

Building a future bright with opportunity



SINCE our formation in October last year of the Brentwood Development Partnership, Brentwood Borough Council and Morgan Sindall have been building the foundations for an exciting new partnership.

This 30-year joint venture will make use of the Council's portfolio of surplus land to build a variety of much-needed homes and community facilities. These will eventually deliver a programme of developments with a potential value of £1bn.

In other similar joint ventures with Morgan Sindall, funds raised from land receipts and development profits have helped to prevent cuts to frontline services for the local authority. Additionally, like previous partnerships, the Council will retain control over how their land is developed and have a key role in the defining the pace, scale and quality of developments.

Cllr Chris Hossack, Leader of Brentwood Borough Council, said: "In Brentwood, we have ambitious plans for growth and regeneration. In order to deliver this, it is vital we have a partner that has the scale, capacity and experience to help us realise these plans. That is why we entered a JV with Morgan Sindall to form the Brentwood Development Partnership (BDP).

"The partnership working approach brings together Brentwood's vision with a practised partner to bring projects forward. Once the projects are underway, they play a vital part, not only in fulfilling our plans for the borough, but also in aiding our recovery; drawing on local supply chains and skilled labour to deliver much needed homes and community facilities."

Partnership Manager for Brentwood Development Partnership, Andy Howell, said: "Our vision is to provide new homes and public spaces, along with commercial and leisure facilities that will drive economic growth and social prosperity at a time when it's needed most.

"Thanks to our shared vision, ambitions and goals, we're working hard to create vibrant spaces and places where people can live, work and relax, by blending the borough's rich heritage with its aspirations for the future. This will create a real sense of place that will benefit the town both now and in the future."

Despite lockdown restrictions, focus has continued on three key sites at Westbury Road Car Park, Maple Close garages site and 1-2 Seven Arches Road.

Excellent progress has been made on the early design, with the intention of undertaking public consultation before submitting planning applications by the end of the year.

Seven Arches will see the redevelopment of a small parcel of land adjacent to the Town Hall that was previously the location of the old Council registrar's office. Emerging plans are for a three-storey apartment block with a high-quality design bringing forward eleven apartments for sale.

At the Maple Close site, it is planned to redevelop this underused garage site with proposals emerging for nine affordable family homes and a new community hall with dedicated play space and parking.

The Westbury Road Car Park site is expected to be developed with a high-quality four-storey residential development of 54 new homes featuring one and two-bed apartments with dedicated car parking.

The partnership is currently exploring the opportunity for a residential-led, mixed-use development on the William Hunter Way car park site.

Designed in line with the emerging Local Plan, this commercially viable site offers the opportunity to greatly contribute to the local economy and enhance the vibrancy of the high street. It is hoped to be able to share further details in early 2021.

The project is also looking into further opportunities to bring forward new homes and leisure facilities, along with using our wealth of expertise to unlock additional development sites.

Andy added: "We're thrilled our long-term development partnership will allow the borough of Brentwood to actively contribute towards its economic growth. By optimising the socio-economic and environmental impacts of our activity, we aim to develop communities and improve housing – to bring real, tangible benefits to both businesses and residents.

"As we progress towards procuring contractors for our projects in 2021, we'll be seeking to use contractors and suppliers that are locally based in the community. We're also working with the regional Chamber of Commerce to support our development activity and assist us in keeping the pound local where we can.

"We believe this will be instrumental in creating new jobs, skills and training opportunities, including apprenticeships. As a result, we have been actively engaging with local colleges and South Essex Construction Training Academy (SECTA) to plan how we can boost construction skills, hands on training and real-world experience.

"We have established a framework agreement that allows other local authorities in Essex to benefit from partnership work with Morgan Sindall. Brentwood Borough Council acts as a central purchasing body through which other local authorities can create a similar partnership (without the procurement time or costs). This can be for a single development or multiple projects."

You can find out more about the partnership and contact us at: BrentwoodDevelopmentPartnership.com



A CGI of how Westbury Rd Car Park redevelopment could look.