

Braintree town centre scheme as advertised in the Official Journal of the European Union

Braintree District Council (the Authority) is seeking expressions of interest from organisations wishing to enter into a development partnership with the Authority relating to two sites in the centre of Braintree. The Authority currently occupies a site known as Causeway House. This site comprises a freehold with a total area of approximately 1.1 acres. The site is located near the town centre on the corner of The Causeway and St Peter's Road. The existing Authority offices occupy the eastern part of the site and comprise a three storey brick constructed building of approximately 64,000 sq ft with parking on the western boundary.

The Authority also owns a site of approximately 1.75 acres to the rear of the former town hall building between Manor Street to the north and Victoria Street to the south. The site is presently used for car parking and a surface bus/passenger interchange.

The Authority has identified a need to revitalise Braintree town centre and therefore wishes to enter into arrangements with a private sector developer which will achieve some or all of the following:

- 1 A disposal of the Causeway House site for either existing use (offices) or for redevelopment (residential / partly residential or other appropriate viable uses.)

- 2 A development on the land to the rear of the former town hall comprising a mixed use scheme with the following elements:
 - a) A new 50,000 sq ft (approximately) office building for occupation by the Authority.
 - b) Appropriate enabling retail development.
 - c) Undercroft / basement or other commercially viable parking which, as a minimum, replaces the existing provision.
 - d) Appropriate residential development.
 - e) A new bus interchange.
 - f) Any other appropriate uses in accordance with planning policy.

The final scope of the arrangements will be determined during the dialogue stage.