

**Local Development Framework Panel  
6<sup>th</sup> February 2012**



<p><b>Report on Preparation of the Braintree and Bocking and Great Notley Site Allocations for inclusion in the Site Allocations and Development Management Plan</b></p>	<p><b>Agenda No: 6</b></p>
<p><b>Corporate Priority:</b> Environment is clean and green, business is encouraged and local economy prospers, housing and transport meet local needs</p> <p><b>Report presented by:</b> Alan Massow and Eleanor Dash</p> <p><b>Report prepared by:</b> Alan Massow and Eleanor Dash</p>	
<p><b>Background Papers:</b> Local Plan Review Inset Plans for Braintree and Bocking, Great Notley and Galleys Corner (Inset 1), Braintree Town Centre (Inset 10) and Braintree Bradford Street (Inset 11). Correspondence from landowners and agents proposing development sites. Notes of Ward Members Workshop. Correspondence from Parish Councils.</p>	<p><b>Public Report</b> Yes</p>
<p><b>Options:</b></p> <ol style="list-style-type: none"> <li>1. To approve or not approve the draft Inset Plans and proposals for the Main Town of Braintree, Bocking, Great Notley and Galleys Corner (In Crossing Parish) to be included in the Site Allocations and Development Management Plan.</li> <li>2. To amend the draft Inset Plans.</li> <li>3. To request further discussion with Ward Members, Parish Councils, or other persons, on the draft Inset Plans.</li> </ol>	<p><b>Key Decision:</b> No (There will be a recommendation to Council to approve the draft Site Allocations and Development Management Plan for public consultation in its entirety, when the whole of the draft plan, supporting evidence and SEA has been prepared .)</p>
<p><b>Executive Summary:</b> This report specifies the amount of housing land that should be provided in Braintree and Bocking urban area, to be in conformity with the adopted Core Strategy. It sets out proposed inset maps identifying site allocations and development boundaries for Braintree, Bocking, Great Notley and Galleys Corner (In Crossing Parish), together with views of the Ward Members upon sites that have been suggested for development in these areas. (It is likely that further development sites will be put forward by landowners/ agents when there is public consultation on the Draft Site Allocation and Development Management Plan.)</p>	
<p><b>Decision:</b> To approve the draft Inset Plans and recommendations for Braintree, Bocking, Great Notley and Galleys Corner (In Crossing Parish) for public consultation.</p>	

<b>Purpose of Decision: The draft Inset Plans will form part of the Site Allocations and Development Management Plan which, together with the Core Strategy, will allocate development sites and protect other areas in the District from development over the next fifteen years.</b>	
<b>Corporate implications [should be explained in detail]</b>	
<b>Financial:</b>	Costs of LDF Evidence and Site Allocations and Development Management Plan Preparation and Examination. Land values relating to development proposed. New Homes Bonus payment is related to housing development. Infrastructure costs. S106 and CIL payments will be related to future development.
<b>Legal:</b>	Plan preparation and adoption process follows legal procedures
<b>Equalities/Diversity</b>	Proposed development and protection of the environment have an impact upon equality/diversity
<b>Customer Impact:</b>	Impact of planning proposals and future planning decisions
<b>Environment and Climate Change:</b>	Report makes recommendations relating to development of land and protection of land for open space, allotments and other uses which will have effects upon the environment and climate change.
<b>Consultation/Community Engagement:</b>	Parish Councils and local ward members have been consulted on the preparation of the Inset Maps. The public will be consulted when the draft plan has been prepared, subject to the draft plan being approved by the Council.
<b>Risks:</b>	Risk of Site Allocations and Development Management Policies Plan not being adopted.
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## **1. Braintree/Bocking/Great Notley and Galleys Corner (In Cressing Parish)**

- **Core Strategy Proposals-** Main Town
- **Housing Land Supply**  
The Core Strategy Policy CS1 – Housing Provision and Delivery states that between 2009 and 2026 Braintree Town requires a minimum housing provision of 1300 dwellings, in addition to the 600 dwellings allocated at the strategic growth location west of Panfield Lane. 404 dwellings were completed in Braintree and Bocking between 2009 and 2011 and planning permission has been granted for the provision of a further 560 dwellings. This leaves a minimum of a further 336 dwellings to be allocated in Braintree and Bocking in order to meet the requirements of CS1 Housing Provision and Delivery.
- **Member Views** - As the vast majority of the area does not have a parish council (with the exception of Cressing and Great Notley) a Member meeting was held on the 28<sup>th</sup> November 2011 to discuss site proposals. The views expressed at that meeting are shown under Member Views.
- **Cycleways** - Cycleways identified in the Local Plan Review, which have already been constructed, will not be identified in the Site Allocations plan. Proposed routes are identified on each ward plan.
- **Representations for sites put forward by landowners/developers:**

<b>Sites</b>	<b>Details</b>
LDF Site Reference number	Address and brief description of proposed development.

**Site Maps** - The following maps were presented to Ward Members at a Member workshop on the 28<sup>th</sup> November 2011 for comment. The maps included the existing Local Plan Review development boundary and existing site allocations and site representations received from landowners/developers and questions about allocations.

### **Site Maps are set out in Appendix 1**

Maps 1-8 were sent to Ward Members prior to the Workshop on the 28<sup>th</sup> November 2011.

**Map 1 – Great Notley & Braintree West**

**Map 2 – Bocking North**

**Map 3 – Bocking South**

**Map 4 – Bocking Blackwater**

**Map 5 – Braintree Central**

**Map 6 – Braintree East**

**Map 7 – Braintree South**  
**Map 8 – Galleys Corner (In Crossing Parish)**

Maps 9-16 set out allocations and development boundary changes supported by Ward Members at the Workshop.

- Map 9 – Great Notley & Braintree West**
- Map 10 – Bocking North**
- Map 11 – Bocking South**
- Map 12 – Bocking Blackwater**
- Map 13 – Braintree Central**
- Map 14 – Braintree East**
- Map 15 – Braintree South**
- Map 16 – Galleys Corner (In Crossing Parish)**

Maps/Aerial photographs 17-23 were sent to Ward Members in respect of site options at Great Notley;

- Map 17 – All options**
- Map 18 – Option 1**
- Map 19 – Option 2**
- Map 20 – Option 3**
- Map 21 – Option 4**
- Map 22 – Option 5**
- Map 23 – Aerial Photograph**

**Map 2a and 2b - BON7** site area and suggested layout for BON7; Land at Highfield Stile Farm.

**Map 2c –BON 11** Convent Lane and Broad Rd Action Group recreation proposal.

**Map 2d- BON 9** Straits Mill site area.

**Map 2e - BON16** suggested layout for BON16; Land at and rear of 61 Broad Road

**Description of Sites Submitted, Member Views, Officer Comments and Recommendations for each ward.**

**2. Great Notley and Braintree West**

2.1 The following representations for sites were put forward by landowners/developers. These sites are shown in Appendix 1 on Map 1.

<b>Sites</b>	<b>Details</b>
GRN2	Land between 114 and 126 London Road, Braintree (0.98ha) – Residential
GRN4	Land rear of Queenborough Lane (East of Maylands Drive), Great Notley (0.61ha) – Residential.
GRN5	King William IV Public House, 114 London Road, Braintree (0.61ha) – Residential.
GRN6	Land at Bridge Farm, 80 London Road, Braintree (1.68ha) – Residential.

BRC7A	Land to the South of Gilda Terrace, Rayne Road, Braintree (11.30ha) – Residential
BRC7B	Land west of Pod's Brook Road, Braintree (8.64ha) – Proposed as site for relocated Football Club.
BRC7C	Land East of Pod's Brook Road, Braintree (1.59ha) – Proposed as site for relocated Tennis Club.
BRC7E	Land between London Road, A120 and Pod's Brook Road, Braintree. (9.49ha) - Sports Uses

### **Braintree Ward Members Views**

2.2 GRN2/GRN4/GRN5 London Road – Some development in this location could be appropriate. (Officer note – Further options were provided to Members after the meeting, which are shown on Maps 17 to 23 in Appendix 1).

GRN6 – Site was discussed and was not supported for development. The location of this site was confirmed as being in Great Notley and Braintree West Ward.

BRC7 – Development on sites BRC7A, B C, D and E (known as The Flich Way Settlement) was not supported with the exception of part of BRC7E for a possible Gypsy and Traveller provision.

### **Officer Comments**

2.3 There are several constraints on the development of GRN2/GRN4/GRN5 London Road. The site is divided in two by a group Tree Preservation Order (TPO) which would limit development to only the southern part of the site unless it was possible to provide a separate site access from GRN5. (The King William PH site.) A planning appeal has previously been dismissed on part of site GRN2 for residential development.

2.4 GRN4 – The majority of this site is currently identified as being part of the Structural Landscaping for Great Notley. The remainder of the site is protected by a TPO. GRN4 is therefore unsuitable for development.

2.5 GRN5 – This site is adjacent to London Road and comprises the King William public house, its curtilage and adjacent land. The public house is a Grade II listed building which should be protected, together with its setting. The northern section of the site is protected as structural landscaping. GRN5 is therefore unsuitable for development.

2.6 Five options for the development of GRN2, GRN4 and GRN5 were provided to Ward Members following the workshop on the 28<sup>th</sup> November 2011, set out on Maps 17-23. Of these options, officers recommend Option 3 (the southern portion of GRN2) for a small scale residential development. This is because the site can be developed with limited impact on the adjacent Tree Preservation Order Group and would be a natural extension of the development boundary along London Road, between existing development and the public house. It could probably accommodate about 4 dwellings.

2.7 GRN6 Land at Bridge Farm – This site is currently identified as Informal Recreation in the Local Plan Review 2005. It has been identified as at risk of

flooding by the Environment Agency, which means that residential development would be unacceptable. It is proposed to retain the allocation as Informal Recreation as the site forms part of a linear park along the River Brain and is at risk of flooding, making residential development unacceptable.

2.8 BRC7A, BRC7B, BRC7D, BRC7E The Flitch Way Settlement – This site was submitted for consideration through the Core Strategy as a strategic growth location incorporating housing, employment and a re-located Football Club, tennis club and associated uses. This site was not selected as a growth location. The Allocations DPD does not require any strategic growth proposals as these have been addressed in the Core Strategy.

2.9 Some further investigation by officers is proposed to determine if BRC7E could be delivered separately from the other sites in this area if needed. The site is approximately 9.5ha in size and is situated in a potentially strategic gap between Braintree and Great Notley (A120). It is recommended that further investigation of the site is carried out and the results of this investigation be reported back to the Local Development Framework Panel at a later date. (Further information on this matter is set out under Other Issues at the end of this report.)

### **Recommendations**

**To alter the development boundary to include Option 3 as shown on Map 20, of the options set out for sites GRN 2/4/5, off London Road, Great Notley.**

**To approve Map 9 as the draft Site Allocations Inset for Great Notley, with the addition of structural landscaping identified in the approved Master Plan for the employment growth location west of Great Notley.**

## **3. Bocking North**

3.1 The following representations for sites were put forward by landowners/developers. These are shown in Appendix 1 on Map 2. Maps showing BON7, BON9 and BON11 separately are included in Appendix 1. A site layout for BON7 is also included in the appendix.

<b>Sites</b>	<b>Details</b>
BON1	Land at Dorewards Hall (91.35ha) – Urban extension to Braintree.
BON2	Bocking Hockey Club, The Four Releet, Bocking Church Street, Bocking (0.83ha) – Residential/Town Boundary Amendment.
BON3	Land to north and east of Harriett’s Farm, Bocking Church Street (3.31ha) – Residential.
BON4	Land off Convent Lane, Braintree (0.53ha) – Residential.
BON5	Land at Polly’s Hill, Church Lane, Bocking (2.08ha) – Care home. Abbeyfield
BON6	Land to west of High Garrett, Broad Road, Bocking (0.97ha) – Residential.

BON7	Land at Highfield Stile Farm (47.80ha) – Mixed use – Residential/Recreation. Proposal for up to 190 dwellings (11ha) and open space (36ha) north of the river Blackwater.
BON8	Bakehouse & Unit 1, Bovingdon Road, Bocking Road, Bocking End (0.87ha) – Residential.
BON9	Land at Straits Mill, Convent Lane, Braintree (12.68ha) – Residential.
BON10	Four Releet Meadow, Fronting Church Street, Bocking, High Garrett (1.46ha) – Residential.
BON11	Land at Straits Mill, Convent Lane, Braintree (100ha) - Recreation
BON12	Land between Panfield Lane and Deanery Hill, Braintree (43.15ha) – Mixed use – Residential, leisure, hotel, equestrian, golf and commercial.
BON14	Land to rear of 21-33 Lyonshall Road, High Garrett, Braintree (0.64ha) – Residential (Warden assisted).
BON15	BMX track and land, Panfield Lane Braintree (4.40ha) –Proposed for residential during Preparation of Core Strategy and Council agreed not to allocate for residential.
BON16	Land at and rear of 61 Broad Road, Braintree (1.31ha) – Residential/Open Space.
BON17	Land at Deanery Hill, Bocking (7ha) – Residential.
BON19	Former landfill at Bovingdon Road Bocking (6.35ha) – Residential/Informal Recreation
BON30	48-54 Church Street, Bocking (0.09ha) – Residential
BON32	Christy House and Chantry House, Church Street (0.46ha) – Care Development

### **Braintree Ward Members Views**

3.2 BON1 – Dorewards Hall was a strategic site rejected in the Core Strategy. Historic flooding on part of site. Do not want to allow any development in case sets a precedent in this area.

BON2 – Hockey Club. Previous history. Local residents averse. Not supported. BON3/6/10 – Not supported.

BON7/9/11 –Please see Maps 2 a, b, c and d. East of Broad Road various outline versions of the same wider area. Possible industrial or housing. Members considered that this could be a future strategic site, provided that this had a new access from the A131, which would be subject to approval of ECC. Development not supported unless accessed from A131. Ultimate extent of strategic sized development a concern. Not required until Review of Core Strategy.

BON8 Bakehouse and Unit 1 Bovingdon Rd– Floods. Currently employment. Keep as employment designation.

BON9 Straits Mill – Considered by Members to be a natural development, but not in the near future.

BON5/14 – Need to assess current and projected care home requirements over next 15 years. Reserve decision. Conflicting views on BON 5.

Prefer BON5 Land at Pollys Hill as a care home location, rather than BON14 Land rear of Lyons Hall Rd.

BON12 Towerlands – A housing allocation would not be supported: Allocate for hotel/leisure/golf/ conference facilities.

BON15 East of Panfield Lane – Not supported for development. Identify as recreation/leisure.

BON16 Land rear of 61 Broad Rd– Parking an issue – could a development be used to improve this situation? If access is from main road may be ok. Check with owner. Reserve decision until access is resolved.

BON17 Deanery Hill – Not Supported

BON19 Bovingdon Road– Flood plain. Possible contamination. Not supported

BON30 – 48-54 Church Street Scallywags Residential development of this site is supported.

BON32 Christy House – Sheltered Accommodation. This site has already been permitted.

### **Officers Comments**

3.3 BON1 Dorewards Hall – This site comprises a semi-circle of land bordered by Bocking Church Street, Broad Road and the River Blackwater. The allocation of the whole site would be contrary to the Core Strategy due to its strategic size. (91 hectares). Members have indicated support for a smaller adjacent site subject to highway access (BON16 see below) but would not want larger development at this location. Dorewards Hall in the central area is listed, there are archaeological deposits in the area and there are a number of public rights of way crossing the site.

3.4 BON2 – Braintree Hockey Club This site is used as a Hockey Club. It is proposed that part of the site be used for residential use to enable the club to continue to function. The total area of the club is 4.2ha and the amount proposed for residential use is 0.8ha. Planning permission for 24 dwelling units, (flats) parking and a new club house was refused and dismissed on appeal under application number 04/01237/FUL (APP/Z1510/A/04/1171084). The reasons for the dismissal included that there was no evidence to show that the housing targets were not being met, material harm to the character and appearance of the area and a lack of affordable housing provision. Officers consider that this development would reduce the strategic gap between Bocking Church Street and the A131 at High Garrett.

3.5 BON3/BON6/BON10 – These three sites are located to the north of Church Street, east of its junction with Broad Road. These sites consist of a mixture of rough pasture and include a wooded section to the north, which could be important from a biodiversity and landscaping point of view. The allocation of these sites for residential development is not supported, as it would result in an extension of ribbon development along Church Street, which would link up Bocking with High Garrett.

3.6 BON4 - Land off Convent Lane – Permission was sought on this site for a day nursery- application number 03/01740/FUL. This was refused and a subsequent appeal was unsuccessful on the grounds that the proposal was



outside the development boundary and would impact on the character and appearance of the area. The site has been submitted for residential development and could be accessed from either Convent Lane, or via the recently constructed Elizabeth Lockhart Way. There are some existing hedgerows on the boundary of the site, which could be strengthened to minimise any impact on the appearance of the area. If BON7 were to be developed then this site and the area of land to the north of BON4 would also be likely to come forward, by virtue of them being between the larger site and the existing development along Broad Road.

3.7 BON5 Land at Polly's Hill– This site has been proposed for a care home. A decision on this site should be reserved until an assessment of care home need has been carried out. In terms of the suitability of the site for development the key issues would be landscape impact on the river valley and highways safety.

3.8 BON7 Land at Highfield Stile Farm – (please see maps 2 a and b.) This site was original submitted as a growth location for inclusion in the Core Strategy, as an alternative to the Panfield Lane growth location. The Agent for the site has now submitted a revised proposal, which would not be considered strategic in nature. This could comprise around 190 homes and would also include a significant informal recreation area in the form of a riverside walk covering the north side of the River Blackwater. This would complement the existing area to the south of the river and mean the river would be a central feature of a linear park with informal recreation areas on either side of the river.

3.9 Ward Members were of the view that the area could have potential as a future strategic site, which should be accessed from the A131 rather than Broad Road. It is however uncertain whether the highways authority would permit an access onto the A131. They considered that the area as a whole (including Straits Mill BON9) could be a natural extension to Braintree when the Review of the Core Strategy is prepared in the future.

3.10 The site is relatively compartmentalised, which could enable appropriately landscaped smaller scale development to take place without having a significant impact on the wider landscape. A map of BON7 is included at Appendix 1 of this report showing an indicative layout.

3.11 Officers consider that BON 7 Land at Highfields Stile Farm should not be completely rejected at this stage, until it is clear that the total number of dwellings on allocations approved by the LDF Panel meets the housing requirements for Braintree and Bocking. Further investigations can be undertaken to establish what recreation land is being offered as part of the development proposals, the views of the highways authority on access and whether the site can be sub-divided into smaller parcels for consideration separately. Information is also required on the current use of Straits Mill and the impact that this could have on adjoining development, which would be in close proximity to this site. Straits Mill has also been proposed as a residential

site and this will also be investigated to assess whether a joint development could be practicable.

3.12 BON8 Bakehouse & Unit 1, Bovingdon Road – This site is adjacent to BON19. It is an employment site which has a number of derelict industrial buildings as well as some active uses. The site is at risk of flooding making a residential allocation un-implementable. Re-development of the site would be beneficial to the appearance of the local area, but this should be for employment uses. The site is allocated for employment uses and this allocation should be retained. A planning application for mixed use on the site (Residential/Commercial) was refused permission and subsequently dismissed on appeal (04/01455/OUT). The reasons for the dismissal were cited as flood risk, lack of affordable housing and education contributions and loss of employment land.

3.13 BON9 –Please see Map 2d. The Straits Mill site has a lawful development certificate for B2/B8 use. The site is considered a bad neighbour with a number of complaints regarding access through Convent Lane. The Local Authority have indicated that there would be no support of an intensification of employment uses on this site when it granted a lawful development certificate for the site in 2005. Further information will be sought on the current use and the proposed residential use and a joint report prepared for a future Panel meeting on BON7 and 9 and BRC7E.

3.14 BON11 - Convent Lane And Broad Road Action Group (CLABRAG)– Please see Map 2c. This area includes BON7 and BON9 and was proposed by a local action group for recreational uses. However this group does not own the land in question. A full recreation/leisure for the entire site is unlikely to be achievable as the land is not in the control of this group, however a mixture of leisure and residential use then as proposed by BON7 may be a more acceptable subject to appropriate highways access.

3.15 BON12 – Towerlands site. This site was put forward as an extension to the Council's growth location at Panfield Lane. This was rejected at the Core Strategy Hearing. The equestrian use of the arena has closed but the golf course is still in operation. A planning application (07/00643/FUL) for a 60 bed hotel on the site was refused as its location on the site away from the existing buildings would be intrusive and out of character with the local area. As such any allocation should be toward the existing built extent of the site. An allocation for commercial uses such as a conference centre, hotel, golf and leisure uses would be supported. Officers will have further discussions with the agents representing Towerlands, the outcome of which will be reported to a later LDF Panel.

3.16 BON14 – Land to rear of 21-33 Lyons Hall Road, High Garrett - This site has been submitted for warden assisted living. A decision on this site should be reserved until an assessment of care home need has been carried out. In terms of the suitability of the site, it is well enclosed and development at this location would have minimal impact on the open character and appearance of

the local landscape. The site is however some distance away from shops and services. Bus services are available along the A131 which provides a link into the main town.

3.17 BON15 Land east of Panfield Lane– This land is used as football pitches by Sporting 77 and as a BMX track. Members removed this area from the growth location at Panfield Lane following public consultation. It is proposed to identify this site as formal recreation outside the development boundary.

3.18 BON16 – Land at and rear of 61 Broad Road. This area of land is proposed for up to 40 dwellings and open space use. There are two public rights of way crossing the site and the land adjacent to the access is protected by tree preservation orders. A planning appeal for a single dwelling on part of the land, which is now proposed as access to the site was dismissed in 1990. (The appeal was dismissed on the grounds that the development proposed would have an amenity impact neighbouring properties and that the built form would have had a negative impact and set a precedent for further development in the area.) However as this site was supported by Members at the workshop, further information has been requested from the site agents regarding highways access. The site is relatively enclosed and would form a logical extension to development in this area.

3.19 Information has now been received from the agent for the site which indicates that an acceptable access and visibility splay can be achieved from Broad Road. A building would be demolished on Broad Road in order to provide an adequate access. Members at the Workshop had raised concerns about parking in Highfield Close, if that were to be used as an access, but the agent is proposing access solely from Broad Road. An indicative layout has been included in Appendix 1 of this report for consideration. It is recommended that this site rear of 61 Broad Road should be allocated for residential use and open space.

3.20 BON17 – Land at Deanery Hill - 7.2ha site on the edge of Bocking. The site has a previous planning application for a golf driving range and associated facilities approved (96/00294). However, this has now expired. Prior to this the land has been used for grazing. Site access would be from the B1053 (Deanery Hill). Development in this area would result in an undesirable extension of the built up area beyond the natural boundary of Bocking.

3.21 BON19 Bovingdon Road – This site has been suggested for residential use (4ha) and informal recreation on the remainder of the site (2.69h). This site is a historic landfill site as well as being contaminated land, just over half the site is within Flood Zone 2 and 3. As such it is not appropriate to allocate this area for housing development. The site has a planning history relating to a possible waste transfer station, this has however now lapsed.

3.22 BON30 48-54 Church Street, Bocking – This is the site of a nursery and has previously been granted planning permission for residential use (96/01182/FUL). However, that approval (which was for flats) has lapsed and

the site is unlikely to be large enough to accommodate 10 dwellings. It should therefore not be allocated as a residential site.

3.23 BON32 Christy House and Chantry House, Church Street– This site has planning permission for a Day Centre, a 14 bed Care Unit and 13 dwellings and is located with the development boundary for Bocking. Part of the site should therefore be allocated as a residential site.

3.24 Bocking Cemetery extension – This site was identified in the Adopted Local Plan for an extension to the existing cemetery at Church Lane Bocking. Subsequent investigation of the site indicated that not all of it would be suitable for burials, due to the level of the water table. As such, part of the site is to be used as allotments and informal open space. This was granted planning permission (11/01178/FUL) in 2011 and the inset map for Bocking now should be updated to show this area for cemetery, allotments and informal open space as per the approved plan for the site.

### **Recommendations**

**To allocate BON16 Land at and rear of 61 Broad Road as a residential site and informal recreation.**

**To allocate part of BON32 Christy House and Chantry House as a residential site.**

**To allocate land to the south of Bocking Cemetery for cemetery use, informal recreation and allotments as set out on Map 10.**

**To approve the use of BON12 in principle for golf, hotel, leisure and conference purposes and to request officers to report to the LDF Panel upon proposed allocations for the site, when specific proposals have been considered.**

**To allocate land at Oakley Road as informal recreation.**

**To approve Map 10 as the draft Site Allocations Inset for Bocking North.**

## **4. Bocking South**

4.1 Sites submitted by landowners/developers are shown in Appendix 1 on Map 3.

<b>Sites</b>	<b>Details</b>
BOS1	Walled Garden of Wentworth House, 87 Bradford Street, Braintree (0.24ha) – Residential
BOS2	Land adj Fairacres, 76 Church Lane, Bocking (0.61ha) – Residential
BOS3	Land at Lodge Farm, Rayne Road (9.89ha) – Residential/Employment Use.
BOS4	Units 1 – 4 Springwood Drive Braintree (1.29ha) – Retail.

BOS5	Government Buildings Panfield Lane (0.35ha) – Residential.
BOS10	Land rear of 49 to 57 Church Lane Bocking (0.71ha) – Residential/Carehome
BOS11	Land off Williams Drive (Brook Meadow) (0.46ha) – Residential.
BOS16	Land at Harkilees Way (0.67ha) - Residential
BOS33	Land adj and First Stop Centre Bocking (0.37ha) - Residential
BRC6	Land north of Rayne Road/south of Bunyan Road Braintree (0.59ha) – Mixed Use.

### **Braintree Ward Members Views**

4.2 BOS1 – Walled Garden within a conservation area. Not supported.  
 BOS2 Adjacent to Fairacres Church Lane – Not in development area. Conflicting views; with some Members supporting development on the frontage of this site, but the Ward Member did not. Ward Member citing concerns about flooding and impact on the appearance of the road. Members discussed changing boundary to allow frontage development only. Ward Member opposed to any development here. Councillors did not agree whether frontage of site should be included within the development.  
 BOS3 Rayne Lodge Farm– Not supported for residential. However, an employment use would be supported subject to a good landscaping buffer from Rayne Road sightline. Access should be off Springwood Road only. Need to improve Springwood access roundabout.  
 BOS4 Units 1-4 Springwood Drive– Employment – Retail warehouse unit requested. Await retail study. Defer decision.  
 BOS5 Government buildings Panfield Lane – site has planning permission for 13 dwellings.  
 BRC6 North of Rayne Rd – Should actively support regeneration if possible, even though in conservation area. Currently the site is in poor condition, development supported.  
 BOS10 Rear of Church Lane – Planning permission already granted. Supported.  
 BOS11 Williams Drive - Planning permission already granted. Being built.  
 BOS16 Harkilees Way – Development supported – but not right up to the footpath. Landscaping.  
 BOS33 Land r/o First Stop Centre Bocking End – Land locked – Not supported  
 BRC6 – Members supported re-development.

### **Officers Comments**

4.3 BOS1 – Walled garden. Officers consider that development of this walled garden would be detrimental to the character of the conservation area and that this site should therefore not be allocated for residential development.

4.4 BOS2 – This site is located off Church Lane. Officers are recommending consideration of the allocation of the nearby site BON5 should be deferred until the need for additional Care Homes has been assessed. Officers

propose that the allocation of BOS2 should also be deferred, so that the development boundary east of Church Lane can be considered together in relation to both of these two sites.

4.5 BOS3 – Land at Lodge Farm, Rayne Road - This site has been submitted for either a small scale greenfield housing site, or for an employment use. Members were of the view that a employment site would be acceptable subject to it being accessed from Springwood Drive rather than Rayne Road. They would also seek landscaping to minimise the visual impact of the site from Rayne Road and the village of Rayne. A grade II listed building is located at Rayne Lodge Farm. Other constraints include a public right of way running through the southern portion of the site. The north-west extent is adjacent to an archaeological site and as such any development should be subject to an archaeological evaluation. A planning application for a self contained industrial building accessed from Springwood Drive was permitted in 1974 (74/00467/P), a application for a more intense industrial use (4 units) was however refused in 1978 (78/00164/P). The primary reason for refusing the 1978 application was the impact on the rural character and separation for Rayne from Braintree, as well as the impact on the setting of the listed building. However, provided that a suitable landscaping scheme could be achieved to reduce the impact on the rural character, then officers consider that development in this location is acceptable.

4.6 BOS4 Units 1 -4 Springwood Drive – This site is located on the southern area of Springwood Drive adjacent to its junction with Rayne Road. It is currently identified in the Local Plan for employment uses. The site has been submitted for a bulk retail use. It is advised that consideration of this site be deferred until an update of Braintree’s retail evidence base be completed which would update the retail requirements for the District and enable a decision to be made as to whether more retail space is required. It is however unlikely that this site would be suitable for retail development, as other more sequentially preferable locations are likely to be available, as set out in policy CS6 of the Core Strategy. The provision of retail in this location could set a precedent, which would likely result in further pressure on existing employment uses at Springwood Drive for other uses.

4.7 BOS5 – Government Buildings Panfield Lane - This is the site of the now demolished Department of Works and Pensions building on Panfield Lane adjacent to the Cricket Ground. The site has recently been granted planning permission (10/1469/OUT) for residential use for 13 dwellings. However it is now being proposed for a care home, which would not count towards the housing provision. The site should therefore not be allocated for residential use.

4.8 BRC6 Land North of Rayne Road – (Part within Bocking South) – This is an area of land in multiple ownership. It consists of a former allotment and underutilised backland associated with some buildings fronting onto Rayne Road. The buildings are of generally poor quality, or derelict and the area as a whole would benefit from regeneration. This is particularly the case because the site is partly within a Conservation Area, on an access road to the town

centre and because of the impact on the grade II listed Horse and Groom public house and other listed buildings along Panfield Lane. Listed building consent was granted for the demolition of a dilapidated shop unit (Building on the right side of the Public House) at Cox's yard under 90/01746/PFBN. Members advised that they would support redevelopment of the site. It is therefore proposed to identify the site as a residential allocation.

4.9 BOS10 – Land rear of 49 to 57 Church Lane, Bocking – This site is currently identified in the Local Plan as a residential development site for 12 or more units. It is proposed to continue this designation albeit with an altered extent. Originally a Carehome with residential development of Tentor Close was sought for the site. However the Carehome element was refused permission (09/00438/OUT). A planning application for 20 housing units is currently being considered by the Council (11/01586/OUT). It is therefore recommend that the site is allocated as a residential site of 10 or more dwellings.

4.10 BOS11 – Land off Williams Drive – This site has the benefit of planning permission for 14 units (06/01912/FUL – Refused then allowed on appeal) and is currently under construction. It is therefore recommend that the site is allocated as a residential site of 10 or more dwellings.

4.11 BOS16 – Land at Harkilees Way - This site is not identified for any use in the adopted Local Plan. It is located to the north of an area of informal open space. Members felt that they would support this development provided that it was not too close to the public right of way. As such the extent of BOS16 has been reduced on Map 11 to reflect this. The site has no overriding constraints and development would be acceptable. It is recommended that the reduced area identified on Map 11 is allocated as a residential site of 10 or more dwellings.

4.12 BOS33 – Land adjacent to First Stop Centre Bocking - Development of this site was not supported by Members. Considering that it is difficult to access and is in multiple ownerships, is within a conservation area, has a number of significant trees and is not readily accessible, the likelihood of it being developed within the plan period is slim. As such it is inappropriate to identify it for residential development at this time. As the site is within the development boundary if these constraints were eventually overcome then the site could be considered at that time.

### **Recommendation**

**To allocate land BOS3 Land at Lodge Farm, Rayne Road for employment uses and structural landscaping.**

**To allocate BOS10, BOS11, BOS16 (reduced area) and BRC6 as residential sites of 10 or more dwellings as shown on Map 11 in Appendix 1.**

**To defer a decision on BOS4 until after the retail study update.**

## To approve Map 11 as the draft Site Allocations Inset for Bocking South.

### 5. Bocking Blackwater

5.1 Sites Submitted by landowners/developers are shown in Appendix 1 on Map 4.

Sites	Details
BOB1	Tabor House, Coggeshall Road (0.52ha) – Office/Residential.
BOB2	Land adj Deerleap Way, (0.36ha) – Residential.
BOB20	Land North of Edinburgh Gardens (0.28ha) – Residential.
BOB38	Former Health Centre, Coggeshall Road (0.13ha) – Residential.

#### Braintree Ward Members Views

5.2 BOB1 Tabor House– Currently employment. Due to be vacated. Conversion supported. Employment, care home or luxury flats supported.  
BOB2 Deerleap Way, Marks Farm – Planning permission already granted  
BOB20 Edinburgh Gardens– Planning permission already granted  
BOB38 Former Health Centre - Planning permission already granted

#### Officers Comments

5.3 BOB1 – This is the Tabor House site on Coggeshall Road Braintree. The site is currently used as offices by Essex County Council. However they are due to relocate. Members were of the opinion that the retention of employment use, or use as a care home, or luxury flats, would be acceptable. These uses could be acceptable in planning terms subject to sufficient open space, car parking and design. Officers suggest deferral of an allocation of this site until the employment land review has been undertaken to enable the need for employment premises to be taken into consideration.

5.4 BOB2 – Land adjacent to Deerleap Way– This site has the benefit of planning permission (10/01103/FUL) for 13 residential units and has been completed.

5.5 BOB20 –Land north of Edinburgh Gardens - Permission was granted for 12 flats and associated parking and amenity area along with improvements to local parking facilities under permission 07/00089/FUL. Site should be allocated as a residential site of 10 or more dwellings.

5.6 BOB38 – Former Health Centre - This site is the former clinic site on Coggeshall Road. It has planning permission for 14 residential units under permission 11/00864/FUL. Site should be allocated as a residential site of 10 or more dwellings.

#### Recommendations



**To defer consideration of BOB1 Tabor House until Members have considered the Employment Land Review recommendations.**

**To allocate BOB20 and BOB 38 as residential sites of 10 or more dwellings.**

**To approve Map 12 as the draft Site Allocations Inset for Bocking Blackwater.**

## **6. Braintree Central**

6.1 Sites submitted by Landowners/Developers are shown in Appendix 1 on Map 5.

<b>Sites</b>	<b>Details</b>
BRC3	Land at East Street (2.62ha) – Mixed Use (Residential/Employment)
BRC4	Land South of Rayne Road (Morrisons) Braintree (0.44ha) – Mixed use.
BRC5	Land between Manor Street and Victoria Street Braintree (0.69ha) – Retail.
BRC6	Land north of Rayne Road/south of Bunyan Road Braintree (0.59ha) – Mixed Use.
BRC76	Crossman House, Station Approach, Braintree (0.11ha) – Residential
BRC8	William Julian Courtauld (WJC) hospital Site, London Road, Braintree. (0.92ha) – Residential
BRC30	Telephone Exchange, South Street Braintree (0.69) - Residential
BRC31	Silks Way site, Silks Way, Braintree (0.4ha) – Residential/Community Use.
BRC34	Kwik Fit/Builders yard adj the Mulberries, South Street (0.22ha) – Residential
BRC35	Plumbase site, Station Approach (0.13ha) – Residential.
BRC36	Garage, South Street (0.22ha) – Residential.
BRC37	Land East of Station Approach, Braintree (0.74ha) - Residential

### **Braintree Ward Members Views**

6.2 BRC3 – East Street Currently employment. Put forward for mixed use.

Defer consideration until Employment Land Review undertaken.

BRC4 – South of Rayne Road Retail/mixed use noted.

BRC5 – Between Manor St and Victoria St Retail noted.

BRC8 – WJC. Recent Planning application submitted. Supported

BRC30 – Old telephone exchange. Planning permission expired. Supported.

BRC31 – Silks Way. BDC owned. Leases in place. Poor quality buildings.

Needs tidying up. Parking an issue – could put parking under flats. Mosque

would need alternative location. Could develop and still accommodate Mill. Design brief needed. Supported.

BRC34 – Kwik fit. Currently Employment site. Needs redeveloping. Supported.

BRC35 – Station Approach Development almost completed. Supported

BRC36 – Garage site South Street. Supported

BRC37 East of Station Approach – Being built. Supported

BRC76 – Crossman House. Residential. Supported

### **Officers Comments**

6.3 BRC3 – This is an identified employment site on East Street. The site currently has some active employment use with some modern buildings. However the majority of the site is vacant other than use as a gym. The southern part of the site is occupied by one large vacant unit. Before the site is considered for alternative or mixed use, an update of the Employment Land Review should take place to ascertain whether the site should be retained for employment uses. Permission was granted in 2009 for a sub-division of a larger unit to 12 smaller B1, B2 & B8 uses (09/00040/FUL). This does not appear to have been implemented at this time.

6.4 BRC4 – This is the site of the new Morrisons Store and adjacent car park. It is identified in the Core Strategy under Policy CS6 – Retailing and Town Centre Regeneration for additional retailing and other town centre uses. The site should be allocated as a regeneration area on the Inset Map for Braintree Town Centre.

6.5 BRC5 – This is the Manor Street car and bus park site. The site is identified in the Core Strategy under Policy CS6 – Retailing and Town Centre Regeneration for additional retailing and other town centre uses. The site should be allocated as a regeneration area on the Inset Map for Braintree Town Centre.

6.6 BRC8 – This is the site of the former William Julien Courtauld Hospital. The site has been identified in the existing Local Plan as a residential site, it is proposed to continue this designation. Planning permission is currently being sought.

6.7 BRC30 – This site is the telephone exchange on South Street. The site is currently in active use. However half the site had the benefit of planning permission for 14 residential units (08/01956/OUT). This has since expired and a fresh application for residential development is currently being sought under application 11/01595/OUT.

6.8 BRC31 – Silks Way in Braintree. This site is currently identified for development in the existing Local Plan. Members were of the view that the site should be regenerated subject to sufficient parking and an alternative location for the existing Mosque. The main consideration when regenerating

the site is the proximity to the Grade II listed building on the site. As such an appropriate design brief should be developed for this site.

6.9 BRC34 – This site consists of a Kwik Fit garage in active use. Development was supported by Members. As the site is located primarily in a residential area a more neighbourly use for the site should be sought. The site should therefore be allocated as a residential site of 10 or more dwellings.

6.10 BRC35 – Plumbase – Site has planning permission for residential development which is nearly completed. No further action required.

6.11 BRC36 – Former Garage on South Street. This site was granted permission for 47 sheltered homes (06/02293/FUL) although this has now expired. The site has had enforcement action taken regarding its derelict condition. Re-development for residential use is supported. The site should therefore be allocated as a residential site of 10 or more dwellings.

6.12 BRC37 – This site is the former PG Bones site. It currently has planning permission and work on site has commenced. The site should therefore be allocated as a residential site of 10 or more dwellings.

6.13 BRC76 – Crossman House. Site currently used by Essex County Council Education Department, but is likely to become vacant in near future. Due to the age of the building, the building is unlikely to be viable for continued use as offices. Residential use on this site could however be problematic due to the adjacent active timber yard. Remedial action will also be required as the land is identified as being contaminated. It should be allocated as a residential site.

6.14 The Local Plan Review does not identify a development boundary around the residential area of Gilda Terrace and Sun Lido Square. As this is a fairly substantial area, it is considered that a development boundary should be identified. This officer proposal was supported by ward members.

### **Recommendations**

**To defer a decision on BRC3 until the outcome of the Employment Land Review.**

**To allocate sites BRC8 WJC site, BRC30 Telephone Exchange South Street, BRC31 Silks Way, BRC34 Kwik Fit garage, BRC36 Former Garage South Street, BRC37 PG Bones site, BRC76 Crossman House as residential sites of 10 or more dwellings.**

**To approve a development boundary around Gilda Terrace and Sun Lido Square Gardens.**

**To approve Map 13 (with the exception of the Primary Retail Area and Town Centre Boundary, which will be decided at a later date) as the draft Site Allocations Inset for Braintree Central.**

## 7. Braintree East

7.1 Sites submitted by landowners/developers are shown in Appendix 1 on Map 6.

Sites	Details
BRE1	Detached Playing Field, Chapel Hill Braintree (1.06ha) – Employment
BRE2	Braintree Retail Park/Braintree Freeport (17.62ha) – District Centre
BRE3	Car park and land north of Freeport Braintree (5.10ha) – Retail/Leisure.
BRE16	Site at Stubbs Lane, Braintree (0.36ha) – Residential
BRE17	300/302 Crossing Road (Kalestead Works) (0.59ha) - Residential
BRE22	Land adj Pyefleet Lodge/land at Leywood Close (0.34ha) – Residential
BRE25	Braintree Football Club, Clockhouse Way Braintree (3.61ha) - Residential
BRE26	Braintree Tennis Club off Clock House Way/Millennium Way (1.07ha) – Residential

### Braintree Ward Members Views

7.2 BRE2/3 –Freeport. Change needed to remove Local Plan pool designation. Retail study should consider future of Factory Outlet centre (options include expand existing/ employment / bulky goods retail) await study.

BRE25/26/1 – Football club site and adjacent land should be developed together within 10 years. All residential. High density. Access is a problem. Supported

BRE17 –Kalestead – Supported as residential.

### Officers Comments

7.3 BRE1 – Land adjacent Vets Millennium Way. For the purposes of re-development this area should be looked at in conjunction with BRE25 and BRE26 and should be allocated as a residential site.

7.4 BRE2 – Braintree Retail Park. This site was submitted for consideration through the Core Strategy as a District Centre. This was rejected by the Planning Inspectorate. The site is currently allocated for Retail warehousing, A planning consent (08/50984/FUL) did allow an amendment to the original consent for the site in that it to an certain extent eased the restriction on the sale of clothing and footwear. It is not proposed to alter this consent.

7.5 In 2010 an application was granted for a new retail warehouse unit for the sale of general bulky goods (10/01109/FUL), which has not been implemented. Further applications for additional retail units have been submitted. However none of these have been successful. It is recommended that before the future of the site is decided, the retail evidence base should be

updated in order to determine whether further retail is required and whether this is an appropriate place for it to go. The main issue with intensification of use on the site is that any additional buildings would result in loss of car parking. It is therefore unlikely that any further development could be accommodated at this location.

7.6 BRE3 – Car park and Land to the north of Freeport Designer Village. This location has permission as a discounted factory outlet centre which offers surplus and end of line stock for reduced prices. The centre is currently identified for this use. However a vacant area of land to the north adjacent to Millennium Way is currently identified on the proposals map for a mixture of formal recreation, community uses and employment. It is necessary to await the outcome of the retail update, before deciding if further retail allocations are required outside existing centres. The community use allocation is no longer required as the community swimming pool was provided at an alternative location on site. Part of this site has also been utilised as a car park for the designer village.

7.7 BRE16 – This site is located adjacent to BRE17. The site contains a number of mature trees, which make a positive contribution to the appearance of the area as an amenity greenspace. This ward has a shortage of such areas. The site has no planning history. It is not recommended to identify this site for other uses.

7.8 BRE17 – 300-304 Cressing Road. This site was refused planning permission for residential development for 14 dwellings on account of its lack of affordable housing provision. The site should continue to be identified as residential site as the reasons for the appeal being dismissed are not insurmountable.

7.9 BRE22 – Land adjacent to Pyefleet Lodge/land at Leywood Close - This site has the benefit of planning permission for a retirement home (09/01521/FUL). No further action is required.

7.10 BRE25 – Braintree Football Club. For the purposes of re-development this area should be looked at in conjunction with BRE1 and BRE26. This is the current site of Braintree Town Football Club. Provision has been made in the Core Strategy for a re-located football ground at the Panfield Lane growth location meaning that this site would be surplus to requirements. The site is likely to be developable in conjunction with its neighbouring site with access either coming from Cressing Road (Subject to control of appropriate buildings), Clockhouse Way or if adjacent sites were developed Millennium Way or Anglia Way.

7.11 BRE26 – Braintree Tennis Club. For the purposes of re-development this area should be looked at in conjunction with BRE1 and BRE25.

### **Recommendations**

**To defer a decision on BRE2 and BRE3 until the outcome of the Retail Study Update.**

**To allocate sites BRE1, BRE17, BRE25 and BRE26 for residential development of 10 or more dwellings.**

**To approve Map 14 as the draft Allocations Inset for Braintree East.**

## **8. Braintree South**

8.1 Sites submitted by landowners/developers are shown in Appendix 1 on Map 7.

<b>Sites</b>	<b>Details</b>
BRS1	16 – 18 Skitts Hill Braintree, (0.27ha) – Residential
BRS2	The Riverside Centre St John’s Avenue (1.05ha) – Carehome
BRS3	The Riverside Centre St John’s Avenue (0.7ha) – Residential
BRS4	The Riverside Centre, St John’s Avenue (0.44ha) – Residential
BRS26	Heathlands/Land South of Mill Hill (11.55ha) – Residential
BRS32	Notley Road Garage Site (0.20ha) – Residential

### **Braintree Ward Members Views**

8.2 BRS1 – Skitts Hill - As this site is not large enough for 10 dwellings, it should not be allocated).

BRS2/3/4 Riverside/St Johns Avenue– Planning permission granted. Allocate areas approved for housing.

BRS26 South of Mill Hill - Planning permission granted. Allocate undeveloped areas approved for housing.

Support the extension of the development boundary to include the retirement village off Tortoiseshell Way.

### **Officer Comments**

8.3 BRS1 – This site is currently identified as informal recreation. However this is an error. The site comprises a residential garden, which backs onto John Ray Park in Braintree. The site is steeply sloping and access would be difficult. It is not proposed to allocate the site for housing, but it is suggested that the informal recreation allocation should be removed because this is incorrect.

8.4 BRS2/3/4 – Riverside Development. This site has recently been granted planning permission for 121 dwellings and a 62 bed residential care home, the site is currently under construction (10/00187/FUL). No further action is required at this time, other than to retain a residential allocation on the areas of the site approved for housing.

8.5 BRS26 – Mill Park Drive. This site is identified in the existing Local Plan for residential development. The site has the benefit of planning permission

(07/00985/FUL) and is currently being constructed. Allocate the areas not yet constructed for residential development

8.6 BRS32 – Notley Road Garage Site – This site has planning permission under 08/00683/FUL for age restricted sheltered apartments. As this has now been completed no further action is required.

8.7 The Local Plan Review does not identify a development boundary around the retirement village off Tortoiseshell Way. As this is a fairly substantial area, it is considered that a development boundary should be identified. This officer proposal was supported by ward members.

### **Recommendations**

**To remove the informal recreation allocation from BRS1 at 16-18 Skitts Hill.**

**To allocate sites BRS2, BRS3 and BRS4 for residential development of 10 or more dwellings.**

**To allocate site BRS26 for residential development of 10 or more dwellings.**

**To approve a development boundary around the retirement village off Tortoiseshell Way.**

**To approve Map 15 as the draft Site Allocations Inset for Braintree South.**

## **9. Galleys Corner**

9.1 Sites Submitted by Landowners/Developers are shown in Appendix 1 on Map 8.

<b>Sites</b>	<b>Details</b>
CRE16	Land South of Millennium Way, Braintree (5.2ha). Retail uses.
CRE17	Land opposite Hoppit House, Braintree Road Crossing. (1.6ha). Road improvements associated with CRE17.

### **Braintree Ward Members Views**

9.2 CRE16/CRE17 - Two sites to be taken together. Bulky retail goods, CRE17 would not be forthcoming without CRE16. Large site. Not sure want to encourage development so out of town. Await retail study.

### **Officers Comments**

9.3 CRE16 – This site has been put forward for retail uses. The site has no specific planning history associated with it. It is currently outside the

development boundary adjacent to Millennium Way and the A120. It is completely separated from the Braintree Retail Park by the A120. Development on the other side of Millennium Way at the triangle site is in a special policy area where development is restricted to that related to transport plus the existing garden centre and haulage uses. Officers consider that the outcome of the Retail Evidence base update should be considered before deciding whether additional retail facilities would be required.

9.4 CRE17 – This site has been put forward for improvements to the B1018 in association with CRE16. This would primarily consist of a straightening of the double bends approaching the Wyevale roundabout.

### **Recommendations**

To defer any recommendations regarding site allocations at Galleys Corner until after the retail study update and a highways impact assessment.

### **10. Other Issues**

10.1 Gypsies and Travellers: 23 authorised pitches are required by 2011 and a further 17 authorised pitches by 2021. Part of BRC7E (between London Road and Pods Brook Rd) was suggested at the Members Workshop as a possible site. Officers have checked the visual impact of a site in this location and have concluded that it would be unacceptable. It might also prejudice other future uses on this site. Officers intend to present a separate report to the LDF Panel examining the issue of provision for Gypsies and Travellers over the District as a whole.

### **Housing Provision**

10.2 The following potential sites have been identified in Braintree and Bocking in this report, which were supported by Ward Members.

### **Estimated Capacity of New \* Sites Supported by Councillors**

\*Excludes sites which already have planning permission

<b>Site</b>	<b>Dwelling Capacity Estimate</b>
GRN2/4/5 off London Road	4 (Part of site)
BON 16 Land rear of 61 Broad Road	40
BON32 - Christy House/Chantry House	13
BOS16 Harkilees Way	10
BRC6 North of Rayne Rd	20
BRC30 – Old telephone exchange	12
BRC8 – WJC	27
BRC31 – Silks Way	10
BRC34 – Kwik fit	23
BRC76 – Crossman House	10
BRC36 – Garage site South St.	20
BRE25/26/1 – Football/tennis & adj.	115
BRE17 –Kalestead	14
BOB20 Former garages Falkland Court	12



BOS 10 Land off Tenter Close	10
<b>Total</b>	<b>340</b>

10.3 The total number of dwellings that could be provided on sites recommended by officers in this report is 340. This is above the minimum requirement of 336 dwellings. However, it would be preferable to not only meet the Braintree and Bocking housing requirement, but to provide a comfortable buffer in the number of houses allocated; in case any identified housing sites are slow in coming forward, in order to avoid any speculative development proposals in the future.

10.4 The report therefore recommends that the following proposed housing sites are investigated to assess their suitability and that a further report is prepared for the Panel on this matter to enable them to consider whether they wish to identify any further housing site allocations on these sites, or parts of these sites:-

10.5 BON7 – Land at Highfields Stile Farm and Straits Mill – Mixed use, residential and recreational use.

BON9 - Land at Straits Mill, Convent Lane, Braintree (12.68ha) – Residential

BRC7E- Land between London Road, A120 and Pod's Brook Road, Braintree (9.49 ha) .

### **Recommendation**

**To investigate the deliverability of BRC7E, or part of this area of land between London Road, A120 and Pod's Brook Road, as a housing site, separate from the other Flich Way Settlement proposals.**

**To further investigate the potential for development of part of BON7 Land at Highfield Stile Farm / BON9 Straits Mill.**