



Brentwood Borough Council

HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA)

October 2018

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1 Introduction

The Study

- 1.1 This is Brentwood Borough Council's Housing and Economic Land Availability Assessment (HELAA 2018), in accordance with Government guidance to local planning authorities contained in Planning Practice Guidance (PPG) 2014. The HELAA provides an update to the Council's 2011 Strategic Housing Land Availability Assessment (SHLAA 2011) and the 2010 Employment Land Review Final Report (ELR 2010). The HELAA, as part of the Local Plan evidence base, replaces all previous land availability studies and covers the period to 2033.

National Planning Policy Background and the purpose of the HELAA

- 1.2 National Planning Policy Framework (NPPF 2018) and Planning Policy Guidance (2014) set the policy context for preparing the HELAA. While the NPPF requires Local Planning Authorities (LPAs) to assess their existing and future supply of land for housing and economic development, the PPG explains the purpose of a HELAA as being to:
- identify sites and broad locations with potential for development;
 - assess their development potential;
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.3 The HELAA, therefore:
- provides the evidence to inform the Council's local plan allocation of suitable sites for housing and employment uses;
 - informs the preparation of other Development Plan Documents and Neighbourhood Development Plans
 - provides a consistent assessment framework for the suitability of sites
 - provides the basis for the identification of sites and maintenance of the required 5 years housing and employment land supply.
 - provides the basis for identifying deliverable sites to meet 15 years need where possible
- 1.4 The HELAA does not represent policy and will not determine whether a site should be allocated or granted planning permission for development (which will be through the planning application process). The HELAA's purpose is to determine which sites are

currently considered to be suitable, available and achievable for allocating as potential housing and economic development site within this plan period.

Approach to the HELAA

Housing

1.5 In updating the HELAA the following caveats and key assumptions made in the 2011 SHLAA remain relevant to housing:

- The SHLAA provides a 'snapshot' in time and is based upon information available at that time. The HELAA assesses additional sites which have come forward since the 2011 SHLAA was produced;
- As with the 2011 SHLAA sites have been considered on the basis of the information available and have been assessed as either having 'potential' for residential development or 'discounted' for clearly specified reasons. These assessments are independent, professional judgements based on the information available at the time;
- A site identified as having 'potential' for residential development, does not automatically mean that planning consent will be forthcoming or that the site will be allocated in the Local Plan. All planning applications will be considered in detail on their merits. Conversely, if a site has been 'discounted', this does not mean that the site may not be considered as suitable, available and achievable at a later date should circumstances change, ie the reasons for discounting the site are removed or have been mitigated;
- Densities applied to individual sites within the HELAA are not fixed. They have been applied based upon the circumstances of individual sites and the locality. All densities are net. They have been applied to demonstrate the likely level of residential development that could be accommodated on each site and are not prescriptive;
- The Council has considered additional sites and up to date information which has come to light since the 2011 SHLAA in relation to the sites assessed in this Study;

1.6 This HELAA builds on and reviews the general approach and methodology employed in the SHLAA (2011) and the 2010 ELR. Specifically the HELAA takes into account the following issues:

- The need to undertake a comprehensive review of housing and employment land availability was triggered by an increase in the Borough's objectively assessed housing need as assessed in the SHMA update 2018;
- the government's most up-to-date Planning Practice Guidance, including its standard methodology;
- updated site information to include additional sites which have come forward since 2010/11, including those resulting from consultation on the draft version of the Plan in February/March 2016 and subsequent Preferred Site Allocation in January 2018;
- reviews site assumptions relating to densities and changes which may have affected a site's potential;
- contacting site promoters and owners to establish whether any changes need to be made to existing site details;
- Withdraws sites which have since been built out, or where the promoter no longer wishes the site to be included

Economic Development

- 1.7 The Council commissioned Lichfields to prepare an updated economic forecast for future economic development, focusing particularly on B1-B8 employment uses. In preparing a new baseline economic forecast, the study considered:
- Experian employment forecasts as used in the latest Strategic Housing Market Assessment
 - East of England Forecasting Model (EEFM) employment forecasts
 - Past B class development rates; and
 - An Objectively Assessed Need for housing of 380 dwellings per annum.
- 1.8 In addition, the study incorporated the latest available data and evidence as well as undertaking consultation with local commercial agents with regards to the commercial property market within Brentwood.

2 Background and Context

Local Planning

- 2.1 In November 2009, the council undertook an 'Issues and Options' consultation. This marked the beginning of the Local Plan making process. This was subsequently followed by the 'preferred options' (2013) and 'Strategic growth options (2015)' consultations. Providing for new homes and employments needed in the borough is a challenge given the environmental characteristics of the borough. Through the Draft Local Plan (2016) the council committed to seeking to balance the character of the boroughs villages with the need for development. The 'preferred site allocations' (Jan 2018) made true on this commitment by setting out the strategy for the future development of the borough.
- 2.2 The approach adopted is supported by the NPPF and PPG which expect local planning authorities to identify through their Local Plans deliverable sites to provide for the development needs of the area for the first five years of the plan period, and developable sites which can meet the development needs for at least a further 5 years, but preferably also for years 10-15.

Housing Sites

- 2.3 In order to inform the allocation of land for housing in the borough and serve as an evidence base document the council in 2009 commissioned Atkins and Carter Jonas to undertake a Strategic Housing Land Availability Assessment (SHLAA 2011). The SHLAA 2011 was published in October 2010 and identified land likely to be suitable, available and achievable to meet housing need during the period 2010-2031.
- 2.4 The council jointly with Epping Forest District Council commissioned Atkins to conduct an Employment Land Review (ELR) to identify all sites with the potential for employment use in the two administrative areas. The two studies in parallel, allowed an exchange of information on the assessed sites to ensure that any sites discounted for one use, were assessed in terms of their potential for the other use, as well as sites which may have been suitable for mixed use development.
- 2.5 The 2011 SHLAA identified land likely to be suitable, available and achievable for housing development in the borough to meet the adopted housing targets during the period 2010-2031, and beyond based upon the then identified need in the East of England Regional Plan. It also gives an insight into the ability to meet the proposed growth levels beyond that identified in the Regional Plan.
- 2.6 The findings of the HELAA 2018 have informed the preparation and allocation of sites in the emerging Local Plan. To ensure that the Council can maintain a rolling five-year supply of deliverable housing land as well as providing land for employment and

economic development, the new Local Plan will draw upon on this HELAA in order to bring forward and allocate sites which will deliver the identified need in the 2018 updated Strategic Housing Market Assessment (SHMA).

Economic Development sites

2.7 The HELAA provides an assessment of all land with a potential for commercial and industrial uses. The HELAA assesses sites for the following uses falling within the “B-Class” of the Town and County Planning (Use Classes) Order 1987 (the “UCO”). Specifically, the UCO identifies the following categories for employment land within the “B-Class”:

- *Class B1 – Business* - Use for all or any of the following purposes:
 - as an office other than a use within Class A2 (financial and professional services),
 - for research and development of products or processes, or
 - for any light industrial process,
- *Class B2 – General Industrial* - Use for the carrying out of an industrial process other than one falling within Class B1 above.
- *Class B8 – Storage or distribution* – Use for storage or as distribution centre

2.8 Other economic uses considered in the HELAA are for any land with potential for community, leisure, cultural and tourism as well as other town centre uses (excluding retail). This covers classes C1(Hotels) D1 (Non-residential institutions) and D2 (Assembly and Leisure).

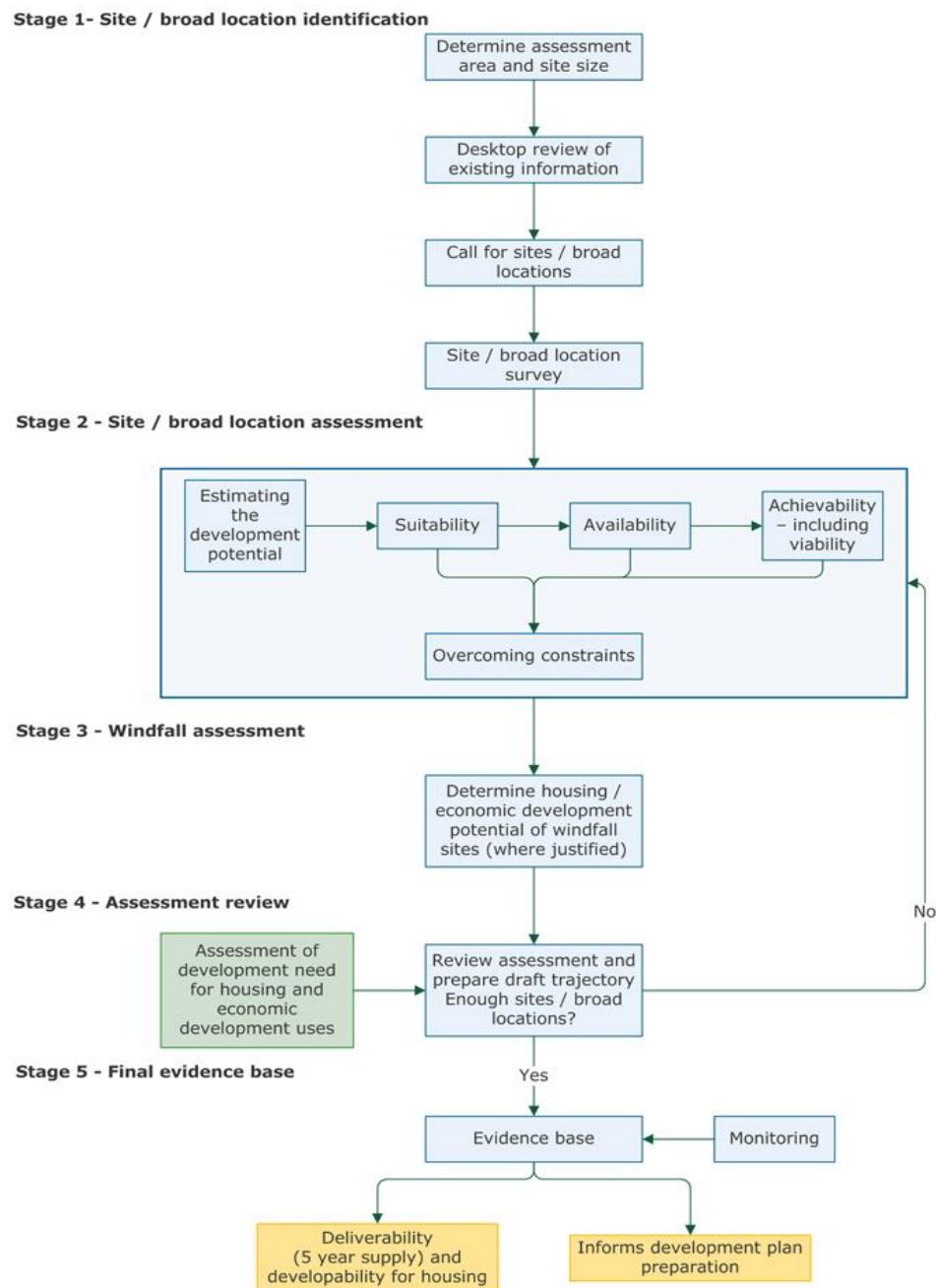
2.9 The HELAA considers the 2010 ELR evidence, which reviewed the existing stock of employment land. It compared supply and demand in order to assess potentially developable land within existing employment sites. , and which are unsuitable and can be considered for other uses.

3 Methodology

General

- 3.1 Planning Policy Guidance is a continuously updated, web-based resource intended to assist practitioners with the understanding of planning legislation. Guidance is provided for Housing and Economic Land Availability Assessments (HELAA), which states that the assessment should:
- Identify sites and broad locations with potential for development
 - Assess their development potential
 - Assess their suitability for development and the likelihood of development coming forward.
- 3.2 The PPG highlights the benefits of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for land that is the most appropriate uses.
- 3.3 All individual site assessments have followed the councils approach to HELAA, which itself is based on the standard methodology in the housing and economic land availability assessment section of the PPG. Figure 1 summarises the guidance on undertaking each stage of the assessment.

Figure 1 – HELAA Assessment Process



The HELAA Output

3.4 As stipulated in PPG¹, HELAA provides the following information in line with the outputs of Stage 5:

¹ DCLG (2016), Practice Planning Guidance, Housing and economic land availability assessment.

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development and consideration of associated risks.

Stage 1- Identification of sites and broad locations

- 3.5 The purpose of this stage was to identify the sites which should be assessed within the HELAA process. A proactive approach was taken to identify a wide range of sites, and the entire administrative boundary of the Council was used for the purpose of the search, rather than focussing only on the main settlements.
- 3.6 The sites assessed in the HELAA have come from a wide range of sources including:
- Sites identified in the 2011 SHLAA have been carried forward into this study.
 - Sites identified as having potential for employment in the ELR 2010
 - Additional employment opportunities on existing employment sites
 - Sites promoted at previous stages of public consultation; Preferred Options July-- - September 2013; Growth Options January – February 2015; and on a draft version of the Plan between 10 February 2016 and 23 March 2016
 - Sites identified as a result of enquiries to and discussions with BBC Development Control;
 - Sites known as a result of historic planning permissions;
 - Sites in council ownership
 - Sites where a planning application or a pre-application has been submitted, or
 - Sites with unimplemented planning consents; and
 - Vacant and derelict buildings and land
 - Calls for Sites - A 'call for sites' was made at the same time as consultation at the various plan making stages - Growth Options January – February 2015; and on a draft version of the Plan between 10 February 2016 and 23 March 2016. In addition there was a formal call for sites as part of the preparation of this HELAA in May 2017;

- Sites located within the Green Belt were included within the Assessment
- All existing employment sites and areas in the Borough - potential to provide additional employment land, or if unsuitable for employment use, considered for redevelopment to other uses.
- Sites which have been developed since the 2011 SHLAA assessment have been removed from the assessment

3.7 The sites included in the HELAA are shown in Appendices 6 and 7. While the sites have been assessed separately, this does not mean that adjacent or overlapping sites should not be considered separate

Sites to be excluded

3.8 The sift in stage 1 excluded sites from the Assessment if they were covered by any of the following designations:

- Functional Flood Zone 3b (high probability of flooding and incompatible with residential development);
- Historic Parks and Gardens;
- Scheduled Ancient Monuments;
- Sites of Special Scientific Interest; and
- Local Nature Reserves.

3.9 Where a site falls wholly within one or more of these designations, it has not been considered further in the HELAA. Sites which only partially fall within a designated area have been retained for the assessment. However, the extent of the designation will be taken into consideration when determining indicative yield.

3.10 In addition a number of other factors were considered to exclude sites from the HELAA process, details of these are set out below:

- Sites with planning permission (including existing employment allocations) – 62 sites (see Appendix 1 for further details);
- Duplicate sites – 20 sites (see Appendix 2 for further details);
- Sites promoted for non-housing or employment B use class – 7 sites (see appendix 3 for further details);
- Small sites below five dwellings – 31 sites (see appendix 4 for further details);
- Isolated and Settlement Category 4 Green Belt sites – 108 sites (see appendix 5 for further details)

Stage 2 – Site/Broad Location Assessment

- 3.11 Sites brought forward from stage one were subject to detailed desktop assessments and site surveys, where required, were undertaken to establish whether the site was suitable and/or available for development. Sites which were determined to be both suitable and available at this stage were also assessed for their achievability.

Assessing the Suitability

- 3.12 The Housing and economic land availability assessment guidance identifies how local planning authorities should assess a site's suitability. Assessing the suitability of sites or broad locations for development should be guided by:

- the development plan, emerging plan policy and national policy;
- the market and industry requirements in that housing market or functional economic market area.

- 3.13 In assessing suitability for housing or employment sites were considered on the basis of whether or not the site was situated in a suitable location and would be sustainable in spatial and physical terms. In addition, the following factors were considered:

Policy Restrictions

- Is the site covered by an existing planning policy specifying appropriate/acceptable use?
- Is the site covered by any local designations?
- Are there any Listed Buildings on or adjacent to the site?
- Does the site form part of a larger policy/strategy area?

Physical Problems & Limitations

- Is there an existing access to the site (vehicular/pedestrian), is this adequate, can a new access be provided?
- Is there potential for the site to be polluted or contaminated from existing or previous uses?
- Are there any evident ground conditions which may impact upon development?
- Is the site in an area at risk from flooding/any watercourses on site?
- Are there any hazards on or adjacent to the site?
- Are there any potential noise/air quality issues?
- Would the topography of the site restrict development?

Potential Impacts

- Would the development have detrimental impacts upon/loss of landscape features?
- Would the development result in detrimental/positive impacts upon conservation/heritage features?
- Would the development have adverse impacts upon neighbouring uses or residents?

Environmental Conditions

- Would development of the site result in an attractive residential environment?
- Are neighbouring uses appropriate/compatible with residential development?

Assessing Site Availability

- 3.14 According to the PPG ‘a site is considered available for development when, on the best information available...there is confidence that there are no legal or ownership problems such as unresolved multiple ownerships, ransom strip tenancies and operational requirements.’² of landowners
- 3.15 The ‘call for sites’ exercises, responses received during the Local Plan consultations, amongst other fact checking activities has assisted in making the information about a site within the HELAA as upto date as possible.
- 3.16 Availability of a site is key to whether development of the site will take place within the plan period. Where the availability of a site is in doubt, or other constraints exist to prevent it becoming available then, it is realistic to not include as an option. Information used to assess the availability of a site was gathered from a variety of sources to establish ‘availability’, including:
- Planning history
 - Ownership – constraints (single/multiple)
 - Land use constraints (is the land vacant, ongoing use not expected to cease, etc)
 - Access constraints (is the site accessible or is access subject to a ransom strip.

Assessing Site Achievability

- 3.17 Once each site was assessed on its suitability and availability consideration was then given to achievability. A site is considered achievable for development where there is a reasonable prospect of it being developed at a particular point in time. This is essentially a judgment call on the economic viability of a site, and the capacity of the developer to complete and let or sell the site over a certain period.” Each site was assessed in relation to the following:

Market Factors

- What is the current market demand?
- What is the potential future market demand?

² DCLG (2015), *Planning Policy Guidance*, Housing and economic land availability assessment, Para 20.

- What is the land value for residential use on the site versus the existing use and potential competing uses?
- How attractive is the location for residential development?
- What is the projected rate of sale for the site?

Cost Factors

- Are there any significant site preparation/remediation costs?
- Are there any measures required to address identified constraints?
- Are there any relevant planning obligation costs which may affect viability?
- Will public funding need to be sought and if so, is funding available to help to meet any abnormal costs/funding gaps?

Delivery Factors

- What are the realistic build out rates for each site?
- Is site development likely to be phased?
- Is the site going to be delivered by a single developer or several developers?
- What is the size and capacity of the developer?

Deliverability of a site

3.18 The determination of a site's suitability, availability and achievability combined with timeframe for development directly informs the overall site assessment as either:

- Deliverable;
- Developable, or
- Non-developable.

3.19 The NPPF states that "to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years and in particular that the site is viable."³ A deliverable site is suitable, available and achievable and has a timeframe of development of 0-5 years. **A deliverable site is automatically assigned as a development site.**

3.20 NPPF also states that "to be considered developable, sites should be in a suitable location for housing development and there should be reasonable prospect that the site is available and could be viably developed at the point envisaged." A developable site is suitable, available and achievable and has a timeframe for development of 6-10 years or 11+ years.

³ MHCLG (2018) NPPF, Annex 2: Glossary

- 3.21 NPPF is geared towards housing delivery when using the terms ‘deliverable’ and ‘developable’, however if a site is considered to be suitable, available and achievable for economic development, the council will assume it is developable over the Plan period.
- 3.22 In most instances information from site promoters was used to determine the delivery timeframes. However, if no information was available a judgement has been made on the most likely timeframes based on number of units, type of site (i.e. brownfield or greenfield) etc.

Estimating the development potential of each site

Housing

- 3.23 PPG advice is that estimating the potential yield for identified sites should be guided by existing or emerging plan policy including locally determined policies on density. In Brentwood the relevant policies on density are H14 of the adopted Local Plan and Policy 7.3 of the emerging draft Local Plan (2016).
- 3.24 Residential densities will be expected to be 30 dwellings per hectare net or higher unless the special character of the surrounding area suggests that such densities would be inappropriate; or where other site constraints make such densities unachievable. Higher densities, generally above 65 dwellings per hectare net, will be expected in town and district centres or other locations with good public transport accessibility.
- 3.25 In the 2011 SHLAA a range of density multipliers were devised to reflect the character and existing development densities in the various parts of the District. Density multipliers were developed for four key types of area:
1. the existing high-density areas (which include Brentwood and Shenfield centres as well as the main road corridors coming out of these centres)
 2. the medium density suburbs and district/village centres,
 3. the low density outer villages, and
 4. the very low density rural areas. These are shown in the table below and were applied to sites identified as having potential for residential development identified in the study.

Table 1 - Density Multipliers

Name	Description	Areas Included	Density for SHLAA (dwellings per hectare)	
			Min	Max
High	Close to central shopping areas/ transport nodes with good access to facilities. Predominantly flats, apartments and terraced housing.	Brentwood centre, Shenfield centre plus sites on the main roads coming out of these centres	80	No Max
Medium	Suburban town areas, comprising mix of terraced, semi-detached and detached houses OR smaller district/village centre, close to transport connections and local services.	Brentwood suburbs, Shenfield suburbs, Ingatestone centre (within 500m of centre), West Horndon centre (within 500m of centre), Doddingtonhurst centre, plus those sites adjoining the edges of Brentwood and Shenfield suburbs	40	80
Low	Villages and outer suburbs, comprising detached and semi-detached properties on narrow plots.	All other villages, including sites adjoining the edge of villages	30	50
Very Low	Large detached and semi-detached properties. Rural and edge of urban areas	Rural and remote areas detached from services and facilities	20	40

3.26 The HELAA has followed the approach taken in the SHLAA 2011. The approach adopted for the SHLAA 2011 used both the density figures set out in the table above and through best judgment based on the characteristics of a site and its surrounding areas. Judgments also took into consideration recent development trends in the locality as well as site constraints. While the densities applied represent reasonable estimates, they are not prescriptive and the exact number of dwellings on a site will be determined at the planning application stage.

Employment Sites

3.27 Existing or recognised floorspace densities (in the form of plot ratios will guide economic development land potential. Plot ratios provide a method for estimating the amount of employment land that will be required to be able to provide a particular level of floorspace. The development potential of employment will be guided by plot ratios as outlined in the 2010 ELR as follows:

- B1(a) (offices) – 60%;
- B2 and B1c (general industrial) – 40%; and
- B8 (Storage and Distribution) – 40%.

Gypsy and traveller sites

3.28 Further details on how potential Gypsy, Traveller and Travelling Showpeople sites have been assessed is set out within Appendix 8.

Mitigating Constraints

3.29 The HELAA considered mitigations where constraints to the successful development of a site for residential or economic development were identified. Consideration was also given as to whether it was possible to mitigate the identified constraints. If it was deemed possible, then an assessment was made as to whether the measures required would retain the viability of the site. Identified constraints varied from those which were easy to mitigate (e.g. reducing the overall developable area of a site and only identifying part of a site as having potential for development) to those which were more fundamental (e.g. ransom strips and the need to coordinate land in multiple ownership) to enable development to proceed.

4 Stage 3: Windfall Assessment (where justified)

- 4.1 Windfall sites are those '*sites not specifically identified in the development Plan*'⁴ and NPPF paragraph 70 as well as PPG state, that where justified, windfall sites can contribute towards housing supply. However, there is an emphasis that this should be on the basis of 'compelling evidence that they will provide a reliable source of supply' and would not cause harm to the local area.'
- 4.2 While the recent Authority Monitoring Report estimates that the borough has seen an average net windfall completion rate of 39 dwellings per annum over the past eight years (2009-2017). Due to the risks associated with potential double counting between a windfall allowance and sites identified within the 5 year housing land supply, no windfall allowance has been included for the first 5 year period. Delivery of windfall sites will continue to be monitored and broad locations in years 6-15 could include a windfall allowance.

⁴ MHCLG (2018), *National Planning Policy Framework*, Annex 2: Glossary

5 Stage 4: Assessment Review & Results

5.1 Data was collated to enable an indicative development trajectory to be prepared following the earlier stages. This trajectory sets out how much housing and the amount of economic development that can be provided, and at what point in the future. Sites identified as having potential for development have been split down into the following three, 5-year housing trajectories based on when they are likely to come forward for development:

- Trajectory 1: 2018 – 2023;
- Trajectory 2: 2023 – 2028;
- Trajectory 3: 2028 – 2033;

5.2 A site capable of delivering a large number of residential dwellings or economic development is unlikely to be completed within one trajectory period. Where this is the case, the site is included in more than one trajectory period. The identified trajectory for each of the sites deemed to have potential for residential development is shown in the Appendix 7.

Table 2 – Potential New Housing Trajectory

Source of Housing Potential	2018-2023	2023-2028	2028-2033
Brownfield land in Brentwood urban area	239	813	100
Greenfield land in Brentwood urban area	95	0	0
Brownfield land in other defined settlement areas	0	580	0
Green Belt land adjoining Brentwood urban area	2,165	3,507	892
Green Belt land adjoining Ingatestone urban area	372	152	32
Green Belt land adjoining larger villages	1,499	1,465	0
Potential new settlement	0	1,250	1,250
Total Supply	4,370	7,767	2,274

5.3 The trajectory as set out in the table above demonstrates that there is a good level of potential deliverable (0-5 years) housing supply. However, the vast majority (92%) of the deliverable supply is reliant on the use of Green Belt land. In addition the supply of deliverable Green Belt sites comprises 54% on land adjoining the Brentwood urban

area. The selection of sites as part of the Local Plan process will need to consider an appropriate strategy to the release of Green Belt sites adjoining existing settlements.

- 5.4 The trajectory of potential new deliverable and developable employment land shows that 30.1ha could be delivered in 0-5 years and 22.3ha between 5-10 years.

6 Stage 5: Final evidence base

6.1 PPG sets out a standard set of outputs which should be produced as a result of the HELAA. These will be made available on the [council website], to be incorporated into relevant documents and include:

- a list of all sites being considered, cross-referenced to their locations on maps; (Appendices 6 and 7)
- an assessment of each site, in terms of its suitability, availability and achievability, including whether the site is viable, to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where other have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when (Appendix 3& 4)
- An indicative trajectory of anticipated development and consideration of associated risks (see Table 2 above)

6.2 All information relating to past and on-going land availability assessments will be available on the council's website and through annual monitoring reports where applicable.

Appendix 1: Sites with Planning Permission

The table below sets out the sites which have previously been submitted for consideration which have subsequently received planning permission and are therefore not considered any further in the HELAA:

Site ref	Site name	Gross area (ha)	Net area (ha)	No. of dwellings	Permitted use	Planning permission ref
Brentwood North						
059	Rear of 83-93 Park Road, Brentwood	0.13	0.13	4	Housing	09/00756/FUL
123	7-9 Shenfield Road, Brentwood	0.06	0.06	10	Housing	18/01211/PNCOU
125	North House, Ongar Road, Brentwood	0.18	0.18	14	Housing	17/01008/FUL
267	Old House, Shenfield Road, Brentwood	0.06	0.06	12	Housing	17/00692/FUL
Brentwood South						
110	Brentwood Town Hall, Ingrave Road, Brentwood	1.07	0.96	19	Mixed Use	17/00643/FUL
119	OCE offices, Chatham Way, Brentwood	0.45	0.45	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
120	47-57 Crown Street	0.12	0.12	11	Housing	15/00805/PNCOU
121	Mellon House, Berkley House and 1-28 Moores Place, Brentwood	0.35	0.35	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
122	1-7 & 16-26 St Thomas Road, Brentwood	0.07	0.07	76	Housing	18/00524/PNCOU
122	1-7 & 16-26 St Thomas Road, Brentwood	0.15	0.15		Housing	18/00524/PNCOU
124	Regency House, 38 Ingrave Road, Brentwood (adjacent Town Hall)	0.07	0.07	N/A	Employment	13/01274/FUL
154	Land off the Chase, Brentwood	0.19	0.19	1	Housing	14/00904/OUT
160	43-53 Ingrave Road, Brentwood	0.23	0.23	51	Housing	12/00725/FUL
161	43-57 Ingrave Road, Brentwood	0.43	0.39		Housing	12/00725/FUL
169	Land at No. 5, 7 and Brescia House, Eastfield Road, Brentwood	0.21	0.21	15	Housing	18/00542/FUL
Brentwood West						
046	Site on corner of High Street / Western Road, Brentwood (Former Napier Arms)	0.05	0.05	19	Mixed Use	18/00859/FUL
084	Land at Crescent Road (open space), Brentwood	0.17	0.17	10	Housing	15/01175/FUL
170	14-16 Westwood Avenue, Brentwood	0.34	0.34	12	Housing	16/01037/FUL
298	Brentwood Police Station, London Road, Brentwood	1.12	1.01	70	Housing	16/01805/OUT
114A	Regent House, Hubert Road Industrial Estate, Brentwood	0.98	0.88	120	Housing	16/01298/PNCOU
118	BT Centre	3.59	3.59	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
Hutton Central						
005	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	1.25	1.13	132	Housing	17/01527/OUT
138	Land rear of Fawters Close, off Wainwright Avenue, Brentwood	0.18	0.18	4	Housing	15/01376/FUL
Hutton East						
047	Hutton Parish Hall, Rayleigh Road, Hutton	0.08	0.08	6	Housing	15/01594/FUL
049	Land between 12-13 Magdalen Gardens, Hutton	0.1	0.1	3	Housing	15/01375/FUL

Site ref	Site name	Gross area (ha)	Net area (ha)	No. of dwellings	Permitted use	Planning permission ref
307	Clanmere, North Drive, Hutton	0.82	0.74	4	Housing	18/01007/FUL
103B	Land to east and west of North Drive, Hutton	0.44	0.4	2	Housing	17/01189/FUL
103D	Land to east and west of North Drive, Hutton	0.29	N/A	N/A	Retail	16/00338/FUL
Hutton North						
045	Hutton Industrial Estate, Wash Road, Hutton	10.84	10.84	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
Hutton South						
051	Long Ridings, Roundwood Avenue, Hutton	0.17	0.17	3	Housing	13/00013/OUT
Pilgrims Hatch						
236	Land at Ashwells Cottages, Pilgrims Hatch	2.26	1.7	1	Housing	17/00751/FUL
306	Lingwood & land to east, Ashwell Road, Brentwood	2.94	2.21	1	Housing	18/00190/S191
321	McColl's Retail Group Ltd, McColl's House, Ashwells Road, Brentwood	2.62	2.62	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
Shenfield						
229	Land rear of Wynbarns Farm Shenfield	4.37	N/A	N/A	Leisure	16/01476/FUL
237	Chainbridge Farm, Mountnessing	1.02	0.92	9	Housing	16/01190/FUL
South Weald						
115A	Brook Street Employment Area	0.58	0.58	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
115B	Brook Street Employment Area	0.67	0.67	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
171	Former EHS Metal Scrapyard, Coxtie Green Road	0.37	0.37	12	Housing	16/00226/FUL
172	Land rear of 131-137 Coxtie Green Road	0.07	0.07		Housing	16/00226/FUL
274	Land at Chequers Public House, Chequers Road, South Weald	0.67	0.6	1	Housing	16/00344/FUL
Warley						
015	Former Mascalls Hospital, Mascalls Lane, Warley	3.94	2.96	75	Housing	13/01169/FUL
260	Leverton Hall, Dark Lane, Brentwood	6.8	5.1	21	Housing	16/00999/FUL
013A	Warley Training Centre, Essex Way, Warley	0.18	0.18	50	Housing	15/01379/FUL
013B	Warley Training Centre, Essex Way, Warley	0.61	0.55		Housing	15/01379/FUL
108	Old Pump Works, Great Warley Street	0.79	0.79	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
111	Upminster Trading Park	2.63	2.63	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
116	Warley Hill Business Park	3.22	3.22	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005

Site ref	Site name	Gross area (ha)	Net area (ha)	No. of dwellings	Permitted use	Planning permission ref
228	Perri site, Warley Street, Warley	5.36	5.36	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
Herongate, Ingrave & West Horndon						
048	Former Elliott's night club, West Horndon	0.94	0.85	20	Housing	14/01247/FUL
055	Rear of garage and adjacent to 126 Brentwood Road, Ingrave	0.07	0.07	N/A	Petrol Station	16/00750/FUL
Ingatestone, Fryerning & Mountnessing						
042	Land at Bell Mead, Ingatestone	0.25	0.25	16	Housing	15/00710/FUL
064	Land adjacent Everglades, Avenue Road, Ingatestone	0.08	0.08	1	Housing	13/00956/FUL
107A	Land at Mountnessing Roundabout (A12 junction 12, former scrap yard)	2.57	1.93	85	Housing	14/01446/FUL
107B	Land at Mountnessing Roundabout (A12 junction 12, former scrap yard)	0.45	0.4		Housing	14/01446/FUL
Brizes & Doddinghurst						
043	Former Landings Surgery, Outings Lane, Doddinghurst	0.27	0.27	8	Housing	15/00267/FUL
182	Land Adjacent To Heathlands, School Road, Kelvedon Hatch	0.1	0.1	1	Housing	14/00631/OUT
216	Applegrove, Swallow Cross Road, Mountnessing	0.58	0.52	1	Housing	14/00712/FUL
Tipps Cross						
065	Land adjacent to 1-3 Orchard Piece, Blackmore	0.06	0.06	1	Housing	11/01055/FUL
226	Manor House, Haygreen Lane, Blackmore	0.29	0.29	1	Housing	11/00569/COU
113A	Hallsford Bridge Industrial Estate	2.81	2.81	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
113B	Hallsford Bridge Industrial Estate	0.59	0.59	N/A	Employment	Existing employment site allocated in the Replacement Local Plan 2005
252	Land adjacent to Meadvale, Chelmsford Road, Blackmore	0.15	0.15	1	Housing	18/00340/OUT

Appendix 2: Duplicate/Superseded Sites

The table below sets out the sites which have previously been submitted for consideration which are duplicates or superseded by other site boundaries and therefore not considered any further in the HELAA:

Site Reference	Site name	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Site ref of duplicated/superseded site
Hutton Central						
026	Land at Hove Close, off Hanging Hill Lane, Hutton	0.61	0.55	17	Housing	Covered by site ref: 030A
030B	Land at Bayleys Mead, off Hanging Hill Lane, Hutton	1.57	1.41	42	Housing	Covered by site ref: 030A
Pilgrims Hatch						
053A	Land rear of 146-148 Hatch Road, Pilgrims Hatch	0.18	0.18	5	Housing	Covered by site ref: 053B
South Weald						
151	Academy Place, Brook Street/Spital Lane, Brentwood	0.74	Employment	N/A	Employment	Covered by site ref: 004 & 115A
Warley						
101B	Codham Hall Farm	6.64	4.98	N/A	Employment	Covered by site ref: 101C
112B	Childerditch Industrial Estate	0.6	0.54	N/A	Employment	Covered by site ref: 112E
112C	Childerditch Industrial Estate	1.08	0.97	N/A	Employment	Covered by site ref: 112E
Herongate, Ingrave & West Horndon						
037	Land West of Thorndon Avenue, West Horndon	31.24	20.3	1000	Housing	Covered by site ref: 037D
109	East Horndon Hall Business Park, Tilbury Road	3.47	2.6	N/A	Employment	Covered by site ref: 187
144	Area east of A128 towards Timmermans Garden Centre and Dunton Hills Golf Course	0.86	0.77	23	Mixed Use	Covered by site ref: 200
150	Land East of A128, south of A127	12.16	7.9	250	Mixed Use	Covered by site ref: 200
255	Land at Broadfields, Tilbury Road, East Horndon	11.97	7.78	250	Housing	Covered by site ref: 038B
037A	Land West of Thorndon Avenue, West Horndon	8.42	6.32	1000	Housing	Covered by site ref: 037D
037B	Land West of Thorndon Avenue, West Horndon	35.77	23.25	As per 037A	Housing	Covered by site ref: 037D

Site Reference	Site name	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Site ref of duplicated/superseded site
037C	Land West of Thorndon Avenue, West Horndon	38.94	25.31	As per 037A	Housing	Covered by site ref: 037D
038C	Land East of Thorndon Avenue, West Horndon	52.07	33.85	650	Housing	Covered by site ref: 038A and 038B
Ingatestone, Fryerning & Mountnessing						
095A	The Water Meadows, Mountnessing	0.7	0.63	19	Housing	Covered by site ref: 095B
Brizes & Doddinghurst						
075A	Swedish Field, Stocks Lane, Kelvedon Hatch	0.54	0.49	15	Housing	Covered by site ref: 075B
Tipps Cross						
202A	Land to the South of Blackmore, off Blackmore Road	4.46	3.35	35	Housing	Superseded by site 202B
223A	Land Adjacent to Chitral, Wyatts Green Road, Swallows Cross, Brentwood	0.44	0.4	12	Housing	Superseded by site 223B

Appendix 3: Sites promoted for alternative use

The table below sets out the sites which have been submitted for consideration which are promoted for non-housing or employment B use class:

Site Reference	Site Name/Address	Gross Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Green Belt
Brentwood South/Shenfield						
155	Brentwood School, Middleton Hall Lane, Brentwood	20.26	N/A	N/A	Education	Yes
Hutton East						
008A	Woodlands School, Rayleigh Road, Hutton	1.32	1.19	N/A	Education	Yes
008B	Woodlands School, Rayleigh Road, Hutton	11.22	7.3	N/A	Education	Yes
Warley						
016A	Woodlands School, Warley Street, Great Warley	0.49	N/A	N/A	Education	Yes
016B	Woodlands School, Warley Street, Great Warley	2.77	2.08	N/A	Education	Yes
Brizes and Doddingtonhurst						
238	Land between Navestock and Green Lane, Navestock	4.79	N/A	N/A	Leisure	Yes
Tipps Cross						
085A	Tipps Cross Community Hall, Blackmore Road, Tipps Cross	0.19	0.19	N/A	Community	No

Appendix 4: Small sites below five dwellings

The table below sets out the sites which have been submitted for consideration which are only capable of delivering less than 5 dwellings. A high level desktop assessment has been carried out to determine whether the site comprises brownfield land, are within the Green Belt and other considerations:

Site Reference	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Green Belt	Brownfield	Other Considerations
322	17 South Weald Road, Brentwood	Brentwood West	0.3	0.3	4	Housing	No	Yes - Part	None
133	Maple Close Garages, Hutton, Brentwood	Brentwood South	0.28	0.28	4	Housing	No	Yes	Brentwood BC owned site - Existing use as garages to be retained, subject to corporate review.
011	Land rear of 10-20 Orchard Lane, Pilgrims Hatch	Pilgrims Hatch	0.24	0.24	4	Housing	No	Yes - Part	None
006	Land adjacent Adult Education Centre, Rayleigh Road, Hutton	Hutton North	0.14	0.14	4	Housing	No	Yes	Site not available, no active promotion by landowner
131	Land at Brookfield Close, Hutton	Hutton Central	0.14	0.14	4	Housing	No	Yes	Brentwood BC owned site - Existing use as garages to be retained, subject to corporate review.
050	Land between 31-45 Goodwood Avenue, Hutton	Hutton East	0.11	0.11	3	Housing	No	Yes - Part	Site not available, no active promotion by landowner
093	Land at Fielding Way, Hutton (rear of Rayleigh Road shopping parade)	Hutton North	0.11	0.11	2	Housing	No	Yes	Brentwood BC owned site - Existing use as parking area to be retained, subject to corporate review.
132B	Land at Albany Road, Pilgrims Hatch	Pilgrims Hatch	0.11	0.11	3	Housing	No	Yes	Brentwood BC owned site - Existing use as garages to be retained, subject to corporate review.
134	Gloucester Road Garages, Pilgrims Hatch	Pilgrims Hatch	0.11	0.11	3	Housing	No	Yes	Brentwood BC owned site - Existing use as garages to be retained, subject to corporate review.
062	Land adjacent to 110 Priests Lane, Shenfield	Shenfield	0.1	0.1	3	Housing	No	No	Site not available, no active promotion by landowner
007	Land between Tendring Court and Tillingham Bold, Woodland Avenue, Hutton	Hutton North	0.09	0.09	3	Housing	No	Yes	Brentwood BC owned site - Existing use as parking area to be retained, subject to corporate review.
132A	Land at Albany Road, Pilgrims Hatch	Pilgrims Hatch	0.07	0.07	2	Housing	No	Yes	Brentwood BC owned site - Existing use as garages to be retained, subject to corporate review.
135	Land at Hutton Drive, behind Tower House, Hutton, Brentwood	Hutton Central	0.07	0.07	2	Housing	No	Yes	Brentwood BC owned site - Existing use as garages to be retained, subject to corporate review.

Site Reference	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Green Belt	Brownfield	Other Considerations
012	Garage courts adjacent 49 Lavender Avenue, Pilgrims Hatch	Pilgrims Hatch	0.06	0.06	2	Housing	No	Yes	Site not available, no active promotion by landowner
136	Land at Church Crescent, Mountnessing	Ingatestone, Fryerning & Mountnessing	0.06	0.06	2	Housing	No	Yes	Brentwood BC owned site - Existing use as garages to be retained, subject to corporate review.
137A	Land at Broomwood Gardens, Pilgrims Hatch, Brentwood	Pilgrims Hatch	0.06	0.06	2	Housing	No	Yes	Brentwood BC owned site - Existing use as garages to be retained, subject to corporate review.
052	Land rear of Little Jericho, Church Street, Blackmore	Tipps Cross	0.05	0.05	2	Housing	No	No	Site not available, no active promotion by landowner
054	Garages adjacent 25 Kings George's Road, Pilgrims Hatch	Pilgrims Hatch	0.04	0.04	1	Housing	No	Yes	Site not available, no active promotion by landowner
061	18 Westbury Drive, Brentwood	Brentwood West	0.04	0.04	1	Housing	No	No	Site not available, no active promotion by landowner
086	Land at Sandringham Road, Pilgrims Hatch	Pilgrims Hatch	0.03	0.03	1	Housing	No	Yes - Part	Site not available, no active promotion by landowner
096	Hutton Village Dental Practice, 217 Rayleigh Road, Hutton	Ingatestone, Fryerning & Mountnessing	0.03	0.03	1	Housing	No	Yes	Site not available, no active promotion by landowner
137B	Land at Broomwood Gardens, Pilgrims Hatch, Brentwood	Pilgrims Hatch	0.03	0.03	1	Housing	No	Yes	Brentwood BC owned site - Existing use as garages to be retained, subject to corporate review.
233	Rear of Meadow View, Green Lane, Pilgrims Hatch	Warley	0.02	0.02	1	Housing	No	No	Brentwood BC owned site - Existing use as scrubland to be retained, subject to corporate review.
326	Land adjacent 41 St.Nicholas Grove, Ingrave	Herongate, Ingrave & West Horndon	0.21	0.21	4	Housing	Yes	No	None
080	Land adjoining 'The Surgery' Outings Lane, Doddingtonhurst	Brizes & Doddingtonhurst	0.18	0.18	3	Housing	Yes	No	None
063	Land adjacent to Gayland, Thorndon Approach, Herongate	Herongate, Ingrave & West Horndon	0.17	0.17	4	Housing	Yes	No	Site not available, no active promotion by landowner
249	Land adjoining Lodge Cottages, Ingatestone Road, Blackmore	Tipps Cross	0.16	0.16	4	Housing	Yes	No	Large portion of site within Flood Zone 3 (approximately 0.07ha)
091	Land at end of Greenshaw, Brentwood	Brentwood North	0.11	0.11	3	Housing	Yes	No	Site not available, no active promotion by landowner

Site Reference	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Green Belt	Brownfield	Other Considerations
181	Green Keepers Cottage, Thorndon Gate, Ingrave	Herongate, Ingrave & West Horndon	0.08	0.08	2	Housing	Yes	Yes - Part	Entire site within Historic Park and Garden
139	Land rear of The Spinney, School Road, Kelvedon Hatch	Brizes & Doddingtonhurst	0.08	0.08	2	Housing	Yes	No	None
092	Land at Kelvedon Green, Kelvedon Hatch	Brizes & Doddingtonhurst	0.06	0.06	2	Housing	Yes	No	Site not available, no active promotion by landowner
		Total: Small sites below 5 dwellings	3.34	3.34	79				

Appendix 5: Isolated and Settlement Category 4 Green Belt Sites

The table below sets out the sites which have been submitted for consideration which are within the Green Belt and either isolated (i.e. not connected to an existing urban area) or connected to a settlement in category 4 of the hierarchy (Wyatts Green, Stondon Massey). These sites have been discounted from consideration as part of the HELAA. A high level desktop assessment has been carried out to determine whether the site is available and other considerations.

Site reference	Site name	Ward	Site area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Other considerations
090	Land rear of St. Thomas of Canterbury School, Sawyers Hall Lane, Brentwood	Brentwood North	3.82	0.65	30	Housing	Site not available: Brentwood BC owned site - Existing use as public open space/countryside to be retained, subject to corporate review; Local Wildlife Site (Merrymeade/Shenfield Meadows - Bre84) adjoins eastern boundary
145	Land at Doddinghurst Road adjacent Brickhouse Wood, Pilgrims Hatch	Brizes & Doddinghurst	0.79	0.71	21	Housing	None
190	Gardeners, Ongar Road, Kelvedon Hatch	Brizes & Doddinghurst	3.29	2.47	74	Housing	None
191	Pettits, Frog Street, Kelvedon Hatch, Brentwood	Brizes & Doddinghurst	0.4	0.4	6	Housing	None
204	Land to North of Blackmore Road, Blackmore Road, Kelvedon Hatch	Brizes & Doddinghurst	5.83	4.37	131	Housing	Site not available, no active promotion by landowner
210	11-12 Church Road, Kelvedon Hatch, Brentwood, Essex	Brizes & Doddinghurst	1.16	1.04	31	Housing	Site not available, no active promotion by landowner
215	7 Church Road, Kelvedon, Hatch, Brentwood	Brizes & Doddinghurst	0.54	0.49	15	Housing	Site not available, no active promotion by landowner
224	Hermes, Brook Lane, Doddinghurst	Brizes & Doddinghurst	0.91	0.82	25	Housing	None
310	Land at Dagwood Lane, Doddinghurst	Brizes & Doddinghurst	3.82	2.87	10	Housing	Local Wildlife Site (Doddinghurst Woods - Bre70) covers part of site (approximately 0.6ha, 16% of gross site area);
323	Land lying to the north west side of Murthering Lane, Navestock	Brizes & Doddinghurst	6.25	4.69	100	Housing	SSSI (Curtismill Green) adjoins south western boundary.
324	Land at Oakhurst Farm, Coxtie Green Road	Brizes & Doddinghurst	13.76	8.94	80	Housing	Local Wildlife Site (The Mores - Bre25) adjoins the northern boundary.

Site reference	Site name	Ward	Site area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Other considerations
248	Wyevale Garden Centre, Ongar Road	Brizes and Doddinghurst	3.82	2.87	86	Housing	Part of site within Flood Zone 3 (approximately 1.34ha, 35% of gross site area)
265	Clementine Farm, Murthering Lane	Brizes and Doddinghurst	6.4	4.8	14	Housing	None
282	Land north east of Church Road, Watton's Green	Brizes and Doddinghurst	9.4	7.05	285	Housing	None
281B	Land north of Pilgrims Hatch	Brizes and Doddinghurst	2.45	1.84	75	Housing	None
162	Little Warley Hall Farm, Little Warley Hall Lane, Little Warley	Herongate, Ingrave & West Horndon	4.1	3.08	150	Housing	None
183	Former sewage pumping station at Ingrave Hall, Ingrave	Herongate, Ingrave & West Horndon	5.07	1.94	58	Housing	Part of site within Flood Zone 3 (approximately 3.13ha, 62% of gross site area)
192	Heron Hall, Herongate, Brentwood	Herongate, Ingrave & West Horndon	235.8	117.9	3000	Housing	Site not available, no active promotion by landowner
222	Jasmine Cottage, 141 Billericay Road, Herongate	Herongate, Ingrave & West Horndon	0.1	0.1	3	Housing	Small Site - Falls below minimum housing site threshold for amount of development (5 dwellings). Site not available, no active promotion by landowner
231	Land to the north of the A127	Herongate, Ingrave & West Horndon	64.59	41.98	1000	Mixed Use	Site not available, no active promotion by landowner Part of site within Flood Zone 3 (approximately 1.51ha, 2% of gross site area); Two Local Wildlife Sites (Friern Manor Wood - Bre140 and Eastland Spring - Bre134) entirely within the site (approximately 13.38ha, 21% of gross site area).
037E	Land West of Thorndon Avenue, West Horndon	Herongate, Ingrave & West Horndon	12.02	7.81	200	Mixed use	None
058A	Hall Lane Farm, Little Warley	Herongate, Ingrave & West Horndon	0.76	2.01	60	Housing	Site not available, no active promotion by landowner
058B	Hall Lane Farm, Little Warley	Herongate, Ingrave & West Horndon	1.92			Housing	Site not available, no active promotion by landowner

Site reference	Site name	Ward	Site area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Other considerations
303B	Land at Orchard Farm, Little Warley	Herongate, Ingrave & West Horndon	9.71	7.28	218	Housing	Part of site within Flood Zone 3 (approximately 5.67ha, 58%)
303A	Land at Orchard Farm, Little Warley	Herongate, Ingrave & West Horndon / Warley	19.03	12.37	371	Housing	Part of site within Flood Zone 3 (approximately 12.89ha, 68% of gross site area)
242	Land at South Essex Golf Club, Brentwood Road	Herongate, Ingrave and West Horndon	1.46	1.31	30	Housing	Part of site within Flood Zone 3 (approximately 0.43ha, 30% of gross site area)
184	Former Saxton 4x4 garage, Rayleigh Road	Hutton East	0.36	0.36	11	Housing	None
211	Land and building on the West of Church Lane, Hutton	Hutton East	4.23	3.17	95	Housing	Site not available, no active promotion by landowner; Entirely within proposed Local Wildlife Site (Hutton Hall Meadow - BrePLOWs9)
247	Land north of Rayleigh Road, Adjacent North Drive, Hutton	Hutton East	0.62	0.56	17	Housing	None
264	Land at Havering Grove Farm, Rayleigh Road, Hutton	Hutton East	17.76	11.54	350	Housing	Site not available, no active promotion by landowner
295	Pottagers Land, Hunters Chase Garden Centre, Rayleigh Road, Hutton, Brentwood	Hutton East	3.42	2.57	77	Housing	None
304	681 Rayleigh Road, Hutton, Brentwood	Hutton East	3.83	2.87	86	Housing	None
314	Land to the south of Rayleigh Road, Hutton	Hutton East	24.99	16.25	300	Housing	None
008C	Land adjacent Woodlands School, Rayleigh Road, Hutton	Hutton East	3.68	2.76	100	Housing	None
103A	The Old Barn, Woodside, North Drive, Hutton	Hutton East	0.04	0.04	1	Housing	Small Site - Falls below minimum housing site threshold for amount of development (5 dwellings)
103C	Land to east and west of North Drive, Hutton	Hutton East	0.01	0.01	1	Housing	Small Site - Falls below minimum housing site threshold for amount of development (5 dwellings)

Site reference	Site name	Ward	Site area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Other considerations
268B	Land to the east of Wash Road, Brentwood	Hutton East	10.87	7.07	212	Housing	Site not available - Brentwood BC owned site - Existing use as informal Country Park to be retained, subject to corporate review; Site entirely within Local Nature Reserve (Hutton Country Park); Part of site within Flood Zone 3 (approximately 3.95ha, 36% of gross site area);
018	Thoby Priory, Thoby Lane, Mountnessing	Ingatestone, Fryerning & Mountnessing	10.59	6.88	87	Housing	None
094	Land between 375 and 361 Roman Road, Mountnessing (south of No. 361)	Ingatestone, Fryerning & Mountnessing	0.16	0.16	4	Housing	Small Site - Falls below minimum housing site threshold for amount of development (5 dwellings)
105	Land between 339 and 361 Roman Road, Mountnessing (north of No. 361)	Ingatestone, Fryerning & Mountnessing	0.39	0.39	3	Housing	Small Site - Falls below minimum housing site threshold for amount of development (5 dwellings)
142	(Land North-East of Thoby Farm) St Anne's Road, Mountnessing, Brentwood	Ingatestone, Fryerning & Mountnessing	1.95	1.78	53	Housing	None
305	Little Corston, Thoby Lane, Mountnessing	Ingatestone, Fryerning & Mountnessing	0.94	0.85	20	Housing	None
057A	Meadowside, Swallows Cross Road, Mountnessing	Ingatestone, Fryerning & Mountnessing	0.36	1.65	50	Housing	Site not available, no active promotion by landowner
057B	Meadowside, Swallows Cross Road, Mountnessing	Ingatestone, Fryerning & Mountnessing	1.47			Housing	Site not available, no active promotion by landowner
079B	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Ingatestone, Fryerning & Mountnessing	1.22	1.1	33	Housing	None
277B	Land south of Drury's Farm, Roman Road, Mountnessing	Ingatestone, Fryerning & Mountnessing	5.27	3.95	100	Housing	None
147	Land at Joy Fook restaurant, adjacent Bentley Golf Club, Ongar Road	Pilgrims Hatch	0.43	0.39	12	Housing	None
176	Land at former Bentley Zoo, Hullets Lane, Brentwood	Pilgrims Hatch	0.23	0.23	7	Housing	None

Site reference	Site name	Ward	Site area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Other considerations
189	Former Catrina Nursery, Ongar Road, Pilgrims Hatch	Pilgrims Hatch	2.98	2.24	87	Housing	None
198	Land to South of Doddinghurst Road, Pilgrim Hatch	Pilgrims Hatch	5.69	4.27	128	Housing	None
227	144 Crow Green Road, Pirlgrims Hatch	Pilgrims Hatch	0.34	0.34	10	Housing	None
266	Land adjacent Tye Lodge, Doddinghurst Road, Pilgrims Hatch	Pilgrims Hatch	2.45	1.84	55	Housing	Local Wildlife Site (Brickhouse Wood - Bre76) adjoins northern boundary
293	Pondfield Yard, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch	0.22	0.22	3	Housing	Small Site - Falls below minimum housing site threshold for amount of development (5 dwellings)
281A	Land north of Pilgrims Hatch	Pilgrims Hatch	3.1	2.3	96	Housing	None
281C	Land north of Pilgrims Hatch	Pilgrims Hatch	1.17	1.05	32	Housing	None
292A	Suffolk House Yard, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch	0.2	0.53	5	Housing	None
292B	Suffolk House Yard, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch	0.39			Housing	None
292C	Suffolk House Yard, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch	3.59	2.69	81	Housing	None
296	Land between A12 and Hall Lane, Shenfield	Shenfield	38.72	25.17	755	Housing	Site not available, no active promotion by landowner; Local Wildlife Site (Hall Wood - Bre87) entirely within site. Part of site within high risk surface water flooding area (approximately 0.51ha, 1% of gross site area)
297	Land to the west of Hall Wood, Shenfield	Shenfield	4.5	3.38	101	Housing	Site not available, no active promotion by landowner; Entirely within Local Wildlife Site (Merrymeade/ Shenfield Meadows - Bre84); Local Wildlife Sites (Hall Wood - Bre87) adjoins eastern boundary

Site reference	Site name	Ward	Site area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Other considerations
300	Land to the South East of Hall Wood, Shenfield	Shenfield	0.84	0.76	23	Housing	Site not available, no active promotion by landowner; Local Wildlife Site (Merrymeade/ Shenfield Meadows - Bre84) partly within site (approximately 0.68ha, 81% of gross site area); Local Wildlife Site (Hall Wood - Bre87) adjoins north western corner of site.
301	Land to the east of Sawyers Hall Farm, Brentwood	Shenfield	3.26	2.45	74	Housing	Site not available, no active promotion by landowner; Part of site within high risk surface water flooding area (approximately 0.27ha, 8% of gross site area).
218B	Land East and West of Hall Lane, Shenfield	Shenfield	4.07	3.10	93	Housing	Part of site within high risk surface water flooding area (approximately 0.15ha, 4% of gross site area)
157	4 Nags Head Lane, Brentwood	South Weald	0.38	0.38	5	Housing	None
197	Land to rear of 31-40 Nags Head Lane, Brentwood	South Weald	1.34	1.21	36	Housing	Site not available, no active promotion by landowner
246	Wrightsbridge Farm, Weald Road, South Weald	South Weald	0.83	0.75	23	Housing	Part of site within Flood Zone 3 (approximately 0.46ha, 55% of gross site area)
275	Land north of Coxtie Green Road	South Weald	0.05	0.05	2	Housing	Small Site - Falls below minimum housing site threshold for amount of development (5 dwellings)
280	Straight Mile Nursery, Ongar Road	South Weald	1.29	1.16	35	Housing	None
175C	Land at M25 J28, Brook Street, Brentwood (including existing buildings), and surrounding land	South Weald	15.53	10.09	303	Mixed Use	Site not available, no active promotion by landowner
254A	Land at Bennetts Farm, Weald Road, South Weald	South Weald	6.16	4.62	140	Housing	None
254B	Land at Bennetts Farm, Weald Road, South Weald	South Weald	6.88	5.16	155	Housing	Part of site within Grade II Registered Park and Garden (Weald Park - 1000747) (approximately 3.97ha, 58% of gross site area); Two Local Wildlife Sites (Vicarage Wood - Bre41 and The Oaks - Bre32) adjoin eastern and western boundaries.

Site reference	Site name	Ward	Site area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Other considerations
254C	Land at Bennetts Farm, Weald Road, South Weald	South Weald	6.41	4.81	145	Housing	Registered Park and Garden (Weald Park - 1000747) adjoins northern boundary; Three Local Wildlife Sites (Lower Vicarage Wood - Bre39, Vicarage Wood - Bre41 and The Oaks - Bre32) adjoin eastern, southern and western boundaries.
254D	Land at Bennetts Farm, Weald Road, South Weald	South Weald	14.08	9.15	275	Housing	Part of site within Flood Zone 3 (approximately 0.88ha, 6% of gross site area) Two Local Wildlife Sites (Lower Vicarage Wood - Bre39 and The Oaks - Bre32) adjoin the eastern and northern boundaries. Part of site within Flood Zone 3 (approximately 0.91ha, 7%)
068	Land off Penny Pots Barn, Ongar Road, Stondon Massey	Tipps Cross	0.24	0.24	7	Housing	None
069	Land west of Nine Ashes Road, Stondon Massey	Tipps Cross	1.96	1.76	53	Housing	Site not available, no active promotion by landowner
071	Wyatts Field, Wyatts Green	Tipps Cross	2.49	1.87	55	Housing	None
072	Land adjacent to Whitelands, Wyatts Green	Tipps Cross	0.81	0.73	22	Housing	None
104	Land at Stondon Massey scrapyard, Clapgate, Chivers Road, Stondon Massey	Tipps Cross	3.58	2.69	38	Housing	None
163	Old Mill Site, Hay Green Lane, Wyatts Green	Tipps Cross	0.15	0.15	5	Housing	None
164	North of Hay Green Lane, Wyatts Green	Tipps Cross	3.46	2.6	40	Housing	None
195	Birchwood, School Road, Kelvedon Hatch	Tipps Cross	1.76	1.58	47	Housing	Local Wildlife Site (Reading Springs - Bre49) partially within site (approximately 0.69ha, 39% of gross site area)
196	Land to North West of Lowes Farm, Wyatts Green Road, Wyatts Green	Tipps Cross	1.76	1.58	47	Housing	Site not available, no active promotion by landowner
205	Land to East of Nine Ashes Road, Nine Ashes Road, Stondon Massey	Tipps Cross	0.44	0.4	12	Housing	Site not available, no active promotion by landowner
206	Land to North of Reeves Close, Stondon Massey	Tipps Cross	1.71	1.54	46	Housing	Site not available, no active promotion by landowner
207	Land to North of Blackmore Road, Stondon Massey	Tipps Cross	0.48	0.43	13	Housing	Site not available, no active promotion by landowner

Site reference	Site name	Ward	Site area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Other considerations
208	Land at the West of Ongar Road, Stondon Massey, Brentwood	Tipps Cross	0.2	0.2	4	Housing	Small Site - Falls below minimum housing site threshold for amount of development (5 dwellings)
213	Land Adjoining Crescent Cottage, Nines Ashes Road, Stondon Massey	Tipps Cross	0.27	0.27	4	Housing	Small Site - Falls below minimum housing site threshold for amount of development (5 dwellings)
214	Land North West Side of Blackmore Road, Stondon Massey	Tipps Cross	2.1	1.58	6	Housing	Site not available, no active promotion by landowner
245	Land at Hook End Farm, Hook End	Tipps Cross	9.29	6.97	210	Housing	None
251	Land at Elm Farm, Spriggs Lane, Blackmore	Tipps Cross	1.56			Housing	None
273	Chivers, Chivers Road, Kelvedon Hatch	Tipps Cross	4.89	3.67	110	Housing	Site not available, no active promotion by landowner
056A	Land at Hayden and Ardslia, Wyatts Green Road, Wyatts Green	Tipps Cross	0.26	2.08	62	Housing	Site not available, no active promotion by landowner
056B	Land at Hayden and Ardslia, Wyatts Green Road, Wyatts Green	Tipps Cross	2.51			Housing	Site not available, no active promotion by landowner
223B	Land Adjacent to Chitral, Wyatts Green Road, Swallows Cross Mountnessing	Tipps Cross	1.11	1	19	Housing	Site not available, no active promotion by landowner
082	Land fronting Warley Street, near Great Warley	Warley	0.42	0.38	11	Housing	Entirely within Local Wildlife Site (Woodlands School Meadow - Bre79).
141	Brentwood Leisure Park at Warley Gap	Warley	7.84	5.88	13	Housing	None
167	Land adjacent Hill Cottage, Warley Road, and Mill House, Mascalls Lane, Warley	Warley	1.45	1.31	1.18	Housing	Site not available, no active promotion by landowner
193	Land on the north side of Church Lane, Warley Street	Warley	0.33	0.33	10	Housing	None
212	Coombe Woods, Beredens Lane, Warley	Warley	7.96	5.97	179	Housing	Site not available - No active promotion by landowner. Site entirely within Local Wildlife Site (Coombe Wood - Bre50);
230	Bowmer (Waste Disposal), Magpie Lane, Little Warley	Warley	1.55	1.4	22	Housing	None

Site reference	Site name	Ward	Site area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Other considerations
256	Land adjacent Chappington House, Magpie Lane, Little Warley	Warley	0.08	0.08	2	Housing	Small Site - Falls below minimum housing site threshold for amount of development (5 dwellings). Site not available, no active promotion by landowner
257	Warley Auto Salvage, Warley Street, Great Warley	Warley	1.36	1.22	20	Housing	None
279	Land to the south east of Bird Lane, Great Warley	Warley	3.5	2.63	140	Housing	None
308	Berendens Lane, Great Warley	Warley	1.88	1.69	10	Housing	Two Local Wildlife Sites (Foxburrow Woods - Bre48 and Coombe Woods - 50) adjoin site on northern and eastern boundaries.
325	Tylers Hall Farm, Nags Head Lane	Warley	11.43	7.43	17	Housing	None
283A	Land to the east of Warley Street	Warley	8.2	6.15	185	Housing	Local Wildlife site (Woodlands School Meadow - Bre79) covers part of site (approximately 2.74ha, 33% of gross site area).
283B	Land to the east of Warley Street	Warley	1.66	1.49	45	Housing	Local Wildlife Site adjoins northern boundary (Woodlands Meadow - Bre79)

Appendix 6: Non-Developable Sites

The tables below sets out the sites which following assessment are considered to be non-developable.

Housing Sites

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Other Considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
Brownfield Land in Brentwood Urban													
017	Telephone Exchange, Ongar Road, Brentwood	Brentwood North	0.53	0.48	40	Mixed Use	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner
001B	St Georges Court Highwood Close	Brentwood North	0.81	0.73	22	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as housing to be retained, subject to corporate review
100	Baytree Centre, Brentwood	Brentwood South	1.34	1.21	100	Mixed Use	YES	NO	YES	NO	NO	NO	Site not available: Existing use as retail and housing to be retained, site is not currently being promoted for additional housing. Scheduled Ancient Monument (The Chapel of St Thomas a Becket - 1017452) adjoins northern boundary.
232	Multi-storey car park, Coptfold Road, Brentwood	Brentwood South	0.22	0.22	15	Mixed Use	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as public car park to be retained, subject to corporate review.
099	Victoria Court, Victoria Road, Brentwood	Brentwood West	0.5	0.45	40	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as housing to be retained, subject to corporate review
166	La Plata Grove, Brentwood	Brentwood West	2.35	1.76	53	Housing	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner
258	Hutton Service Station, Rayleigh Road, Hutton	Hutton Central	0.13	0.13	7	Mixed Use	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Other Considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
097	Harewood Road bungalows, Pilgrims Hatch	Pilgrims Hatch	0.32	0.32	13	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as housing to be retained, subject to corporate review
129	Friars Avenue Car park Shenfield	Shenfield	0.15	0.15	6	Housing	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner - Existing use as railway station car park to be retained.
130	Hunter Avenue Car Park, Shenfield	Shenfield	0.62	0.56	30	Housing	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner - Existing use as railway station car park to be retained.
259	91-105 Hutton Road, Shenfield	Shenfield	0.13	0.13	7	Mixed Use	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner
004	Land rear of The Bull Public House, Brook Street, Brentwood	South Weald	0.31	0.31	9	Housing	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner
014	The Gables, Essex Way, Warley	Warley	0.28	0.28	17	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as housing to be retained, subject to corporate review
165	Keys Hall, Eagle Way, Brentwood	Warley	0.31	0.31	12	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site -Existing use as shops, residential and community use to be retained subject to corporate review.
234	Keys Hall Shopping Parade, Eagle Way	Warley	0.36	0.36	14	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site -Existing use as shops, residential and community use to be retained subject to corporate review.

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Other Considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
269	Hartswood Hospital, Eagle Way, Warley	Warley	1.11	1	40	Housing	YES	NO	YES	NO	NO	NO	Site not available: Existing use as private hospital to be retained by landowner
		Total non-developable (Brownfield land in Brentwood urban area):	9.47	8.4	425								
Greenfield Land in Brentwood Urban Area													
272	Park Road Allotments	Brentwood North	2.17	1.63	49	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as allotment to be retained, subject to corporate review.
001A	Land north of Highwood Close, Brentwood	Brentwood North	0.47	0.42	20	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as woodland to be retained, subject to corporate review.
060	Land adjacent and rear of 207-217 Crescent Road, Brentwood	Brentwood West	0.08	0.08	5	Housing	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner
271	River Road Allotments	South Weald	0.4	0.4	12	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as allotment to be retained, subject to corporate review.
		Total non-developable Greenfield land in Brentwood urban area:	3.12	2.53	86								
Brownfield Land in other defined settlement areas													
009	Woodlands, School Road, Kelvedon Hatch	Brizes & Doddinghurst	0.34	0.34	10	Housing	YES	NO	YES	NO	NO	NO	Site not available - No active promotion by landowner SSSI (The Coppice, Kelvedon Hatch) adjoins the north eastern corner of site.

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Other Considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
019	Land at the Rectory, Church Lane, Doddinghurst	Brizes & Doddinghurst	0.74	0.67	20	Housing	YES	NO	YES	NO	NO	NO	Site not available - No active promotion by landowner
098	Ingleton House, Stock Lane, Ingatestone	Ingatestone, Fryerning & Mountnessing	0.26	0.26	10	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as housing to be retained, subject to corporate review.
		Total non-developable brownfield land in other defined settlement areas:	1.34	1.27	40								
Green Belt Land adjoining Brentwood Urban Area													
025	Land at Ingrave Road (198, 198a, 198b & 176), Brentwood	Brentwood South	2.21	1.66	50	Housing	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner.
149	Land at Thriftwood Scout Campsite adjoining Beech Ave, Cherry Ave & Knights Way	Brentwood South	0.63	0.57	17	Housing	NO	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner; Site completely within Local Wildlife Site
318	Land east of Honeypot lane, Brentwood	Brentwood West	2.65	1.99	50	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as informal Country Park to be retained, subject to corporate review.
287	Land to the east of Mascalls Lane	Brentwood West / Warley	48.27	31.38	1000	Housing	YES	NO	YES	NO	NO	NO	Site not available: Large portion of site Brentwood BC owned (approximately 27.96ha, 60% of gross site area) - Existing use as Country Park (informal) to be retained, subject to corporate review. No active promotion of rest of land in other ownership; Small area of Flood Zone 3 within site boundary on northern boundary (approximately 0.26ha, <1% of gross site area). Two Local Wildlife Sites within site boundary to the north and south east

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Other Considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
													(approximately 2.2ha, 5% of gross site area).
028B	Land east of Running Waters, Brentwood	Herongate, Ingrave & West Horndon	58.33	174.85	4000	Housing	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner; Part of site within Flood Zone 3 (approximately 1.09ha, 2% of gross site area); Local Wildlife Site (Birches Wood - Bre103) partially within western boundary (approximately 0.07ha <1% of gross site area).
028C	Land east of Running Waters, Brentwood	Herongate, Ingrave & West Horndon	349.7			Housing	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner; Part of site within Flood Zone 3 (approximately 20.3ha, 6% of gross site area); Two Local Wildlife Sites (Sutton Shaw - Bre117 and James's Wood - Bre141) within boundary (approximately 5ha, 1% of gross site area); Two Local Wildlife Sites (Highfield Wood - Bre114 and Hall Wood Bre116) partially within boundary (approximately 3.29ha, <1% of gross site area).
033	Land to the south of Lodge Close, east of Hutton	Hutton East	1.31	1.18	35	Housing	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner
289	Land to the east of Goodwood Avenue, Hutton	Hutton East	9.49	7.12	214	Housing	YES	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner;

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Other Considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
268A	Land to the east of Wash Road, Brentwood	Hutton East	27.68	17.99	540	Housing	NO	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as allotments to be retained, subject to corporate review. Site entirely within Local Nature Reserve (Hutton Country Park)
088	Bishops Hall Community Centre and Land	Pilgrims Hatch	4.84	3.63	150	Housing	YES	NO	NO	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as community centre and playing field to be retained, subject to corporate review.
148	Land at Moat Farm, 48 Crow Green Road, Pilgrims Hatch	Pilgrims Hatch	0.73	0.66	20	Housing	YES	NO	NO	NO	NO	NO	Site not available, no active promotion by landowner
290	Land to the east of Hall Lane, Shenfield	Shenfield	13.18	8.57	257	Housing	YES	NO	YES	NO	NO	NO	Discounted - Site not available, no active promotion by landowner; Part of site within Flood Zone 3 (approximately 1.89ha, 14% of gross site area); Part of site within high risk surface water flooding area (approximately 0.76ha, 6% of gross site area)
035A	Land at Spital Lane, Brentwood	South Weald	0.63	0.57	20	Housing	NO	NO	YES	NO	NO	NO	Site not available, no active promotion by landowner; Large portion of site within Flood Zone 3 (approximately 0.27ha).
035B	Land at Spital Lane, Brentwood	South Weald	0.28	0.28	10	Housing	NO	YES	YES	NO	NO	NO	Large portion of site within Flood Zone 3 (approximately 0.23ha)
270	Hartwood Road Allotments	Warley	3.28	2.46	74	Housing	YES	NO	YES	NO	NO	NO	Site not available: Brentwood BC owned site - Existing use as allotments to be retained, subject to corporate review.

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Other Considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
		Total non-developable Green Belt land adjoining Brentwood urban area:	523.21	252.91	6437								
Green Belt Land adjoining Ingatestone Urban Area													
288A	Land to the north west of Roman Road, Ingatestone	Ingatestone, Fryerning and Mountnessing	1.17	1.05	32	Housing	YES	NO	NO	NO	NO	NO	Site not available, no active promotion by landowner
288B	Land to the north west of Roman Road, Ingatestone	Ingatestone, Fryerning and Mountnessing	2.05	1.54	46	Housing	YES	NO	YES	NO	NO	NO	Site not available. Retain existing use as woodland
		Total non-developable Green Belt Land adjoining Ingatestone Urban Area:	3.22	2.59	78								
Green Belt Land adjoining Larger Villages													
066	Greenways, School Road, Kelvedon Hatch	Brizes & Doddinghurst	0.38	0.38	11	Housing	YES	NO	YES	NO	NO	NO	Site not available - No active promotion by landowner;
174	Land south of Hook End Road, Doddinghurst	Tipps Cross	4.56	3.42	103	Housing	YES	NO	YES	NO	NO	NO	Discounted: Site entirely within proposed Local Wildlife Site (Hook End - BrePLoWS4);
201	Land to West of Place Farm Lane, Kelvedon Hatch	Brizes & Doddinghurst	9.35	7.01	210	Housing	YES	NO	YES	NO	NO	NO	Site not available - No active promotion by landowner

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Other Considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
203	Land to the West of Blackmore, off Blackmore Road	Tipps Cross	24.57	15.97	480	Housing	YES	NO	YES	NO	NO	NO	Site not available - No active promotion by landowner; Part of site within High Risk Surface Water Flooding area (approximately 0.45ha, 2% of gross site area)
209	Land to South of Blackmore Road, Doddinghurst	Brizes & Doddinghurst	0.87	0.78	23	Housing	YES	NO	YES	NO	NO	NO	Site not available - No active promotion by landowner; Proposed Local Wildlife Site (School Road Wood East - BrePLoWS3) adjoins the western boundary.
217	Eagle Field, Kelvedon Hatch	Brizes & Doddinghurst	1.44	1.3	39	Housing	YES	NO	YES	NO	NO	NO	Site not available - No active promotion by landowner
240	Land north of White House, Ongar Road, Kelvedon Hatch	Brizes and Doddinghurst	0.65	0.59	18	Housing	YES	NO	YES	NO	NO	NO	Site not available - No active promotion by landowner;
241	Land to the rear of Hillcrest Nursery, off Thorndon Approach, Ingrave	Herongate, Ingrave and West Horndon	1.17	1.05	6	Housing	YES	NO	YES	NO	NO	NO	Entire site within Grade II* Registered Park and Garden (Thorndon Hall).
250	Post Field, Redrose Lane, Blackmore	Tipps Cross	1.11	1	30	Housing	NO	YES	YES	NO	NO	NO	Site entirely within high risk surface water flooding area

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Other Considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
253	Land north of Bakers Farm, Roman Road, Mountnessing	Ingatestone, Fryerning and Mountnessing	5.51	4.13	100	Housing	NO	YES	YES	NO	NO	NO	Part of site within high risk surface water flooding area (approximately 1.68ha, 87% of gross site area)
286	Long Plantation, Brentwood Road, Herongate	Herongate, Ingrave and West Horndon	3.39	2.54	76	Housing	NO	YES	YES	NO	NO	NO	Discounted: Entire site within Grade II* Registered Park and Garden (Thorndon Hall).
		Total non-developable Green Belt land adjoining larger villages:	53	38.17	1096								

Employment Sites

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Proposed use	Housing			Employment			Other Considerations
						Suitable	Available	Achievable	Suitable	Available	Achievable	
127	Land at M25 Junction 28, Brook Street, Brentwood	South Weald	1.17	1	Employment	NO	NO	NO	YES	NO	YES	Site not available, no active promotion by landowner; Part of site within Flood Zone 3 (approximately 0.02ha, 2% of gross site area); Part of site within high risk surface water flooding area (approximately 0.09ha, 8% of gross site area)
175A	Land at M25 J28, Brook Street, Brentwood (including existing buildings), and surrounding land	South Weald	0.84	0.84	Employment	NO	NO	NO	YES	NO	YES	Site not available, no active promotion by landowner;
177	Land at Wash Road, south of Lower Road, Hutton	Hutton North	10.54	8	Employment	NO	NO	NO	YES	NO	YES	Site not available, no active promotion by landowner;
		Total non-developable employment sites:	12.55	9.84								

Appendix 7: Deliverable or Developable Sites

The tables below sets out the sites which following assessment are considered to be either deliverable (within 5 year period) or developable (6-10 and 11+ year period) and can be considered further as part of the Local Plan process.

Housing Sites

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
Brownfield Land in Brentwood Urban Area													
003	Wates Way Industrial Estate, Ongar Road, Brentwood	Brentwood North	0.99	0.89	80	Mixed Use	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe: 0-10 years (Deliverable site)
041	Land at Hunter House, Western Road, Brentwood	Brentwood North	0.21	0.21	48	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe: 0-5 years (Deliverable site)
102	William Hunter Way car park, Brentwood	Brentwood North	1.3	1.22	300	Mixed Use	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe 5-10 years (Developable site)
040	Chatham Way/Crown Street Car Park, Brentwood	Brentwood South	0.33	0.33	31	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe: 0-5 years (Deliverable site)
002	Brentwood railway station car park	Brentwood West	1.07	0.96	100	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 10-15 years (Developable site)
039	Westbury Road Car Park, Westbury Road, Brentwood	Brentwood West	0.27	0.27	45	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
186	Land at Crescent Drive, Brentwood	Shenfield	1.54	1.39	55	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site) South western corner of site within the Green Belt (approximately 0.43 ha) Adjoins proposed Local Wildlife Site on south western boundary (Brentwood Community Hospital Wood - BrePLoWS7)

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
311	The Eagle and Child Public House, Chelmsford Road, Shenfield	Shenfield	0.24	0.24	20	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
081	Council Depot, The Drive, Warley	Warley	3.2	2.24	123	Housing	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe 5-10 years (Developable site); Adjoins Local Wildlife Site (Barrack Wood/Donkey Lane Plantation - Bre83) on eastern boundary
117A	Ford Warley - Southern Site	Warley	6.81	4	350	Mixed Use	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe 5-10 years (Developable site); Green Belt covers part of site to the east (approximately 1.58ha, 23% of gross site area). Two Local Wildlife Sites (Barrack Wood/Donkey Lane Plantation - Bre83 and Little Warley Common/Warley Gap Bre77) adjoin site on eastern and south western boundaries.
117B	Ford Warley - Northern Site	Warley	1.28			Mixed Use	YES	YES	YES	YES	YES	YES	YES
		Total (Brownfield land in Brentwood urban area):	17.14ha	11.75ha	1,152 dwellings								
Greenfield Land in Brentwood Urban Area													
044	Land at Priests Lane (west), Brentwood	Shenfield	4.51	3.84	95	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
178	Land at Priests Lane (east) adjacent Bishops Walk, Brentwood	Shenfield	0.61			Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
		Total (Greenfield land in Brentwood urban area):	5.12ha	3.84ha	95 dwellings								
Brownfield Land in other defined settlement areas													
020	West Horndon Industrial Estate, Childerditch Lane, West Horndon	Herongate, Ingrave & West Horndon	6.45	10.23	580	Mixed Use	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe 5-10 years (Developable site)

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
021	Horndon Industrial Estate, Station Road, West Horndon	Herongate, Ingrave & West Horndon	10			Mixed Use	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe 5-10 years (Developable site)
152	Land East of Horndon Industrial Estate	Herongate, Ingrave & West Horndon	0.8			Mixed Use	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe 5-10 years (Developable site)
		Total (Brownfield land in other defined settlement areas):	17.25	10.23	580								
Green Belt Land adjoining Brentwood Urban Area													
024A	Sawyers Hall Farm, Sawyers Hall Lane/Doddinghurst Road, Brentwood	Brentwood North / Shenfield	0.67	13.16	450	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Deliverable site)
024B	Sawyers Hall Farm, Sawyers Hall Lane/Doddinghurst Road, Brentwood	Brentwood North / Shenfield	19.58			Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Deliverable site); Part of site within high risk surface water flooding area (approximately 0.87ha, 4% of gross site area)
022	Land at Honeypot Lane, Brentwood	Brentwood West	10.93	7.09	200	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Deliverable site)
299	Land at Weald Road and Honeypot Lane (land adjacent to former site of St Faiths Hospital)	Brentwood West	15.62	10.15	650	Housing	NO	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Deliverable site); Site entirely within Local Wildlife Site (St Faith's/Honeypot Lane Meadows - Bre62)

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
028A	Land east of Running Waters, Brentwood	Herongate, Ingrave & West Horndon	26.57	55.19	1600	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-15 years (Developable site); Local Wildlife Site (Birhces Wood - Bre103) partially within site (approximately 0.82ha, 3% of gross site area); Local Wildlife Sites (Hare Hall Shaw - Bre 101) adjoin north western boundary.
031	Home Meadow, land adjacent to 12 Tyburns, Hutton	Hutton Central	1.82	1.64	90	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
030A	Land at Bayleys Mead, off Hanging Hill Lane, Hutton	Hutton Central	2.36	1.77	30	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
219	Land to the East of Hutton Village, Hutton	Hutton East	2.82	2.12	60	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
220	Collins Farm, Goodwoods Ave, Hutton	Hutton East	10.24	6.66	200	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site)
317	Land and buildings south west of Rayleigh Road, Hutton	Hutton East	10.81	7.03	150	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
029	Three Oaks Meadow, Hanging Hill Lane, Hutton	Hutton South	0.4	0.4	12	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
284	Land adjacent 7 Hanging Hill Lane, Hutton	Hutton South	0.87	0.78	21	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
315	Land to the south of Sylvia Avenue, Hutton	Hutton South	7.4	5.55	150	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
010	Sow & Grow Nursery, Ongar Road, Pilgrims Hatch	Pilgrims Hatch	1.2	1.08	38	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
159	Land off Crow Green Lane, Pilgrims Hatch	Pilgrims Hatch	2.82	2.12	70	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
011B	Land to the North of Ongar Road, Pilgrims Hatch	Pilgrims Hatch	2.67	2.48	50	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
011C	Land to the North of Ongar Road, Pilgrims Hatch	Pilgrims Hatch	0.63			Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
023A	Land off Doddington Road, either side of A12, Brentwood	Pilgrims Hatch	5.99	6.14	200	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site)
023B	Land off Doddington Road, either side of A12, Brentwood	Brentwood North	2.2			Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site)
053B	Land rear of 146-148 Hatch Road, Pilgrims Hatch	Pilgrims Hatch	3.23	2.42	49	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
156A	Greenacres Riding Stables & land opposite, Beads Hall Lane, Pilgrims Hatch	Pilgrims Hatch	6.16	4.62	140	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
156B	Greenacres Riding Stables & land opposite, Beads Hall Lane, Pilgrims Hatch	Pilgrims Hatch	1.52	1.14	34	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
034	Officer's Meadow, land off Alexander Lane, Shenfield	Shenfield	20.8	15.89	510	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site); Local Wildlife Site (Arnold's Wood - Bre108) within site (approximately 1.63ha, 8% of gross site area).; Part of site within Flood Zone 3 on western boundary adjoining Chelmsford Road (approximately 0.43ha, 2% of gross site area).
087	Land at Alexander Lane, Shenfield	Shenfield	1.73			Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site)
235	Land to the north of Alexander Lane, Shenfield	Shenfield	1.36			Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site); Adjoins urban area when considered together with site refs 034, 087 and 276
276	Oak Hurst, Chelmsford Road, Shenfield	Shenfield	0.55			Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site); Adjoins urban area when considered together with site refs 034, 087 and 235
173	BP Garage & M&S Food, A1023 Chelmsford Road (A12 J12)	Shenfield	0.23	0.23	-	Mixed Use	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site); Adjoins urban area when considered together with site refs 263, 034 and 087
158	Land North of A1023 Chelmsford Road, Shenfield	Shenfield	4.45	3.44	100	Mixed Use	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe 5-10 years (Developable site); Adjoins urban area when considered together with site refs 034, 087 and 263
179	Land adjacent Wybarns Farm and Mount Pleasant Cottage, Chelmsford Road, Shenfield	Shenfield	2.13	1.6	40	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 10-15 year (Developable site); Part of site within Flood Zone 3 (approximately 0.5ha, 24% of gross site area).
263	Land east of Chelmsford Road, Shenfield	Shenfield	9.85	8.87	215	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site) Local Wildlife Site (Arnold's Wood - Bre108) adjoins western boundary. Adjoins urban area when considered together with site refs 034 and 087.

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
320	41 Shenfield Road, Shenfield	Shenfield	0.84	0.76	30	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
218A	Land East of Hall Lane, Shenfield	Shenfield	12.42	8.10	243	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Deliverable site); Part of site within high risk surface water flooding area (approximately 0.14ha, 1% of gross site area)
291A	Land North West of Shenfield, access via Hall Lane	Shenfield	6.47	11.13	350	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Deliverable site); Local Wildlife Site (Merrymeade/ Shenfield Meadows - Bre84) within part of site (approximately 15.78ha, 92% of gross site area)
291B	Land North West of Shenfield, access via Hallwood Crescent	Shenfield	10.65			Housing	YES	YES	YES	NO	NO	NO	
032	Land east of Nags Head Lane, Brentwood	South Weald	5.88	4.35	125	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site)
175B	Land at M25, J28, Brook Street, Brentwood (including existing buildings), and surrounding land	South Weald	19.57	2.24	70	Mixed Use	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe 1-10 years (Deliverable site)
180	Land at Brook Street & Wigley Bush Lane, Brentwood (current Vauxhall garage)	South Weald	1.08	0.97	30	Mixed Use	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe 5-10 years (Developable site); Part of site within Flood Zone 3 (approximately 0.19ha, 18% of gross site area).
302C	Land off Ongar Road, Pilgrims Hatch	South Weald	53.04	34.48	500	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframes 1-10 years (Deliverable site) Local Wildlife Site (High Wood - Bre58) entirely within site (approximately 5.2ha, 10% of gross site area); Scheduled Monument (Slight univallate hillfort 300m west of Calcott Hall Farm - 1013833.) adjoins the eastern boundary.

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
027	Land adjacent to Carmel, Mascalls Lane, Warley	Warley	0.34	0.34	9	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
083	Land west of Warley Hill, Pastoral Way, Warley	Warley	2.21	1.6	43	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site); Local Wildlife Site (Clement's Wood Bre61) adjoins western boundary
261	Chindits Lane, Warley	Warley	4.64	3.48	105	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-15 years (Developable site) Local Wildlife Site (Barrack Wood/Donkey Lane Plantation - Bre83) adjoins south eastern corner.
		Total (Green Belt land adjoining Brentwood urban area):	275.18ha	226.78ha	6,564 dwellings								
Green Belt Land adjoining Ingatestone Urban Area													
078	Land at Parklands, High Street, Ingatestone	Ingatestone, Fryerning and Mountnessing	1.83	1.65	90	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
079A	Land adjacent to Ingatestone by-pass (part bounded by Roman Road, south of flyover)	Ingatestone, Fryerning and Mountnessing	1.39	1.25	57	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
106	Site adjacent to Ingatestone Garden Centre (former A12 works site)	Ingatestone, Fryerning and Mountnessing	4.65	3.49	41	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site); Adjoins urban area when considered with site ref 128
128	Ingatestone Garden Centre, Roman Road, Ingatestone	Ingatestone, Fryerning and Mountnessing	3.45	2.44	120	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site); Site comprises part brownfield land (approximately 0.96ha, 28% of gross site area)
153	Land to South of Fryerning Lane, Ingatestone	Ingatestone, Fryerning and Mountnessing	1.99	1.79	64	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
225	The Nutshell, Stock Lane, Ingatestone	Ingatestone, Fryerning and Mountnessing	0.46	0.41	12	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site)
243	Parklands, High Street, Ingatestone	Ingatestone, Fryerning and Mountnessing	11.18	7.27	140	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site)
288A	Land to the north west of Roman Road, Ingatestone	Ingatestone, Fryerning and Mountnessing	1.17	1.05	32	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 10-15 years (Developable site)
		Total (Green Belt land adjoining Ingatestone urban area):	26.12ha	19.35ha	556 dwellings								
Green Belt Land adjoining Larger Villages													
036	Land opposite Button Common, Brentwood Road, Herongate	Herongate, Ingrave & West Horndon	0.76	0.40	6	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site); Grade II* Registered Park and Garden (Thorndon Hall - 1000314) partially within site (approximately 0.28ha, 37% of gross site area)
037D	Land West of Thorndon Avenue, West Horndon	Herongate, Ingrave & West Horndon	64.71	42.06	1000	Mixed use - Residential led	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Deliverable site); Part of site within high risk surface water flooding area (approximately 2.39ha, 4% of gross site area)
038A	Land East of Thorndon Avenue, West Horndon	Herongate, Ingrave & West Horndon	7.91	54.56	650	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Deliverable site); Part of site within high risk surface water flooding area (approximately 1.1ha, 14% of gross site area)
038B	Land East of Thorndon Avenue, West Horndon	Herongate, Ingrave & West Horndon	68.56			Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Deliverable site) Part of site within high risk surface water flooding area (approximately 7.92ha, 12% of gross site area)
126	Land East of West Horndon, South of Station Road	Herongate, Ingrave & West Horndon	19.47			Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Deliverable site) Part of site within high risk surface water flooding area (approximately 5.85ha, 28% of gross site area)

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
067A	Salmonds Farm, Salmonds Grove, Ingrave	Herongate, Ingrave & West Horndon	0.94	0.85	24	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
067B	Salmonds Farm, Salmonds Grove, Ingrave	Herongate, Ingrave & West Horndon	1.88	1.69	50	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
070	Land adjacent to St. Margaret's Church, Doddinghurst	Brizes & Doddinghurst	1	0.9	27	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)Local Wildlife Site (Doddinghurst Woods - Bre70) adjoins western boundary
073	Land adjacent to Mountnessing Primary School	Ingatestone, Fryerning & Mountnessing	1.23	1.11	28	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
074	Land at Church Road, Kelvedon Hatch	Brizes & Doddinghurst	1.49	1.34	40	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
075B	Land off Stocks Lane, Kelvedon Hatch	Brizes & Doddinghurst	2.15	1.61	30	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site)
076	Land south of Redrose Lane, north of Orchard Piece, Blackmore	Tipps Cross	1.69	1.52	40	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site); Part of site within High Risk Surface Water Flooding area (approximately 0.15ha, 9% of gross site area)
077	Land south of Redrose Lane, north of Woollard Way, Blackmore	Tipps Cross	3.3	2.48	56	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site)
085B	Land adjacent to Tipps Cross Community Hall, Blackmore Road, Tipps Cross	Tipps Cross	0.33	0.33	10	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
095B	The Water Meadows, Mountnessing	Ingatestone, Fryerning & Mountnessing	2.76	2.07	62	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);
143	Land East of Peartree Lane and North of Peartree Close	Brizes & Doddinghurst	1.94	1.75	53	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);
146	Land adjacent Hillcrest Nursery, Herongate/Ingrave	Herongate, Ingrave & West Horndon	0.74	0.67	27	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);
168	Land at Searchlight Farm, School Road, Kelvedon Hatch	Brizes & Doddinghurst	0.73	0.66	20	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);
185	Land at Rectory Chase, Doddinghurst	Brizes & Doddinghurst	0.94	0.85	26	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site); Local Wildlife Site (River Wid Wood - Bre78) adjoins eastern boundary; Part within high risk surface water flooding area (approximately 0.27ha, 29% of gross site area)
188	Land at Ashwells Lodge, Blackmore Road, Doddinghurst	Brizes & Doddinghurst	1.86	1.67	20	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);
194	Brizes Corner Field, Blackmore Road, Kelvedon Hatch	Brizes & Doddinghurst	0.87	0.78	23	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);
199	Land to the East Of Ingatestone Road. Blackmore	Tipps Cross	5.95	4.46	134	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-10 years (Developable site); Part of site within High Risk Surface Water Flooding area (approximately 0.1ha, 2% of gross site area)

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
202B	Land to the South of Blackmore, off Blackmore Road	Tipps Cross	2.73	2.05	35	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site); Part of site within High Risk Surface Water Flooding area (approximately 0.62ha, 23% of gross site area)
239	Land to the rear of 109 Roman Road, Mountnessing	Ingatestone, Fryerning and Mountnessing	0.49	0.34	13	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site); Part of site within High Risk Surface Water Flooding area (approximately 0.1ha, 20% of gross site area)
244	Land between Billericay Road and Heron Court, Herongate	Herongate, Ingrave and West Horndon	1.03	0.93	10	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);
262	Land adjacent to the Hirst, Church Lane, Doddinghurst	Tipps Cross	1.93	0.80	10	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site); Part of site within high risk surface water flooding area (approximately 0.6ha, 31% of gross site area); Local Wildlife Site (River Wid Wood - Bre78) within part of site (approximately 0.43ha, 22% of gross site area)
277A	Land at Drury's Farm, Roman Road, Mountnessing	Ingatestone, Fryerning and Mountnessing	11.39	7.4	200	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site)
278	75 Peartree Lane, Doddinghurst	Brizes and Doddinghurst	0.42	0.38	11	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);
285	Land rear of Grange Close, Ingrave	Herongate, Ingrave and West Horndon	1.2	1.08	32	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
294	Chestnut Field, Backmore Road, Hook End	Tipps Cross	0.33	0.33	10	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 1-5 years (Deliverable site);
309	Lorropark, Church Ln, Doddinghurst	Brizes & Doddinghurst	1.77	1.59	60	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site); Local Wildlife Site (Doddinghurst Woods - Bre70) within part of site (approximately 0.71ha, 40% of gross site area)
313	Land between 55 Middle Road and Brookside Farm, Ingrave	Herongate, Ingrave and West Horndon	3.43	2.57	77	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site);
316	Land to the South Side of Hook End Road, Doddinghurst	Tipps Cross	21.3	13.85	150	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site); Proposed Local Wildlife Site (Hook End - BrePLoWS4) adjoins site on western boundary. Part of site within high risk surface water flooding area (approximately 0.98ha, 5%)
319	The Hurst, Church Lane, Doddinghurst	Brizes and Doddinghurst	1.07	0.96	30	Housing	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-10 years (Developable site); Part of site within high risk surface water flooding area (approximately 0.48ha, 45% of gross site area)
		Total (Green Belt land adjoining larger villages):	238.3ha	153.87ha	2,964 dwellings								
Potential new settlement													
200	Dunton Hills Garden Village (Entire Land east of A128 and south of A127)	Herongate, Ingrave & West Horndon	257	128.5	3,500-4,000 (2,500 within 15 year period)	Mixed Use - Residential Led	YES	YES	YES	NO	NO	NO	Estimated delivery timeframe 5-15+ years (Developable site) (Estimate 2,500 can be delivered in 15 years); Part of site within Flood Zone 3 (approximately 25.3ha, 10% of gross site area); Part of site within high risk surface water flooding area (approximately 13.4ha, 5% of gross site area); Local Wildlife Site (Eastlands Spring - Bre134) within part of site (approximately 3.13ha, 1% of gross site area).

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Est. no. of dwellings	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
							Suitable	Available	Achievable	Suitable	Available	Achievable	
		Total (Potential new settlement):	257ha	128.5ha	2,500 dwellings (over 15 year period)								

Total developable housing land:	836.11ha	554.32ha	14,411 dwellings
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Employment Sites

Site ref	Site name	Ward	Gross area (ha)	Net area (ha)	Proposed use	Housing			Employment			Estimated delivery timeframe & other considerations
						Suitable	Available	Achievable	Suitable	Available	Achievable	
079C	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Ingatestone, Fryerning & Mountnessing	2.06	1.6	Employment	NO	NO	NO	YES	YES	YES	Estimated delivery timeframe 1-5 years (Deliverable site)
101A	Brentwood Enterprise Park (Former M25 Works Site at A127/M25 junction 29)	Warley	35.47	25.85	Employment	NO	NO	NO	YES	YES	YES	Estimated delivery timeframe 1-10 years (Deliverable site)
101C	Codham Hall Farm	Warley	9.62	0.61	Employment	NO	NO	NO	YES	YES	YES	Estimated delivery timeframe 1-5 years (Deliverable site)
101D	Codham Hall Farm	Warley	8.01	N/A - Landscaping area associated with other employment site	N/A - Landscaping area associated with other employment site	NO	NO	NO	YES	YES	YES	N/A - Landscaping area associated with other employment site
112D	Childerditch Industrial Estate	Warley	2.34	2.34	Employment	NO	NO	NO	YES	YES	YES	Estimated delivery timeframe 1-10 years (Deliverable site)
112E	Childerditch Industrial Estate	Warley	7.05	3.53	Employment	NO	NO	NO	YES	YES	YES	Estimated delivery timeframe 1-10 years (Deliverable site)
187	Land south of East Horndon Hall	Herongate, Ingrave and West Horndon	8.7	5.5	Employment	NO	NO	NO	YES	YES	YES	Estimated delivery timeframe 1-5 years (Deliverable site)
175B	Land at M25, J28, Brook Street, Brentwood (including existing buildings), and surrounding land.	South Weald	19.57	12.5	Mixed Use – Employment led	YES	YES	YES	YES	YES	YES	Estimated delivery timeframe 1-10 years (Deliverable site)
221	Crown Corner Country Store, Ongar Road, Kelvedon Hatch	Brizes & Doddington	0.77	0.77	Employment	NO	NO	NO	YES	NO	YES	Estimated delivery timeframe 1-5 years (Deliverable site)
312	Land east of Nags Head Lane Sewage Treatment Works, Brentwood	South Weald	3.39	3	Employment	NO	NO	NO	YES	NO	YES	Estimated delivery timeframe 1-5 years (Deliverable site); Part of site within high risk surface water flooding area (approximately 0.03ha, <1% of gross site area)
		Total Deliverable or Developable Employment land	88.97	55.70								

Map 1 (Appendix 7) – Deliverable or Developable Sites: Doddinghurst, Hook End and Kelvedon Hatch



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Map 2 (Appendix 7) - Deliverable or Developable Sites: Blackmore



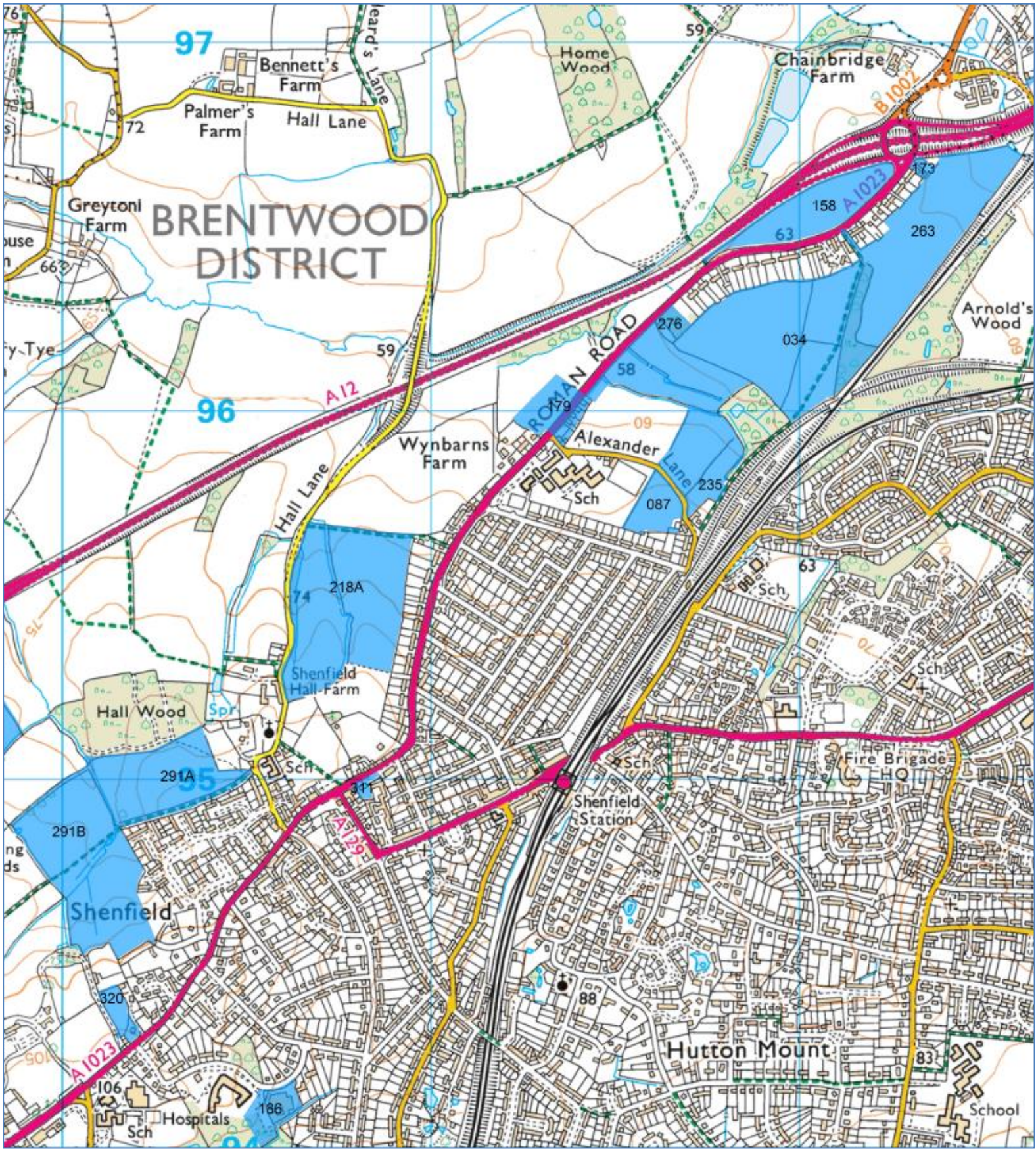
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This is a detailed topographic map of the Ingatestone and Fryerning area in Essex, UK. The map shows the River Arden flowing through the center, with Ingatestone to the south and Fryerning to the north. Key features include Ingatestone Hall, Fryerning Hall, and several farms like Little Hyde Farm and Murcock's Farm. The map also depicts a reservoir, various woods, and a network of roads and paths. A pink line highlights a specific route through the area.

Map 5 (Appendix 7) - Deliverable or Developable Sites: Pilgrims Hatch and north Brentwood



Map 6 (Appendix 7) - Deliverable or Developable Sites: Shenfield



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Map 7 (Appendix 7) - Deliverable or Developable Sites: Hutton



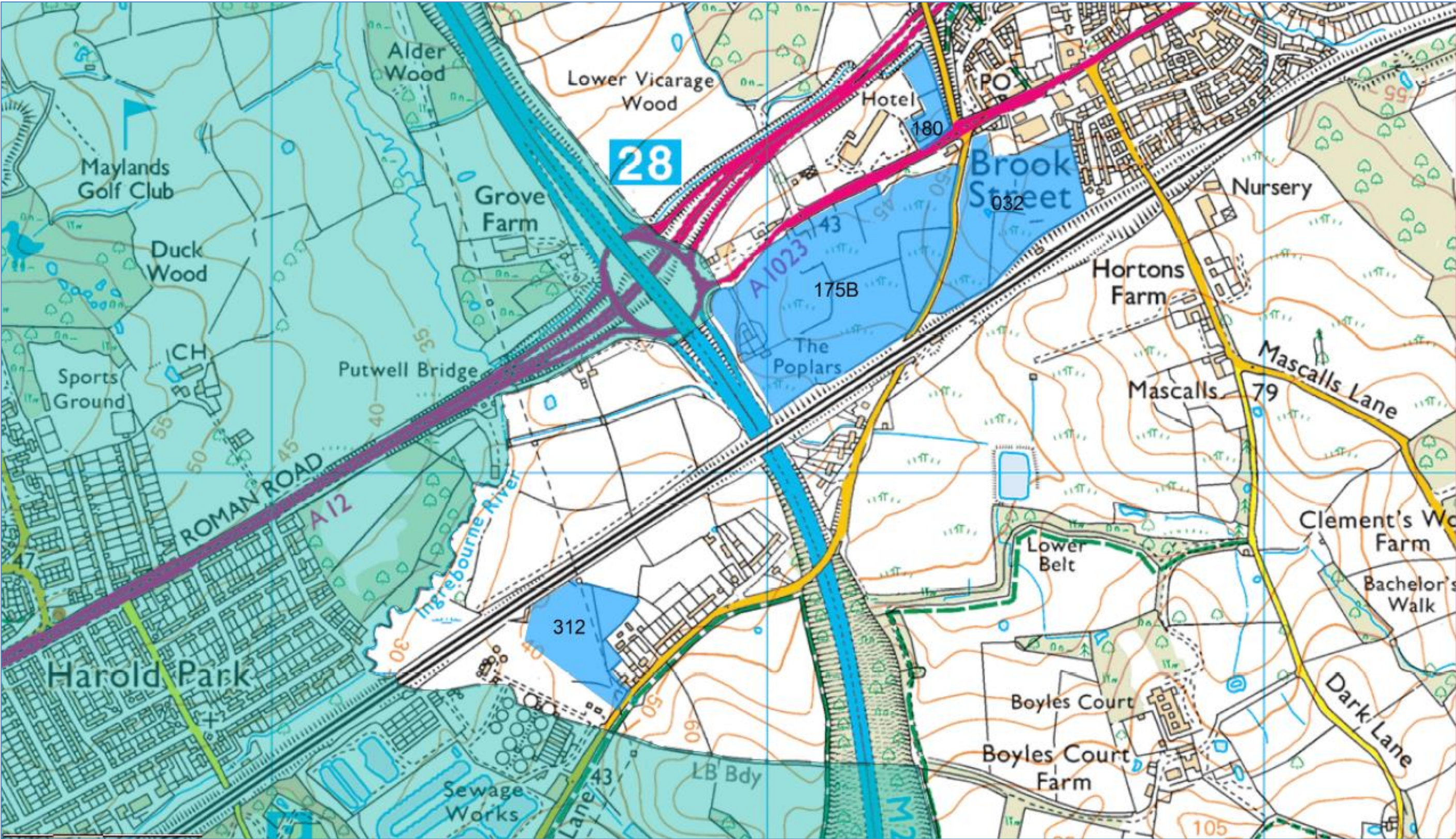
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Map 8 (Appendix 7) - Deliverable or Developable Sites: Brentwood and Warley



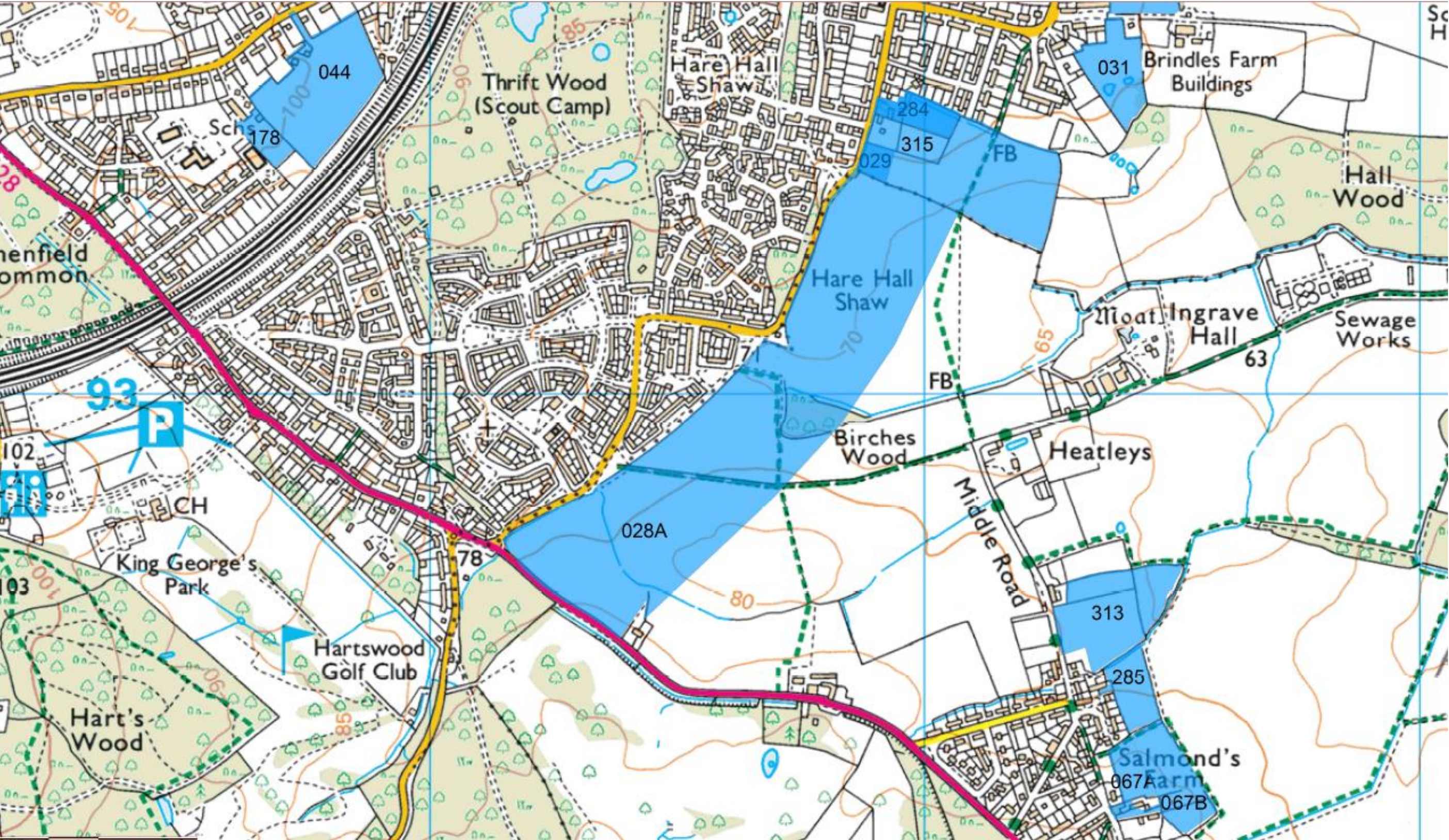
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Map 9 (Appendix 7) - Deliverable or Developable Sites: West of Brentwood



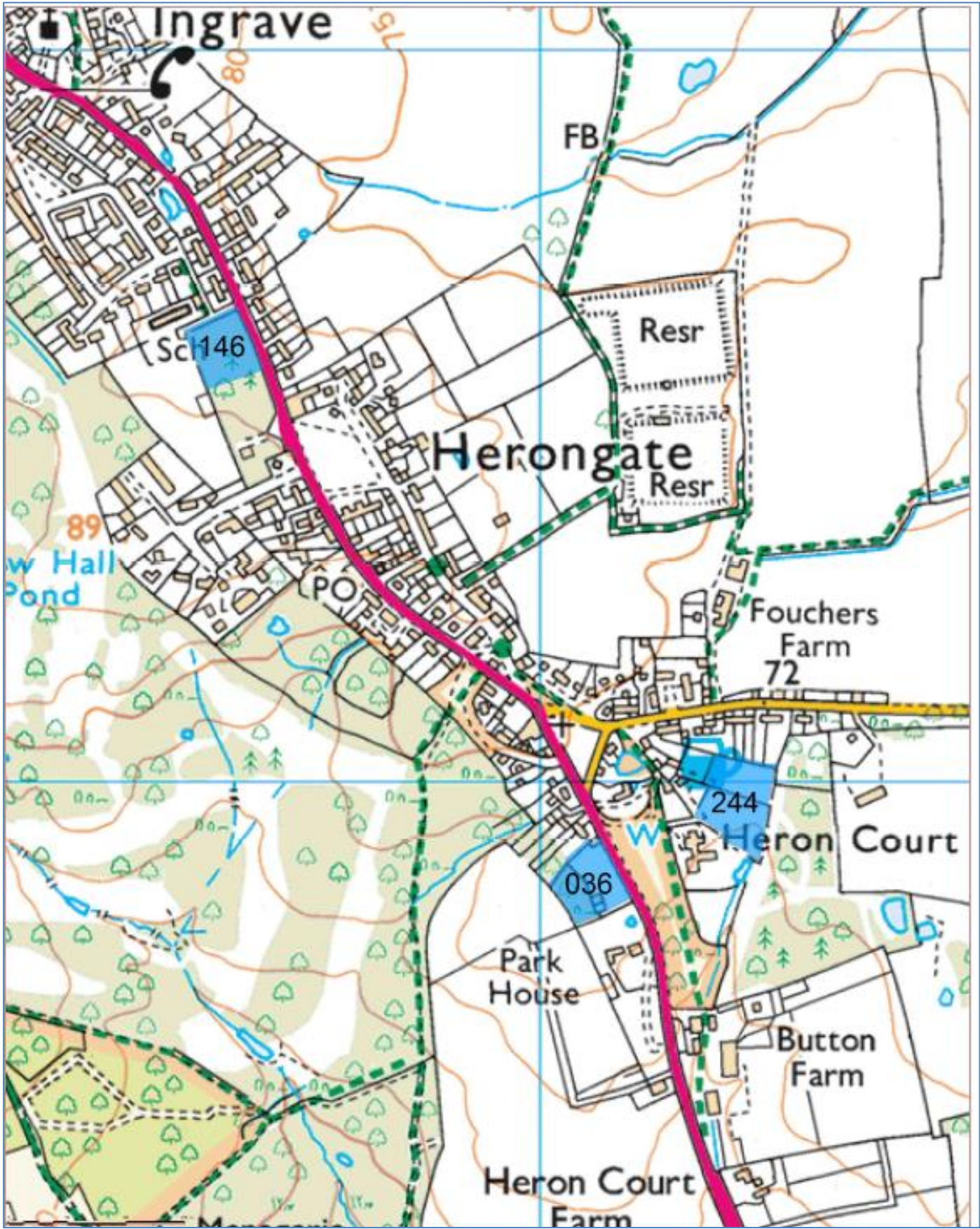
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Map 10 (Appendix 7) - Deliverable or Developable Sites: Shenfield and Hutton



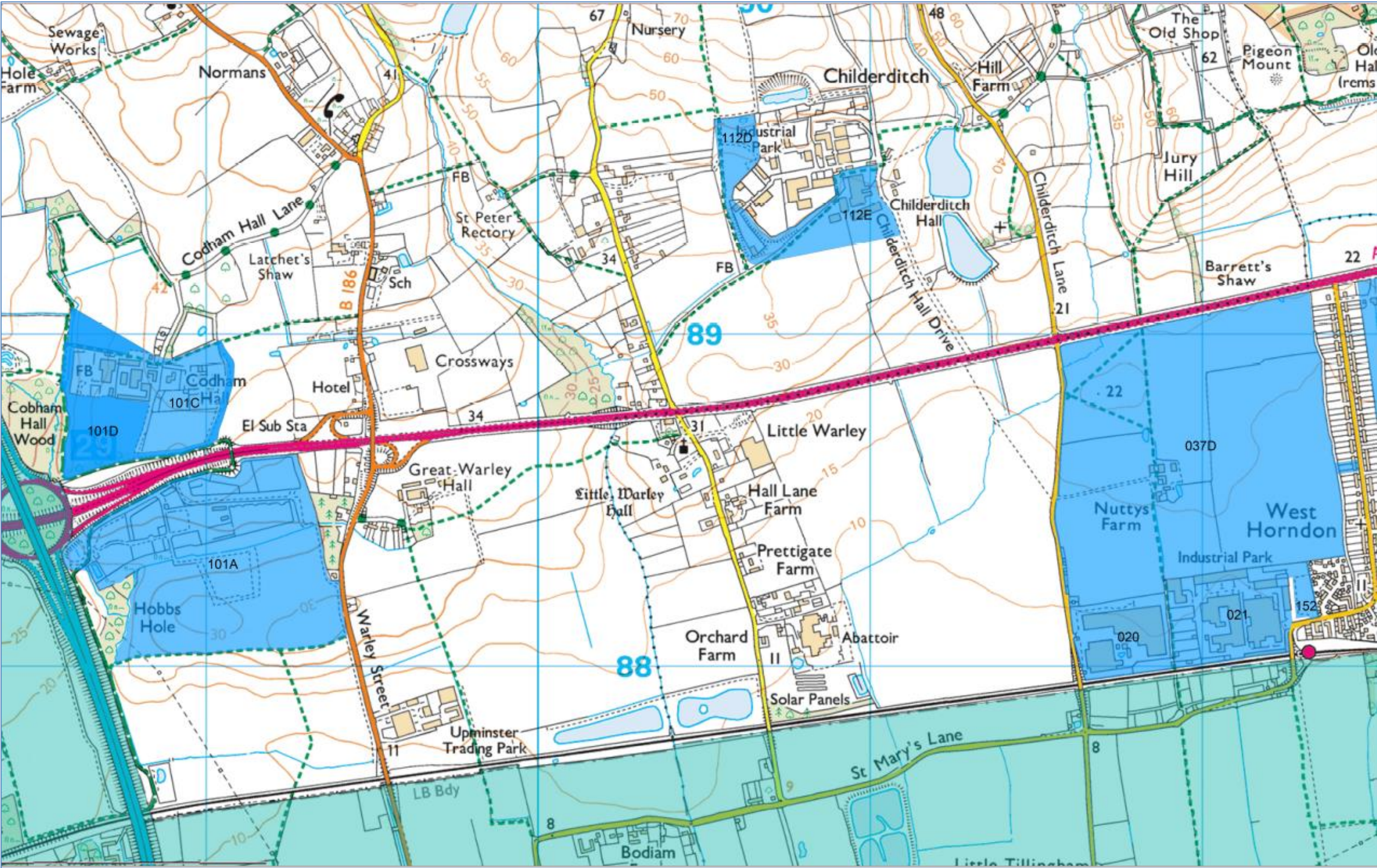
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Map 11 (Appendix 7) - Deliverable or Developable Sites: Herongate and Ingrave



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Map 12 (Appendix 7) - Deliverable or Developable Sites: Great Warley, Childerditch and West Horndon



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The map displays the West Horndon area, showing the A127 and A128 roads. Key locations include West Horndon, Dunton Hills Farm, Dunton Hills Golf Club, and various other farms and estates. The map also shows the River Chelmer and several ponds. The area is characterized by a mix of residential, commercial, and agricultural land use.

Appendix 8 - Potential Gypsy, Traveller and Travelling Showpeople Sites

Background

The NPPF and its supplementary document, Planning Policy for Traveller Sites (PPTS) (2015), sets out the Government's policies and expectations in relation to planning for the needs of Gypsy, Traveller and Travelling Showpeople.

The PPTS is clear that local planning authorities should identify accommodation need for Gypsy, Traveller and Travelling Showpeople, set pitch and plot targets in Local Plans and identify sites to meet such targets.

The HELAA builds on the conclusions from the Brentwood Gypsy and Traveller Accommodation Assessment (GTAA) (2017) in consideration of pitches/plots that could be accommodated in the Borough to meet identified need.

Identified Need

The Brentwood GTAA covers the period 2016 to 2033 and identifies a requirement of 12 additional Gypsy and Traveller pitches to be developed by 2033 for those who meet the PPTS definition of 'travelling'⁵.

It is noted since completion of the GTAA a Gypsy and Traveller pitch at Cottage Garden, Pilgrims Hatch, has been granted planning consent for the change of use to a detached dwelling (14/01069/FUL), to replace this lost Traveller site a requirement for an additional pitch is added to the total requirements of Gypsy and Traveller pitches identified in the GTAA, increasing the total need to 13 pitches.

The GTAA finds no evidence of need in the Borough for accommodation for Travelling Showpeople, nor any need for a transit site specifically within Brentwood Borough⁶.

For the purposes of identifying sites to meet established need it is necessary to understand the approach to assessing need taken in the GTAA. Whilst the Assessment includes unauthorised pitches as components of need it does not count 'tolerated' pitches as components of need. This is significant in that when identifying sites capable of meeting need, the identification of any 'tolerated' sites (considered by the Council to be those either with planning permission or where temporary planning permission has subsequently lapsed) would not count towards meeting unmet need.

⁵ Refer to Planning Policy for Traveller Sites (PPTS) (2015) for definition

⁶ It is noted further work is currently being undertaken by Essex County Council to consider the need for transit provision across Essex as a whole.

Site Identification

The Council is taking a proactive approach to identifying sites for assessment through the HELAA process and is primarily using two sources; sites submitted as part of a Call for Sites and consideration of existing sites with the potential to meet need, in doing so recent planning application for increased provision have been taken into account.

Call for sites

Whilst the call for sites sought to identify potential Gypsy, Traveller and Travelling Showpeople sites only one site was put forward and this site has subsequently been granted planning permission for an alternative use.

Existing sites

As well as considering sites submitted specifically to the Council for assessment in the HELAA, the Council also considered it appropriate to take into account the potential for existing sites in meeting identified pitch needs. It is important to note that the judgement reached when assessing such sites through the HELAA process has no impact on the consideration of the live planning applications.

Site Assessment

In identifying the potential for existing Gypsy and Traveller pitches to meet need a stepped approach to site identification has been adopted, based on the sequential steps below:

Step 1 - Is there potential to allocate/regularize unauthorized sites

Step 2 - Is there potential to intensify or subdivide existing sites

Step 3 -Is there potential to expand existing sites

As with the assessment of potential housing sites in this HELAA, potential Traveller sites that are located in the Green Belt are not instantly ruled out on that basis. The PPTS explains that where exceptional circumstances can be demonstrated, sites for Traveller use can be allocated by altering the Green Belt boundaries through the plan-making process to meet identified needs. Whether exceptional circumstances exist to justify Green Belt release for Traveller sites is not a consideration for the HELAA.

Where possible sites have been assessed to be in one of the three following categories:

- Existing **suitable sites** capable of meeting identified need – those sites that could be suitable for allocation/regularisation and it is believed that any issues

can be overcome. This includes existing Traveller sites with an established use within the Green Belt.

- Sites with **issues to overcome** - Those sites that have an issue(s) and it is not known at this point whether such issues can be addressed. This includes the identification of sites that have potential to expand into greenfield Green Belt (considered as a greater issue to overcome than where there is an established use).
- Sites that are **not suitable** – Those sites where an issue or issues prevent the site from being considered as suitable and are not capable of being overcome.

Table 1 sets out the results of the existing Gypsy and Traveller Sites Assessment. Where it has not been possible or appropriate to determine a sites suitability commentary has been provided to explain a neutral position.

Table 1: Site Assessment - Existing Gypsy and Traveller Sites

Site	Pitch No.	Status	Potential for Regularisation	Potential for Intensification	Potential for Expansion
Authorised					
Clementines Farm	1	Private: Permanent permission for 2 caravans	n/a	Unable to ascertain *	Issues to overcome - Expansion into Green Belt
Deep Dell Park (Willow Farm), Ingatestone	6	Private: Personal permission	n/a		
Lilliputs, Blackmore	2	Private: Personal permission	n/a		
Meadow View, Blackmore	2	Private: Personal permission	n/a		
Pond End, Kelvedon Hatch	1	Private: Personal permission	n/a		
Ponderosa, Kelvendon Hatch	1	Private: Personal permission	n/a		
Poplar Farm, Ingatestone	2	Private: Personal permission	n/a		
Roman Triangle, Mountnessing	5	Private: Personal permission	n/a		No site constrained
Rye Etch, Navestock	3	Private: 1x Permanent	n/a		Issues to overcome - Expansion into Green Belt
The Willows', Kelvedon Hatch	1	Private: 1x Permanent	n/a		
Tree Tops, Navestock	3	Private: 3x Permanent	n/a		
Warren Lane, Doddinghurst	1	Private: Personal permission	n/a		
Wenlock Meadow	1	Private: Personal permission	n/a		
Tolorated - Expired Temp Permission					
The Willows', Kelvedon Hatch	2	Private	n/a	Unable to ascertain*	Issues to overcome - Expansion into Green Belt
Hope Farm, Navestock	3	Private	n/a		
Orchard View, Navestock	4	Private	n/a		
Unauthorised Sites					
Oaktree Farm, Blackmore	9	Private	Suitable Site	Unable to ascertain*	Issues to overcome - Expansion into Green Belt
Hunters Green, Navestock	1	Private	Suitable Site		
Lizvale Farm, Navestock	6	Private	Issues to overcome - Overcrowding/Site management		

*Unable to ascertain a definitive position from site visits and planning history therefore no suitability score given

Conclusions

Step 1 - Potential for Regularisation

2 sites were considered suitable for Traveller accommodation. Collectively such sites could deliver up to 10 pitches should they come forward through the Local Plan process. It should be noted both sites are within the Green Belt designation

1 site identified as having issues that would need to be overcome before they could be considered suitable for Traveller accommodation.

Step 2 - Is there potential to intensify or subdivide existing sites

As the suitability regarding the intensification of the existing sites is to a large degree dependent on the aspiration and wishes of the site owner, and with all the sites in private ownership, it has been difficult to ascertain with some certainty the deliverability of such an option.

Step 3 -Is there potential to expand existing sites

With the exception of the Roman Triangle Site all other sites have issues that would need to be overcome before they could be considered suitable for Traveller accommodation.

This assessment has focused on the potential for existing sites to meet the identified Gypsy and Traveller need as no additional sites were submitted during the Call for Sites. However, consideration should also be given for the potential of any strategic sites, allocated during the Local Plan process, in meeting any remaining unmet need.