

# Masterplan

This highly-accessible 21 hectare site on the edge of Brentwood can support:

- ++ Enhanced green spaces for sport and recreation with improved connectivity;
- ++ Approximately 750 new and deliverable homes – including 35% affordable – to meet current and future needs;
- ++ Integration of the existing office building for BT or other businesses; and
- ++ An element of local needs retail and leisure facilities to serve both new and existing communities.

The site provides a strategic development opportunity for the Council and is the single most logical and sustainable location for an urban extension to Brentwood.

- ++ It is demonstrably deliverable with no major physical or legal constraints to development;
- ++ It comprises part previously developed land and is located close to local facilities and services;
- ++ It performs poorly against the five purposes of the Green Belt and is a well contained site, the removal of which would represent only a 0.1% reduction in Brentwood's Green Belt.
- ++ Only 25% of the land would have a built footprint, with the remaining land operating as enhanced open and green spaces.

It is proposed that the site be released from the Green Belt and for a residential allocation to be included in Brentwood's emerging Local Plan.

## Key

- Site Boundary
- Residential Use
- Commercial Use
- Community Use
- Primary Road
- Second Road
- Tertiary Road
- Green Route
- Cycle and Pedestrian Route
- Body of Water
- Water Course
- Open Green Space
- Tree
- Built Area

