

Table B.1: Schedule of Sites for Braintree Core and Periphery

Urban Area	ID	Address	Type	Area	Site Description	Surrounding Uses	Map Ref.		Size		Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity per Scenario (No. of Units)					Comments	Not Ped/ Bus Shed	ID
							(x c-ord)	(y co-ord)	(sq.m.)	(ha)	1	2	3	Best Fit	1	2	3	Best Fit	Std Compa-rator			
Braintree	1001	Station Road/ Station Field	15	Periphery	Currently used as part (statutory) allotments and part wasteland	Swimming pool, car park, Residential, 2 storey	576,019	222,681	2,202.0	0.220		6013ii	1015/1017/ B	1015/1017/ B		12	23	23	11	Link with 1047 and 1048		1001
Braintree	1003	104 South Street	7	Periphery	Derelict land and empty shop - next to Railway Tavern Public House	Public House, small work shops	575,906	222,813	324.8	0.032	4018i	4018i	1015/1017/ B	1015/1017/ B	1	1	3	3	2	Link with 1004 and 1049		1003
Braintree	1004	106 South Street	5	Periphery	Scrubland - opposite No.75	Residential, 2 storey	575,874	222,818	411.2	0.041	1008i	1008ii	1015/1017/ B	1015/1017/ B	4	6	4	4	2	Link with 1050		1004
Braintree	1005	55 South Street	2	Core	Car park/underused site	Residential, wagon and Horses Public House	575,849	222,857	312.4	0.031		3005ii	1015/1017/ B	1015/1017/ B		2	3	3	2	Link with 1050		1005
Braintree	1006	Mazers Court/ Silks Way	8	Periphery	Car park, former Working Silk Museum - underused	Residential, flats, museum 2,3,4 storey	575,761	222,779	3,522.0	0.352	1017i	1015ii	1015/1017/ A	1015/1017/ A	29	18	22	22	18	Link with 1007		1006
Braintree	1007	Notley Road	9	Periphery	Disused warehouses - next to No. 11 Notley Rd	Residential, 2 storey	575,709	222,815	464.5	0.046		1021ii	1015/1017/ B	1015/1017/ B		4	5	5	2	Link with 1006		1007
Braintree	1008	St Michael's Rd, Builders Yard	5	Periphery	Planning application in for 13 2-bedroom flats	Derelict site, opposite St. Michael's Church, next to Citizens Advice Bureau	575,567	222,887	853.6	0.085	1008i	1008ii	1008ii	1008ii	9	12	12	12	4			1008
Braintree	1009	113 High St	6	Core	Derelict site at rear of retail units	Retail, 2 storey	575,489	222,937	1,063.0	0.106	1009i	1009ii	1021/1026/1060	1021/1026/1060	4	8	8	8	5	Link with 1058		1009
Braintree	1010	11 Sandpit Lane	10	Core	Disused 2 storey shop	Retail, 2 & 3 storey	575,581	223,043	171.4	0.017		5032ii	5032ii	5032ii		2	2	2	1			1010
Braintree	1012	100 High St	10	Core	3 storey restaurant premises for sale; space above	Retail, 2 & 3 storey	575,593	223,002	52.2	0.005		5032ii	5032ii	5032ii		1	1	1	0			1012
Braintree	1013	72 High St	10	Core	2 storey retail/ offices	Retail, 2 & 3 storey	575,665	223,039	110.6	0.011		5032ii	5032ii	5032ii		1	1	1	1			1013
Braintree	1014	66/ 68 High St	10	Core	2nd & 3rd floors for sale	Retail, 2 & 3 storey	575,676	223,051	152.2	0.015		5032ii	5032ii	5032ii		2	2	2	1			1014
Braintree	1015	Manor St	8	Core	Car park behind town hall	Museum, Town Hall, library, Residential, 2 & 3 storey	575,907	223,005	3,642.0	0.364			1015/1017/ A	1015/1017/ A			23	23	18	Link to 1017		1015
Braintree	1016	18/18a Fairfield Rd	10	Core	2 floors for sale above 18/18a, and derelict building	Job Centre, Bus Station, Residential, 2 & 3 storey	575,847	222,948	144.6	0.014		5032ii	5032ii	5032ii		1	1	1	1	Link with 1050		1016
Braintree	1017	Victoria St	8	Core	Bus park and long-stay car park next to community centre and behind Town Hall	Job Centre, Bus Station, Residential, 2 & 3 storey	575,942	222,977	2,524.0	0.252			1015/1017/ A	1015/1017/ A			16	16	13	Link to 1015		1017
Braintree	1018	112 St Michael's Lane	10	Core	3 storey building	Shops, Church, 2 & 3 storey	575,580	222,986	49.5	0.005		5032ii	5032ii	5032ii		1	1	1	0			1018
Braintree	1019	St Michael's Lane	8	Core	Car park at rear of office premises	Shops, workshops	575,682	223,016	310.7	0.031	1017i	1015ii	1015/1017/ A	1015ii	3	2	2	2	2			1019
Braintree	1020	9 Ryan Rd	10	Core	2 storey house for sale	Post office, shops, 2 storey	575,601	223,180	243.1	0.024		5032ii	5032ii	5032ii		2	2	2	1			1020
Braintree	1021	18/18a Ryan Rd	9	Periphery	2 storey derelict building and car park area	Public House, shops	575,591	223,231	484.8	0.048		1021ii	1021/1026/1060	1021/1026/1060		4	4	4	2	Link to 1026 and land at rear		1021
Braintree	1023	36 Ryan Rd	9	Periphery	Single house with small plot of grassland	Residential, 2 storey	575,509	223,179	646.7	0.065		1021ii	1021ii	1021ii		5	5	5	3			1023
Braintree	1024	44 Ryan Rd	9	Periphery	Derelict warehouse behind 44 Ryan Rd and car park	Retail, Residential, 2 storey	575,492	223,153	90.1	0.009		1021ii	1021ii	1021ii		1	1	1	0			1024
Braintree	1025	2/4 Panfield Lane	6	Periphery	Derelict land at rear	Workshops, 2 storey	575,649	223,264	297.7	0.030	1009i	1009ii	1009ii	1009ii	1	2	2	2	1			1025
Braintree	1026	Panfield Lane	8	Periphery	Wooden garages and small area of grassland	Workshops, 1, 2 storey	575,599	223,241	773.1	0.077		1021ii	1021/1026/1060	1021/1026/1060		6	6	6	4	Link to 1021 and land to rear		1026

Table B.1: Schedule of Sites for Braintree Core and Periphery

Urban Area	ID	Address	Type	Area	Site Description	Surrounding Uses	Map Ref.		Size		Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity per Scenario (No. of Units)					Comments	Not Ped/ Bus Shed	ID
							(x c-ord)	(y co-ord)	(sq.m.)	(ha)	1	2	3	Best Fit	1	2	3	Best Fit	Std Compa-rator			
Braintree	1028	Bocking End, First Stop Centre	8	Periphery	Grassland and concrete area next to One Stop Centre	Residential	575,715	223,373	1,307.0	0.131	1017i	1015ii	1015/1017/ B	1015/1017/ B	11	7	14	14	7	Plus rear of adj. properties to south		1028
Braintree	1033	Bradford St	8	Periphery	Car park at rear of Angel Public House	Residential, 2 storey	576,086	223,905	764.7	0.076	1017i	1015ii	1015/1017/ B	1015ii	6	4	8	4	4	Plus properties r/o to north		1033
Braintree	1035	Friars Lane	7	Periphery	Derelict house opposite No. 15	Underused large garages opposite	575,978	223,971	879.6	0.088	4018i	4018i	1015/1017/ B	1015/1017/ B	2	2	9	9	4	Consider with 1036		1035
Braintree	1036	Friars Lane	6	Periphery	Field at end of Friars Lane	Residential, 2 storey	575,937	223,971	327.9	0.033	1009i	1009ii	1015/1017/ B	1015/1017/ B	1	2	3	3	2	Consider with 1035		1036
Braintree	1037	52 Bradford St	8	Periphery	Car park at rear of Kings Head Public House	Residential, 2 storey	576,079	223,987	438.9	0.044	1017i	1015ii	1015ii	1015ii	4	2	2	2	2			1037
Braintree	1038	Philips Chase	7	Periphery	Derelict sheds	Residential	576,071	224,029	243.8	0.024	4018i	4018i	4018i	4018i	1	1	1	1	1			1038
Braintree	1040	25 Courtauld Rd	9	Periphery	2 storey house and land at rear	Residential, 2 storey	576,059	223,512	1,559.0	0.156		1021ii	1021ii	1021ii		13	13	13	8	Take account of protected trees		1040
Braintree	1041	10 Courtauld Rd	9	Periphery	Derelict house and scrubland next to it	Residential	576,213	223,322	1,047.0	0.105		1021ii	1021ii	1021ii		9	9	9	5			1041
Braintree	1042	South St	12	Periphery	Land to left of 120 South St, next to Kwik Fit	Residential	576,016	222,800	596.7	0.060	5021i	5021ii	5021ii	5021ii	2	4	4	4	3			1042
Braintree	1043	South St	4	Periphery	Land behind 178a South St - warehouses and scrubland	Residential, 2, 3 storey, garages, Industrial units, underused site	576,219	222,814	2,778.0	0.278	6018i	6018ii	6018ii	6018ii	6	11	11	11	14			1043
Braintree	1045	20 Rose Hill	1	Periphery	Derelict land behind 20 Rose Hill	Small works units and building site	576,331	222,800	639.0	0.064	1045i	1045i	1021/1026/1060	1021/1026/1060	2	2	5	5	3	Review site area		1045
Braintree	1046	Station Approach	8	Periphery	Station car park	Rail Station	576,126	222,738	732.5	0.073		1015ii	1015/1017/ A	1015/1017/ A		4	5	5	4	Possible conversion of Station House		1046
Braintree	1047	St Johns Avenue	13	Periphery	Swimming pool (Riverside Centre)	River; open space; car parking	575,869	222,634	14,000.0	1.400	3002i	3002ii	1021/1026/1060	1021/1026/1060	45	101	109	109	70	Retain river walk		1047
Braintree	1048	St Johns Avenue	15	Periphery	Swimming pool car park and open space	River; swimming pool, residential	575,828	222,552	10,320.0	1.032	6013i	6013ii	1021/1026/1060	1021/1026/1060	43	58	80	80	52	Retain some open space and river walk		1048
Braintree	1049	Rear of/ adjacent 106 South Street	5	Periphery	Garages; backland; opportunity for more comprehensive development	Residential, 2 storey	575,884	222,795	1,575.0	0.158	1008i	1008ii	1015/1017/ B	1015/1017/ B	17	22	17	17	8			1049
Braintree	1050	Bus station/depot, Fairfield Road	5	Core	Bus station	Mixed use; residential and retail; Tesco car park	575,842	222,927	2,552.0	0.255	1008i	1008ii	1015/1017/ B	1015/1017/ B	27	36	27	27	13			1050
Braintree	1051	DSS, Panfield Lane	3	Periphery	DSS Offices	Open space	576,616	223,342	3,438.0	0.344	5039i	5039ii	5039ii	5039ii	17	25	25	25	17			1051
Braintree	1052	Corner of Courtauld Road	15	Periphery	Large gardens	Large houses	576,107	223,324	7,303.0	0.730	6013i	6013ii	6013ii	6013ii	31	41	41	41	37			1052
Braintree	1053	Thorogoods, Railway Street	15	Core	Builders merchants	Residential, mixed use	576,177	223,220	3,602.0	0.360	6013i	6013ii	6013ii	6013ii	15	20	20	20	18			1053
Braintree	1055	South St	8	Core	Adjacent 55 South Street	Mixed use, Tesco car park	575,819	222,865	2,057.0	0.206	1017i	1015ii	1021/1026/1060	1021/1026/1060	17	11	16	16	10			1055
Braintree	1056	Corner of South St/ Fairfield Road	9	Core	Mixed use; terraced; part of more comprehensive site	Mixed use, residential and retail	575,872	222,865	1,227.0	0.123		1021ii	1021/1026/1060	1021/1026/1060		10	10	10	6			1056

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Urban Area	ID	Address	Type	Area	Site Description	Surrounding Uses	Map Ref.		Size		Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity per Scenario (No. of Units)					Comments	Not Ped/ Bus Shed	ID
							(x c-ord)	(y co-ord)	(sq.m.)	(ha)	1	2	3	Best Fit	1	2	3	Best Fit	Std Compa-rator			
Braintree	1058	Rear of 113 High St	8	Core	Car park	Mixed use; retail	575,491	222,972	1,345.0	0.135	1017i	1015ii	1021/1026/1060	1021/1026/1060	11	7	10	10	7			1058
Braintree	1060	Land to rear Ryan Road/ Panfield Lane	12	Periphery	Backlands and car parking	Mixed; retail	575,540	223,251	4,098.0	0.410		5021ii	1021/1026/1060	1021/1026/1060		29	32	32	20			1060
Braintree	1061	Land to rear and south of First Stop Centre, Bocking End	12	Periphery	Backlands and car parking	Residential; mixed	575,689	223,336	3,376.0	0.338	5021i	5021ii	1015/1017/ B	5021ii	14	24	36	24	17			1061
Braintree	1062	Land to rear and north of 1033, Bradford St	12	Periphery	Backlands and car parking	Residential, 2 storey	576,106	223,940	2,430.0	0.243	5021i	5021ii	1015/1017/ B	5021ii	10	17	26	17	12			1062
Braintree	1063	Land adjacent Friars Lane (1035, 1036)	12	Periphery	Backlands and residential	Residential, 2 storey	575,974	223,997	1,708.0	0.171	5021i	5021ii	1021/1026/1060	1021/1026/1060	7	12	13	13	9			1063
Braintree	1064	Land to rear of 20 Rose Hill	13	Periphery	Car parking; industrial; backlands	Residential, work units	576,316	222,778	6,035.0	0.604	3002i	3002ii	1021/1026/1060	1021/1026/1060	19	43	47	47	30			1064
Totals	50								95,226.3	9.5					357	609	743	718	476			50

Table B.2: Schedule of Sites for Braintree One-off's

Urban Area	ID	Address	Type	Area	Site Description	Surrounding Uses	Map Ref.		Size		Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity (No. of Units)				Comments	Not Ped/ Bus Shed	ID	
							(x c-ord)	(y co-ord)	(sq.m.)	(ha)	1	2	3	Best Fit	1	2	3	Best Fit				Std Compar-ator
Braintree	2101	Garages, Godlings Way	1	One-off	Mix of outsheds and garages; some in poor repair	Residential, 70s styles, 2 storey terrace housing/ maisonette:	575,368	222,592	314.8	0.031	1045i	1045i	1045i	1045i	1	1	1	1	2			2101
Braintree	2105	Skitts Hill	3	One-off	Vacant service station	Employment/housing, 70s two storey semi & detached housing	576,448	222,181	2,367.0	0.237		5039ii	5039ii	5039ii		17	17	17	12	Sensitive design required		2105
Braintree	2107	Goldingham Drive	1	One-off	Access to park - under use, sandwiched between two terraces	Residential open space, 2 storey 50s council estate	576,299.6	221,489	91.5	0.009	1045i	1045i	1045i	1045i	1	1	1	1	1			2107
Braintree	2108	Goldingham Drive - opposite Swift Close	1	One-off	Space between terraces not used - too small for usable open space - not linked to other open space	Residential, 2 storey 50s council estate	576,222	221,439	621.6	0.062	1045i	1045i	1045i	1045i	2	2	2	2	3			2108
Braintree	2112	5 Pentiction Road	1	One-off	Vacant plot	Residential, incremental styles, 2 storey	574,863	222,983	362.5	0.036	1045i	1045i	1045i	1045i	1	1	1	1	2			2112
Braintree	2113	11 Pentiction Road	1	One-off	Vacant plot	Residential, incremental styles, 2 storey	574,884	222,989	495.3	0.050	1045i	1045i	1045i	1045i	2	2	2	2	2			2113
Braintree	2114	19 Pentiction Road/ 215 Rayne Rd	1	One-off	Vacant plot	Residential, incremental styles, 2 storey	574,916	223,021	834.0	0.083	1045i	1045i	1045i	1045i	3	3	3	3	4			2114
Braintree	2115/ A	Rayne Road	12	One-off	Vacant land. Overgrown at r/o of garages/workshops	Industrial/Residential 2 storey mixed	574,791	222,950	3,399.0	0.340	5021i	5021ii	1021/ 1026/ 1060	1021/ 1026/ 1060	14	24	27	27	17			2115/ A
Braintree	2115/ B	Rayne Road	13	One-off	Garages and workshops. Possible as part of more comprehensive site.	Industrial/Residential 2 storey mixed	574,769	222,999	5,690.0	0.569	3002i	3002ii	1021/ 1026/ 1060	1021/ 1026/ 1060	18	41	44	44	28			2115/ B
Braintree	2116	St Michael's Hospital	14	One-off	Large open space, working day hospital. Generally looking run down. Fine Victorian buildings with mix of newer/temp ones	Residential/industrial, 2/3 but site large enough to take own form in the site	575,027	223,215	59,970.0	5.997		2116ii	2116ii	2116ii		396	396	396	300	Subject to Health Authority's decisions re. Health needs for this site		2116
Braintree	2118	Former Tabor High/Middle School, Tabor Ave.	14	One-off	Closed school and open space/playing field. Ideal site	Residential/hospital, 2 storey suburban	575,255	223,363	32,680.0	3.268		2116ii	2116ii	2116ii		216	216	216	163			2118
Braintree	2120	Dukes Rd/ Queens Rd	1	One-off	Underused grass plots	Residential, post war council housing, 2 storey	575,584	224,335	386.7	0.039	1045i	1045i	1045i	1045i	1	1	1	1	2		*	2120
Braintree	2121	Dukes Rd/ Queens Rd	1	One-off	Underused grass plots	Residential, post war council housing, 2 storey	575,587	224,309	264.0	0.026	1045i	1045i	1045i	1045i	1	1	1	1	1		*	2121
Braintree	2122	Corner Bailey Bridge Rd/ Queens Rd	1	One-off	Underused grass plots and parking	Residential, post war council housing, 2 storey	575,762	224,609	687.3	0.069	1045i	1045i	1045i	1045i	2	2	2	2	3			2122
Braintree	2123	Allotments at r/o Bailey Bridge Rd	15	One-off	Wasteland	Residential, 2 storey 1960s/ 70s	575,636	224,620	11,160.0	1.116		6013ii	6013ii	6013ii		62	62	62	56		*	2123
Braintree	2124	Skitts Hill	3	One-off	Vacant site	Residential	576,438	222,325	1,738.0	0.174	5039i	5039ii	5039ii	5039ii	8	13	13	13	9			2124
Braintree	2125	Duggers Lane	4	One-off	Rear of gardens and infill	Residential	576,570	222,368	4,912.0	0.491	6018i	6018ii	6018ii	6018ii	10	20	20	20	25			2125
Braintree	2126	Boleyns Avenue	12	One-off	Allotments and gardens	Residential	575,882	224,454	10,100.0	1.010	5021i	5021ii	5021ii	5021ii	40	71	71	71	51			2126
Braintree	2127	Daewoo Garage, Notley Road	3	One-off	Car sales	School, residential	575,868	221,955	2,096.0	0.210	5039i	5039ii	5039ii	5039ii	10	15	15	15	10			2127
Braintree	2128	Rifle Hill Works	3	One-off	Industrial buildings	Residential	575,886	222,401	10,440.0	1.044	5039i	5039ii	5039ii	5039ii	50	76	76	76	52			2128
Braintree	2129	Ratcliffe's Haulage Yard, Panfield Lane	4	One-off	Haulage yard	Residential; open land	575,043	223,868	2,908.0	0.291	6018i	6018ii	6018ii	6018i	6	12	12	6	15		*	2129
Totals	19								151,518	15					172	977	984	978	758			19

Table B.3: Schedule of Sites for Halstead Core and Periphery

Urban Area	ID	Address	Cat. No.	Area	Site Description	Surrounding Uses	Map Ref.		Size		Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity (No. of Units)				Comments	Not Ped/ Bus Shed	ID	
							(x c-ord)	(y co-ord)	(sq.m.)	(ha)	1	2	3	Best Fit	1	2	3	Best Fit				Std Compar-ator
Halstead	3001	Butler Road	3	Periphery	Small independent petrol station adjacent Empire cinema	Residential (undeveloped opposite) 2-storey Victorian terraces	580,956	230,726	550.0	0.055	5039i	5039ii	5039ii	5039ii	3	4	4	4	3			3001
Halstead	3002	Butler Road	13	Periphery	Mainly scrub	Car repair etc workshops and football terrace/pitch2-3 storey sheds	581,052	230,741	5,920.0	0.592		3002ii	3002ii	3002ii						Strong case for site needed for employment use; hence capacities discounted at final stage. Consider mixed use or live/work scheme.		3002
Halstead	3003	27 Butler Road	1	Periphery	Electricity sub-station	Residential (wasteland opposite) 2 storey 1970's	581,003	230,639	387.5	0.039	1045i	1045i	1045i	1045i	1	1	1	1	2			3003
Halstead	3004	Corner of Butler Rd & Broton Dr	13	Periphery	Underused workshop/machines attached to modern adj-addition	2-storey mixed use with Residential & workshops and car park	581,088	230,629	2,923.0	0.292		3002ii	1015/1017/ B	1015/1017/ B		21	18	18	15	Link with 3005 and mixed use incl. industry		3004
Halstead	3005	Butler Road	2	Periphery	Public surface car park	Mixed use with Residential & workshops and car park 2 storey	581,101	230,596	1,928.0	0.193			1015/1017/ A	1015/1017/ A			12	12	10	Link with 3004 and mixed use incl. industry. Disputed due to need for employment and car parking.		3005
Halstead	3006	Trinity Street	2	Core	Vacant showroom	Petrol station, Residential, shops 2-3 storey	581,093	230,517	430.6	0.043		3005ii	3005ii	3005ii		3	3	3	2			3006
Halstead	3007	38 Trinity Street	10	Periphery	Underused retail, Residential terrace property	Park mixed use - 2-3 Storey	581,005	230,526	163.4	0.016		5032ii	5032ii	5032ii		2	2	2	1			3007
Halstead	3008	36 Trinity Street	9	Periphery	Underused retail, Residential terrace property	Park mixed use - 2-3 Storey	581,018	230,532	533.1	0.053		1021ii	1021/1026/1060	1021/1026/1060		4	4	4	3			3008
Halstead	3009	30 Trinity Street	9	Periphery	Former Savoy Club/cinema/hall and Chinese Restaurant	Retail, Residential, park 3 storey, Turn of Century	581,041	230,542	443.0	0.044		1021ii	1021/1026/1060	1021/1026/1060		4	3	3	2			3009
Halstead	3010	6 Trinity Street and adjacent alley	10	Periphery	Vacant shop/ Residential and upper floor	Pub, Retail, Residential 2 Storey - 3	581,112	230,563	144.0	0.014		5032ii	5032ii	5032ii		1	1	1	1	Link with 3004 and 3005		3010
Halstead	3011	75 High Street	10	Core	Underused shops & upper floors historic building	Retail 3 - Storey historic terraced shops	581,241	230,553	219.8	0.022		5032ii	5032ii	5032ii		2	2	2	1			3011
Halstead	3012	67 High Street	10	Core	Space above Castle Bakery	retail , 2-storey historic terraced shops	581,303	230,572	141.2	0.014		5032ii	5032ii	5032ii		1	1	1	1			3012
Halstead	3013	49-53 High Street	10	Core	Space above Unwins Wines	Retail, 2-storey historic terraced shops	581,340	230,599	295.4	0.030		5032ii	5032ii	5032ii		3	3	3	1			3013
Halstead	3014	40-44 High Street	10	Core	Very attractive vacant turn of century 3 storey building and rear conversion opportunity	Retail, 2-storey historic terraced shops	581,319	230,647	431.2	0.043		5032ii	5032ii	5032ii		4	4	4	2			3014
Halstead	3015	42 High Street	10	Core	Space above bakery	Retail, 2-storey historic terraced shops	581,330	230,638	68.6	0.007		5032ii	5032ii	5032ii		1	1	1	0			3015
Halstead	3016	R/O 45 High Street/ Gatehouse Yard	2	Core	Small workshop/wooden "barn"	Mixed use/private grounds 2 storey historic terraced shops	581,360	230,590	517.4	0.052		3005ii	1021/1026/1060	3005ii		3	4	3	3	Link to 3032		3016
Halstead	3017	The Centre	13	Core	70's shopping parade, residential, offices & car park	Mixed use/private grounds 2 storey historic terraced shops	581,441	230,606	4,195.0	0.420	3002i	3002ii	1021/1026/1060	3002ii	13	30	33	30	21	Link to 3032		3017

**Table B.3: Schedule of Sites for
Halstead Core and Periphery**

Urban Area	ID	Address	Cat. No.	Area	Site Description	Surrounding Uses	Map Ref.		Size		Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity (No. of Units)				Comments	Not Ped/ Bus Shed	ID	
							(x c-ord)	(y co-ord)	(sq.m.)	(ha)	1	2	3	Best Fit	1	2	3	Best Fit				Std Compar-ator
Halstead	3018	Former United Reform Church and Grounds	9	Core	Former church, Sunday School and dwelling	Residential/community Bayer offices 2-3 storey	581,557	230,582	2,777.0	0.278	1021ii	1021/1026/1060	1021/1026/1060			23	22	22	14	Link to 3032		3018
Halstead	3020	R/O Bois Field Terrace	12	Periphery	Many lock-ups/garages-mainly used; some worse than others.	Residential - 2 / 2 1/2 storey mainly Victorian terrace views to church very overlooked.	581,511	230,806	3,014.0	0.301	5021i	5021ii	5021ii	5021ii	12	21	21	21	15			3020
Halstead	3021	Former Lloyds Bank Hedingham Road	9	Core	Vacant looking large mock Georgian building and rear yard	Retail/Office/Residential 2-3 Storey	581,471	230,744	519.0	0.052	1021ii	1021/1026/1060	1021ii			4	4	4	3			3021
Halstead	3023	Parsonage Street	10	Core	Indian restaurant - but rear & upper poorly used/run-down	Retail/Office/Residential 2-3 Storey Adjacent St Andrew's Church	581,183	230,685	117.5	0.012	5032ii	5032ii	5032ii			1	1	1	1	Consider mixed use		3023
Halstead	3024 A & B	Bayer and Car parking Colchester Road	3	Core	Apparently well used business premises but surrounded by large parking area. Includes Chinese foods business	Residential/Pub/ Church 2-3 Storey mixed	581,592	230,661	2,245.0	0.225	1017i	1015ii	1015/1017/ A	1015/1017/ A	19	12	14	14	11			3024 A & B
Halstead	3025	4 Colchester Road	3	Core	Vacant looking large Victorian former bedsits. Stone clad. Parking at rear	Adjacent to pub/residential opposite to JW Hall Mainly 2 storey Pub 2 1/2	581,688	230,639	819.4	0.082	5039i	5039ii	5039ii	5039ii	4	6	6	6	4			3025
Halstead	3026	Highbury Terrace	6	Core	Vacant plot used for parking/ storage	Residential - 2 storey Historic/Victorian tight fit	581,651	230,786	439.0	0.044	1009i	1009ii	1009ii	1009ii	2	3	3	3	2			3026
Halstead	3027	Water Tower, Colne Rd	9	Core	Old water tower and access road	Residential - 2 storey Historic/Victorian tight fit	581,761	230,928	539.9	0.054	1021ii	1021ii	1021ii			4	4	4	3			3027
Halstead	3028	Rear of 16-18 High Street	6	Periphery	Vacant fenced off plot. Surrounded on other side by council flats	Retail/Residential 3 Storey View of Church	581,399	230,726	755.0	0.076	1009i	1009ii	1009ii	1009ii	3	6	6	6	4			3028
Halstead	3029	37 High Street	10	Core	Butcher. Space above	Retail/Residential 2- 3 Storey	581,371	230,624	82.0	0.008	5032ii	5032ii	5032ii			1	1	1	1			3029
Halstead	3031	Kings Road	13	Periphery	Large factory in town centre/ Residential fringe area. Looks like an established use.	Residential/Factory/park 1-3 Storey Mixed	581,182	230,411	6,164.0	0.616	3002ii	3002ii	3002ii			44	44	44	31	Disputed due to need for employment use. Suitable for housing if brought forward for development.		3031
Halstead	3032	Rear of High Street	15	Core	Large part wooded, part backlands site in town centre	Mixed use	581,431	230,525	19,640.0	1.964	6013i	6013ii	1021/1026/1060	1021/1026/1060	82	110	153	153	98			3032
Halstead	3033	Swimming pool, Parsonage Street	2	Periphery	Public swimming pool and car park	School, residential, open space	581,543	230,303	1,775.0	0.178	3005ii	3005ii	3005ii			11	11	11	9			3033
Totals	29								58,178.0	5.8					139	332	388	385	262			29

**Table B.4: Schedule of Sites for
Halstead One-off's**

Urban Area	ID	Address	Type	Area	Site Description	Surrounding Uses	Map Ref.		Size		Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity (No. of Units)					Comments	Not Ped/ Bus Shed	ID
							(x c-ord)	(y co-ord)	(sq.m.)	(ha)	1	2	3	Best Fit	1	2	3	Best Fit	Std Compar-ator			
Halstead	4001	Juniper Close	1	One-off	Car park- underused	Residential, 2 storey, car park next to No 2 & 4 Juniper Close	581,004	229,822	328.5	0.033	1045i	1045i	1045i	1045i	1	1	1	1	2			4001
Halstead	4005	Ramsey Rd	1	One-off	Car park, currently occupied by burnt out vehicles	Residential - land near 107 Mitchell Ave, 2/3 storey	581,063	229,865	498.8	0.050	1045i	1045i	1045i	1045i	2	2	2	2	2			4005
Halstead	4006	Neale Drive, Mitchell Ave	11	One-off	Garages at rear of Houses on 1-33 Neale Drive	Residential, 2 storey	581,199	230,192	1,287.0	0.129	4016i	4016ii	4016ii	4016ii	1	7	7	7	6			4006
Halstead	4008	36 Kings Rd	11	One-off	Scrubland/ wasteland	Residential, small factory, small Industrial Area, 2 storey	581,448	230,207	2,964.0	0.296		3002ii	3002ii	3002ii		21	21	21	15	Disputed due to need for employment use		4008
Halstead	4011	Ravens Avenue	1	One-off	Grassland	Residential	581,866	229,953	303.0	0.030	1045i	1045i	1045i	1045i	1	1	1	1	2			4011
Halstead	4015	Parsonage Rd	3	One-off	Small plot of grassland behind flats 1-3, 5-7 on St Andrews Rd	Residential, flats, school 2 storey	581,605	230,435	1,561.0	0.156	5039i	5039ii	5039ii	5039ii	7	11	11	11	8			4015
Halstead	4016	174 Colchester Rd	11	One-off	Derelict land opposite Brook Farm Close. Former petrol station.	Residential, 2 storey	582,427	230,144	5,666.0	0.567	4016i	4016ii	4016ii	4016ii	6	31	31	31	28			4016
Halstead	4017	121 Colne Rd	3	One-off	Old Breakers Yard, site full of Junk Metal, abandoned cars- underused	Residential, fields, 2 storey	582,321	230,692	1,639.0	0.164	5039i	5039ii	5039ii	5039ii	8	12	12	12	8			4017
Halstead	4018	Rose Yard, Mill Chase	7	One-off	Scrubland, small trees, small plot	Residential, school, playing fields, 1/2 storey	581,590	230,876	1,059.0	0.106	4018i	4018i	1021/1026/1020	4018i	2	2	8	2	5			4018
Halstead	4021	Chapel Hill	11	One-off	Land adjacent to 38 Chapel Hill	Public House, residential, school playing field	580,699	230,549	1,551.0	0.155		4016ii	4016ii	4016ii		9	9	9	8			4021
Halstead	4023	Mill Chase	15	One-off	Scrubland and land at rear of 4 Mill Chase	Residential, school, playing fields, 1/2 storey	581,540	230,920	9,038.0	0.904		6013ii	1021/1026/1020	6013ii		51	70	51	45	Disputed - site under consideration for public open space		4023
Halstead	4024	Pitchards	15	One-off	Large gardens	Residential	580,863	230,594	11,170.0	1.117	6013i	6013ii	6013ii	6013ii	47	63	63	63	56			4024
Halstead	4025	Priory Hall	14	One-off	Former school	Residential	582,061	230,516	19,240.0	1.924	2116i	2116ii	2116ii	2116ii	47	63	63	63	48	Based on 50% conversion of building plus some new		4025
Halstead	4026	Morley Road	4	One-off	Telephone exchange	Residential and possible cemetery extension	581,855	230,711	7,841.0	0.784	6018i	6018ii	6018ii	6018ii	16	31	31	31	39			4026
Halstead	4027	Holmes Road	15	One-off	Allotments; former Cooks Brewery	Residential	581,332	229,879	17,950.0	1.795	6013i	6013ii	6013ii	6013ii	75	101	101	101	90			4027
Totals	15								82,096.3	8.210					214	406	432	406	362			15

Table B.5: Schedule of Sites for Witham Core and Periphery

Urban Area	ID	Address	Type	Area	Site Description	Surrounding Uses	Map Ref.		Size		Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity (No. of Units)				Comments	Not Ped/ Bus Shed	ID	
							(x c-ord)	(y co-ord)	(sq.m.)	(ha)	1	2	3	Best Fit	1	2	3	Best Fit				Std Compar-ator
Witham	5003	49 Braintree Road	8	Periphery	Technology Centre, car park and adjoining buildings	Residential, small ware-houses, large car park, 2-3 storey,	581,956	215,375	6,645.0	0.665			1017/1015/ A	1017/1015/ A			41	41	33			5003
Witham	5004	Braintree Rd	11	Periphery	Small plot at rear of house	Residential, 2 storey	582,067	215,392	861.7	0.086	4016i	4016ii	4016ii	4016ii	1	5	5	5	4			5004
Witham	5005	64 Avenue Road	1	Periphery	Concrete and overgrown area, at rear of 64 Ave. Rd	Residential, station car park	582,039	215,097	764.4	0.076	1045i	1045i	1045i	1045i	3	3	3	3	4			5005
Witham	5006	Avenue Lodge and Church Hall	1	Periphery	Conservative Party offices, church hall and car park	Residential, hall, 2 storey	582,036	215,046	825.1	0.083	1045i	1045i	1045i	1045i	3	3	3	3	4			5006
Witham	5007	Collingwood Road	8	Periphery	Labour Hall car park	Railway, Residential	581,965	215,044	3,765.0	0.377			1017/1015/ A	1017/1015/ A			23	23	19	Consider with 5040 and 5042; part of car park on tipped land		5007
Witham	5008	48 Collingwood Road	1	Periphery	Strip of land parallel to Warwick House	Residential, offices, 2 storey, Selven Group (Human resource software solutions)	582,009	214,995	675.7	0.068	1045i	1045i	1045i	1045i	2	2	2	2	3			5008
Witham	5009	Nicholas Court, Collingwood Rd	12	Periphery	Car park area	Residential, 2 storey	581,969	214,712	679.2	0.068	5021i	5021ii	1017/1015/ A	1017/1015/ A	3	5	4	4	3	Plus Telephone Exchange		5009
Witham	5010	Collingwood Rd/ Lockram Lane	8	Core	Car park next to 9 Lockram Villa	Residential, shops, Essex School of Occupational Therapy	582,096	214,635	837.1	0.084	1017i	1015ii	1017/1015/ A	1017/1015/ A	7	4	5	5	4	Link with 5043 and Precinct site		5010
Witham	5011	29 Newland St	10	Core	2nd floor to let above shop	Shops, George Public House, bank	582,186	214,585	59.4	0.006		5032ii	5032ii	5032ii		1	1	1	1			5011
Witham	5012	34 Newland St	10	Core	Shop to let	Shops, Residential, 2 storey, Blockbusters video store	582,176	214,624	97.2	0.010		5032ii	5032ii	5032ii		1	1	1	1			5012
Witham	5013	3 Newland St	10	Core	2nd floor office to let above Job Centre	Job Centre, retail, Residential	582,271	214,687	175.2	0.018		5032ii	5032ii	5032ii		2	2	2	1			5013
Witham	5014	Whitehall Court/ Newland St	8	Core	Car park at rear of library	Residential, library, 2 storey	582,194	214,707	521.3	0.052		1015ii	1017/1015/ B	1017/1015/ B		3	6	6	3			5014
Witham	5015	Mayland Rd	8	Core	Mayland car park next to Post Office Sorting Office	Offices, shops, 2/3 storey	582,256	214,598	1,360.0	0.136		1015ii	1017/1015/ B	1017/1015/ B		7	14	14	7	Consider in light of car park rule		5015
Witham	5016/ A	4 Maldon Rd	5	Core	Derelict land and car park area	Shops, Public House, 2 storey	582,207	214,454	933.9	0.093	1008i	1008ii	1021/1026/1060	1021/1026/1060	10	13	7	7	5	Constraint: mature trees		5016/ A
Witham	5016/ B	Rear of Maldon Road/ Newland Street	6	Core	Backlands	Shops, Public House, 2 storey	582,158	214,428	2,940.0	0.294	1009i	1009ii	1021/1026/1060	1021/1026/1060	11	22	23	23	15	Constraint: mature trees		5016/ B
Witham	5017	50 Maldon Rd	3	Core	Derelict car park - backing onto park	Residential, open space, 2 storey	582,254	214,373	522.8	0.052	5039i	5039ii	5039ii	5039ii	3	4	4	4	3			5017
Witham	5019	54 Maldon Rd	12	Core	Car park close to playing field	Residential, Park, Youth Club, 2 storey	582,269	214,336	714.3	0.071	5021i	5021ii	5021ii	5021ii	3	5	5	5	4			5019
Witham	5021	77-83 Maldon Rd	12	Periphery	Large derelict plot at rear of houses behind 77-83 Maldon Rd	Residential, plumbing sales	582,406	214,275	2,299.0	0.230	5021i	5021ii	1021/1026/1060	1021/1026/1060	9	16	18	18	11	Link to 5023/5049		5021
Witham	5023	Greenfield Rd	12	Periphery	Open land behind houses on Greenfield Rd	Residential, warehouses, 2 storey	582,430	214,285	680.6	0.068	5021i	5021ii	1021/1026/1060	1021/1026/1060	3	5	5	5	3	Link with 5021; otherwise remove		5023
Witham	5025	Guithaven St	12	Core	Car park at rear of Barclays Business Centre	Residential, Guithaven House, church, 2/3 storey	581,992	214,494	463.8	0.046	5021i	5021ii	1021/1026/1060	1021/1026/1060	2	3	4	4	2			5025
Witham	5026	Bramston View, Hollybank	8	Periphery	Car park at rear of Bramston view flats	Residential, flats, 2/3 storey	581,824	214,518	1,453.0	0.145	1017i	1015ii	1017/1015/ A	1015ii	12	8	9	8	7	Maintain some parking		5026
Witham	5027	53 Guithaven St	8	Periphery	Car park at rear of Crown Pub	Residential, Public House, flats, 2/3 storey	581,789	214,558	516.1	0.052	1017i	1015ii	1017/1015/ B	1015ii	4	3	5	3	3			5027
Witham	5029	Guithaven Court, Guithaven St	8	Periphery	Car park	Bungalows, Old Parsonage Court, 1/2 storey	581,840	214,591	671.7	0.067	1017i	1015ii	1017/1015/ B	1017/1015/ B	6	3	7	7	3			5029

**Table B.5: Schedule of Sites for
Witham Core and Periphery**

Urban Area	ID	Address	Type	Area	Site Description	Surrounding Uses	Map Ref.		Size		Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity (No. of Units)				Comments	Not Ped/ Bus Shed	ID				
							(x c-ord)	(y co-ord)	(sq.m.)	(ha)	1	2	3	Best Fit	1	2	3	Best Fit				Std Compar-ator			
Witham	5030	78 Newland St	10	Core	1st and 2nd floor to let	Shops, 2 storey	582,053	214,449	76.4	0.008	5032ii	5032ii	5032ii					1	1	1	0			5030	
Witham	5031	Newland St	12	Core	Land at rear of 76/78 Newland St	Shops, 2 storey	582,013	214,469	453.1	0.045	5021i	5021ii	1021/ 1026/ 1060	1021/ 1026/ 1060				2	3	4	4	2	Plus wider area		5031
Witham	5032	82 Newland St	10	Core	2 floors to Let above Witham Art & Drawing Centre	Shops, 2/3 storey	582,038	214,436	264.3	0.026	5032ii	5032ii	5032ii					3	3	3	1			5032	
Witham	5033	83 Newland St	10	Core	1st floor shop and land at rear	Shops, 2/3 storey	582,087	214,403	518.2	0.052	5032ii	5032ii	5032ii					5	5	5	3			5033	
Witham	5035	97 Newland St	8	Core	Area behind shops	Shops, 2/3 storey, Lloyds, NatWest Bank	582,058	214,360	654.3	0.065	1017i	1015ii	1017/ 1015/ A	1017/ 1015/ A				5	3	4	4	3			5035
Witham	5037	100-02 Newland St	9	Core	Batsford Court Hotel for Sale	Shops, 2/3 storey	581,971	214,371	1,325.0	0.133	1021ii	1021ii	1021ii					11	11	11	7			5037	
Witham	5038	Kings Chase	12	Core	Car park	Residential	582,038	214,310	1,087.0	0.109	5021i	5021ii	5021ii	5021ii				4	8	8	8	5			5038
Witham	5039	Newland St/ Chess Lane	3	Core	Green open space next to police station	Police station, magistrates court, opposite garage	582,468	214,883	2,063.0	0.206	5039i	5039ii	5039ii	5039ii				10	15	15	15	10	Constraint: mature trees		5039
Witham	5040	Witham Station Car Park, Easton Rd	8	Periphery	Railway station car park	Rail Station, factory, warehouse offices	582,122	215,197	9,863.0	0.986		1017/ 1015/ A	1017/ 1015/ A						61	61	49	Consider car parking issue - consolidate?		5040	
Witham	5041	Station Rd/ Avenue Rd	3	Periphery	Garages behind no 28 Avenue Rd	Residential, small workshops car park, 2 storey	582,196	215,116	636.5	0.064	5039i	5039ii	5039ii	5039ii				3	5	5	5	3			5041
Witham	5042	Cut Throat Lane	8	Periphery	Car park	Factory, Safeway's Superstore, rail station	582,159	215,391	7,384.0	0.738		1017/ 1015/ A	1017/ 1015/ A						46	46	37	Consider car parking issue - consolidate?		5042	
Witham	5043	Newlands Drive	8	Periphery	Newlands car park	Offices, car park, church, Millfield House	582,001	214,594	6,260.0	0.626		1017/ 1015/ A	1017/ 1015/ A						39	39	31			5043	
Witham	5044	2 Albert Rd	4	Periphery	Car park at Albert Public House and former coal yard	Residential, public house, warehouses, 2/3 storey	581,971	215,191	1,662.0	0.166	6018i	6018ii	1021/ 1026/ 1060	1021/ 1026/ 1060				3	7	13	13	8	Plus wider area		5044
Witham	5045	Riverview, Maldon Road	3	Periphery	Car Park and Community Hall Portacabin	Flats, sports pitch, 2 storey, playschool	582,341	214,008	1,956.0	0.196	5039i	5039ii	5039ii	5039ii				9	14	14	14	10			5045
Witham	5046	4 Blackwater Lane, Maldon Rd	3	Periphery	Large existing residential plot, used by travelling community and for storage of fairground equipment	2 storey	582,505	213,970	1,517.0	0.152	5039i	5039ii	5039ii	5039ii				7	11	11	11	8	Site considered to meet current need, but suitable for housing if brought forward for development		5046
Witham	5047	Telephone Exchange, Collingwood Road	4	Periphery	BT Exchange and rear of.	Residential; station car park	581,999	214,679	3,395.0	0.340	6018i	6018ii	1021/ 1026/ 1060	1021/ 1026/ 1060				7	14	26	26	17	Link with 5043 and Precinct site		5047
Witham	5048	Rear of Newland Street	12	Core	Backyards	Shops, 2 storey; church	582,000	214,457	1,635.0	0.164	5021i	5021ii	1021/ 1026/ 1060	1021/ 1026/ 1060				7	11	13	13	8			5048
Witham	5049	Former garage and rear of ID 5021, Maldon Road	3	Periphery	Plumbing sales and under-utilised rear yard	Residential	582,402	214,208	4,191.0	0.419	5039i	5039ii	1021/ 1026/ 1060	1021/ 1026/ 1060				20	31	33	33	21			5049
Witham	5050	Land between Braintree Road and Albert Road	4	Periphery	Backyards and warehouses	Residential, public house, warehouses, 2/3 storey	581,950	215,266	2,094.0	0.209	6018i	6018ii	1021/ 1026/ 1060	1021/ 1026/ 1060				4	8	16	16	10			5050
Totals	40								75,496.3	7.550							163	266	524	520	379			40	

**Table B.6: Schedule of Sites for
Witham One-off's**

Urban Area	ID	Address	Type	Area	Site Description	Surrounding Uses	Map Ref.		Size	Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity (No. of Units)					Comments	Not Ped/ Bus Shed	ID	Photo No.	
							(x c-ord)	(y co-ord)		(sq.m.)	(ha)	1	2	3 Best Fit	1	2	3 Best Fit	Std Comparator					
Witham	6002	Shortridge Court	4 One-off		Car park at rear of estate	Residential, flats 2 storey	581,510	213,851	978.8	0.098	6018i	6018ii	6018ii	6018ii	2	4	4	4	5			6002	E2
Witham	6003/6004	Maltings Lane	16 One-off		Open fields, site being prepared for development, partly identified as an archaeological site	Residential, Public House, bungalows and electricity sub-station	581,302	213,174	218,400.0	21.840	2116/2 A	2116/2 B	2116/2 B	2116/2 B	1,070	1,310	1,310	1,310	1,092	Explanation in para. 5.4.2 of Final Report		6003/6004	E3-6 + I7-8
Witham	6005	Bridge Hospital Site, Tucker Drive	15 One-off		Large area of land, underused portacabins and areas of open space currently occupy the site.	Hospital, Fire Station, Residential,	581,487	213,965	35,500.0	3.550	6013i	6013ii	6013ii	6013ii	149	199	199	199	178			6005	E7-E11
Witham	6008	Blunts Hall Road	4 One-off		Underused wooden garages	Residential, near railway bridge, 2 storey	581,254	214,330	743.8	0.074	6018i	6018ii	6018ii	6018i	1	3	3	1	4		*	6008	E13, I9, I10
Witham	6011	114-116 Constance Close	1 One-off		Scrubland behind flat No.s 116 + 114 Constance Close	Residential, 2 / 3 storey	582,517	213,630	520.8	0.052	1045i	1045i	1045i	1045i	2	2	2	2	3			6011	E20, I19
Witham	6013	White Horse Lane	15 One-off		Derelect land next to Braintree Road	Safeway superstore, Residential, Chipping Hill Infant School, Family Planning Centre	581,916	215,419	3,186.5	0.319		6013ii	6013ii	6013ii		18	18	18	16	Since carrying out case study, figures adjusted to take account of nature reserve requirement; site contains industrial contamination		6013	E24, 25
Witham	6014	Cypress Rd/ Forest Rd	4 One-off		Open space	Residential, open space, 2 storey, playing fields	582,393	215,752	1,738.0	0.174	6018i	6018ii	6018ii	6018ii	3	7	7	7	9			6014	E26
Witham	6017	Cressing Rd	11 One-off		Plots of land behind 143, 145, 147, 149, 151 Cressing Rd	Residential, 2 storey, sheds, garages.	581,754	215,935	19,130.0	1.913	4016i	4016ii	4016ii	4016ii	19	105	105	105	96			6017	C33, I27
Witham	6018	44 Braintree Rd	4 One-off		Car park behind 46 & 44 Braintree Road	Residential & factory, 2 storey	582,007	215,577	499.1	0.050	6018i	6018ii	6018ii	6018ii	1	2	2	2	2			6018	C34, I28 I29
Witham	6019	62 Braintree Rd	4 One-off		Derelect land at rear of disused building - 3 storey	Residential, Petrol station, 2 storey	582,009	215,653	977.7	0.098	6018i	6018ii	6018ii	6018ii	2	4	4	4	5			6019	C35, I12 I30
Witham	6020	2 Armond Rd	1 One-off		Open space opposite 27 Armond Road	Residential, bungalows	581,707	215,101	253.6	0.025		1045i	1045i	1045i		1	1	1	1			6020	C36
Witham	6022	East of Maldon Road	15 One-off		Scrub/open land at end of 42/44 Carraways	Residential, 2 storey; A12	582,644	213,598	29,448.0	2.945	6013i	6013ii	6013ii	6013i	124	165	165	124	147	Site size shown assumes 20% buffer area from A12	*	6022	I14-16
Witham	6023	Lime Close	4 One-off		Land at end of Lime close, small car park, small playground and hall. Half site designated open space	Residential, open space, 2 storey	582,408	216,194	4,398.0	0.440		6018ii	6018ii	6018ii		18	18	18	22		*	6023	I21-23
Witham	6024	Cross Road	12 One-off		Derelect concreted area, run down buildings and sheds present	Residential, 2 storey	581,899	215,986	3,411.0	0.341	5021i	5021ii	5021ii	5021ii	14	24	24	24	17			6024	I24,25
Witham	6025	Mulberry Gardens	15 One-off		Grassy car park area, open space. Plot behind flats No. 63-73,75-85, 51, 61, 39-49. Half of site designated open space	Residential, railway line 2,3 storey, play ground,	582,574	215,762	5,617.0	0.562		6013ii	6013ii	6013ii		31	31	31	28			6025	I35,36
Witham	6026	Rear of Spring Lodge, Powers Hall End	15 One-off		Kingdom Hall; river walk	Residential	581,394	215,550	10,140.0	1.014	6013i	6013ii	6013ii	6013i	43	57	57	43	51		*	6026	
Witham	6027	Howbridge Hall, Laurence Avenue	One-off		Large gardens	Residential	582,039	213,929	2,350.0	0.235	5021i	5021ii	5021ii	5021ii	9	16	16	16	12			6027	
Totals	16							337,292.3	34					1,439	1,966	1,966	1,909	1,686			16		

Table B.8: Schedule of Removed Sites

Urban Area	ID	Address	Area	Site Description	Surrounding Uses	Map Ref.		Size		Potential dwelling capacity (using std comparator)	Reason(s) for Removal	ID
						(x c-ord)	(y co-ord)	(sq.m.)	(ha)			
Braintree	1002	Station Road	Periphery	Braintree Station overspill car park - underused	Swimming pool, car park, Residential, 2 storey	575,979	222,706	1,158.0	0.116	6	Maintain line of disused railway line	1002
Braintree	1011	21 George Yard	Core	Unit to let; space above	Retail, 2 & 3 storey	575,582	223,070	225.4	0.023	1	Recent property; more appropriate for retail or other commercial use	1011
Braintree	1029	The Causeway	Periphery	Car park and scrubland at rear of John Ray House	Open Space, Car park	575,858	223,332	3,034.0	0.303	15	Impact on setting of listed building; designated open space	1029
Braintree	1030	Weavers Park, The Causeway	Periphery	Section of open space opposite Council Offices	Open Space, Car park, offices	575,846	223,415	2,442.0	0.244	12	Open space with restricted covenant/ legal agreement	1030
Braintree	1031	St Peters In The Fields	Periphery	Car park area next to church-underused	Residential	575,740	223,574	1,410.0	0.141	7	More appropriate for church use/ extension	1031
Braintree	1032	31 Bradford St	Periphery	Car park at rear of Old Court Hotel	Residential, 2 storey	575,996	223,843.0	607.0	0.061	3	Impact on setting of listed building; physically impractical; car park required	1032
Braintree	1039	114 Bradford St	Periphery	Small car park rear of Tudor House Museum	Residential, 2 storey	576,122	224,193	332.2	0.033	2	Impact on setting of Grade II* listed building; physically difficult	1039
Braintree	1044	Rose Hill	Periphery	Large site at cross-roads of Rose Hill and South St	Residential, work units	576,298	222,875	3,175.0	0.318	16	Already under construction	1044
Braintree	2100	William Julien Courtauld Hospital, London Rd	One-off	1930's single B&W set of hospital buildings and raised grassed area/tennis court at rear	Residential/institutional 2/3 storeys, mock Tudor, mixed large plots	575,259	222,653	11,770.0	1.177	59	More appropriate for continued community/ health use; proposed consolidation of Braintree hospitals on this site; review site for housing if this situation changes	2100
Braintree	2102	Garages, Godlings Way	One-off	Mix of outsheds and garages; some in poor repair but in generally reasonable repair/ use	Residential, Victorian facing main road	575,361	222,567	523.8	0.052	3	Generally in reasonable repair/ use; impractical to relocate car parking/ storage facility	2102
Braintree	2103	Garages, Godlings Way	One-off	Mix of outsheds and garages; some in poor repair but in generally reasonable repair/use	Residential, 70s terraced	575,486	222,517	588.3	0.059	3	Generally in reasonable repair/ use; impractical to relocate car parking/ storage facility	2103
Braintree	2104	Brise Close	One-off	Open spaces - not formal unusable, does not link with other space - adjoins employment on one side and housing on the other	Residential, 70s two storey semi & detached 2 storey	576,503	222,243	4,881.0	0.488	24	Designated open space with restricted covenant/ legal agreement; used as buffer between industry and housing	2104
Braintree	2106	Greene View	One-off	Beside 80s town houses not good quality - 2 storey	Residential and sewerage treatment works - bypass beyond, 2 storey	576,661	22,699	2,603.0	0.260	13	Open space with restricted covenant/ legal agreement	2106
Braintree	2109	Hillside Gardens, Telford Rd	One-off	Open spaces - fenced off informal - should have some development two make better use	Residential, 2 storey 50s council estate	575,935	222,220	8,871.0	0.887	44	Open space with restricted covenant/ legal agreement	2109
Braintree	2110	Pod's Brook Road/Claire Road	One-off	Open space, includes play equip. but otherwise under utilised	Residential/industrial, 2 storey but change in levels on east of site	574,656	222,830	10,100.0	1.010	51	Designated recreational open space and playground	2110
Braintree	2111	Braintree St Michael's C of E Primary School, Maple Avenue	One-off	Treed space in school grounds, could line into existing adj. Housing	Residential, 1930s 50s, 2 storey semi-detached	574,917	222,793	2,590.0	0.259	13	Part of school grounds	2111
Braintree	2117	Rayne Rd/Bradbury Dr.	One-off	Vacant grass plot	Industrial, warehousing	257,768	223,103	6,976.0	0.698	35	More appropriately developed as industrial/ commercial use, given location and surrounding uses	2117
Braintree	2119	Dukes Rd	One-off	Underused allotments and garages	Residential, post war council housing, 2 storey	575,531	224,392	4,328.0	0.433	22	Data held by BDC shows this is over 40% let and would be more appropriately retained as allotments, particularly if site 2123 is developed for housing	2119
Halstead	3022	Hedingham Road	Core	Vacant building	Retail/Office/Residential 2-3 Storey	581,475	230,730.3	291.1	0.029	1	Already refurbished for another use	3022

Table B.8: Schedule of Removed Sites

Urban Area	ID	Address	Area	Site Description	Surrounding Uses	Map Ref.		Size		Potential dwelling capacity (using std comparator)	Reason(s) for Removal	ID
						(x c-ord)	(y co-ord)	(sq.m.)	(ha)			
Halstead	3030	Kings Road	Core	Car park adjoining flats and URC car park	Residential/Factory/park 1-3 Storey Mixed	581,121	230,463	1,131.0	0.113	6	Essential car parking for housing for older persons and adjacent surgery	3030
Halstead	4002	Juniper Close	One-off	Open space at rear of 10 Juniper Close	Residential, open space, 2 storey	580,962	229,851	523.3	0.052	3	Designated recreational open space	4002
Halstead	4003	Juniper Close	One-off	Open space at rear of 15 Juniper Close	Residential, open space, 2 storey	580,940	229,829	455.6	0.046	2	Designated recreational open space	4003
Halstead	4004	1-7 Holmes Rd	One-off	Grassland and concrete area at front of flats.	Residential flats, 3 storey	581,035	229,829	1,017.0	0.102	5	Physically impractical	4004
Halstead	4007	Balls Chase	One-off	Open/ scrub land, could be too wet (floodplain)	Residential, fire station, 2 storey	581,606	230,103	8,705.0	0.871	44	Floodplain and designated open space	4007
Halstead	4009	Mill Chase	One-off	Open space behind houses on Knowles Close	Residential, playing fields, Open space	581,406	230,106	1,848.0	0.185	9	Designated recreational open space and playground	4009
Halstead	4010	Ravens Avenue	One-off	Open space/ grassland	Residential, 2 storey	581,710	230,020	556.3	0.056	3	Inappropriate for housing; open space	4010
Halstead	4012	Meadow Close	One-off	Concrete area	Residential, fields	581,912	229,945	150.3	0.015	1	Physically impractical; required as access to open land	4012
Halstead	4013	Parsonage St	One-off	Derelict house and scrubland	Floodplain, fields, swimming pool, gate house, fire station, sheds	581,600	230,173	4,200.0	0.420	21	On floodplain	4013
Halstead	4014	Parsons Bridge, Parsonage St	One-off	Allotments, underused.	Fire station, fields, open space	581,594	230,237	1,436.0	0.144	7	On floodplain	4014
Halstead	4019	Hedingham Rd	One-off	Allotment site and a small concrete car park, opposite hospital	Allotments, open field hospital on main road, Residential	581,361	230,977	2,010.0	0.201	10	Outside urban/ study area boundary	4019
Halstead	4020	Windmill Rd/ Dooley Rd	One-off	Grassland at front of No. 2 Windmill Rd.	Residential, 2 storey	580,745	230,461	591.2	0.059	3	Physically impractical given steep bank	4020
Halstead	4022	Sloe Hill	One-off	Open space, small trees, underused	Residential, 2 storey	580,557	230,745	2,528.0	0.253	13	Outside urban/ study area boundary	4022
Witham	5001	2 Braintree Road	Periphery	Rear of house opposite No. 2 Hill Cottage	Residential, 2 storey	582,026	215,268	298.7	0.030	1	Physically impractical	5001
Witham	5002	25-27 Braintree Road	Periphery	Car park area behind Natural Healing Centre	Residential, 2 storey	581,984	215,281	536.5	0.054	3	Physically impractical	5002
Witham	5018	39 Maldon Rd	Core	Plot of land next to Park Stores in front of Hall	Residential, shop, 2 storey	582,298	214,370	287.0	0.029	1	Inappropriate for housing	5018
Witham	5020	43 Maldon Rd	Core	Car park at rear of Youth Centre	Residential, solicitors office, Tesco's, car park, 2 storey	582,327	214,354	1,445.0	0.145	7	Land required for Youth Centre - outdoor sport, etc.	5020
Witham	5022	Pasture Rd	Periphery	Plot of grassland behind houses 30-40 Pasture Rd	Residential, warehouses, 2/3 storey	582,492	214,257	776.8	0.078	4	Designated open space with restricted covenant/ legal agreement; used as buffer	5022
Witham	5024	52 Newland St	Core	Shop to let - next to Newlands Shopping Centre	Newlands shopping centre	582,120	214,542	93.9	0.009	1	More appropriate for retail or other commercial use	5024
Witham	5028	Guithaven Valley	Periphery	Car Park next to Church	Residential, floodplain, garden centre, church	581,730	214,600.7	485.4	0.049	2	More appropriate for church use/ extension	5028
Witham	5036	94 Newland St	Core	Land behind No 96 Newland Street	Shops, 2/3 storey	581,983	214,406	334.2	0.033	2	Physically impractical	5036
Witham	6001	Shortridge Court	One-off	Open area at front of Shortridge Court	Residential, flats 2 storey	581,490	213,781	749.4	0.075	4	Physically impractical given proximity/ orientation of adjacent flats	6001
Witham	6006	Epping Way	One-off	Area of open space in between new Residential units	Residential, 2 storey	581,397	214,030	1,345.0	0.135	7	Open space with restricted covenant/ legal agreement	6006
Witham	6007	Epping Way	One-off	Area of open space in between new Residential units	Residential, 2 storey	581,391	213,917	819.4	0.082	4	Open space with restricted covenant/ legal agreement	6007
Witham	6009	Bramston Sport Centre, Stevens Rd	One-off	Large car park and pavilion area	Residential, sports pitch's	581,267	214,213	4,037.0	0.404	20	Designated playing fields; more appropriate to be retained in connection with such use	6009

Table B.8: Schedule of Removed Sites

Urban Area	ID	Address	Area	Site Description	Surrounding Uses	Map Ref.		Size		Potential dwelling capacity (using std comparator)	Reason(s) for Removal	ID
						(x c-ord)	(y co-ord)	(sq.m.)	(ha)			
Witham	6010	33 Constance Close	One-off	Small plot of grassland,	Residential, 2 / 3 storey	582,506	213,694	276.7	0.028	1	Part of Blackwater Rail Trail	6010
Witham	6012	Maldon Road	One-off	Large area of open space opposite 20, 22 & 24 Sauls Avenue	Residential, 2 storey	582,379	213,597	5,367.0	0.537	27	Designated recreational open space	6012
Witham	6015	Cypress Rd/ Manor Rd	One-off	Open space	Open space, Residential playing fields, 2 storey	582,141	215,811	6,050.0	0.605	30	Designated recreational open space	6015
Witham	6016	Rickstones Rd	One-off	Field, opposite No 151/153 Rickstones Rd	Residential, Builders Merchant, 2 storey	582,180	216,656	23,430.0	2.343	117	Outside urban/ study area boundary	6016
Witham	6021	42-46 Laurence Avenue	One-off	Open space	Bungalows	582,264	213,816	1,629.0	0.163	8	Inappropriate for housing; open space	6021
Totals	49							139,018.5	13.9	696		49

Table B.7(A): Schedule of Residential Sample Sites

Urban Area	ID	Address	Type	Area	Sample Area Map Ref.		Sample Area Size		No. of Sites in Sample Area	Size of Sites		Design Exercise Application per Scenario (Exercise Ref. No.)				Net Dwelling Capacity (No. of Units)						
					(x c-ord)	(y co-ord)	(sq.m.)	(ha)		(sq.m.)	(ha)	1	2	3	Best Fit	1	2	3	Best Fit	Std Compar-ator		
Braintree	H1	Rayne Road	1	Sample	574,437	222,917	15,500.0	1.550	1	394.3	0.039	1045i	1045i	1045i	1045i	Du/ha	1	1	1	1	1	2
																	0.916	0.916	0.916	0.916	0.916	1.272
Witham	H2	Powers Hall Road	1	Sample	580,856	215,175	6,056.0	0.606	1	564.1	0.056	1045i	1045i	1045i	1045i	Du/ha	2	2	2	2	2	3
																	3.353	3.353	3.353	3.353	3.353	4.657
Witham	H3	King Edward Way		Sample	581,346	213,813	30,550.0	3.055	2	1,311.8	0.131				Total		6	10	10	10	7	
		<i>Area made up of these sites:</i>	3							890.6	0.089	5039i	5039ii	5039ii	5039ii	Du/ha	4	7	7	7	4	
			3							421.2	0.042	5039i	5039ii	5039ii	5039ii	Du/ha	2	3	3	3	2	
Braintree	H3A	Vauxhall Drive		Sample	NO OPPORTUNITIES				0						Total	0	0	0	0	0	0	
															Du/ha	0	0	0	0	0	0	
Witham	H3B	Pitt Avenue	4	Sample	582,213	213,598	17,130.0	1.713	1	463.0	0.046	6018i	6018ii	6018ii	6018ii	Du/ha	1	2	2	2	2	
																	0.541	1.081	1.081	1.081	1.081	1.351
Witham	H4	The Caraways	1	Sample	582,573	213,675	4,393.0	0.439	1	188.9	0.019	1045i	1045i	1045i	1045i	Du/ha	1	1	1	1	1	
																	1.548	1.548	1.548	1.548	1.548	2.150

Tables B.7(B to F): Summaries of Calculations for Homogeneous Residential Areas

Table B.7(B): Sizes of Total Area of Housing Types, by Urban Area (Hectares)

	H1	H2	H3	H3A	H3B	H4	Totals
BRAINTREE	106.36	40.41	276.87	24.11	22.61	99.65	570.01
Less One-offs	-5.65	-6.17	-5.97	-1.27	0.00	0.00	-19.05
WITHAM	51.77	6.71	171.27	23.05	22.89	34.18	309.87
Less One-offs	-0.77	-0.15	-1.53	-0.03	-2.25	-0.86	-5.59
HALSTEAD	69.85	30.31	73.05	0.00	0.00	25.87	199.08
Less One-offs	-5.81	-1.26	-0.76	0.00	0.00	-0.05	-7.88
TOTAL	221.56	71.12	513.69	45.87	43.25	158.84	1,054.32

Table B.7(C): Total Potential Housing Capacity of Each Housing Type, by Scenario

	H1	H2	H3	H3A	H3B	H4	Totals
Scenario 1							
Du/ha	0.916	3.353	2.061	0.000	0.541	1.548	
Dwelling units	203	238	1,059	0	23	246	1,769
Scenario 2							
Du/ha	0.916	3.353	3.135	0.000	1.081	1.548	
Dwelling units	203	238	1,610	0	47	246	2,344
Scenario 3							
Du/ha	0.916	3.353	3.135	0.000	1.081	1.548	
Dwelling units	203	238	1,610	0	47	246	2,344
Best Fit							
Du/ha	0.916	3.353	3.135	0.000	1.081	1.548	
Dwelling units	203	238	1,610	0	47	246	2,344
Std Comparator							
Du/ha	1.272	4.657	2.147	0.000	1.351	2.150	
Dwelling units	282	331	1,103	0	58	342	2,116

Du/ha = dwelling unit per hectare. Derived from sample areas and sites in Table B.7A

Tables B.7(D, E and F): Potential Housing Capacity of Residential Areas, by Urban Area

(D) Braintree							
Housing types	H1	H2	H3	H3A	H3B	H4	Totals
Size of types (ha)	106.36	40.41	276.87	24.11	22.61	99.65	570.01
Less One-off sites	-5.65	-6.17	-5.97	-1.27	0.00	0.00	-19.05
Net type sizes	100.71	34.24	270.90	22.84	22.61	99.65	550.96
Scenario 1 (dw)	92	115	558	0	12	154	932
Scenario 2 (dw)	92	115	849	0	24	154	1,235
Scenario 3 (dw)	92	115	849	0	24	154	1,235
Best Fit (dw)	92	115	558	0	12	154	932
St Comparator (dw)	128	159	582	0	31	214	1,114

(E) Witham							
Housing types	H1	H2	H3	H3A	H3B	H4	Totals
Size of types (ha)	51.77	6.71	171.27	23.05	22.89	34.18	309.87
Less One-off sites	-0.77	-0.15	-1.53	-0.03	-2.25	-0.86	-5.59
Net type sizes	51.00	6.56	169.74	23.02	20.64	33.32	304.28
Scenario 1 (dw)	47	22	350	0	11	52	481
Scenario 2 (dw)	47	22	532	0	22	52	675
Scenario 3 (dw)	47	22	532	0	22	52	675
Best Fit (dw)	47	22	350	0	11	52	481
St Comparator (dw)	65	31	364	0	28	72	559

(F) Halstead							
Housing types	H1	H2	H3	H3A	H3B	H4	Totals
Size of types (ha)	69.85	30.31	73.05	0	0	25.87	199.08
Less One-off sites	-5.81	-1.26	-0.76	0.00	0.00	-0.05	-7.88
Net type sizes	64.04	29.05	72.29	0.00	0.00	25.82	191.20
Scenario 1 (dw)	59	97	149	0	0	40	345
Scenario 2 (dw)	59	97	227	0	0	40	423
Scenario 3 (dw)	59	97	227	0	0	40	423
Best Fit (dw)	59	97	149	0	0	40	345
St Comparator (dw)	81	135	155	0	0	56	427