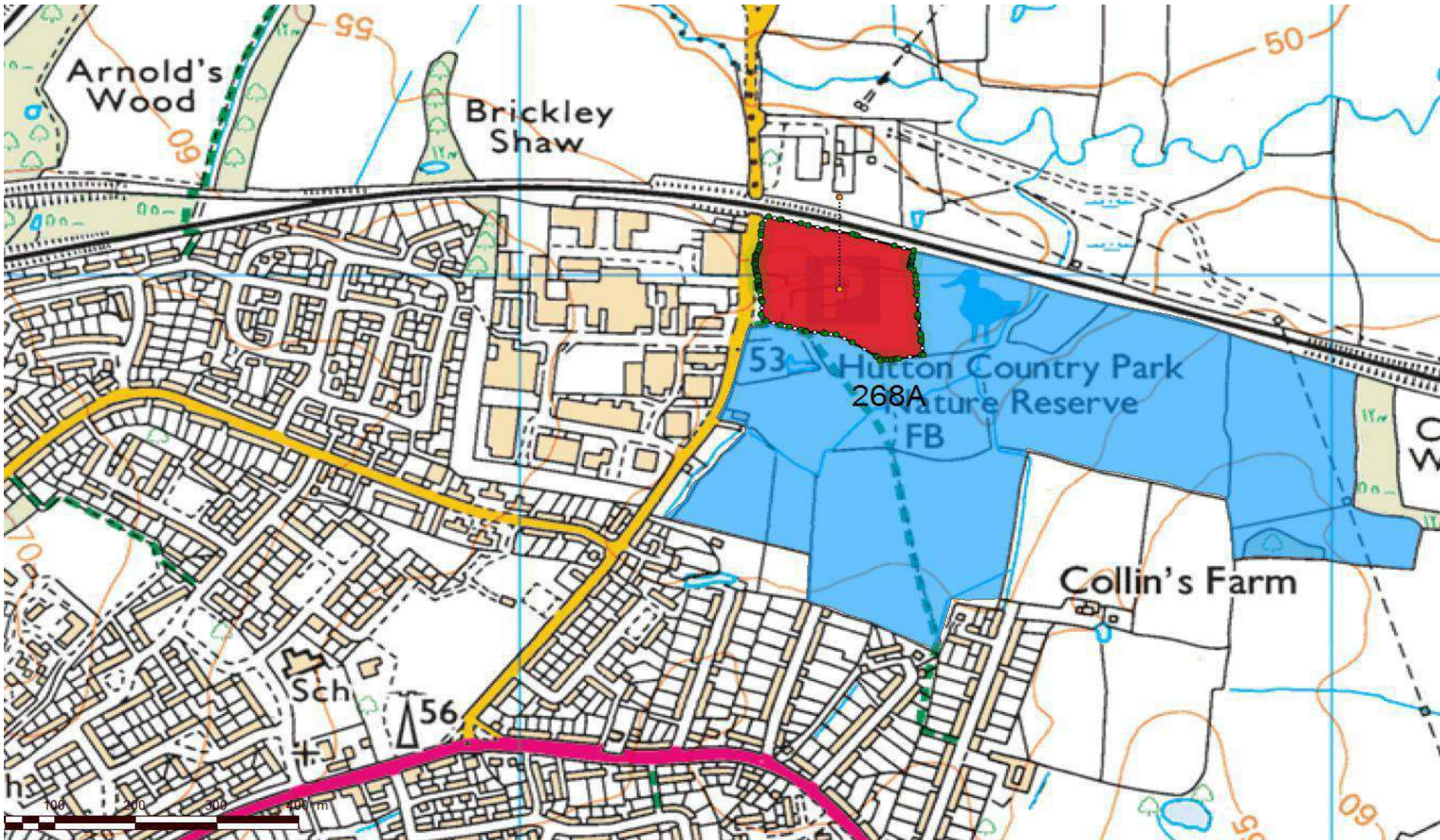
The table below shows the sites short-listed by Brentwood officers for consideration as transit hubs. The 3 highlighted in green are have been chosen as all are wholly or part owned by Brentwood Borough Council and are located on 2 of the 3 major highways into the Town Centre. All the site require an uphill journey into Brentwood therefore the provision of electric bikes as well as manual ones to encourage all potential age groups to use to them. Where possible Buses will come into the site or bus stops will be placed adjacent to the entrance on each side of the road and a controlled crossing introduced. For consistency we have estimated for each site the time it would take to walk, cycle or ride a bus (if express) to the centre of the five school area. The common location chosen is the junction of Ingrave Road and Queens road. However when considered with Appendix 1 some schools are closer to the chosen sites.

Site Ref	Site Name	Total Site Area	Estimated Area available for drop off pick up	Council Owned	Road Connection	Estimated Distance & Time to Ingrave Rd/Queen St junction	Constraint	Emerging Local Plan Status	Notes
089	The Brentwood Centre	20.01 ha	0.8 ha	Yes	Yes - Doddington Road	<b>Distance:</b> <b>Walking:</b> 27 mins <b>Cycling:</b> 9 mins (108ft climb uphill into Brentwood) <b>Motorised Transport:</b> 5 mins	Green Belt	Not a proposed allocation, assessed in relation to potential housing development although discounted due to no active promotion taking place and the continued leisure use expected for the site.	Main route into town centre some use of Doddington Road and Ongar Road to avoid passing through Wilsons Corner, some segregation then onto a quiet way
034, 087, 235 and 276	Officer's Meadow, Shenfield	24.44 ha	1.3 ha	Yes	No - Possible access could be created directly onto Alexander Lane	<b>Distance:</b> 2.2 miles <b>Walking:</b> 44 mins <b>Cycling:</b> 15 mins (157ft climb uphill into Brentwood) (via Alexander Lane, Rayleigh Road, Priests Lane) <b>Motorised Transport:</b> 5 mins	Green Belt (to be removed once Local Plan adopted); Local Wildlife Site (Arnold's Wood approximately 200m to the east); Small area of Flood Zone 2 & 3 located approximately 180m to the north west; Watercourse runs adjacent to the north and eastern boundaries of the site.	Draft Allocation for 510 dwellings. Other indicative uses include C2 Residential care home, Gypsy and Traveller pitches, primary school and play pitches. Local Plan sets out the need to masterplan the site along with adjoining draft allocations refs 263 (215 dwellings) & 158 (100 dwellings).	Would require upgrading of road infrastructure from Alexander Lane to Rayleigh Road. As part of the overall Officers Meadow development could create new access onto Chelmsford Road connecting to Alexander Lane.
081, 117A & 117B	Council Depot & Ford Offices, Warley	11.29 ha	0.5 ha Yes - The Drive	Y		<b>Distance:</b> 1.5 miles <b>Walking:</b> 31 mins <b>Cycling:</b> 10 mins <b>Motorised Transport:</b> 6 mins	Local Wildlife Site (Barrack Wood) located approximately 160m to the east.	Site Ref 081 - Draft allocation for 123 dwellings. Site Ref 117A & 117B - Draft allocation for 350 dwellings. In addition to housing the site could also accommodate employment and Gypsy and Traveller pitches. Local Plan sets out the need to masterplan the sites together.	Majority of the site is currently used for car parking purposes. There is also an existing bus services which starts and terminates here.
268A	Land to the east of Wash Road, Hutton	27.68 ha	2.87 ha	Yes jointly with Lafarge Tarmac.	Yes - Wash Road	<b>Distance:</b> 3.1 miles <b>Walking:</b> 1 hr 3 mins <b>Cycling:</b> 19 mins (180ft climb uphill into Brentwood) <b>Motorised Transport:</b> 10 mins	Green Belt; Flood Zones 2 and 3 approximately 120m to the north beyond railway line.	Not a proposed allocation, assessed in relation to potential housing development although discounted due to no active promotion taking place.	Currently used for informal recreation purposes (known as Hutton Country Park, Nature Reserve). There is an existing very small car park accessed via Wash Road. Could utilise area to the north west. Adjoining Wash Road. As part of development could provide enhancements for recreation area.
N/A	King Georges Park, Ingrave Road, Brentwood	0.93 ha	0.93 ha	Yes	Yes - A128 Brentwood Road	<b>Distance:</b> 0.8 miles <b>Walking:</b> 17 mins <b>Cycling:</b> 6 mins (69 ft climb and 20 ft fall into Brentwood) <b>Motorised Transport:</b> 3 mins	Green Belt	Not a proposed allocation and has not been actively promoted for any development.	Would require upgrading of existing junction onto A128, particularly right turn on exit. There is an existing car park on site which could be utilised. Should be quiet in the mornings but may be busier in the afternoons. Would need to remodel car park area to allow for bus turning area. Current access road may need widening to allow access for buses.
299	St Faiths Park, Brentwood	15.62 ha	0.8 ha	No	Yes - A1023 London Road	<b>Distance:</b> 0.8 miles <b>Walking:</b> 18 mins <b>Cycling:</b> 7 mins <b>Motorised Transport:</b> 5 mins	Green Belt	Not a proposed allocation. Recent discussions with site promoters indicated that the landowner owns this site plus the BT offices site. This offers the opportunity to use the existing signalised access onto London Road.	



LAND TO THE EAST OF WASH ROAD, HUTTON (REF: 268A)

SITE LOCATION (APPROXIMATE PARKING AREA HIGHLIGHTED IN RED)

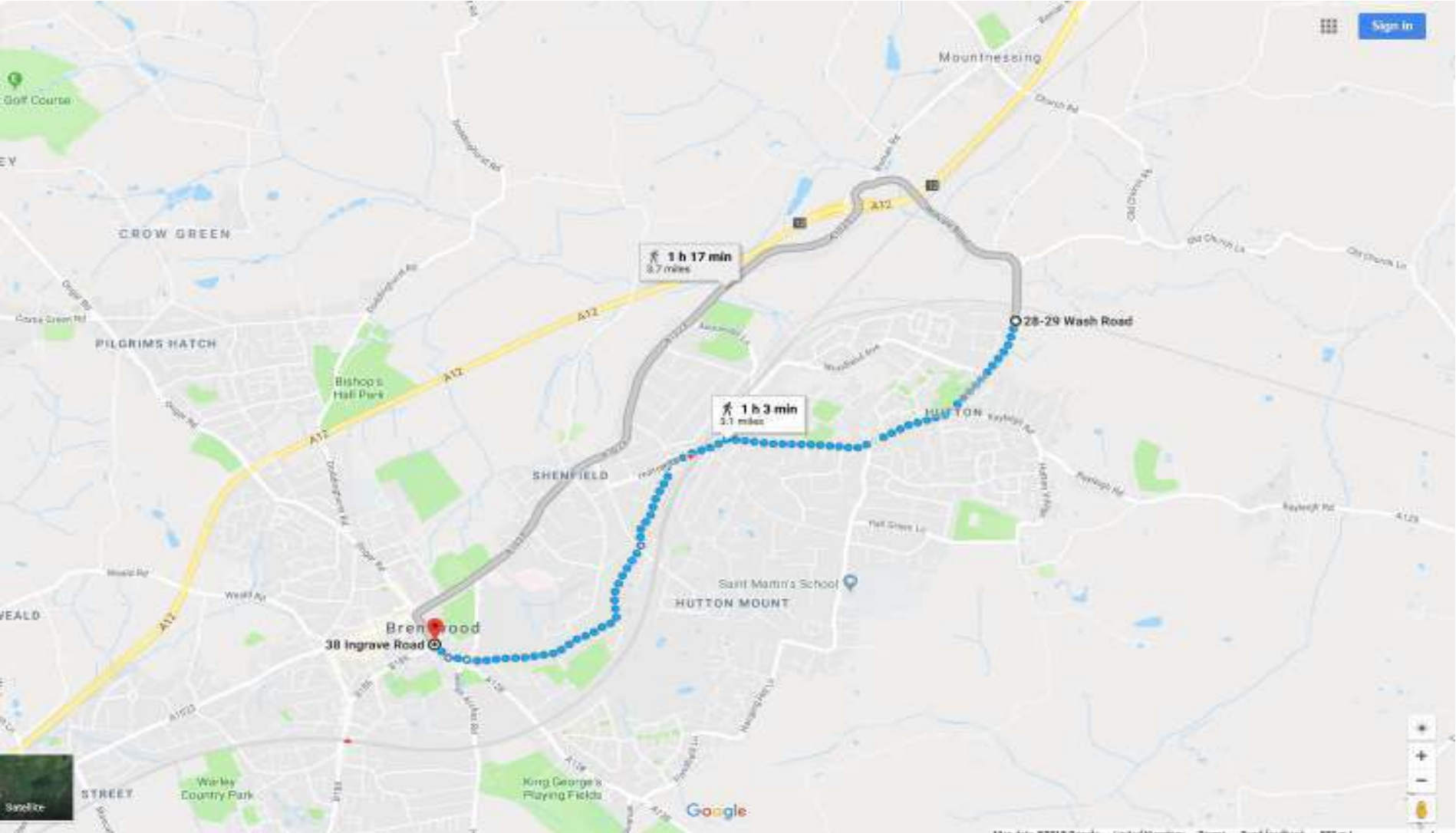


POTENTIAL ACCESS

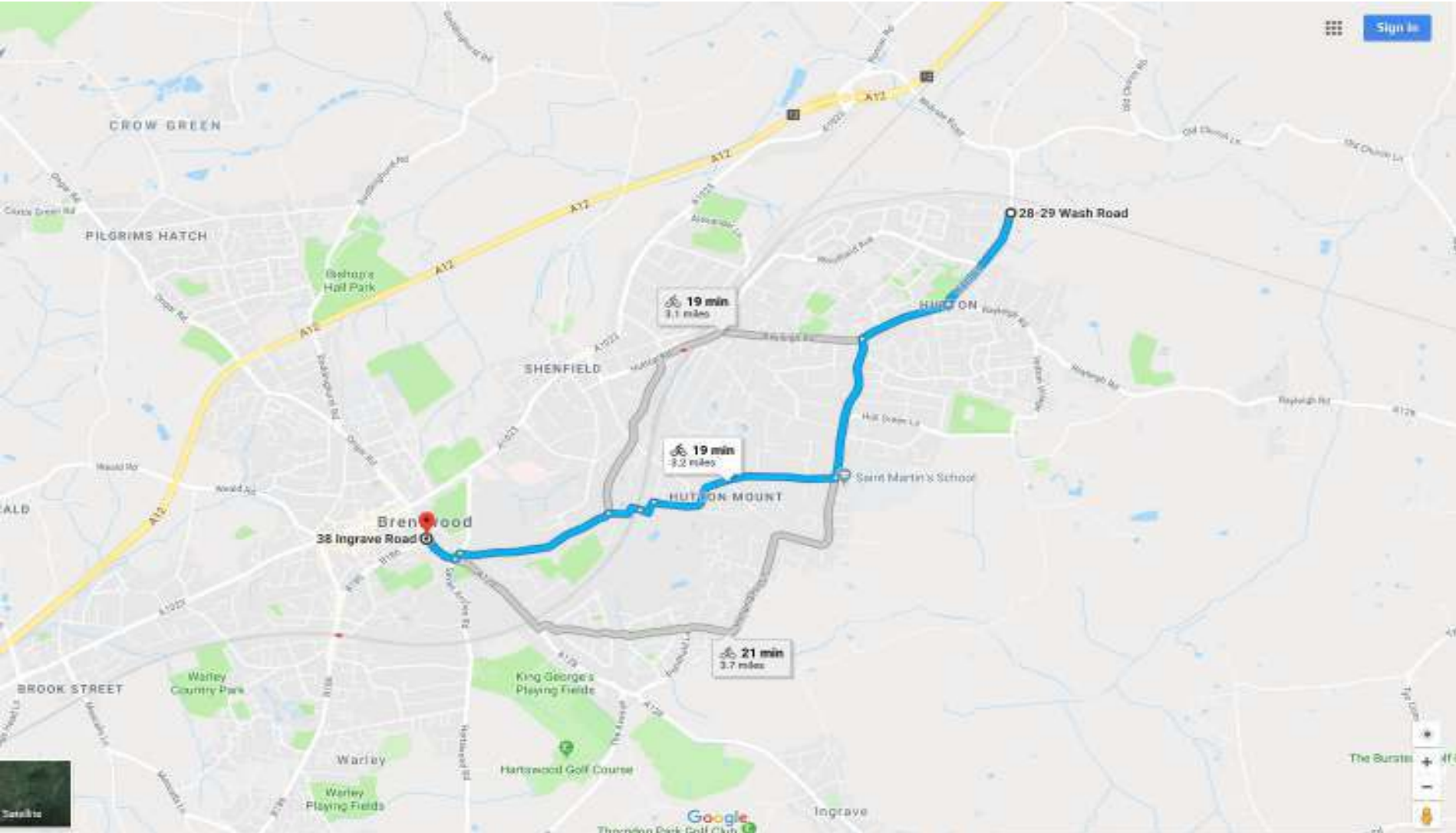




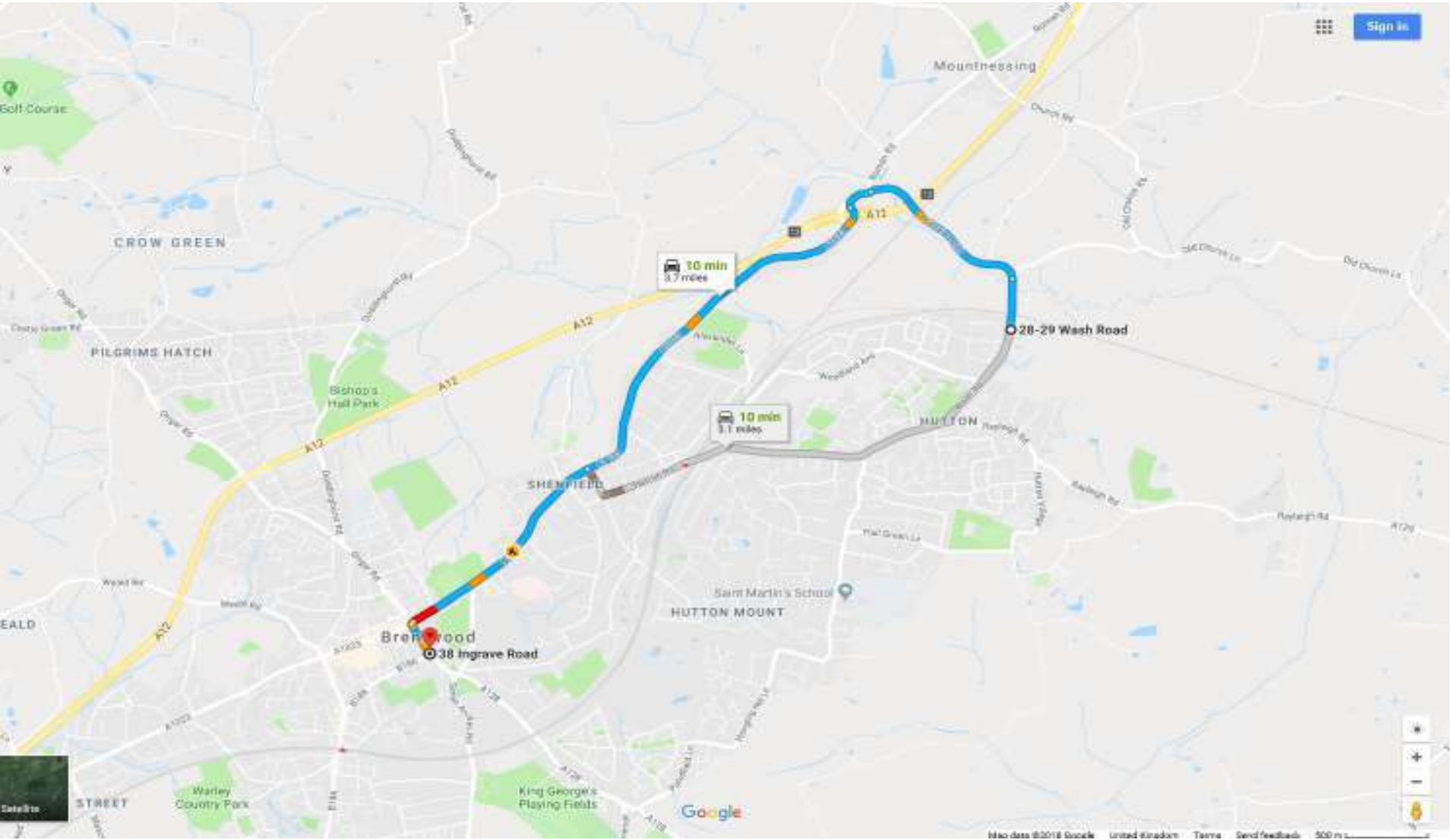
WALKING ROUTE TO INGRAVE RD/ QUEEN ST JUNCTION



CYCLING ROUTE TO INGRAVE RD/ QUEEN ST JUNCTION



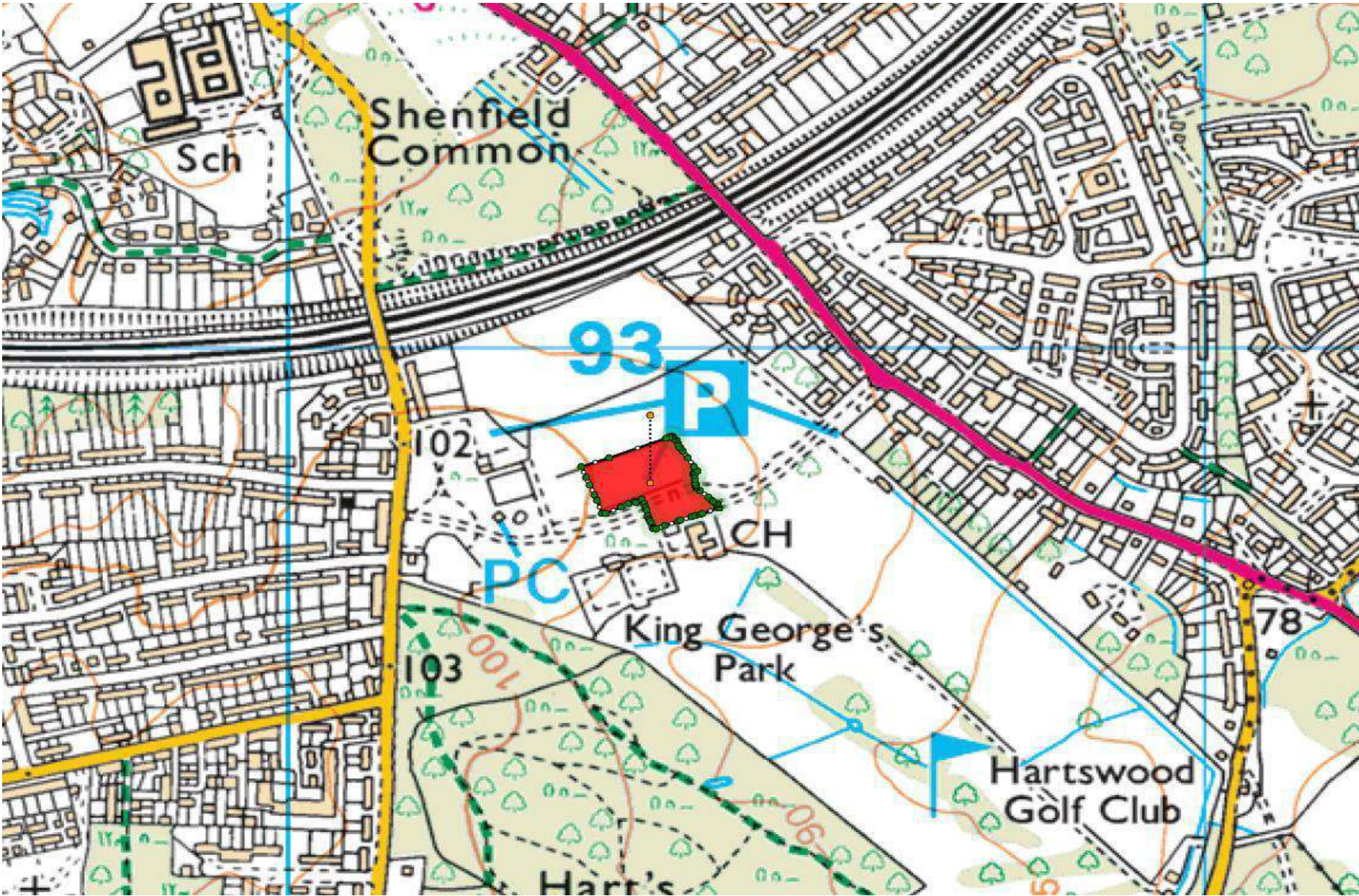
**MOTORISED TRANSPORT ROUTE TO INGRAVE RD/ QUEEN ST JUNCTION**





KING GEORGE'S PARK, INGRAVE ROAD, BRENTWOOD

SITE LOCATION (APPROXIMATE PARKING AREA HIGHLIGHTED IN RED)

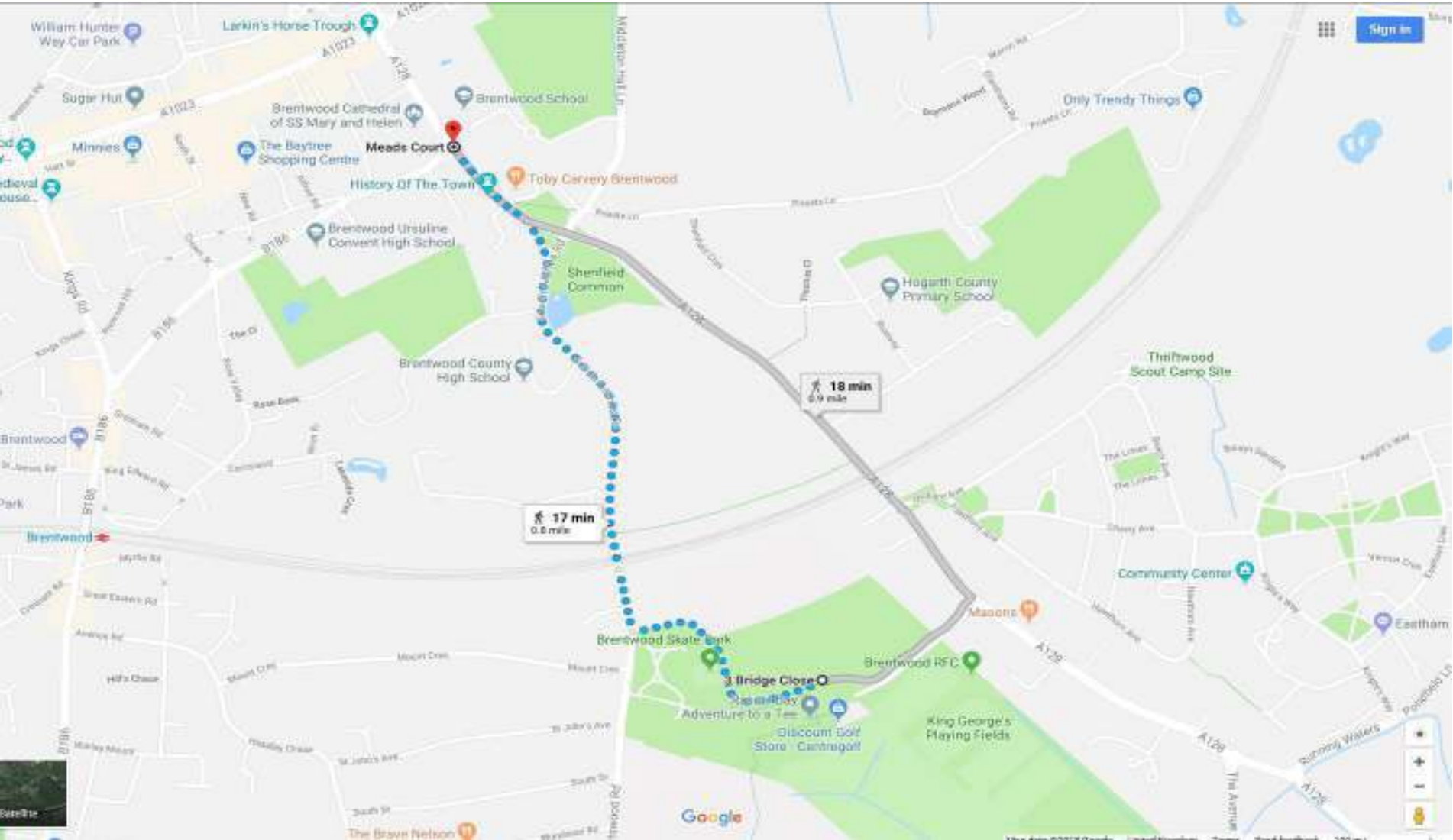


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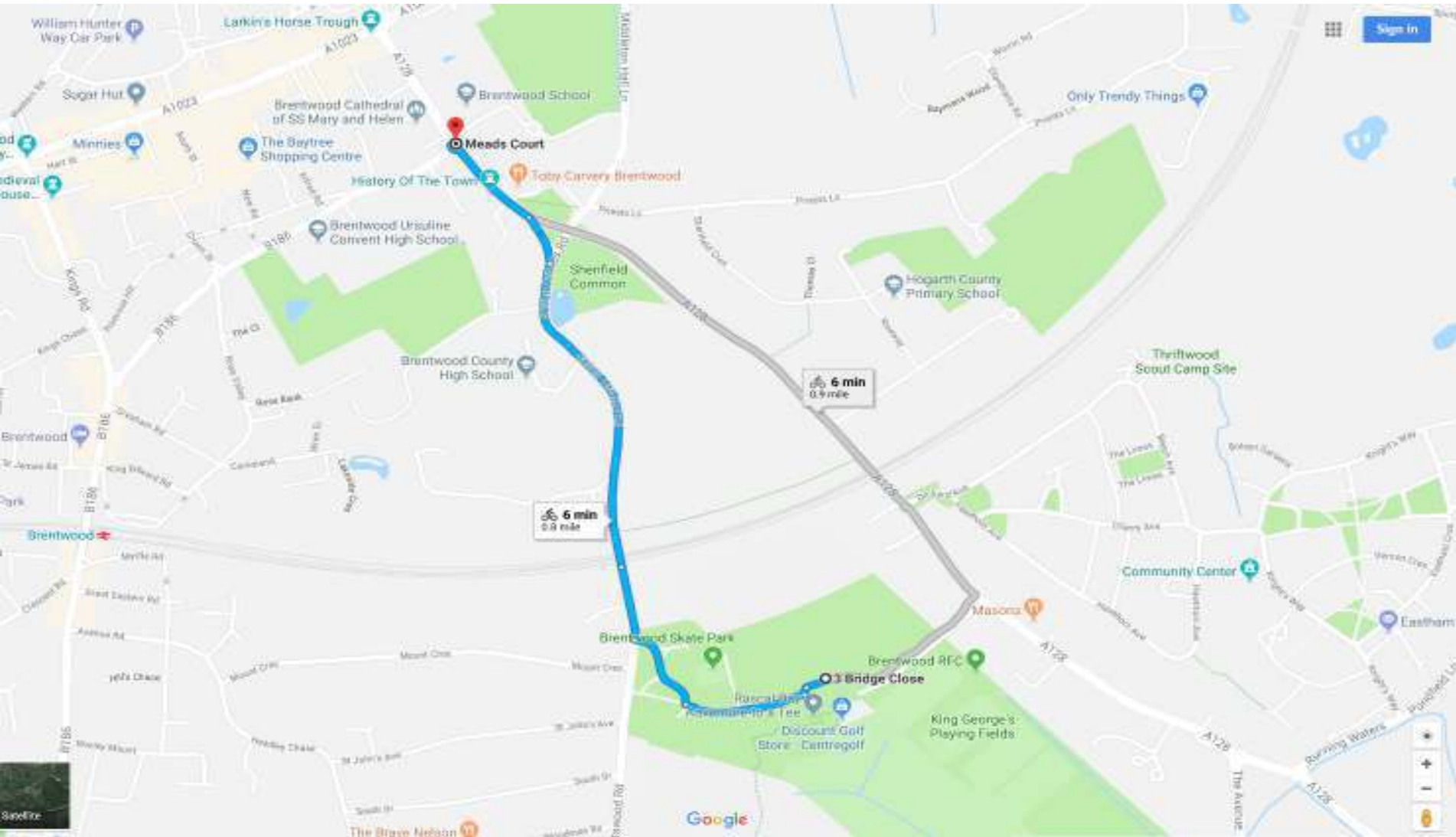




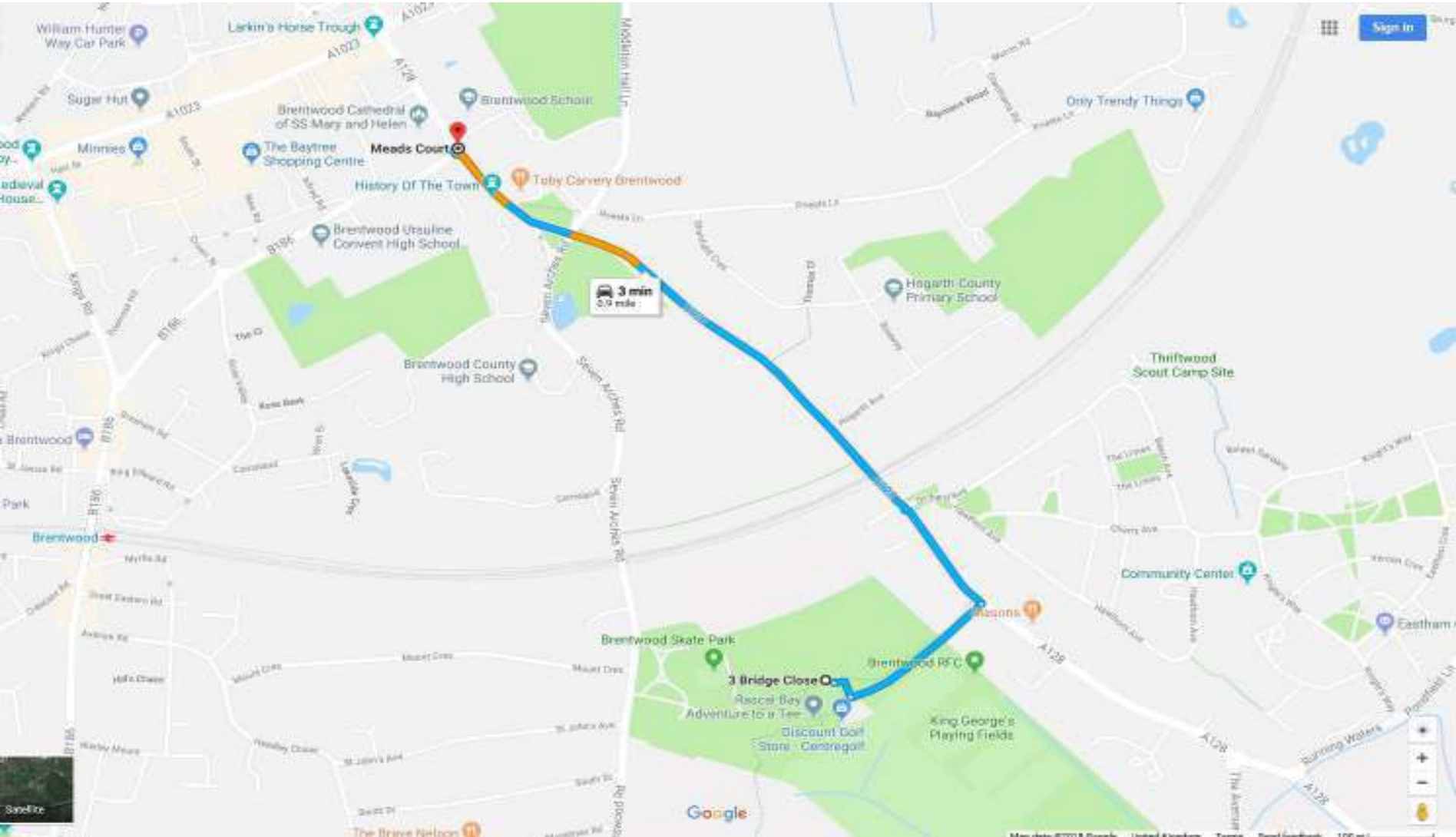
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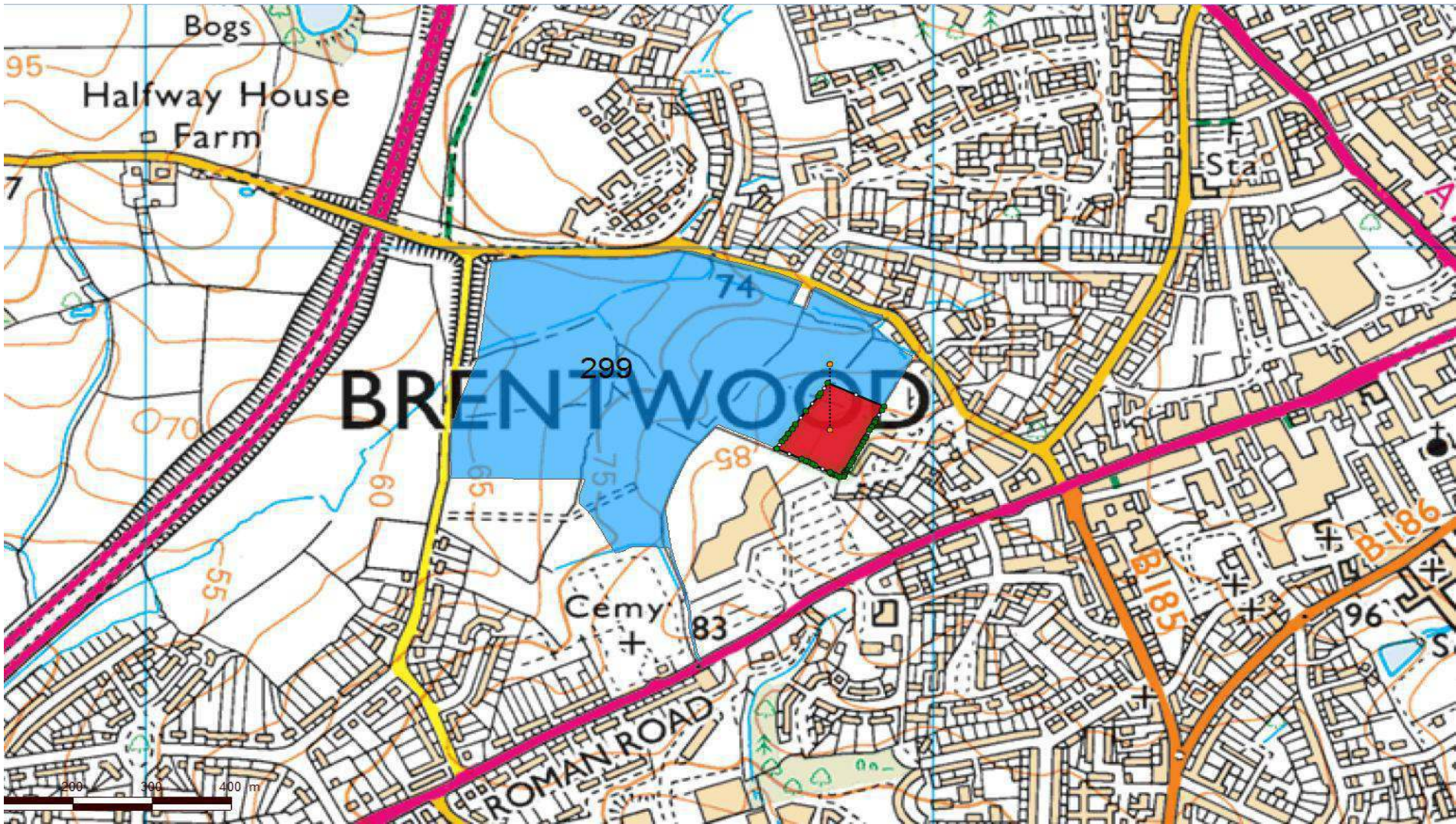
**MOTORISED TRANSPORT ROUTE TO INGRAVE RD/ QUEEN ST JUNCTION**





ST FAITHS PARK, BRENTWOOD (REF: 299)

SITE LOCATION (APPROXIMATE PARKING AREA HIGHLIGHTED IN RED)

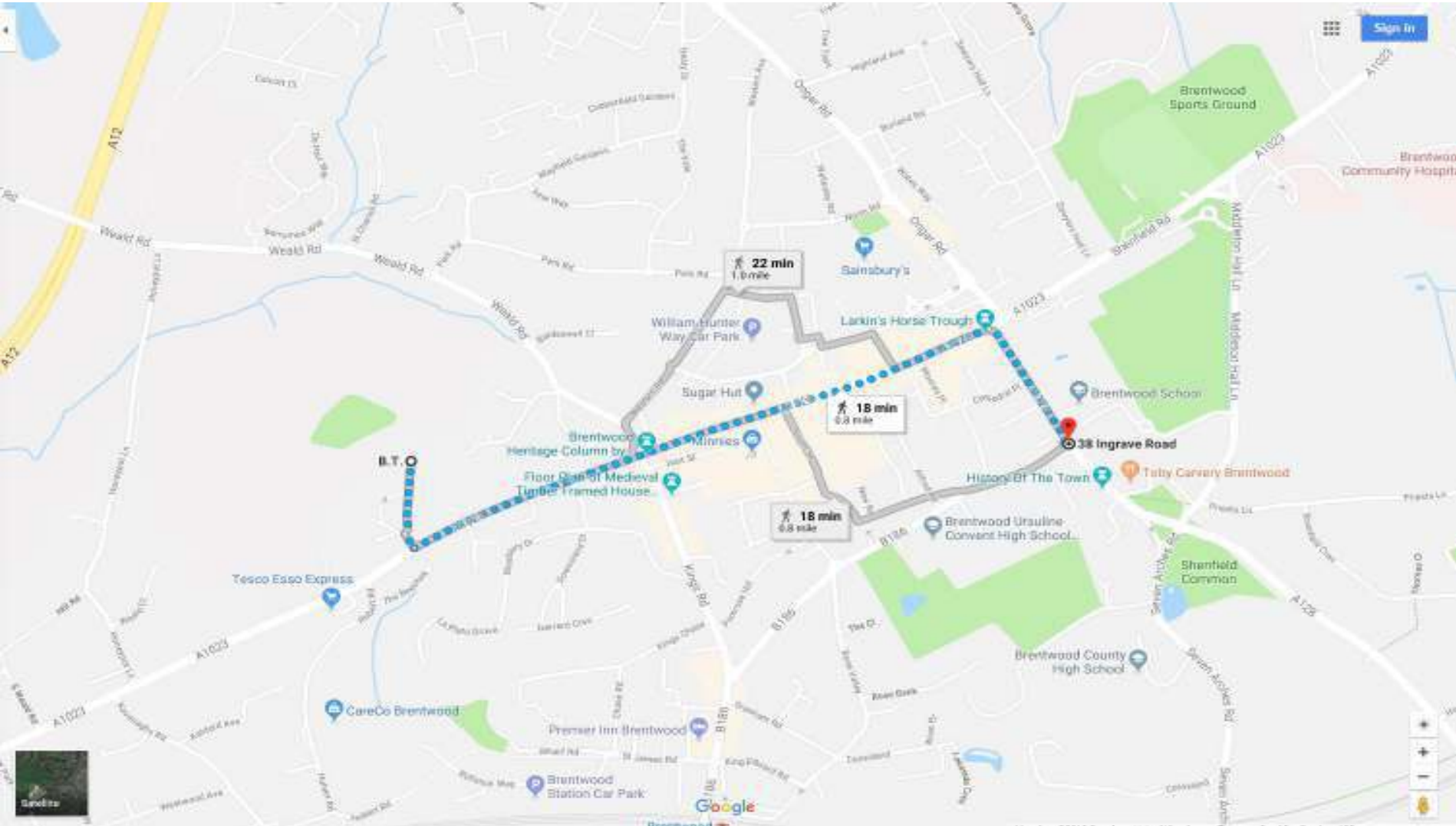


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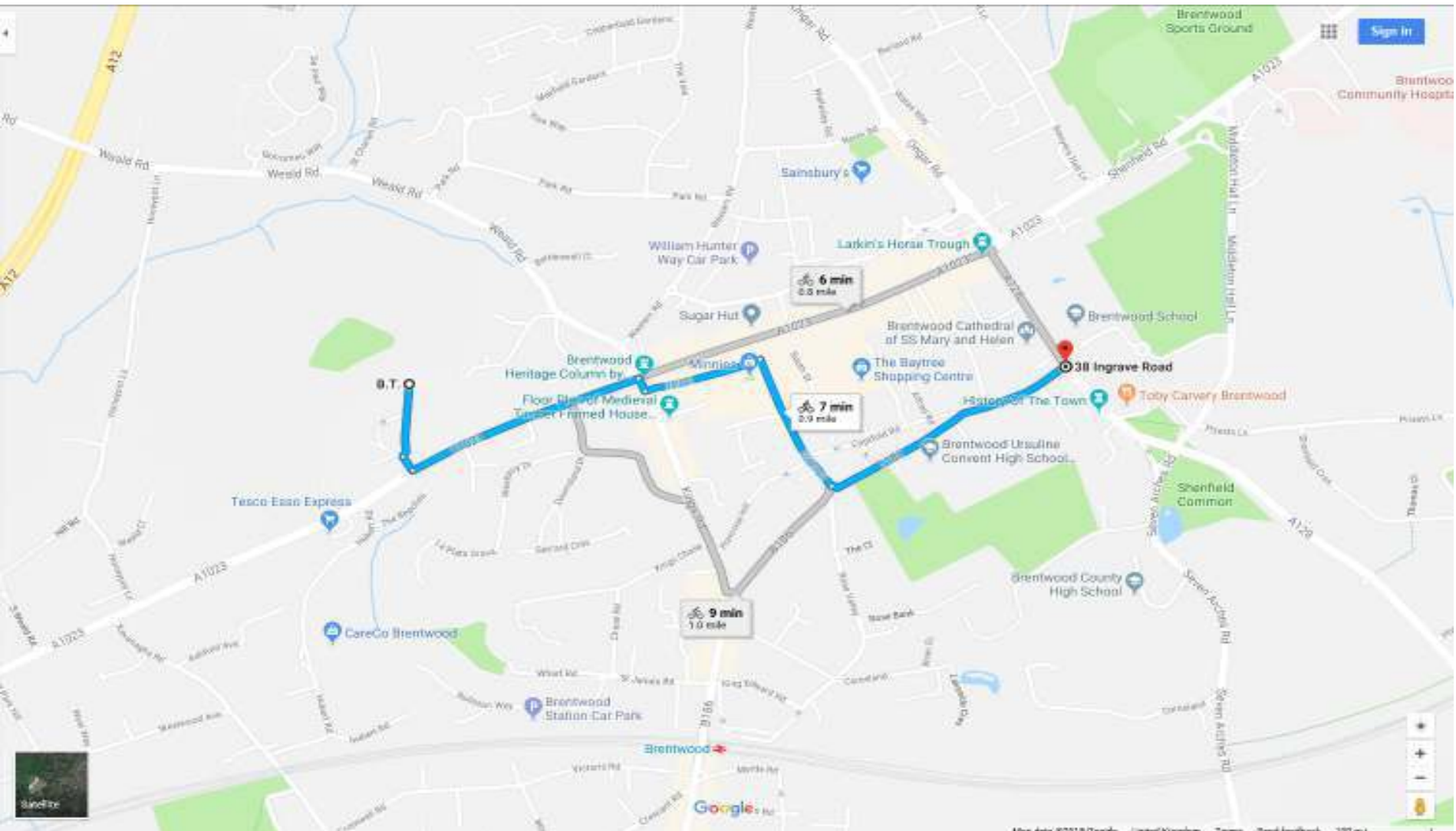




WALKING ROUTE TO INGRAVE RD/ QUEEN ST JUNCTION



CYCLING ROUTE TO INGRAVE RD/ QUEEN ST JUNCTION





**MOTORISED TRANSPORT ROUTE TO INGRAVE RD/ QUEEN ST JUNCTION**

