

Braintree District Strategic Housing Land Availability Assessment

3a. Schedule of Large Sites, (10 or more dwellings) including maps

INDEX – BRAINTREE LARGE SITES (10+)

LDFBOB2	Land adjoining Deerleap Way
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BON14	Bovingdon Road
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LDFBRE1	Detached Playing field, Chapel Hill
BRE22	Land adj Pyefleet Lodge/land at Leywood Close
BRE25	Braintree Football Club Clockhouse Way
BRE26	Braintree Tennis Club off Clockhouse Way/Millennium Way
BRS01/03/04	The Riverside Centre, St John's Avenue, Land north of St Johns Avenue and Land north of Rifle Hill
BRS07	Rifle Hill Works
BRS26	Heathlands/ Land South of Mill Hill
BRS32	Notley Road former garage site
CRS02	Land at Stilemans Wood adj A120

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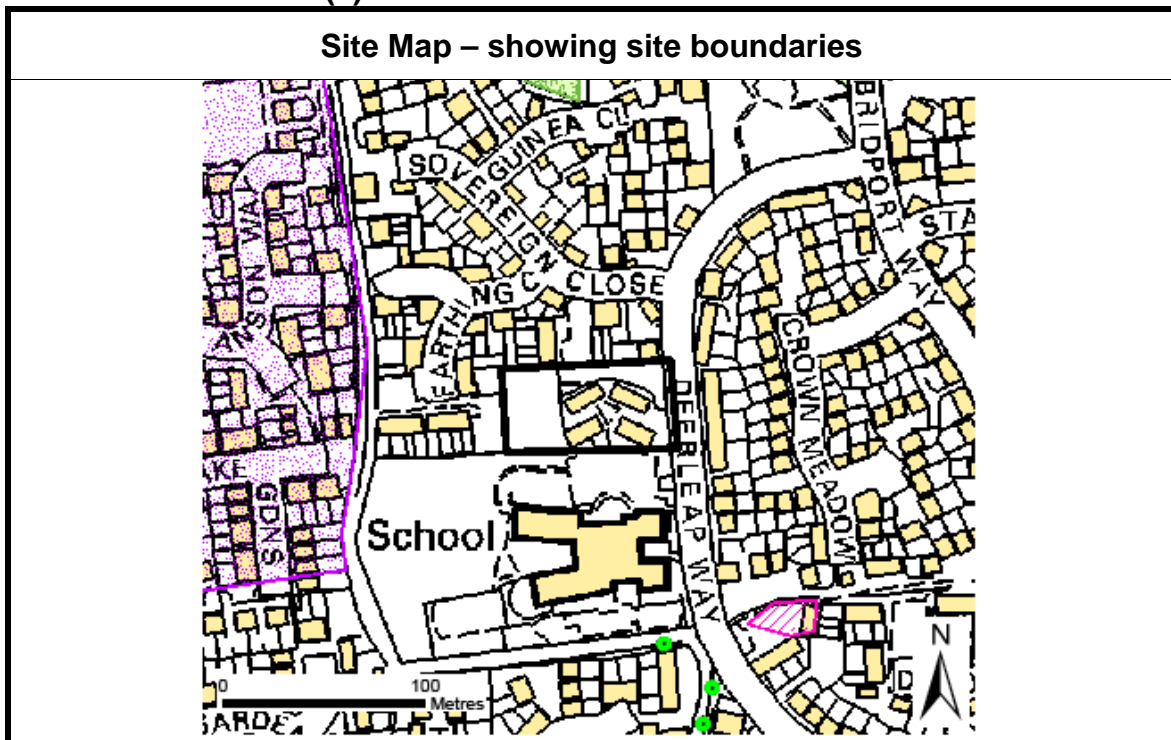
Legend

	Site Boundary
	Conservation Area
	Flood Zone 2
	Flood Zone 3
	SRFA modelling - 1 in 1000 annual fluvial probability (Flood Zone 2)
	SFRA modelling - 1 in 100 annual fluvial probability (Flood Zone 3a)
	SRFA modelling - 1 in 20 annual fluvial probability (Flood Zone 3b)
	Footpath
	Bridalway
	Byway
	Registered Tree (1)
	Registered Tree (2)
	Tree Preservation Order (TPO)
	TPO Area
	TPO Group
	TPO Woodland
	Ancient Woodland
	Ancient Monument
	Grade 1 Listed Building
	Grade 2 Listed Building
	Grade 2* Listed Building
	Contaminated Land
	250m Zone from Historic Landfill Site
	Historic Landfill Site
	Hazardous Substance Zone
	Land adjacent Trunk Road
	Local Nature Reserve
	Local Wildlife Site
	Parks and Gardens
	Protected Hedgerow
	Safeguarded Road
	Site of Special Scientific Interest (SSSI)
	Archaeological Point Site
	Archaeological Site
	Oil Pipeline
	Gas Pipeline
	District Boundary

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	LDFBOB2	Grid Ref:	(X) 577617 (Y) 223821
Site Name:	Land adjoining Deerleap Way		
Settlement:	Braintree		
Ward:	Bocking Blackwater		
Hierarchy Status:	Main Town		
Site Owner:	Marks Farm Partnership		
Address:	Via agent		
Telephone:	Via agent		
Site Agent:	Savills		
Address:	136 New London Road, Chelmsford, CM2 0RG		
Telephone:	01245 269311		
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	0.36	
Site Current Use(s): (identify whether green or brownfield)	Part of primary school site, temporary classrooms	Brownfield
Surrounding Land Use(s):	Residential and education	
Character of Surrounding Area:	New residential housing estate	

Physical Constraints:		
Access information	Access to Deerleap Way	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure	New development, would expect to have all utilities provided.	
Archaeology	N	
Contamination/ Tipped Land	N	
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	The site is adjacent to a primary school and its playing fields.	

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	ECC state site no longer needed for educational use. Services available. The site has a capacity of approximately 14. We are not aware of constraints.

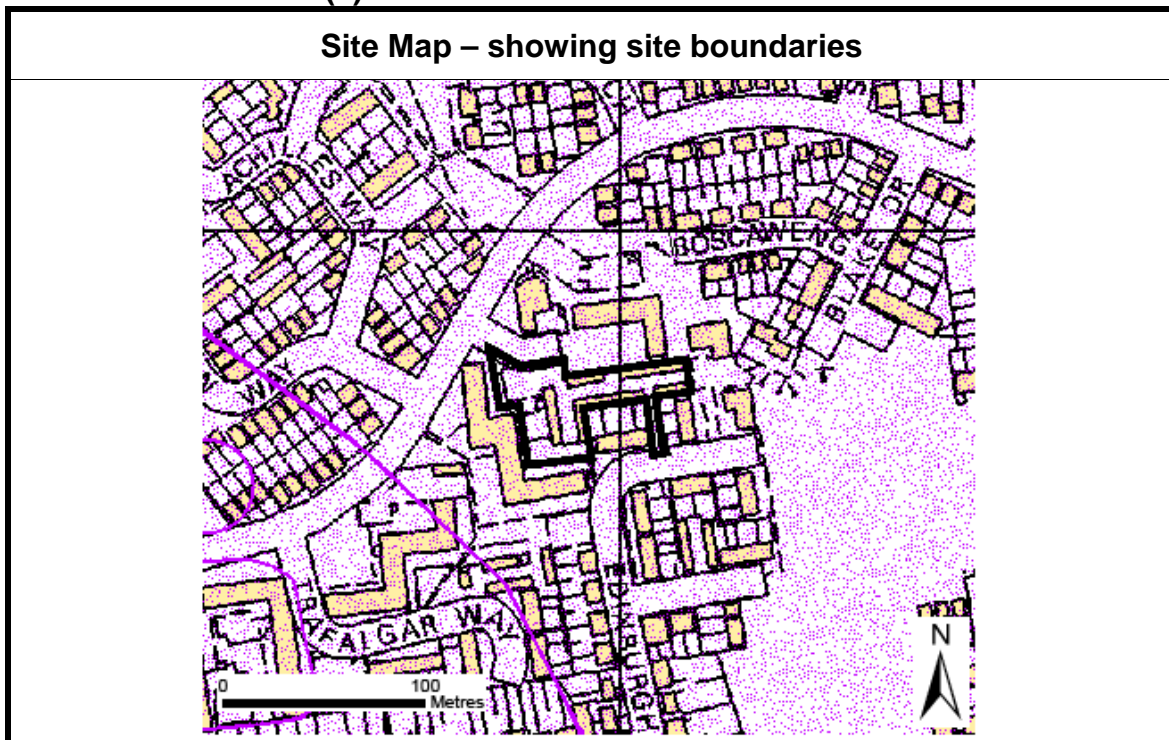
Current Planning Status:	LDFBOB2		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	14		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	Site submitted for consideration for residential under LDF. 1 temporary classroom has been moved to another location on site, but 3 remain.		
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site is within 5 year supply	Year	Yield
		1	0
		2	0
		3	14
		4	0
		5	0
	(in 5 years 2011-2016)	14	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	0
	(in 10 to 15 years 2021 – 2026)		0

Comments:	<p>Adjacent primary school; has been used for temporary classrooms – in part still is used for this. Letter from ECC indicating surplus, dated Sept 08.</p> <p>Site proposed by landowner; former school “bulge area”; considered surplus (unless there will be increased demand for school places in the future – ECC LSAP to review)</p>
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BOB20	Grid Ref:	(X) 576979 (Y) 223915
Site Name:	Land north of Edinburgh Gardens		
Settlement:	Braintree		
Ward:	Bocking Blackwater		
Hierarchy Status:	Main Town		
Site Owner 1:	Car & Commericals Ltd		
Address:	Via agent		
Telephone:	Via agent		
Site Agent 1:	Smart Planning Ltd		
Address:	Old School House, Rettendon Turnpike, Battlesbridge, SS11 7QL		
Telephone:	0870 013 6996		
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	0.28	
Site Current Use(s): (identify whether green or brownfield)	Open amenity space (Derelict site)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Site access from Edinburgh Gardens. (Then via Mountbatten Rd or Marlborough Rd.)	
Public Footpaths	N	No public footpaths on site
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known SMR6511
Contamination/ Tipped Land	N	No identified contamination on site.
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

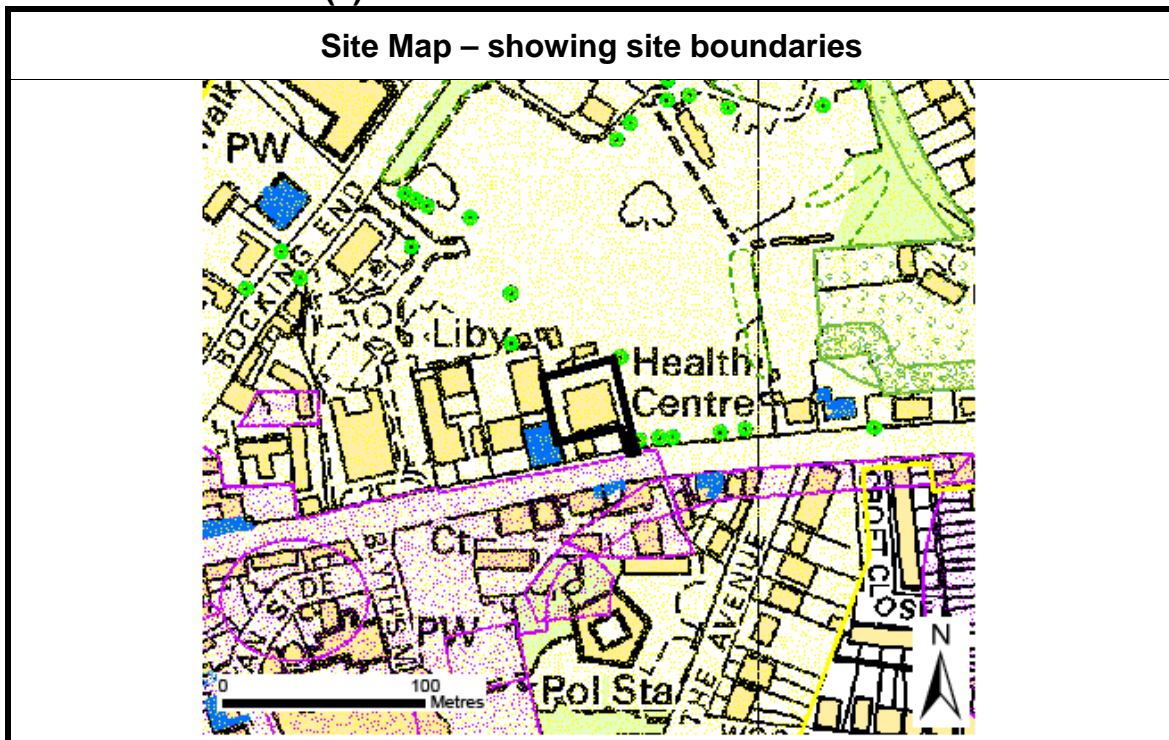
Current Planning Status:	PER106		
Application No.:	07/00089/FUL - Erection of 12 flats with associated parking and amenity area; rearrangement and resurfacing of parking area for existing flats; cycle and bin stores		
Under Construction:	No		
Progress:	Site clearance work commenced 14/07/06		
Potential Yield for Housing (6) (taking account of any constraints identified)	12		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site is within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	12
	(in 5 years 2011-2016)	12	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments:	ResLA 589 BDC forecast.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BOB38	Grid Ref:	(X) 575915 (Y) 223287
Site Name:	Former Health Centre, Coggeshall Road		
Settlement:	Braintree		
Ward:	Bocking Blackwater		
Hierarchy Status:	Main Town		
Site Owner:	Bowergrange Estates Ltd.		
Address:	7 Canterbury Grange, Bocking, CM7 5NA		
Telephone:			
Site Agent:			
Address:			
Telephone:			
Developer:	Bowergrange Estates Ltd.		
Address:	7 Canterbury Grange, Bocking, CM7 5NA		
Telephone:			

Site characteristics (5)



Site Size (ha):	0.126	
Site Current Use(s): (identify whether green or brownfield)	Derelict building (Boarded up former residential and health clinic)	Brownfield
Surrounding Land Use(s):	Residential, amenity space	
Character of Surrounding Area:	Residential, amenity space	

Physical Constraints:		
Access information	Access from Coggeshall Road	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	TPOs near boundary on adjoining land
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/Tipped Land	N	
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Grade 2 Listed Building adjacent site Conservation Area

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

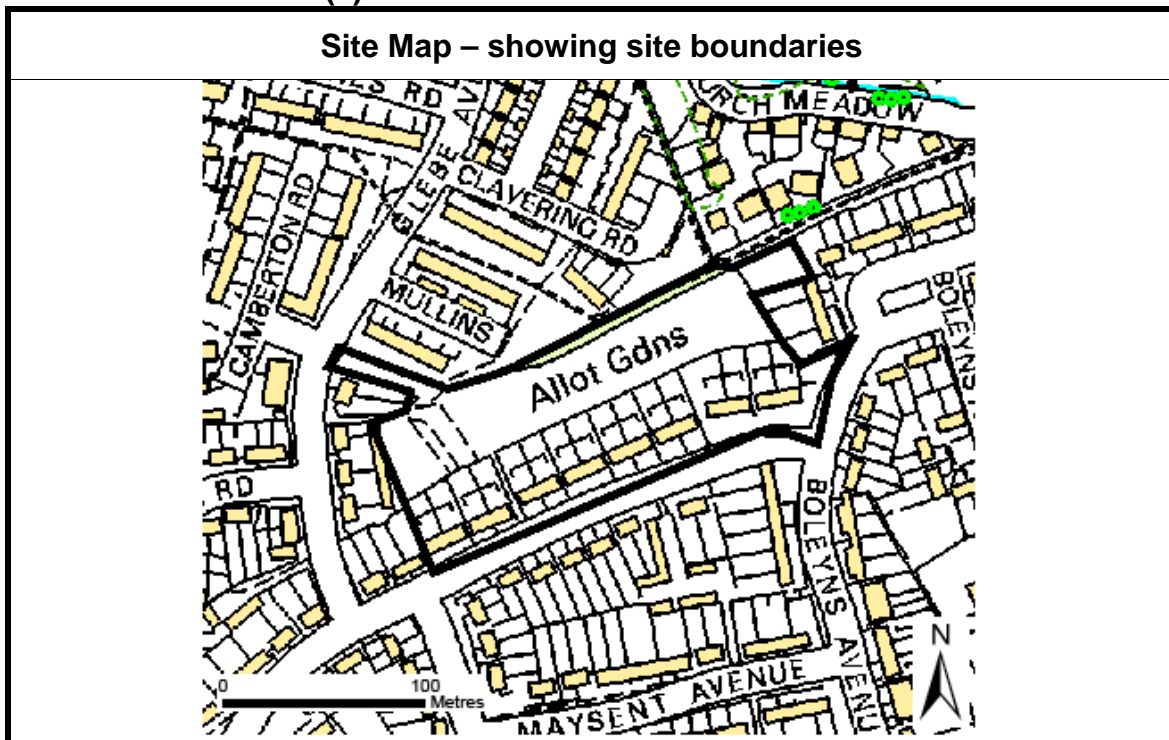
Current Planning Status:	PER		
Application No.:	07/01757/FUL - Proposed erection of 1 no. two storey dwelling, 4 no. two and a half storey dwellings and 9 no. apartments together with 14 undercover park spaces		
Under Construction:	No		
Progress:	None		
Potential Yield for Housing (6) (taking account of any constraints identified)	14		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site is within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	14
		5	0
	(in 5 years 2011-2016)	14	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	0
	(in 10 to 15 years 2021 – 2026)		0

Comments:	ResLA 592 In ownership of developer. BDC forecasts.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BON01	Grid Ref:	(X) 575648 (Y) 224596
Site Name:	Bailey Bridge Road, rear of Glebe Avenue		
Settlement:	Braintree		
Ward:	Bocking North		
Hierarchy Status:	Main Town		
Site Owner:			
Address:			
Telephone:			
Site Agent:	Levitt Bernstein Associates Ltd		
Address:	1 Kingsland Passage, London, E8 2BB		
Telephone:	020 7275 7676		
Developer:	Home Group		
Address:	Unit 2, Mitre Building, Kitson Way, Harlow, CM20 1DR		
Telephone:	01279 621600		

Site characteristics (5)



Site Size (ha):	1.65	
Site Current Use(s): (identify whether green or brownfield)	Development site (Under construction for new residential)	50% Brownfield 50% Greenfield (Approx)
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Off Bailey Bridge Road	
Public Footpaths	Y	FP40 runs beside part of NE boundary of site
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/Tipped Land	N	No contamination on site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	

Current Planning Status:	PER106		
Application No.:	06/02540/FUL - Demolition of 32 no. dwellings and erection of 71 no. new dwellings and open space. Revised siting for terrace at Plots 48 - 51; terrace resited 1m further to west		
Under Construction:	Yes		
Progress:	40 completions		
Potential Yield for Housing (6) (taking account of any constraints identified)	31		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site is within 5 year supply	Year	Yield
		1	31
		2	0
		3	0
		4	0
		5	0
(in 5 years 2011-2016)			0
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)			Yield 0 0

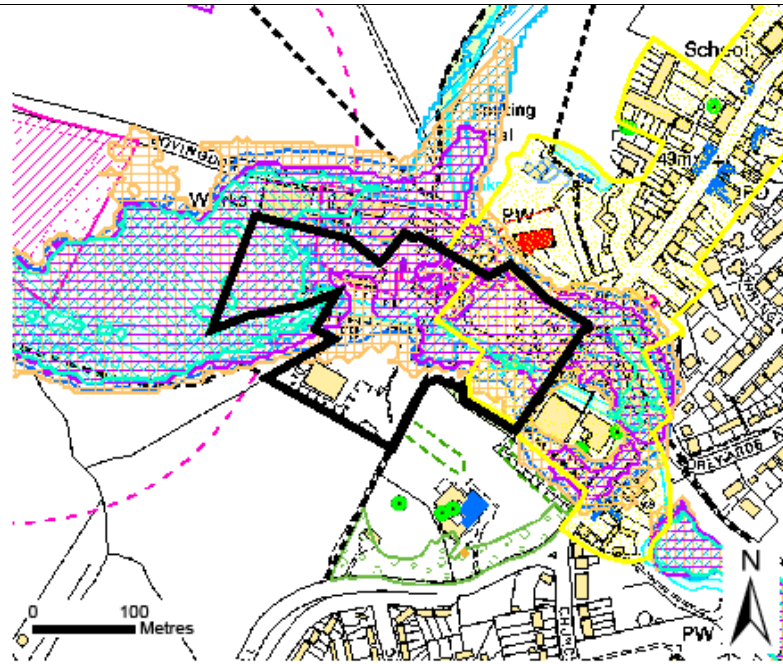
Comments:	ResLA 547
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BON14	Grid Ref:	(X) 575557 (Y) 225599
Site Name:	Bovingdon Road		
Settlement:	Braintree		
Ward:	Bocking North		
Hierarchy Status:	Main Town		
Site Owner:	<p>Address:</p> <p>Telephone:</p>		
Site Agent 1:	<p>Bidwells</p> <p>Address: Steeple House, Church Lane, Chelmsford, CM1 1NH</p> <p>Telephone: 01245 250 998</p>		
Developer 1:	<p>Barratt Eastern Counties</p> <p>Address: Barratt House, 7 Springfield Lyons Approach, Chelmsford, CM2 5EY</p> <p>Telephone: 01245 232200</p>		
Site Agent 2:	<p>N S Chapman Associates Ltd</p> <p>Address: 71 High Street, Earls Colne, Colchester, CO6 2QX</p> <p>Telephone: 01787 223044 OR 01787 222756</p>		
Developer 2:	<p>George Tanner (Shalford) Ltd</p> <p>Address: The Works, Shalford, Braintree, CM7 5SB</p> <p>Telephone: 01371 850256</p>		

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha):	4.15	
Site Current Use(s): (identify whether green or brownfield)	Development site (Under construction for new residential)	Brownfield
Surrounding Land Use(s):	Residential and open countryside	
Character of Surrounding Area:	Residential and open countryside	

Physical Constraints:		
Access information		Access from Bovingdon Road
Public Footpaths	Y	Footpaths run through site
Natural Features of Significance <i>(e.g. TPOs)</i>	N	
Steep Slopes	N	
Potential for Flooding <i>(and/or flood risk Zone)</i>	Y	Site within Flood Zones 2 and 3
Existing Service Infrastructure		
Archaeology	N	
Contamination/ Tipped Land	Y	Site identified as contaminated from its former use as a textile and dye mill
Other <i>(such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)</i>	Y	Grade I Listed Building opposite site and within a Conservation Area.

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

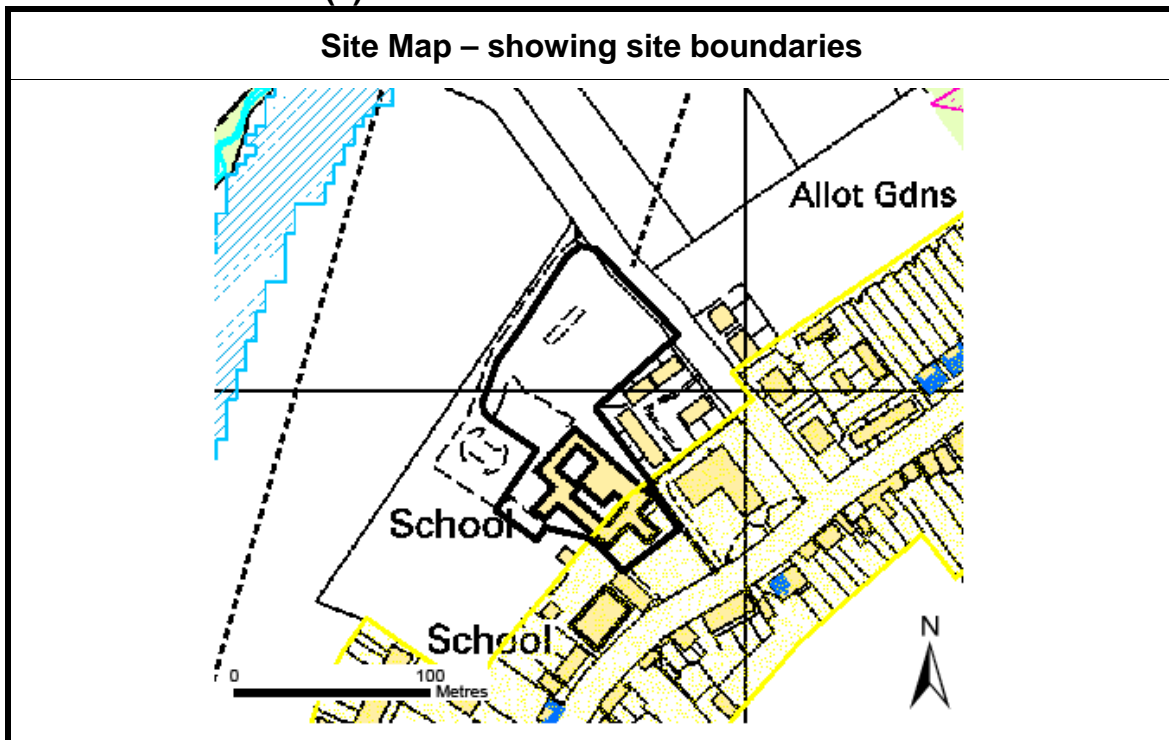
Current Planning Status:	PER PER106		
Application No.:	00/00525/FUL - Re-design of part of residential development consisting of 71 houses and 66 flats associated garages, roads, footpaths and ground work approved under consent BTE/1399/83 07/00704/FUL - Plot substitution of 14 dwellings with 14 dwellings at plots, 85, 86, 87, 88, 132, 133, 134, 135, 136, 137, 138, 139, 140 and 147 - amendment to previously approved application no: 00/00525/FUL		
Under Construction:	Yes		
Progress:	45 dwelling completions 2008/2009; 22 more completed April – July, and 24 under construction according to NHBC returns		
Potential Yield for Housing (6) (taking account of any constraints identified)	116		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site is within 5 year supply	Year	Yield
		1	46
		2	50
		3	20
		4	0
		5	0
	(in 5 years 2011-2016)	20	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	
		0	

Comments:	ResLA 130, 207 Forecast timing estimated by BDC on basis of construction progress.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	LDFBON18	Grid Ref:	(X) 575915 (Y) 225989
Site Name:	Edith Borthwick School		
Settlement:	Braintree (Bocking Church Street)		
Ward:	Bocking North		
Hierarchy Status:	Main Town		
Site Owner:	Essex County Council		
Address:	Disposals Manager, P.O.Box 6, County Hall, Chelmsford, CM1 1LB		
Telephone:			
Site Agent:			
Address:			
Telephone:			
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	0.95	
Site Current Use(s): (identify whether green or brownfield)	School (incorporating playing field)	Brownfield
Surrounding Land Use(s):	Residential/educatioN/agricultural	
Character of Surrounding Area:	Residential/educatioN/agricultural	

Physical Constraints:		
Access information	Currently shares access (and car parking) with County Primary School. Access off Fennes Road.	
Public Footpaths	Y	FP22 runs along part of boundary
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Not known	
Contamination/ Tipped Land	N	
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Part within, part adjoining conservation area

Development Progress:		
Suitability for Housing or Mixed Use:		
Comments from Owners/ Agent:		

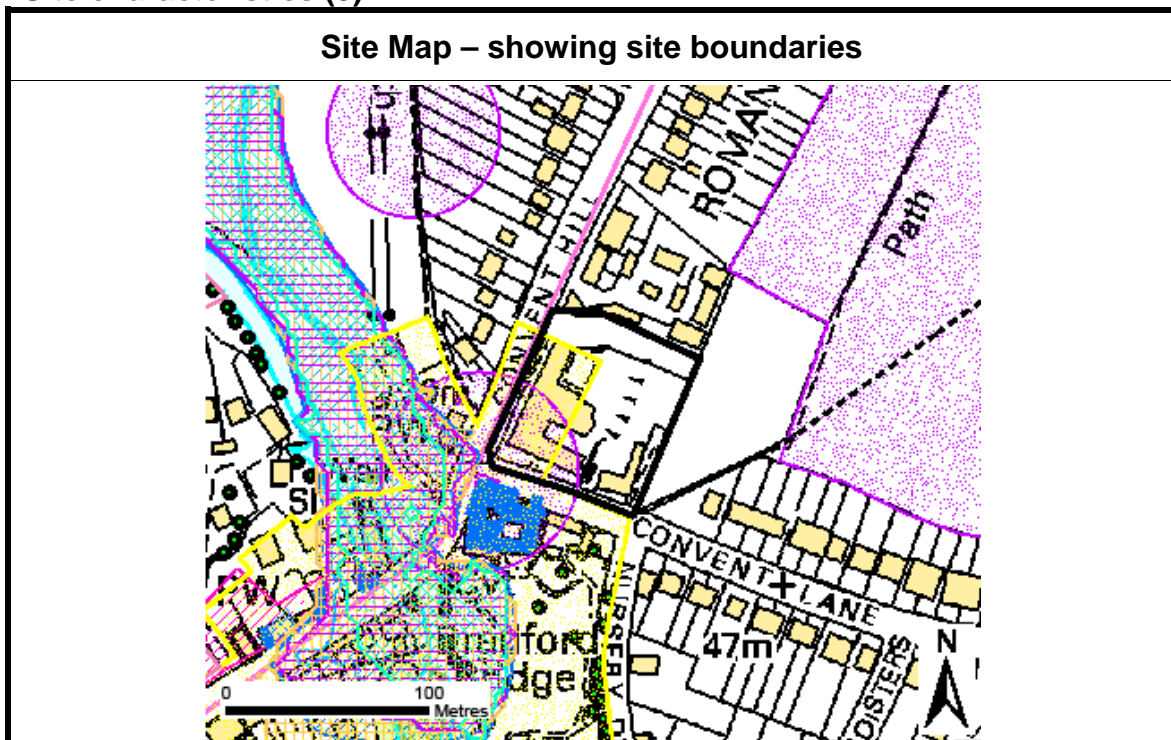
Current Planning Status:	No relevant planning		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	30		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	30	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments:	School may be relocating ; site may become surplus and is proposed by ECC Estates to be disposed of for development. Site area c.0.95 ha excluding access road, play area and car park ha, capacity estimated by ECC Estates at 31-41 dwellings but on basis of 1.1 ha; may be lower – site should exclude car park for primary school and car park may need to be relocated to function for Bocking Primary school when this site is released (note also current problems with parent parking in vicinity of primary school). Timing based on timing of relocation of school.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BON29	Grid Ref:	(X) 576344 (Y) 224400
Site Name:	St Francis Place		
Settlement:	Braintree		
Ward:	Bocking North		
Hierarchy Status:	Main Town		
Site Owner:	Hopkins Homes Ltd		
Address:	Mr R Eburne, Melton Park House, Scott Lane, Woodbridge, IP12 1TJ		
Telephone:	01394 446800		
Site Agent:			
Address:			
Telephone:			
Developer:	Hopkins Homes Ltd		
Address:	Mr R Eburne, Melton Park House, Scott Lane, Woodbridge, IP12 1TJ		
Telephone:	01394 446800		

Site characteristics (5)



Site Size (ha):	0.66	
Site Current Use(s): (identify whether green or brownfield)	Development site (Under construction for new residential)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Access from Convent Hill (also called Broad Road)	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/Tipped Land	N	No identified contamination on site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Site adjacent to Grade 2 Listed Building Part in/part adjoining Conservation Area

Development Progress:	On hold due to market conditions
Suitability for Housing or Mixed Use:	Housing
Comments from Owners/ Agent:	Projections 2010/2011 – 10, 2011/2012 - 8

Current Planning Status:	PER106		
Application No.:	04/01326/FUL - Demolition St. Francis Nursing Home, conversion 4 Broad Road to 1, 3 bed house, conversion 6 Broad Road to 2, 2 bed houses & erection 28 dwellings, 4 3 bed, 21 4 bed and 3 5 bed dwellings, garages, car parking, foul & surface water drainage 07/00315/FUL - Erection of 15 no. dwellings and associated garages and parking court 09/00330/FUL - Amendments to plots 15, 16, 29 and 30 of residential redevelopment scheme previously approved by planning permission 07/00315/FUL		
Under Construction:	Yes		
Progress:	3 units commenced, revised plans recently approved for several plots		
Potential Yield for Housing (6) (taking account of any constraints identified)	18		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site is within 5 year supply	Year	Yield
		1	0
		2	10
		3	8
		4	0
		5	0
(in 5 years 2011-2016)			8
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)			Yield
			0
			0

ResLA 560

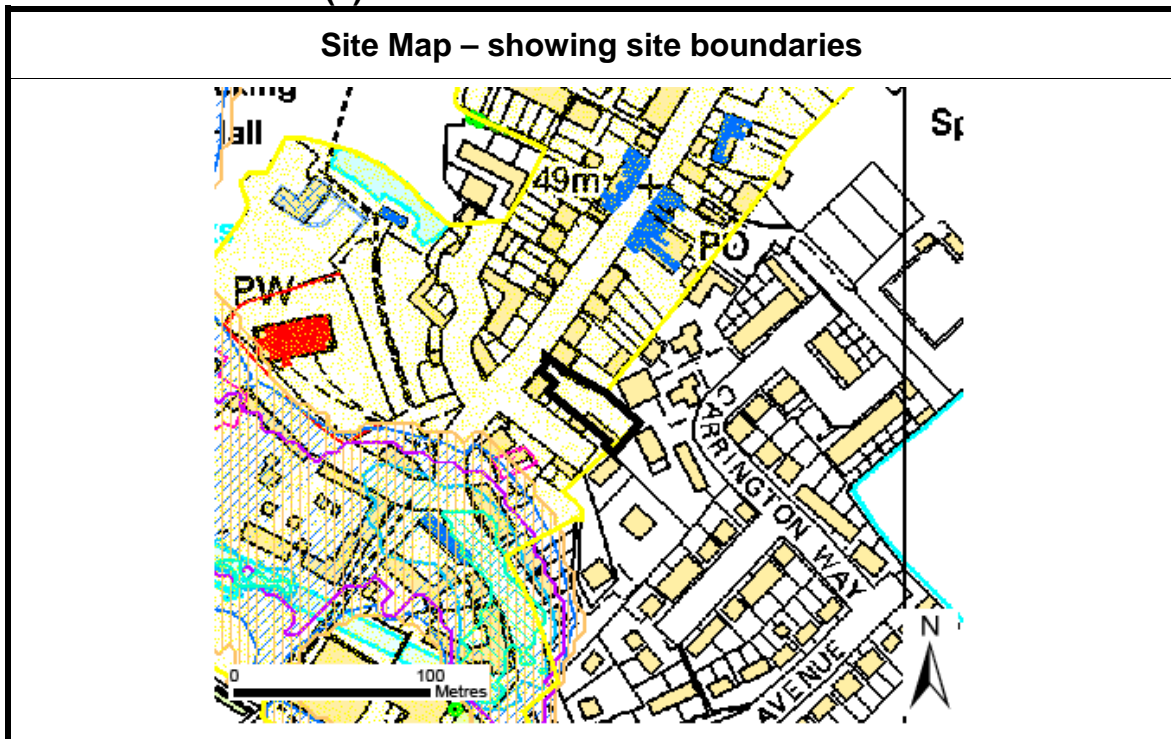
Comments:

Development currently on hold due to market conditions; planned to recommence with completions starting 2010/11.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BON30	Grid Ref:	(X) 575839 (Y) 225650
Site Name:	48-54 Church Street		
Settlement:	Braintree		
Ward:	Bocking North		
Hierarchy Status:	Main Town		
Site Owner:	Mr S Dunmore		
Address:			
Telephone:			
Site Agent:	Andrew Stevenson Associates		
Address:	21a High Street, Great Dunmow, CM6 1AB		
Telephone:	01371 874807		
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	0.88	
Site Current Use(s): (identify whether green or brownfield)	Scallywags Nursery	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Access from Church Street (constrained)	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	(Zone 1)
Existing Service Infrastructure		
Archaeology	Not known	
Contamination/ Tipped Land	N	
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Conservation Area

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	Site expected to come forward in c.2 years time

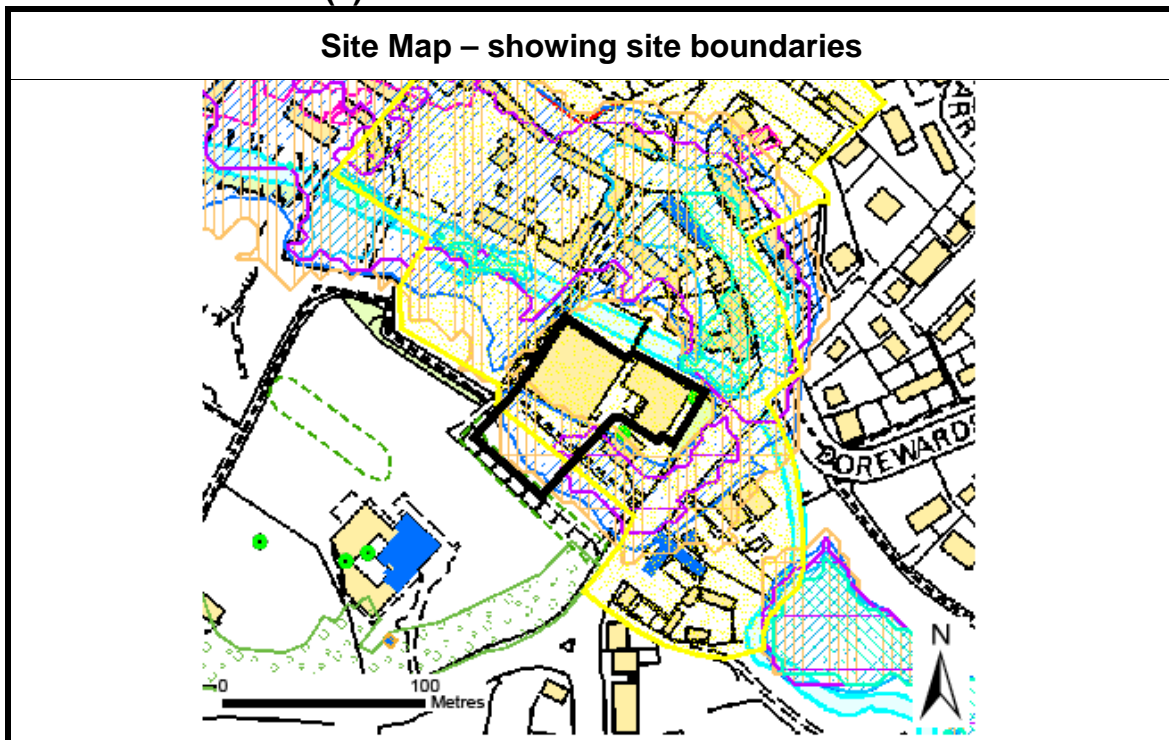
Current Planning Status:	UCS		
Application No.:	PE – residential development		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	10		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	The site is identified within the Urban Capacity Study. However, it has not been submitted by a developer or landowner.		
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	10	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments:	Agent advises site expected to come forward in c.2 years time, so as does not have permission, completions estimated as year 6.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BON32	Grid Ref:	(X) 575714 (Y) 225491
Site Name:	Christy House and Chantry House, Church Street		
Settlement:	Braintree		
Ward:	Bocking North		
Hierarchy Status:	Main Town		
Site Owner:			
Address:			
Telephone:			
Site Agent:	Hilary Brightman		
Address:	41 High Street, Maldon, CM9 5PF		
Telephone:	01621 855567		
Developer:	Anglia Commercial Ltd		
Address:	The Old Deanery, Deanery Hill, Braintree, CM7 5SR		
Telephone:	01376 328600		

Site characteristics (5)



Site Size (ha):	0.35	
Site Current Use(s): (identify whether green or brownfield)	Vacant building (Derelict building)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information		Access from Church Street
Public Footpaths	Y	FP65 crosses site
Natural Features of Significance (e.g. TPOs)	Y	TPO group on part of site 17/08 – G1 and TPO 15/08 T2 draft.
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	Y	Site part within Flood Zone 2
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/Tipped Land	N	No contamination identified on site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Conservation Area

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	The previous application along with the current proposal have never been considered as C3 by the applicant. The current application which is awaiting determination has included additional supporting information to clarify this point. It is therefore considered to be misleading to refer to 10 units as C3 and include them within this assessment.

Current Planning Status:	PER106 PCO		
Application No.:	05/01442/FUL - Demolition of existing buildings and erection of new mixed office and residential development 09/01036/FUL - Demolition of existing buildings and erection of Use Class C2 extra care development, comprising close care and assisted living accommodation and care/management facilities, associated car parking, landscaping and infrastructure works		
Under Construction:	No		
Progress:	None		
Potential Yield for Housing (6) (taking account of any constraints identified)	10		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	10	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	
		0	

Comments:

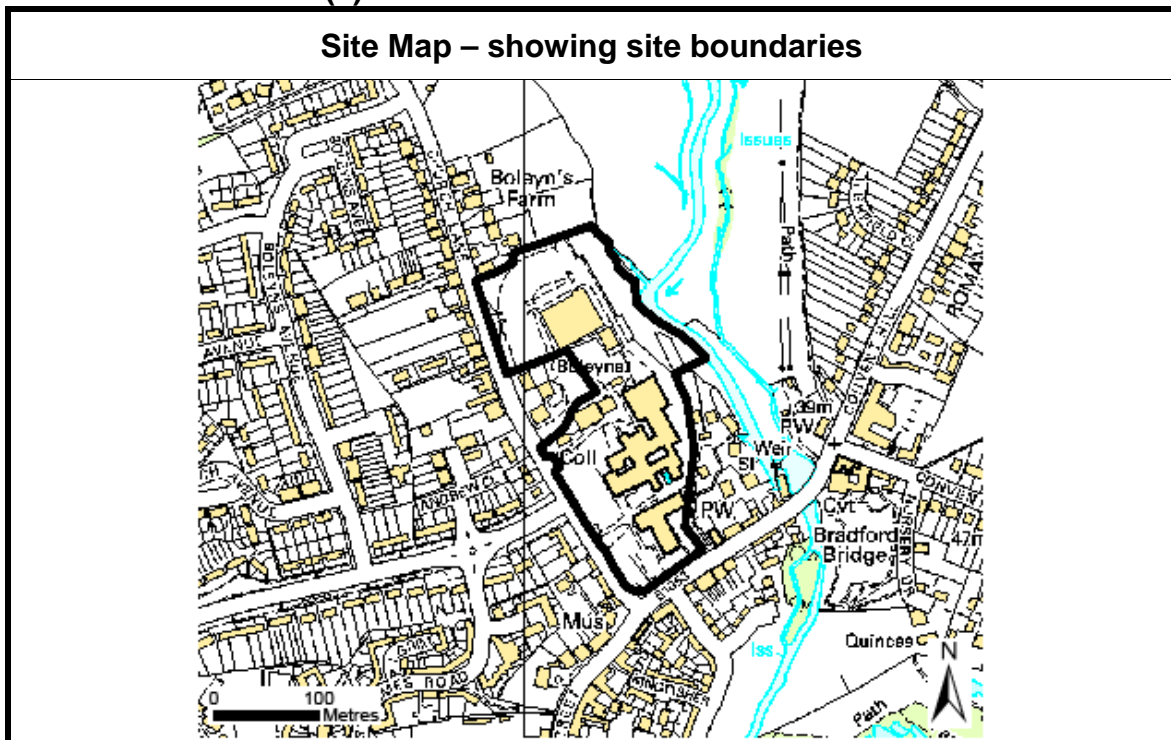
ResLA 571

Now effectively part of the care home complex site at the Old Deanery. Although site has current planning permission for mixed use including 14 dwellings, this is not now planned to be implemented and the site is now in the ownership of the Old Deanery retirement home. Planning application BTE/09/1036, expansion of Old Deanery retirement village, indicates landowners intention. Proposal is mainly C3, but including 10 independent units in the form of cottages with own kitchens, bathrooms, living rooms and gardens. CLG has indicated these 10 can be counted.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BON33	Grid Ref:	(X) 576078 (Y) 224414
Site Name:	Braintree College site		
Settlement:	Braintree		
Ward:	Bocking North		
Hierarchy Status:	Main Town		
Site Owner:	Braintree College		
	Address: Church Lane, Braintree, CM7 5SN		
	Telephone: 01376 321711		
Site Agent:	Strutt & Parker		
	Address: Coval Hall, Rainsford Road, Chelmsford, CM1 2QF		
	Telephone: 01245 258201		
Developer:			
	Address:		
	Telephone:		

Site characteristics (5)



Site Size (ha):	3.93	
Site Current Use(s): (identify whether green or brownfield)	Higher Education College	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential on opposite side of street. Site adjacent to a river.	

Physical Constraints:		
Access information	Access from Church Lane	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	Y	TPO 12/89 covers a number of trees on site.
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	(Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/ Tipped Land	Y	Part of the southern section of site identified as being contaminated by brewing, malting and food processing.
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Site adjacent to listed buildings Adjoining Conservation Area

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

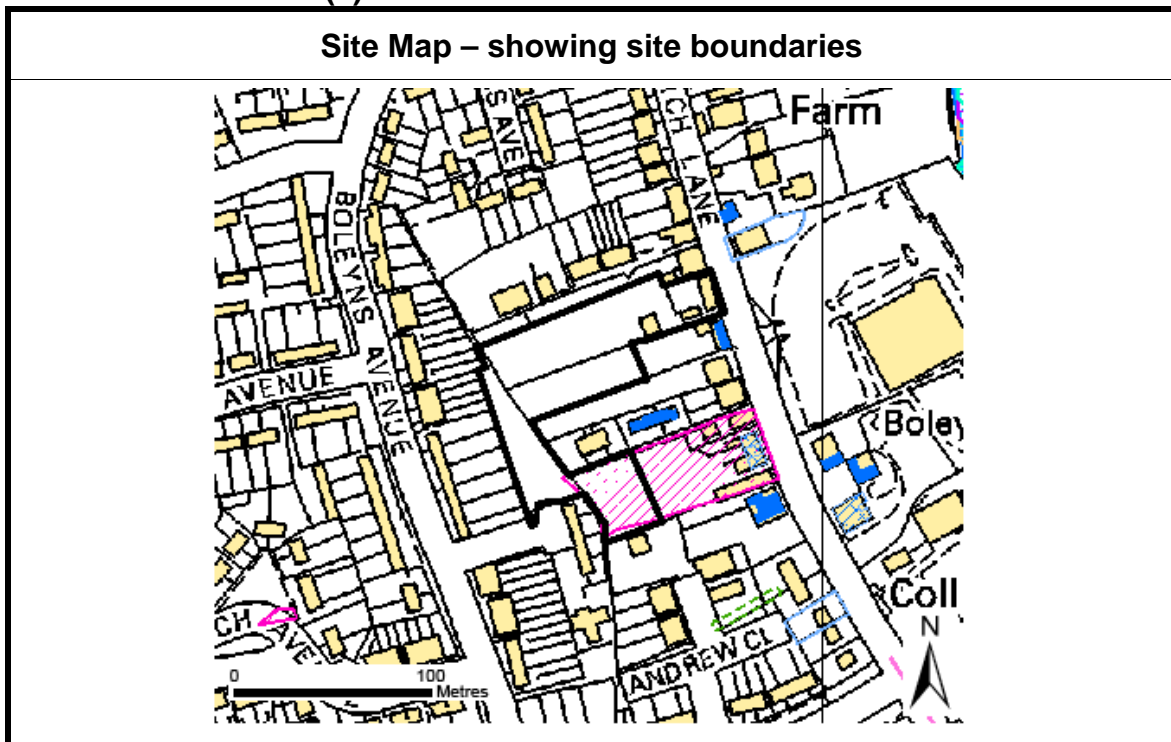
Current Planning Status:	No relevant planning		
Application No.:	None		
Under Construction:	No		
Progress:	Alternative site for college identified within Draft Core Strategy.		
Potential Yield for Housing (6) (taking account of any constraints identified)	118		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
(in 5 years 2011-2016)			0
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)			Yield
			0 118

Comments: Funding and timing for proposed new college uncertain; estimated timing late in plan period. (If College does not relocate to land at Panfield Lane, equivalent area of Panfield Lane site could be developed for housing.)

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BOS01	Grid Ref:	(X) 575883 (Y) 224456
Site Name:	Land at Eagle Lane		
Settlement:	Braintree		
Ward:	Bocking South		
Hierarchy Status:	Main Town		
Site Owner:	Royal Masonic Benevolent Institution		
	Address: 60 Great Queen Street, London, WC2B 5AZ		
	Telephone: Via agent		
Site Agent:	DWA Architects Ltd		
	Address: Mr M Fairbourn-Varley, 39 Blossom Street, York, YO24 1AQ		
	Telephone: 01904 544400		
Developer:			
	Address:		
	Telephone:		

Site characteristics (5)



Site Size (ha):	0.69	
Site Current Use(s): (identify whether green or brownfield)	Scrubland (Amenity land)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Site accessed from Church Lane	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/Tipped Land	Y	Part of site to south potentially contaminated
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Adjacent Listed buildings

Development Progress:	Pre development surveys undertaken.
Suitability for Housing or Mixed Use:	Recently expired outline residential consent on Tenter Close part of site.
Comments from Owners/ Agent:	Following recent refusal of planning permission of 60 bed care home on main part of site current review of options including 100% residential or mix of care and residential. Would anticipate capacity of 35 dwellings at 50 dph.

Current Planning Status:	PER106 REF PER106		
Application No.:	01/02078/FUL - Erection of 17 dwellings with associated garages, cartlodges, bin stores and cycle stores 09/00438/FUL - Erection of 60 bed care home and 1 no. 2 bed dwelling 09/00439/OUT - Erection of 2 no. three bedroom dwellings and 4 no. two bedroom dwellings off Tenter Close		
Under Construction:	No		
Progress:	None		
Potential Yield for Housing (6) (taking account of any constraints identified)	23		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Part of site within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	6
	(in 5 years 2011-2016)	23	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments:

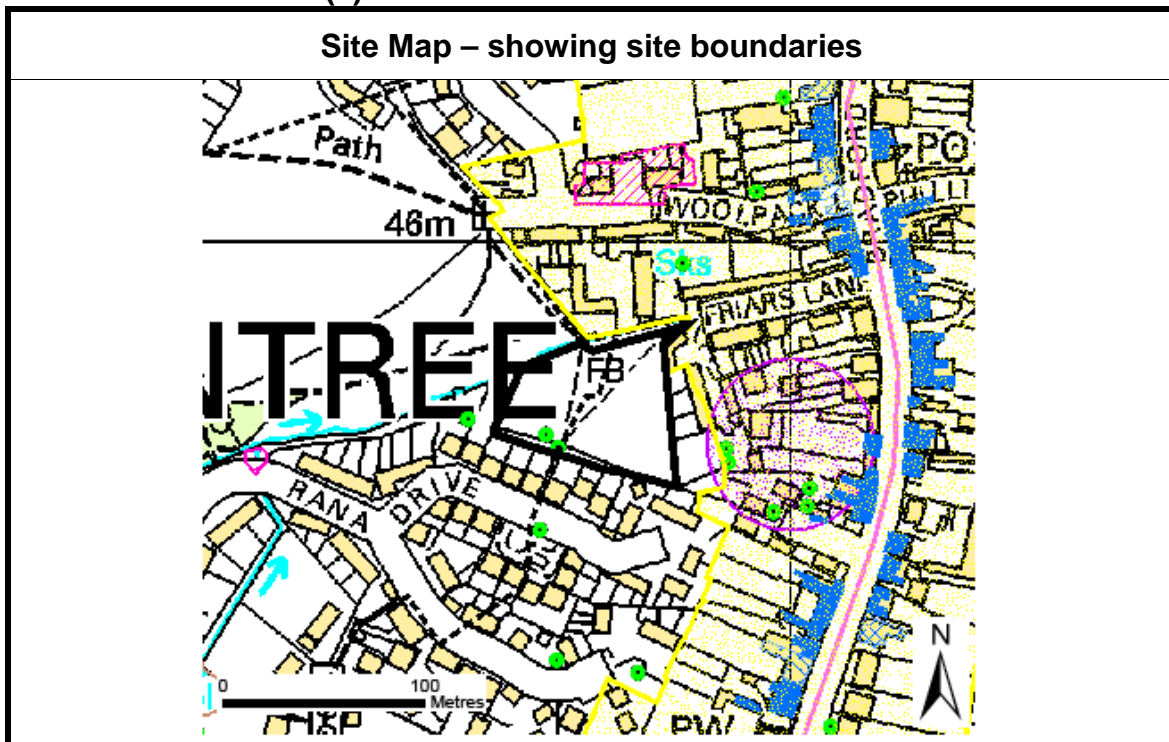
ResLA 489a

BDC forecast, based on capacity of previous full planning permission. Response from agent indicated site is suitable for residential development; landowner/developer is considering options. Capacity included here is as per previous consent, recently expired; care home proposal refused on design grounds, over development; part of site granted outline permission for 6 dwellings subject to S106 (BTE/09/439). Agent estimates total site capacity as 35-41.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BOS06	Grid Ref:	(X) 575904 (Y) 223917
Site Name:	Friars Lane/Williams Drive		
Settlement:	Braintree		
Ward:	Bocking South		
Hierarchy Status:	Main Town		
Site Owner:			
Address:			
Telephone:			
Site Agent:	Stanley Bragg Partnership		
Address:	Abbeygate One, 8 Whitewell Road, Colchester, CO2 7DF		
Telephone:	01206 571371		
Developer:	Swift Developments Ltd		
Address:	Hampton House, 137 Beehive Lane, Chelmsford, CM2 9RX		
Telephone:	01245 255000		

Site characteristics (5)



Site Size (ha):	0.454	
Site Current Use(s): (identify whether green or brownfield)	Unused vacant land (Scrubland with stream)	Greenfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information		Access from Williams Drive
Public Footpaths	N	FP44 runs through the site – developer advises now diverted
Natural Features of Significance (e.g. TPOs)	Y	Two TPO's on site 17/76 – T2 and 17/76 – T3.
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/ Tipped Land	N	No identified contamination on site.
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Adjoins Conservation Area

Development Progress:	Road and sewers are in and footpaths have been diverted.
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	Not currently being pursued due to finance; estimate development within 5 years.

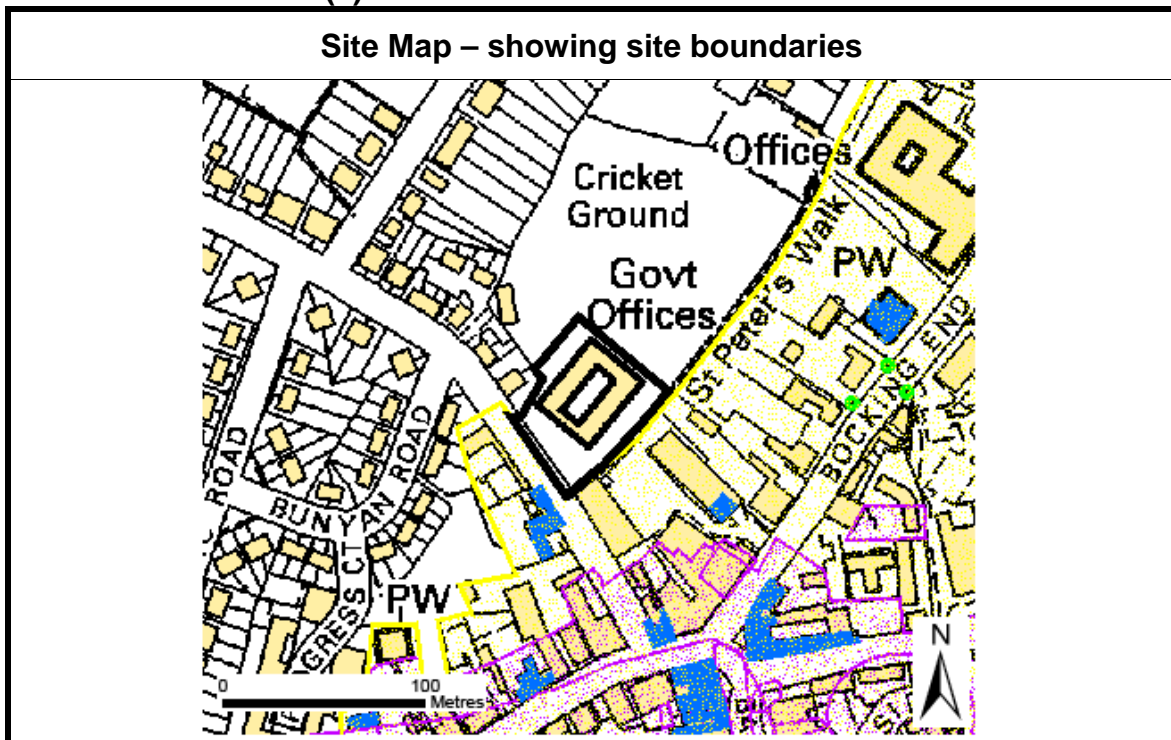
Current Planning Status:	Appeal Allowed		
Application No.:	06/01912/FUL - Erection of 14 no. dwellings, new access road and associated works		
Under Construction:	No		
Progress:	08/00003/DAC – Reserved details application part approved part refused		
Potential Yield for Housing (6) (taking account of any constraints identified)	14		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site is within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	14
	(in 5 years 2011-2016)	14	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	
	(in 10 to 15 years 2021 – 2026)	0	
		0	

Comments: ResLA 600 - As per planning consent. Developer has diverted footpath and dealt with roads and sewers; development of site subject to funding arrangements and delayed because of recession, expected to be within 5 years.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BOS12	Grid Ref:	(X) 575614 (Y) 223342
Site Name:	Former DWP offices Panfield Lane Braintree		
Settlement:	Braintree		
Ward:	Bocking South		
Hierarchy Status:	Main Town		
Site Owner:	Telereal Trillium Ltd		
Address:	via agent		
Telephone:	via agent		
Site Agent:	Rapleys		
Address:	6 th Floor, Pall Mall Court, 61-67 King Street, Manchester, M2 4PD		
Telephone:	0870 777 6292		
Developer:	Telereal Trillium Ltd		
Address:	via agent		
Telephone:	via agent		

Site characteristics (5)



Site Size (ha):	0.348	
Site Current Use(s): (identify whether green or brownfield)	Offices (Offices and car park to rear)	Brownfield
Surrounding Land Use(s):	Residential, offices, public gardens to northeast, park/open space to south east, cricket ground to east	
Character of Surrounding Area:	Residential, offices, public gardens to northeast, park/open space to south east, cricket ground to east	

Physical Constraints:		
Access information	Site access from Panfield Lane. This section of road is not a through road.	
Public Footpaths	Y	FP66 and proposed cycleway run adjacent to the site.
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	
Contamination/ Tipped Land	N	
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Site adjacent a Conservation Area and grade II listed buildings.

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	Due to the sustainable nature of the site, a high density of residential development can be achieved here.

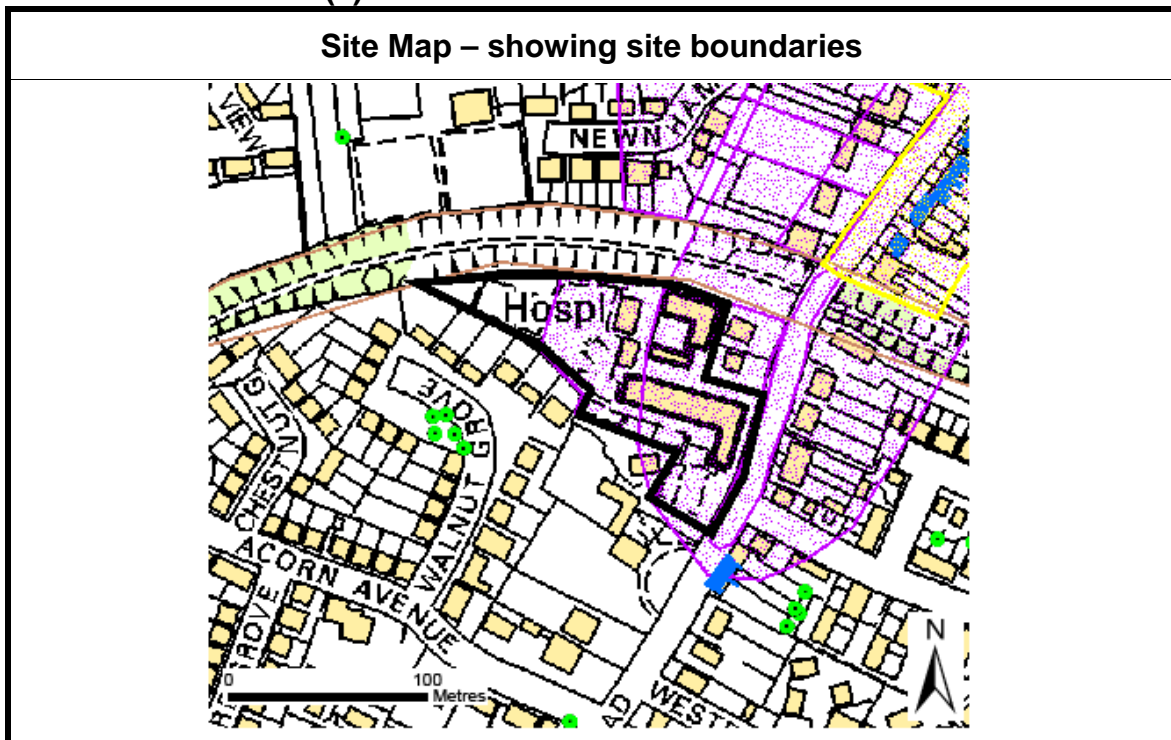
Current Planning Status:	LDFBOS5		
Application No.:	None		
Under Construction:	N/a		
Progress:	Site currently being marketed, retention of element of office use		
Potential Yield for Housing (6) (taking account of any constraints identified)	14		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	Site submitted for consideration for residential use under LDF		
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	14	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	
	(in 10 to 15 years 2021 – 2026)	0	
		0	

Comments: Agent estimates capacity as up to 49 dwellings (does not state site area or density), but taking into account BDC responses to previous proposals, and estimating site at 40 dph (taking into account character of the area), capacity estimated here as 14. Timing takes into account agent's response.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRC08	Grid Ref:	(X) 575272 (Y) 222667
Site Name:	William Julien Courtauld Hospital Site, London Road		
Settlement:	Braintree		
Ward:	Braintree Central		
Hierarchy Status:	Main Town		
Site Owner:	Mid Essex Primary Care Trust		
Address:	Swift House, Hedgerows Business Park, Colchester Road, Chelmsford, CM2 5PF		
Telephone:	01245 398770		
Site Agent:			
Address:			
Telephone:			
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	0.535	
Site Current Use(s): (identify whether green or brownfield)	Hospital, vacant buildings (Hospital with some buildings in use, some derelict)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Access from London Road	
Public Footpaths	N	Northern boundary of site adjoins Flich Way
Natural Features of Significance (e.g. TPOs)	Y	Northern boundary of site adjoins Local Wildlife Site M3 Flich Way
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Y	6324 6287
Contamination/ Tipped Land	N	No identified contamination. However some may be present due to current use of site.
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:	None
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	The Mid Essex PCT use (which is about half of its total use) will transfer to St Michael's Hospital next year. The remaining health use will continue until disposal in approximately 2 years time.

Current Planning Status:	ResLA 555		
Application No.:	PE - Proposed residential development		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	15		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	The site is identified within the Residential Land Availability Study. However it has not been submitted by a developer or landowner.		
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	15
	(in 5 years 2011-2016)	15	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	
		0	

Comments:	Mid Essex PCT do not have an estimate of capacity. BDC forecast allowing time for disposal, planning approval and construction.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRC20	Grid Ref:	(X) 575562 (Y) 223255
Site Name:	Land r/o Horse and Groom PH		
Settlement:	Braintree		
Ward:	Braintree Central		
Hierarchy Status:	Main Town		
Site Owner 1:	The Owner/Occupier		
Address:	3 Panfield Lane, Braintree, CM7 2TH		
Telephone:			
Site Owner 2:	G Cox Braintree Ltd		
Address:	223 Whyke Road, Chichester, West Sussex		
Telephone:			
Site Agent:	Crichell Harrington & Partner		
Address:	44A North Street, West Sussex, PO19 1NF		
Telephone:			
Site Owner 3:	Horse & Groom Public House		
Address:			
Telephone:			
Site Agent:	K Howlett Esq		
Address:	2 Hythe Close, Braintree, CM7 5TH		
Telephone:			
Site Owner 4:	The Owner/Occupier		
Address:	22 Rayne Road, Braintree, CM7 2QH		
Telephone:			
Site Owner 5:	The Owner/Occupier		
Address:	Noel House, 24 Rayne Road, Braintree, CM7 2QH		
Telephone:			

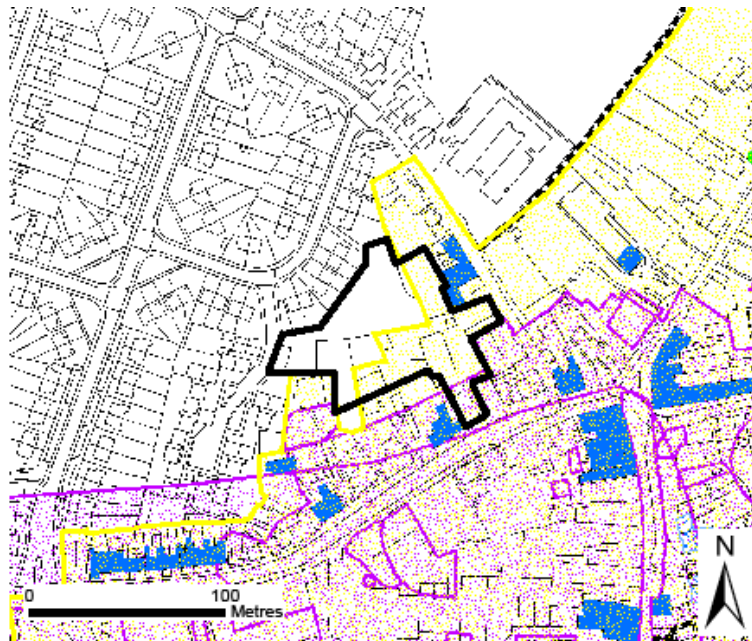
Developer:

Address:

Telephone:

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha): 0.54

Site Current Use(s):
(identify whether green or brownfield)

Commercial and allotments
(Vacant land, some back land and former allotments and commercial uses)

80% Brownfield and 20% Greenfield

Surrounding Land Use(s):

Office space in front, mechanics garage to right, residential surrounding

Character of Surrounding Area:

Office space in front, mechanics garage to right, residential surrounding

Physical Constraints:		
Access information		Access from Progress Court/Rayne Road
Public Footpaths	N	
Natural Features of Significance <i>(e.g. TPOs)</i>	N	
Steep Slopes	N	
Potential for Flooding <i>(and/or flood risk Zone)</i>	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	
Contamination/Tipped Land	N	No identified contamination on site
Other <i>(such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)</i>	Y	Part in/part adjoining Conservation Area

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	No opinion as to development (Noel House) No objections to inclusion within the SHLAA (Smith)

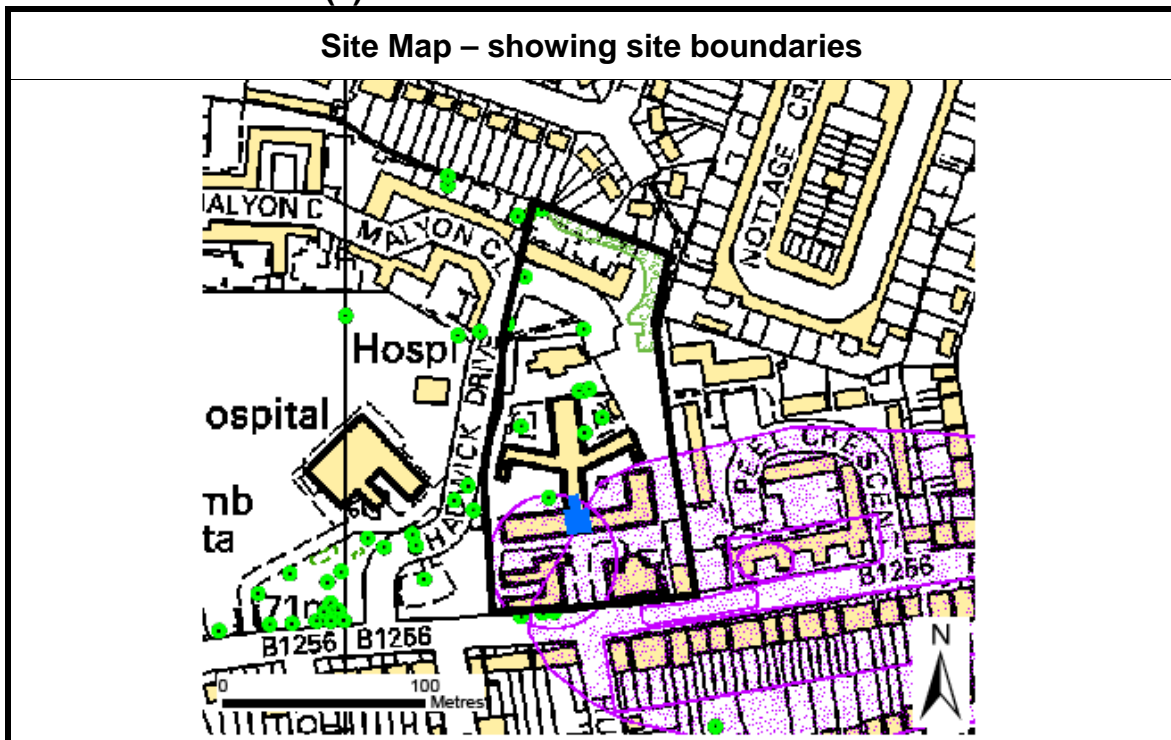
Current Planning Status:	ResLA 556 LDFBRC6		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	20		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	The site is identified within the Residential Land Availability Study. However it is in multiple ownership.		
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)		0
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)			Yield
			20 0

Comments: LDF BRC6 – BDC Asset Management promoting for development but do not own whole site - Estimated capacity 10-20. Access from Progress Court.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRC22	Grid Ref:	(X) 575017 (Y) 223197
Site Name:	Rayne Road, Chadwick Drive		
Settlement:	Braintree		
Ward:	Braintree Central		
Hierarchy Status:	Main Town		
Site Owner:	<p style="margin-left: 40px;">Address:</p> <p style="margin-left: 40px;">Telephone:</p>		
Site Agent:	<p style="margin-left: 40px;">Address:</p> <p style="margin-left: 40px;">Telephone:</p>		
Developer:	City And Country Residential		
	Address: Benfield Place, Benfield Road, Stansted, CM24 8HL		
	Telephone: 01279 817882		

Site characteristics (5)



Site Size (ha):	1.601	
Site Current Use(s): (identify whether green or brownfield)	Development site (Under construction for new residential)	Brownfield
Surrounding Land Use(s):	Fronted by residential dwellings, office space	
Character of Surrounding Area:	Fronted by residential dwellings, office space	

Physical Constraints:		
Access information		Access from Rayne Road (via Chadwick Drive)
Public Footpaths	N	However FP122 present adjacent to north east corner of site.
Natural Features of Significance (e.g. TPOs)	Y	Approximately 13 TPOs on site and TPO woodland present 11/02 – W1
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Y	6339 and 6287
Contamination/ Tipped Land	Y	Potential contamination on site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Grade II listed building on site

Development Progress:	Construction and sales underway
Suitability for Housing or Mixed Use:	Sales on commercial element may be difficult resulting in a change to residential
Comments from Owners/ Agent:	Hoping for additional residential unit permission this month.

Current Planning Status:	PER106 PCO		
Application No.:	07/02273/FUL - Re-planning of approved schemes (07/00438/FUL & 06/02315/LBC) and minor extensions to provide 4 no. additional residential units and improved internal layouts 07/00438/FUL - Conversion of hospital into 59 residential units and B1 offices plus erection of carports with 5 loft apartments over 08/01689/FUL – Amendment to internal layout of main building to create 2 no 1 bed flats in place of 2 bed flat and addition of a new building 2 bed maisonette 09/00860/FUL - Erection of 1 - 2 bedroom dwelling		
Under Construction:	Yes		
Progress:	As at August 2009 19 properties listed on website, 3 sold, 5 reserved, 11 available. Block C completed August 2009		
Potential Yield for Housing (6) (taking account of any constraints identified)	71		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))	Site has planning permission and is being developed		
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments	Site currently under construction		
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply	Year	Yield
		1	71
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	0	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	
		0	

ResLA 537 (part)

Comments:

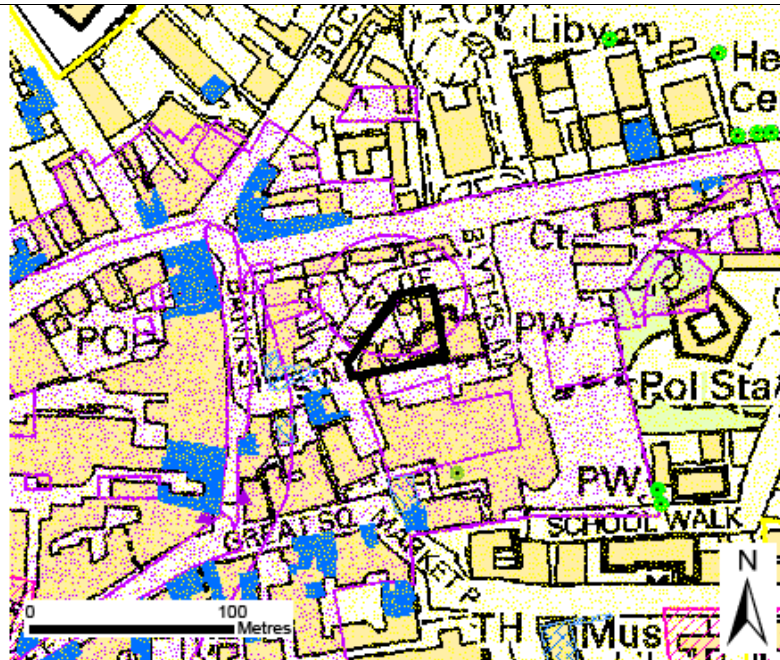
Developer has indicated may seek further residential permission to replace proposed commercial development on this mixed use site.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRC29	Grid Ref:	(X) 575774 (Y) 223169
Site Name:	Water Towers, Swan Side		
Settlement:	Braintree		
Ward:	Braintree Central		
Hierarchy Status:	Main Town		
Site Owner 1:	Bowergrange Estates Limited		
Address:	Carey House, 7 Canterbury Grange, Bocking, CM7 5NA		
Telephone:	01376 320057		
Site Agent 1:			
Address:			
Telephone:			
Site Owner 2:	Mr J.B. & Mrs R.A. Ogilvie		
Address:	47 Church Street, Bocking, Braintree, Essex		
Telephone:	Via agent		
Site Agent 2:	Andrew Stevenson Associates		
Address:	21a High Street, Great Dunmow, Essex, CM6 1AB		
Telephone:	01371 874807/874039		
Developer:			
Address:			
Telephone:			

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha): 0.129

Site Current Use(s):
(identify whether green or brownfield)

Development site
(Old tower undergoing renovation. Under construction for new residential)

Brownfield

Surrounding Land Use(s):

Church, commercial

Character of Surrounding Area:

Church, commercial

Physical Constraints:		
Access information	Access from Blyths Meadow/Swan Side	
Public Footpaths	N	
Natural Features of Significance <i>(e.g. TPOs)</i>	N	
Steep Slopes	N	
Potential for Flooding <i>(and/or flood risk Zone)</i>	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Y	
Contamination/Tipped Land	N	No identified contamination
Other <i>(such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)</i>	Y	Conservation Area

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/Agent:

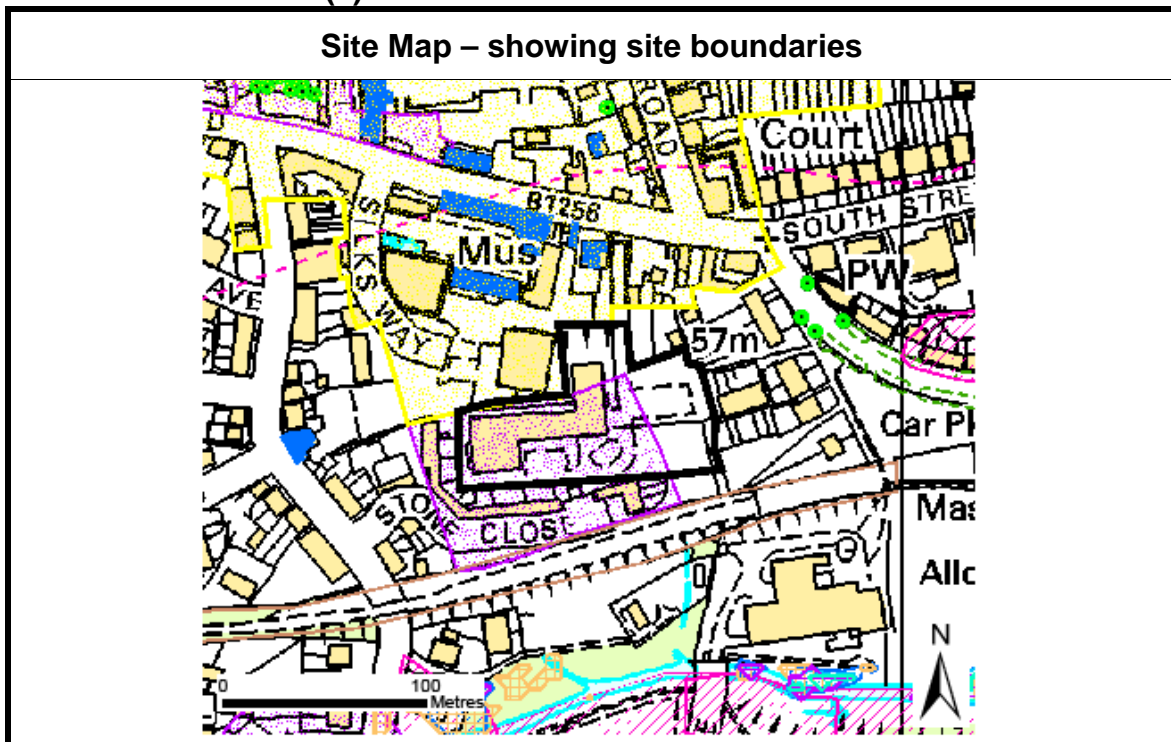
Current Planning Status:	PER		
Application No.:	01/00797/FUL - Proposed conversion of tower to single dwelling and erection of linked building providing 7 no. self contained flats with communal access 08/00714/FUL - Amendment to previous approval (07/00723/FUL) - Conversion of former water tower to form 7 no. apartments with link to former fire station converted to restaurant/lounge bar and 7 no. apartments with three further floors, front and rear extensions, incorporating balconies, roof terraces and associated works		
Under Construction:	Yes		
Progress:	Commenced		
Potential Yield for Housing (6) (taking account of any constraints identified)	14		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply	Year	Yield
		1	14
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	0	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments:	ResLA 578
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRC30	Grid Ref: (X) 575847 (Y) 222736
Site Name:	Telephone exchange, South Street	
Settlement:	Braintree	
Ward:	Braintree Central	
Hierarchy Status:	Main Town	
Site Owner:	BT PLC & Telereal Services Limited	
	Address: via agent	
	Telephone: via agent	
Site Agent:	Rapleys LLP	
	Address: FAO Mr Robert Clarke, 51 Great Marlborough Street, London, W1F 7JT	
	Telephone: 0870 777 6292	
Developer:		
	Address:	
	Telephone:	

Site characteristics (5)



Site Size (ha):	0.693	
Site Current Use(s): (identify whether green or brownfield)	Engineering offices with open scrubland (Telephone exchange building)	Brownfield
Surrounding Land Use(s):	Residential and commercial and the Fritch Way	
Character of Surrounding Area:	Residential and commercial and the Fritch Way	

Physical Constraints:		
Access information	Access from South Street	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Y	6427
Contamination/ Tipped Land	Y	Within 250 of historic landfill site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Adjacent to Conservation Area

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

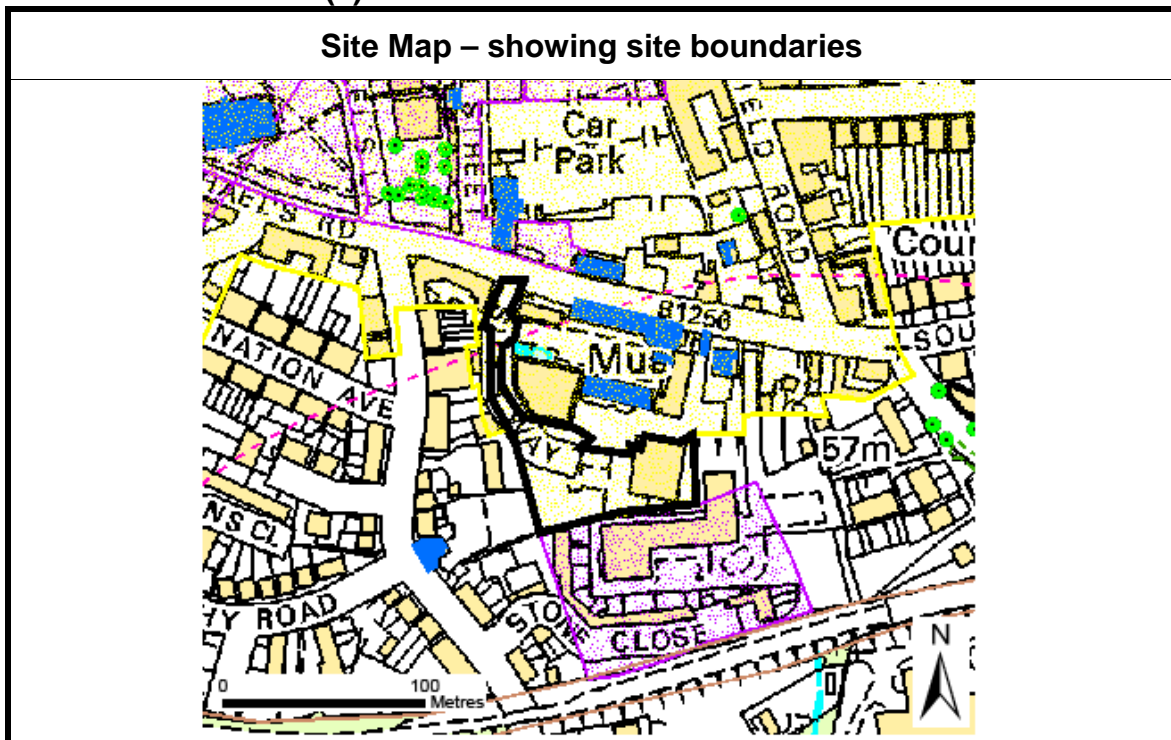
Current Planning Status:	PER106		
Application No.:	08/01956/OUT - Development of part of the Telephone Exchange site for the erection of 14 residential units including access (all other matters reserved)		
Under Construction:	No		
Progress:	No reserved matters submitted. Site being marketed.		
Potential Yield for Housing (6) (taking account of any constraints identified)	14		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	14
	(in 5 years 2011-2016)	14	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments: Proposals for development as affordable housing being considered by BDC Strategic Housing.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRC31	Grid Ref:	(X) 575777 (Y) 222774
Site Name:	Silks Way site		
Settlement:	Braintree		
Ward:	Braintree Central		
Hierarchy Status:	Main Town		
Site Owner:	Braintree District Council		
Address:	Asset and Property Manager, Causeway House, Braintree, CM7 9HB		
Telephone:	01376 552525		
Site Agent:			
Address:			
Telephone:			
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	0.395	
Site Current Use(s): (identify whether green or brownfield)	Goods garage, car park (Industrial units in reasonable condition. Museum)	Brownfield
Surrounding Land Use(s):	Residential, telephone exchange	
Character of Surrounding Area:	Residential, telephone exchange	

Physical Constraints:		
Access information	Access from Silks Way, off South Street	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Y	6427
Contamination/ Tipped Land	Y	Within 250 of historic landfill site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Within a Conservation Area and adjacent to Grade II listed buildings

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

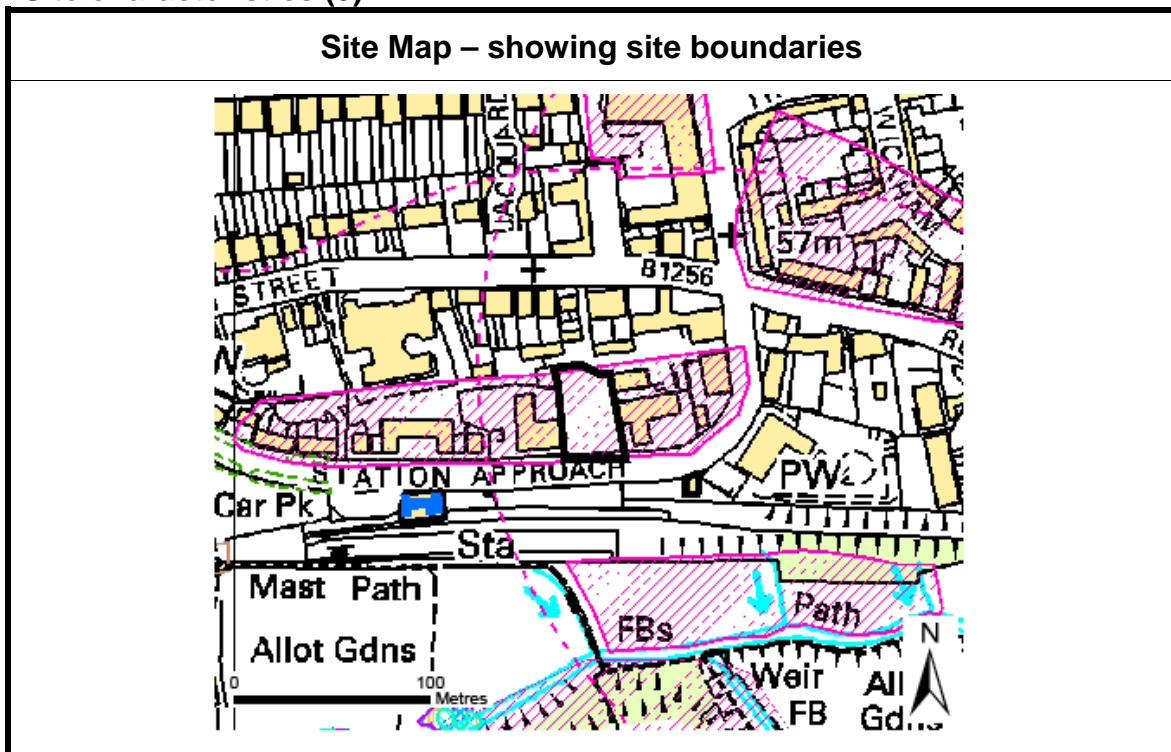
Current Planning Status:	ResLA 548 (part)		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	10		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	The site is identified within the Residential Land Availability Study. However it has not been submitted by a developer or landowner.		
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	0	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	
	(in 10 to 15 years 2021 – 2026)	10	
		0	

Comments:	Capacity and timing to be clarified with Asset Management BDC; need to identify scope for community uses as part of the site, current use for the Islamic Centre. Owned by BDC; intend to dispose of site 2012/2013
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRC35	Grid Ref:	(X) 576180 (Y) 222781
Site Name:	Plumbase site, Station Approach		
Settlement:	Braintree		
Ward:	Braintree Central		
Hierarchy Status:	Main Town		
Site Owner:	Trilogy Management		
Address:	Astra House, Christy Way, Southfields, Basildon, SS15 6TQ		
Telephone:	0845 3301627		
Site Agent:			
Address:			
Telephone:			
Developer:	Trilogy Management		
Address:	Astra House, Christy Way, Southfields, Basildon, SS15 6TQ		
Telephone:	0845 3301627		

Site characteristics (5)



Site Size (ha):	0.134 ha	
Site Current Use(s): (identify whether green or brownfield)	Former works/yard	Brownfield
Surrounding Land Use(s):	Residential, industrial, rail station opposite	
Character of Surrounding Area:	Residential, industrial, rail station opposite	

Physical Constraints:		
Access information	N	Access off Station Approach
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology		Not known
Contamination/ Tipped Land	Y	Bte/429 – Glass/brick/tile manufacture Within 250m of historic landfill
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)		

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

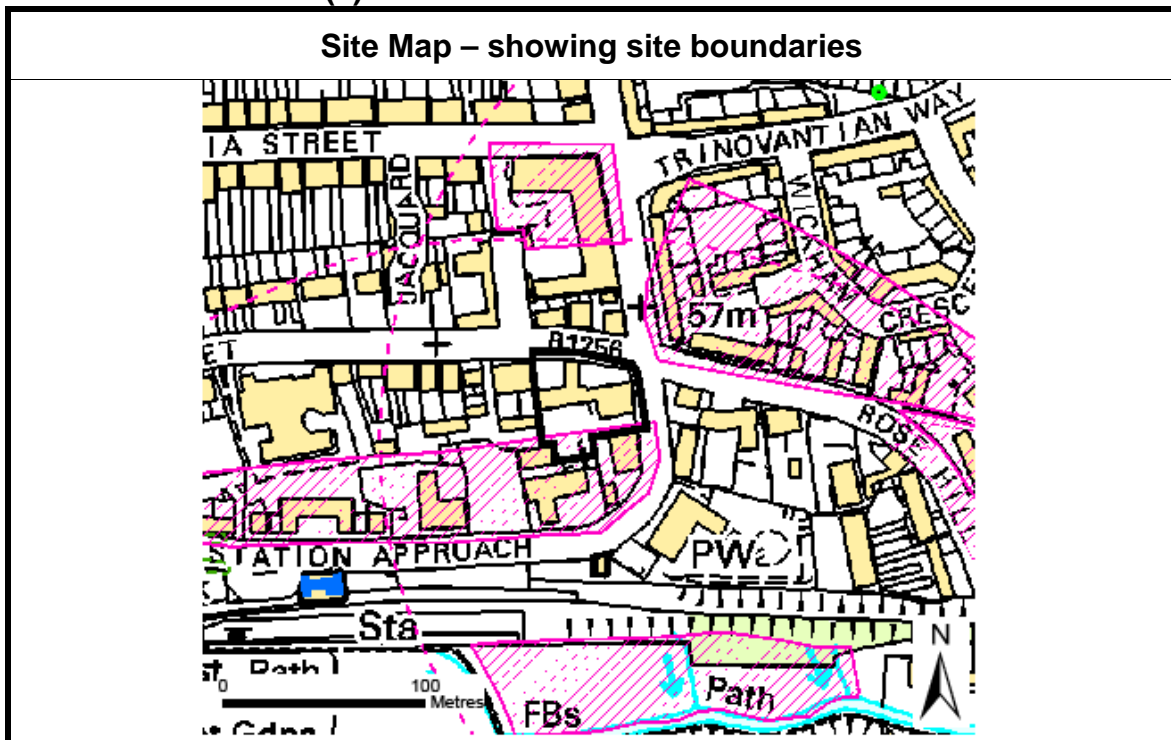
Current Planning Status:	PER106		
Application No.:	05/01092/FUL - Erection of 16 no. apartments with parking and cycle store		
Under Construction:	No		
Progress:	Has building regulations consent		
Potential Yield for Housing (6) (taking account of any constraints identified)	16		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply.	Year	Yield
		1	0
		2	0
		3	0
		4	16
		5	0
	(in 5 years 2011-2016)	16	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	0
	(in 10 to 15 years 2021 – 2026)		0

Comments:	ResLA 573 Timing estimated by BDC.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRC36	Grid Ref:	(X) 576225 (Y) 222826
Site Name:	Garage, South Street		
Settlement:	Braintree		
Ward:	Braintree Central		
Hierarchy Status:	Main Town		
Site Owner:	First Grosvenor Properties Ltd		
	Address: 3/5 Duke Street, London, W1U 3BA		
	Telephone: 0207 935 4497		
Site Agent:	Prime Meridian Ltd		
	Address: Second Floor, 5-6 Argyll Street, London, W1F 7TE		
	Telephone: 020 7494 3522		
Developer:			
	Address:		
	Telephone:		

Site characteristics (5)



Site Size (ha):	0.156	
Site Current Use(s): (identify whether green or brownfield)	Derelict building (Derelict, closed former garage)	Brownfield
Surrounding Land Use(s):	Light industry, residential	
Character of Surrounding Area:	Light industry, residential	

Physical Constraints:		
Access information	Access from South Street	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/Tipped Land	N	Site adjacent to site with contamination. Within 250m of historic landfill
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

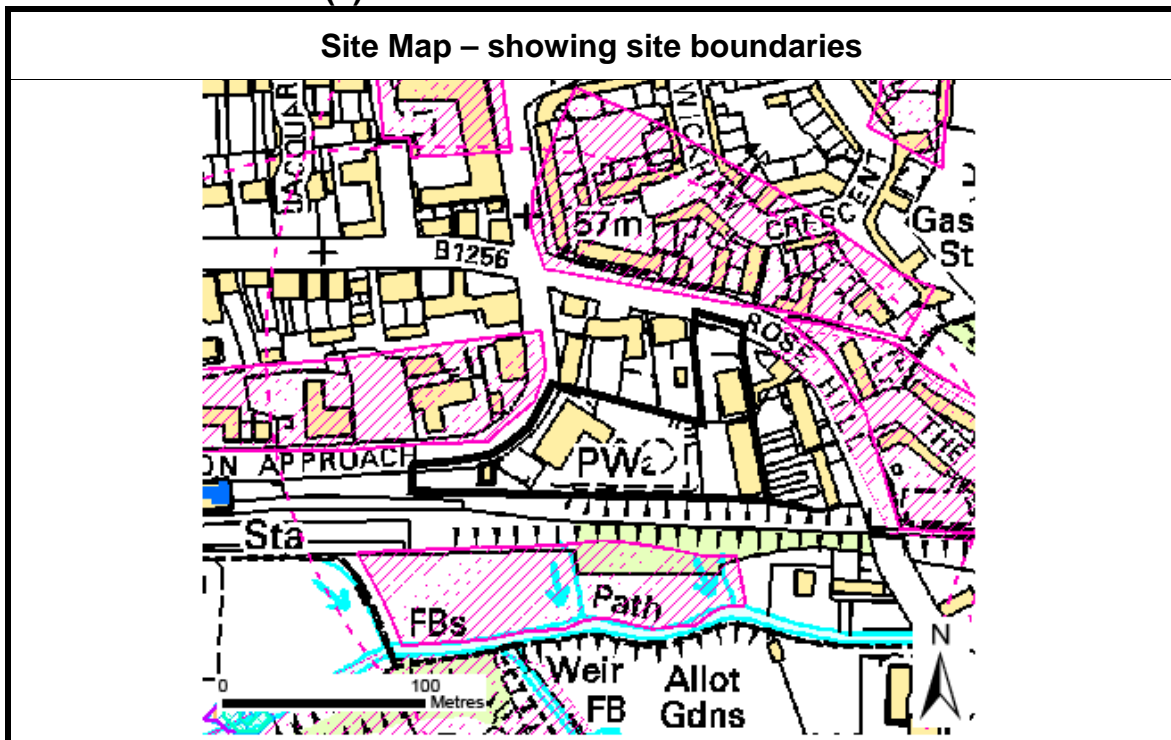
Current Planning Status:	PER106		
Application No.:	06/02293/FUL - Erection of 47 no. new sheltered homes and associated amenity including underground parking		
Under Construction:	No		
Progress:	None		
Potential Yield for Housing (6) (taking account of any constraints identified)	31		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply	Year	Yield
		1	0
		2	0
		3	31
		4	0
		5	0
	<hr/> (in 5 years 2011-2016)		31
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)			Yield
			0
			0

Comments:	ResLA 572 Capacity estimate reduced to 31 in light of affordable housing proposals for 31 dwellings – revised plans expected to be received shortly. Bid to HCA Sept 09 for affordable housing scheme of 31 dwellings
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRC37	Grid Ref:	(X) 576303 (Y) 222761
Site Name:	Land east of Station Approach		
Settlement:	Braintree		
Ward:	Braintree Central		
Hierarchy Status:	Main Town		
Site Owner:	P G Bones		
Address:	Via agent		
Telephone:	Via agent		
Site Agent:	Bidwells Property Consultants		
Address:	Number One Legg Street, Chelmsford, CM1 1JS		
Telephone:	01245 250998		
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	0.735	
Site Current Use(s): (identify whether green or brownfield)	Active light industry (Builders yard and associated office)	Brownfield
Surrounding Land Use(s):	Railway, light industry, residential	
Character of Surrounding Area:	Railway, light industry, residential	

Physical Constraints:		
Access information	Access from Station Approach	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/Tipped Land	N	Site is however within 250m of historic landfill site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

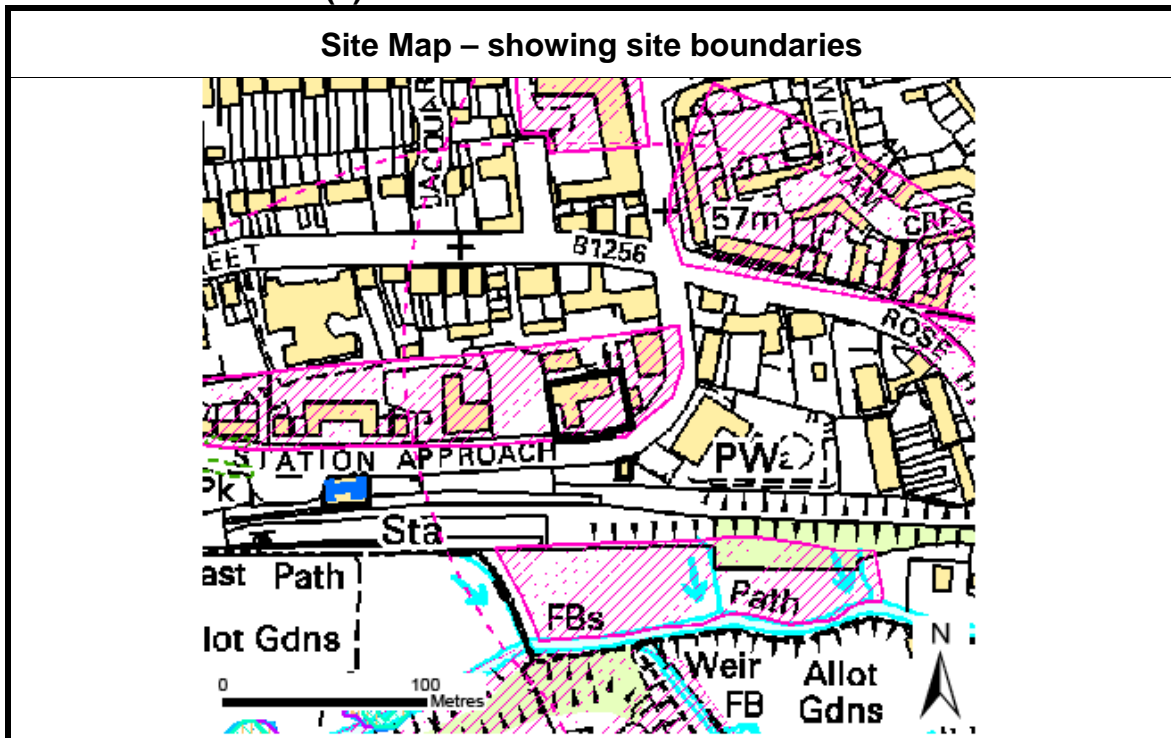
Current Planning Status:	PER106		
Application No.:	09/00293/OUT - Development for residential use (C3)		
Under Construction:	No		
Progress:	No reserve matters submitted.		
Potential Yield for Housing (6) (taking account of any constraints identified)	40		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	20	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		20	0

Comments:	ResLA 554 (part) Capacity of 61 indicated on plans but subsequently developer has indicated revised plans may be submitted at lower density, hence reduced capacity included in forecasts.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRC76	Grid Ref: (X) 576215 (Y) 222776
Site Name:	Crossman House, Station Approach (ECC) Braintree Central Ward	
Settlement:	Braintree	
Ward:	Braintree Central	
Hierarchy Status:	Main Town	
Site Owner:	Essex County Council	
Address:	Disposals Manager, P.O. Box 6, County Hall, Chelmsford, CM1 1LB	
Telephone:		
Site Agent:	Lambert Smith and Hampton	
Address:	Greenwood House, 91/99 New London Road, Chelmsford, CM2 0PP	
Telephone:	01245 215521	
Developer:		
Address:		
Telephone:		

Site characteristics (5)



Site Size (ha):	0.109	
Site Current Use(s): (identify whether green or brownfield)	Offices (Essex County Council Education Area Office)	Brownfield
Surrounding Land Use(s):	Residential, industrial, rail station opposite	
Character of Surrounding Area:	Residential, industrial, rail station opposite	

Physical Constraints:		
Access information	Access from Station Approach	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/Tipped Land	Y	Glass/Brick/Tile manufacturing previously on site and within 250m of historic landfill
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	Anticipated that site will become available during 2010 as staff relocate to Causeway House.

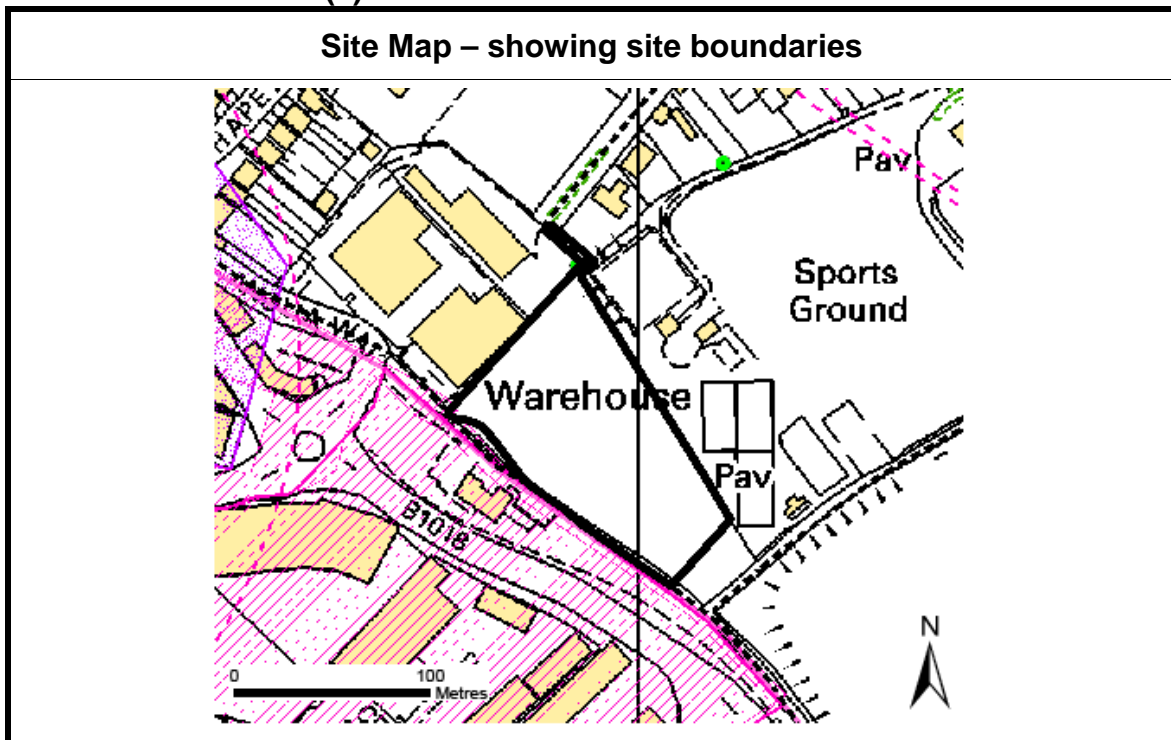
Current Planning Status:	No relevant planning		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	10		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	10
	(in 5 years 2011-2016)	10	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	
		0	

Comments:	Estimated capacity 10-15 Surplus public sector site; site to be vacated 2010/11 and sold for development.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	LDFBRE1	Grid Ref:	(X) 576976 (Y) 222668
Site Name:	Detached Playing field, Chapel Hill		
Settlement:	Braintree		
Ward:	Braintree East		
Hierarchy Status:	Main Town		
Site Owner:	Essex County Council		
Address:	Disposals Manager, P.O. Box 6, County Hall, Chelmsford, CM1 1LB		
Telephone:			
Site Agent:			
Address:			
Telephone:			
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	0.98	
Site Current Use(s): (identify whether green or brownfield)	Redundant school sports field	Greenfield
Surrounding Land Use(s):	Commercial, sports ground with nearby large scale retail and warehouse style units	
Character of Surrounding Area:	Industrial and commercial	

Physical Constraints:		
Access information		Site has no road frontage, although access could be gained via existing commercial building driveway off Anglia Way
Public Footpaths	Y	Path 88 runs to the eastern boundary of the site and path 104 to the west
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes		
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	
Contamination/ Tipped Land	Y	Is directly adjacent to contaminated land which may require investigation.
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	ECC are freeholders of the land and would seek its early release for housing of up to 40 dwellings.

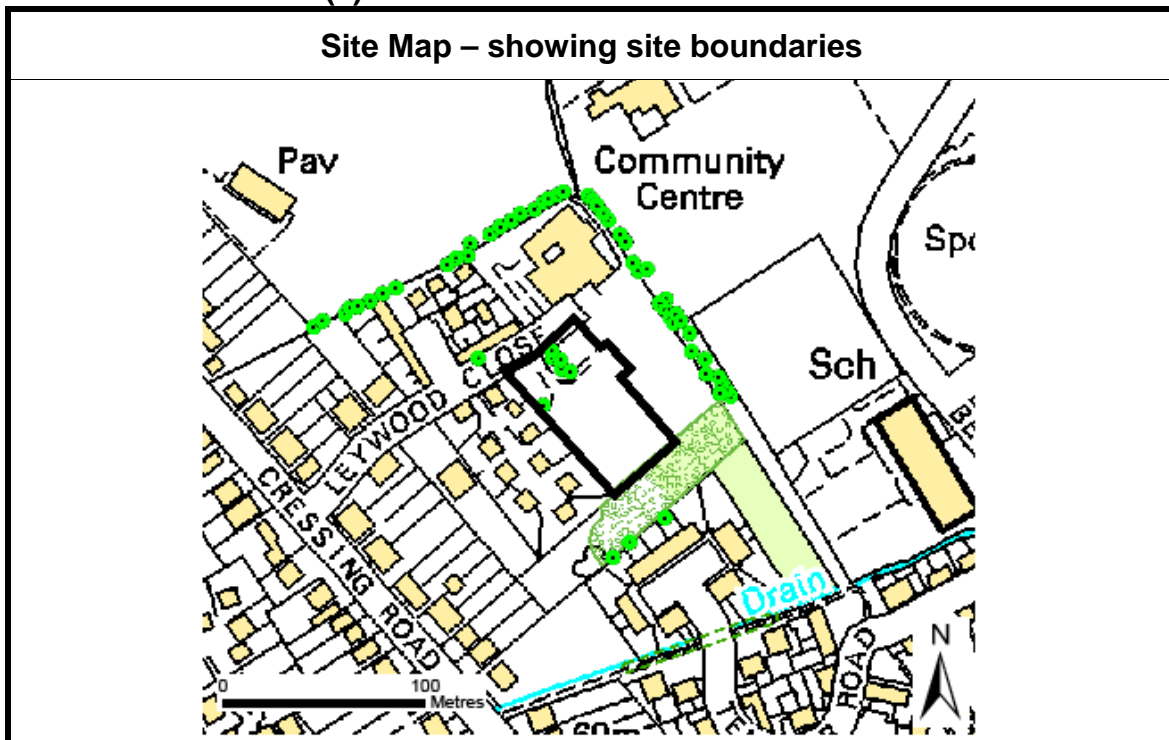
Current Planning Status:	LDFBRE1		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	30		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
(in 5 years 2011-2016)			0
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)			Yield
			0
			30

Comments: Surplus public sector land. Site proposed to come forward with Tennis Club and Football Club sites, which in turn are dependent on relocation to growth location site; so timing expected to be later in plan period.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRE22	Grid Ref:	(X) 577612 (Y) 222691
Site Name:	Land adj Pyefleet Lodge/Land at Leywood Close		
Settlement:	Braintree		
Ward:	Braintree East		
Hierarchy Status:	Main Town		
Site Owner:			
Address:			
Telephone:			
Site Agent:			
Address:			
Telephone:			
Developer:	Chelsteen Homes		
Address:	14 Wells Street, Chelmsford, Essex CM1 1HZ		
Telephone:	01245 264544		

Site characteristics (5)



Site Size (ha):	0.336	
Site Current Use(s): (identify whether green or brownfield)	Development site (Vacant)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Access from Leywood Close	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	Y	TPO's present on site
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/ Tipped Land	N	No contamination identified on site.
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

Current Planning Status:	PER106		
Application No.:	06/00501/FUL - Erection of 14 no. dwellings		
Under Construction:	Yes		
Progress:	1 unit completed		
Potential Yield for Housing (6) (taking account of any constraints identified)	13		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply	Year	Yield
		1	13
		2	0
		3	0
		4	0
		5	0
(in 5 years 2011-2016)			0
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)			Yield
			0
			0

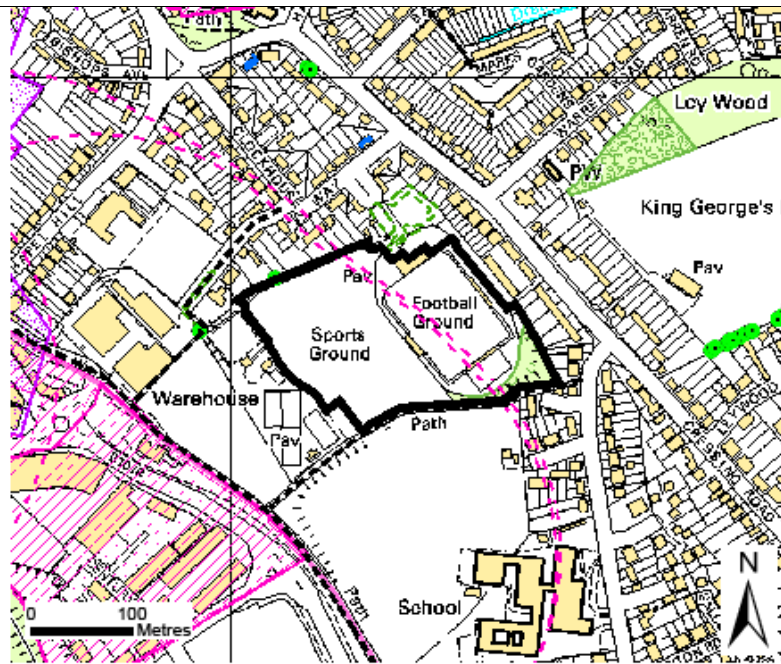
Comments:	ResLA 585
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRE25	Grid Ref:	(X) 577612 (Y) 222691
Site Name:	Braintree Football Club Clockhouse Way		
Settlement:	Braintree		
Ward:	Braintree East		
Hierarchy Status:	Main Town		
Site Owner 1:	Braintree District Council		
Address:	Asset and Property Manager, Causeway House, Braintree, CM7 9HB		
Telephone:	01376 552525		
Site Owner 2:	Braintree Town Football Club		
Address:	Crossing Road Stadium, off Clockhouse Way, Braintree, CM7 3RD		
Telephone:			
Site Agent:			
Address:			
Telephone:			
Developer:			
Address:			
Telephone:			

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha): 3.62

Site Current Use(s): (identify whether green or brownfield)	Sport and recreation (Football club ground)	Greenfield
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Surrounding Land Use(s):	Residential
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Character of Surrounding Area:	Residential
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Physical Constraints:		
Access information		Access from Clock House Way
Public Footpaths	N	No footpaths on site FP88 adjacent to boundary
Natural Features of Significance <i>(e.g. TPOs)</i>	Y	TPO area on south east section of site
Steep Slopes	N	
Potential for Flooding <i>(and/or flood risk Zone)</i>	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/ Tipped Land	N	Site is within 250m of a historic landfill site
Other <i>(such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)</i>	N	

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

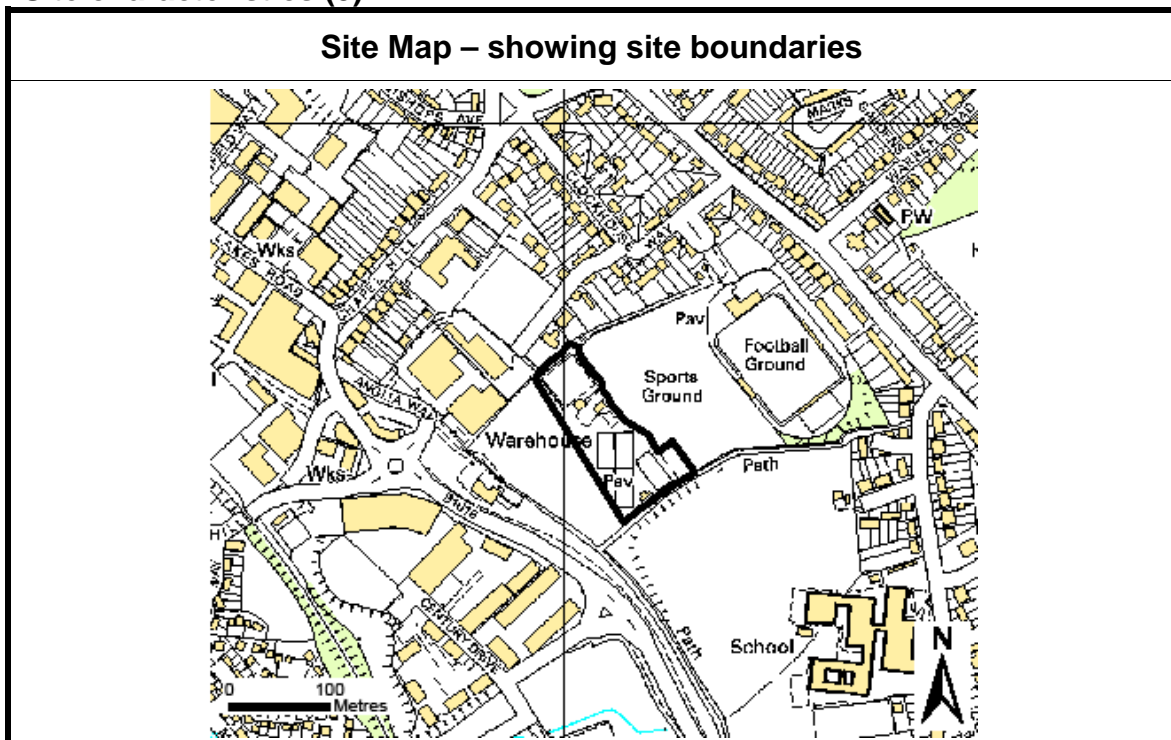
Current Planning Status:	UCS		
Application No.:	None		
Under Construction:	N/a		
Progress:	Provision of alternative football ground being sought through LDF process.		
Potential Yield for Housing (6) (taking account of any constraints identified)	50		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	The site is identified within the Urban Capacity Study. However, it has not been submitted by a developer or landowner.		
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	0	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	
	(in 10 to 15 years 2021 – 2026)	0	
		50	

Comments:	Depends on relocation of football club to part of broad growth location, so timing expected to be later in plan period.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRE26	Grid Ref: (X) 577044 (Y) 222686
Site Name:	Braintree Tennis Club off Clockhouse Way/Millennium Way	
Settlement:	Braintree	
Ward:	Braintree East	
Hierarchy Status:	Main Town	
Site Owner 1:	Braintree District Council	
Address:	Asset and Property Manager, Causeway House, Braintree, CM7 9HB	
Telephone:	01376 552525	
Site Agent:		
Address:		
Telephone:		
Developer:		
Address:		
Telephone:		

Site characteristics (5)



Site Size (ha):	1.06	
Site Current Use(s): (identify whether green or brownfield)	Sport and recreation (Tennis courts)	Greenfield
Surrounding Land Use(s):	Residential, veterinary practice	
Character of Surrounding Area:	Residential, veterinary practice	

Physical Constraints:		
Access information		Potential access from Clock House Way or Anglia Way. Access difficult to Millennium Way.
Public Footpaths	N	However FP87/88 adjacent to North West and South East boundaries of site
Natural Features of Significance (e.g. TPOs)	Y	TPO to north of site
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/ Tipped Land	N	No specific contamination on site however adjacent area identified as contaminated
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	ECC – ownership extends to 0.982ha considered suitable for housing.

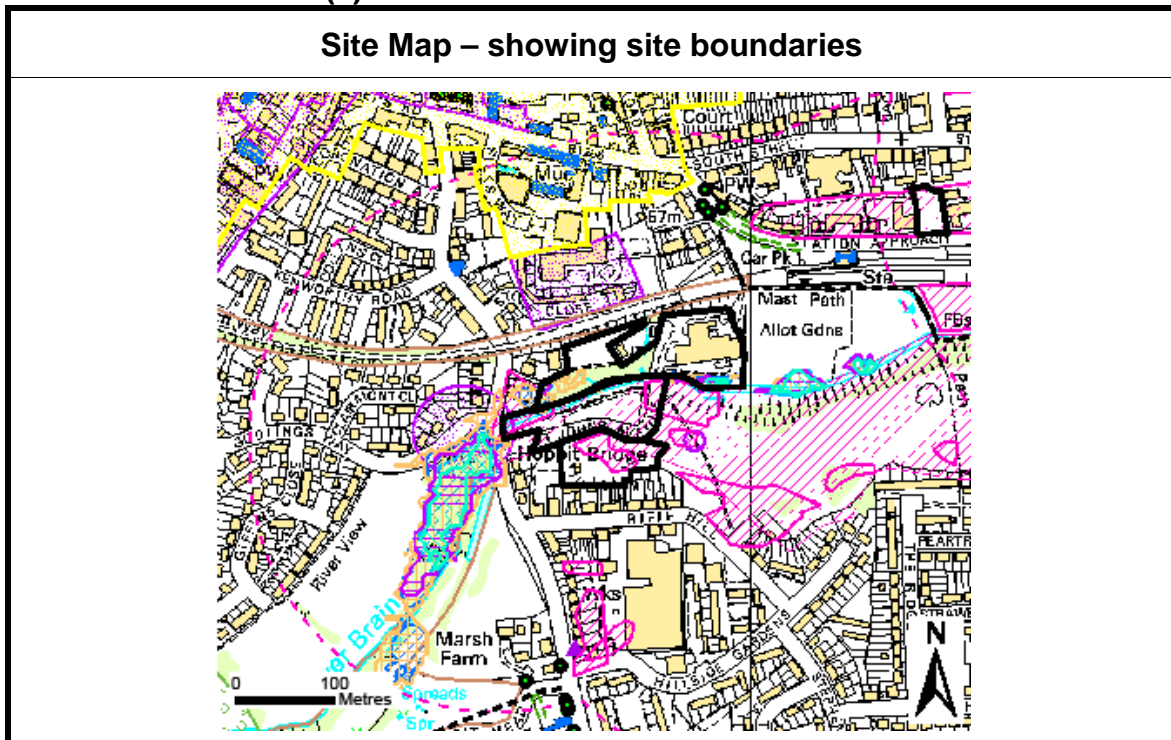
Current Planning Status:	UCS		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	35		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	The site is identified within the Urban Capacity Study. However, it has not been submitted by a developer or landowner.		
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)		0
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	
	(in 10 to 15 years 2021 – 2026)	0	
		35	

Comments:	May depend on relocation of tennis courts to part of broad growth location; so timing expected to be later in plan period.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRS01, BRS03, BRS04	Grid Ref:	(X) 575838 (Y) 222578
Site Name:	The Riverside Centre, St John's Avenue, Land north of St Johns Avenue and Land north of Rifle Hill		
Settlement:	Braintree		
Ward:	Braintree South		
Hierarchy Status:	Main Town		
Site Owner:	Braintree District Council		
Address:	Asset and Property Manager, Causeway House, Braintree, CM7 9HB		
Telephone:	01376 552525		
Site Agent:	ASP Town Planning & Development		
Address:	Old Bank Chambers, London Road, Crowborough, TN6 2TT		
Telephone:	01892 610408		
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	2.61	
Site Current Use(s): (identify whether green or brownfield)	Amenity, Anglian Water pumphouse at rear, leisure centre in east of site, scrubland (Former swimming pool/leisure centre and associated car parking and open space)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Access from St Johns Avenue off Notley Road	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	Y	Adjoins Local Wildlife Site BRA33 Fritch Way
Steep Slopes		
Potential for Flooding (and/or flood risk Zone)	N	Small area of western part of site within flood zones 2 and 3
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/ Tipped Land	Y	Site identified as being a historic landfill site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

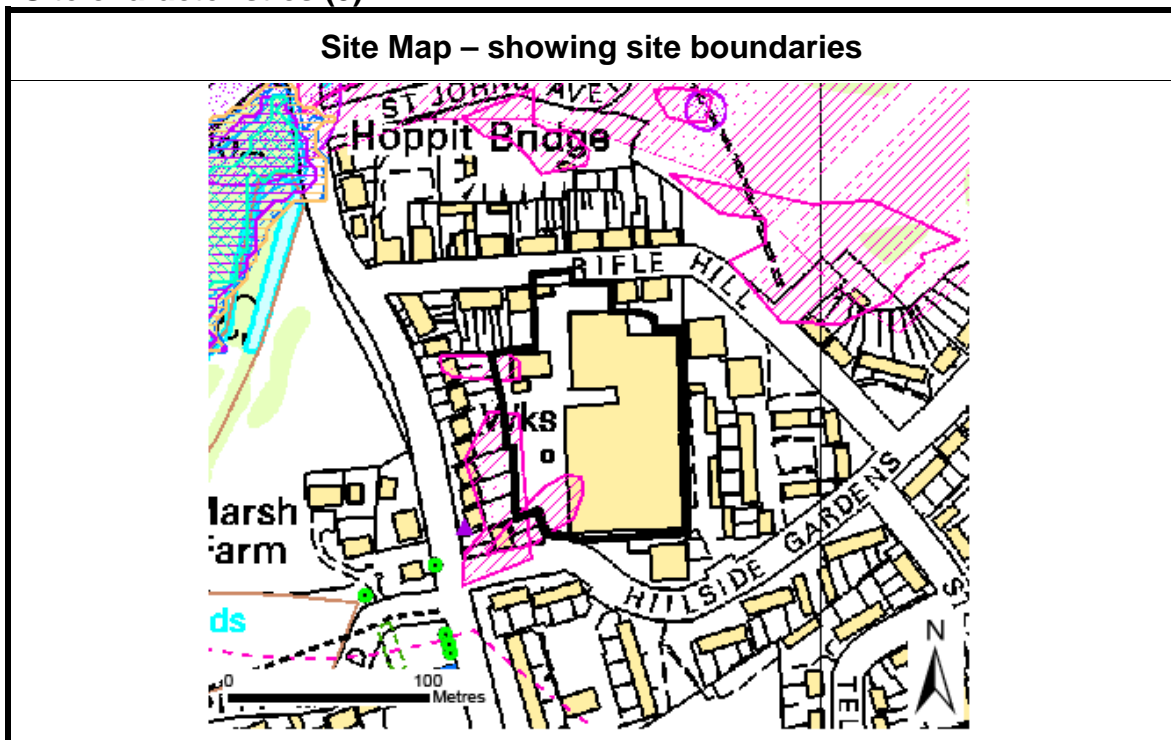
Current Planning Status:	PER		
Application No.:	07/01010/OUT - Proposed residential development comprising 114 no. dwellings		
Under Construction:	No		
Progress:	Preliminary enquires being made with regard to uses and composition of site.		
Potential Yield for Housing (6) (taking account of any constraints identified)	55		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	20
		5	35
	(in 5 years 2011-2016)	55	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	
	(in 10 to 15 years 2021 – 2026)	0	
		0	

Comments:	ResLA 549 Capacity estimated on basis of revised plans expected to be submitted for affordable housing development of 55 dwellings; bid to HCA being submitted Sept 09.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRS07	Grid Ref:	(X) 575886 (Y) 222396
Site Name:	Rifle Hill Works		
Settlement:	Braintree		
Ward:	Braintree South		
Hierarchy Status:	Main Town		
Site Owner:	Barratt Homes		
Address:	7 Springfield Lyons Approach, Springfield, Chelmsford, CM2 5EY		
Telephone:	01245 232452		
Site Agent:			
Address:			
Telephone:			
Developer:	Barratt Homes		
Address:	7 Springfield Lyons Approach, Springfield, Chelmsford, CM2 5EY		
Telephone:	01245 232452		

Site characteristics (5)



Site Size (ha):	1.019	
Site Current Use(s): (identify whether green or brownfield)	Vacant industrial units (Large industrial area awaiting redevelopment)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Access from Rifle Hill or Hillside Gardens	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/ Tipped Land	Y	Section of site on western edge identified as being contaminated, site within 250m of historic land fill
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	Site granted planning permission for 65 dwellings (Mix of houses and apartments). Clearance work has started on site and it is our intention to carry out building works over the next two years.

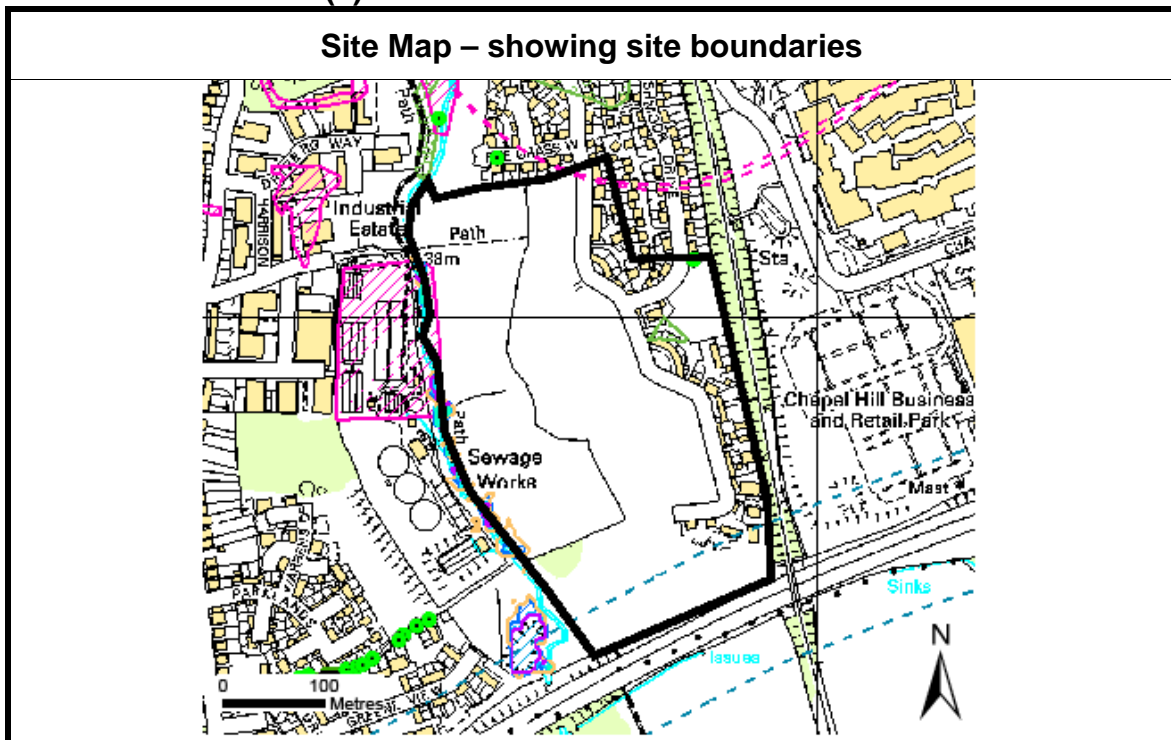
Current Planning Status:	PER106		
Application No.:	09/00270/FUL - Demolition of existing buildings and a Residential development of 65 no. dwellings with access and parking		
Under Construction:	No		
Progress:	Site clearance commenced		
Potential Yield for Housing (6) (taking account of any constraints identified)	65		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable	Site within 5 year supply	Year	Yield
	(in next 5 years 2009-2014)	1	0
		2	20
		3	45
		4	0
		5	0
(in 5 years 2011-2016)	45		
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	0
	(in 10 to 15 years 2021 – 2026)		0

Comments:	ResLA 364 Development planned to take place over next 2-3 years. Scheme includes 20 affordable dwellings.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRS26	Grid Ref:	(X) 576778 (Y) 221916
Site Name:	Heathlands/ Land South of Mill Hill		
Settlement:	Braintree		
Ward:	Braintree South		
Hierarchy Status:	Main Town		
Site Owner 1:	George Tanner (Shalford) Ltd		
	Address: Shalford Braintree CM7 5HB		
	Telephone: (01371) 850256		
Site Agent 1:	Hollins Architects & Surveyors		
	Address: 4A Market Hill, Framlingham, Suffolk, IP13 9B		
	Telephone: 01728 723959		
Developer 1:	G Tanner (Shalford Ltd)		
	Address: Shalford, Braintree, CM7 5HB		
	Telephone: 01371 850256		

Site characteristics (5)



Site Size (ha):	11.535	
Site Current Use(s): (identify whether green or brownfield)	Development site (Under construction for new residential)	Greenfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Access from Mill Park Drive	
Public Footpaths	Y	FP86 runs along western boundary of site
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes		
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	Not known
Contamination/Tipped Land	N	None identified on site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

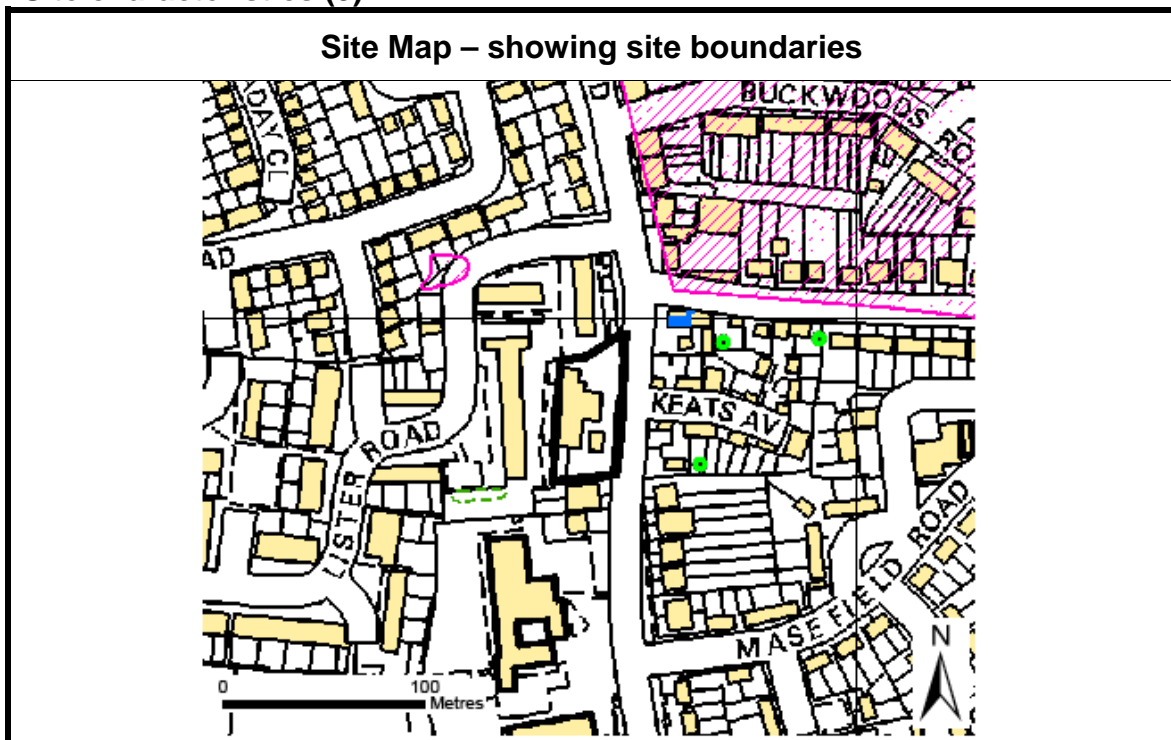
Current Planning Status:	PER106		
Application No.:	99/00003/FUL - Erection of 177 houses and garages together with setting out of public open space and all associated works 07/00985/FUL - Erection of 109 no. dwellings including 82 no. new houses and re-siting of 27 previously approved dwellings		
Under Construction:	Yes		
Progress:	22 dwellings built 2008/2009 and 14 dwellings under construction in July 2009		
Potential Yield for Housing (6) (taking account of any constraints identified)	193		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply	Year	Yield
		1	15
		2	15
		3	20
		4	21
		5	21
	(in 5 years 2011-2016)	103	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		60	0

Comments:	(part) ResLA 396 BDC forecasts as no forecasts supplied by developer.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	BRS32	Grid Ref:	(X) 575868 (Y) 221952
Site Name:	Notley Road former garage site		
Settlement:	Braintree		
Ward:	Braintree South		
Hierarchy Status:	Main Town		
Site Owner:			
Address:			
Telephone:			
Site Agent:	Arcady Architects Ltd		
Address:	The Old Bakery, The Street, Purleigh, Chelmsford, CM3 6QL		
Telephone:	01621 828266		
Developer:	Great Homes Ltd		
Address:	Unit 1 Ascension Business Park, Fleming Road, Chafford Hundred, RM16 6HH		
Telephone:	01395 484420		

Site characteristics (5)



Site Size (ha):	0.2	
Site Current Use(s): (identify whether green or brownfield)	Derelict garage (Derelict garage. Awaiting redevelopment)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Access from Notley Road	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes		
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	N	
Contamination/Tipped Land	N	No identified contamination on site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:
Suitability for Housing or Mixed Use:
Comments from Owners/ Agent:

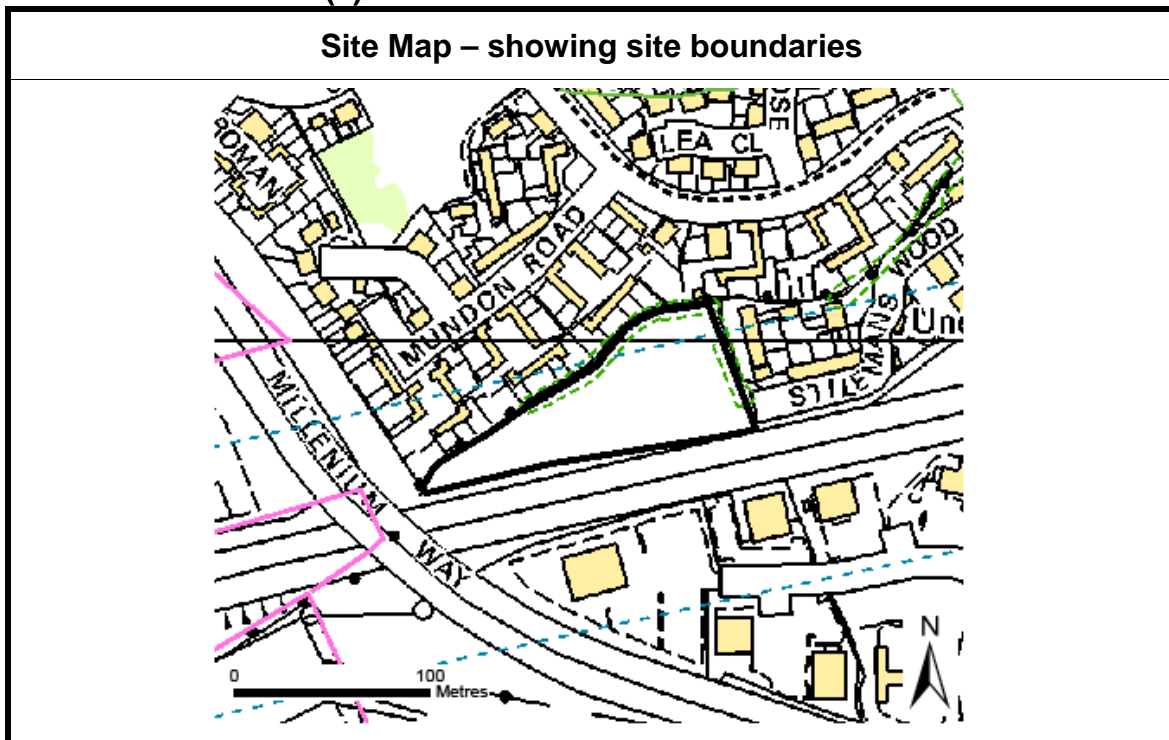
Current Planning Status:	PER106		
Application No.:	08/00683/FUL - Demolition of existing building and erection of 28 no. (age restricted) sheltered apartments		
Under Construction:	No		
Progress:	None		
Potential Yield for Housing (6) (taking account of any constraints identified)	28		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site is within 5 year supply	Year	Yield
		1	0
		2	0
		3	28
		4	0
		5	0
(in 5 years 2011-2016)			28
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)	Yield		
			0
			0

Comments:	ResLA 507
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	CRS02	Grid Ref:	(X) 577604 (Y) 221968
Site Name:	Land at Stilemans Wood adj A120		
Settlement:	Braintree		
Ward:	Crossing and Stisted (with Braintree town development boundary)		
Hierarchy Status:	Main Town		
Site Owner:	Knight Developments Limited		
	Address: London Road Kelvedon CO5 9BU		
	Telephone:		
Site Agent:	Nigel Chapman Associates Ltd		
	Address: Kings House, Colchester Road, Halstead, CO9 2ET		
	Telephone: 01787 476546/07799 717990		
Developer:	Knight Developments		
	Address: Knight House, London Road, Kelvedon, CO5 9BU		
	Telephone: 01376 573737		

Site characteristics (5)



Site Size (ha):	0.703	
Site Current Use(s): (identify whether green or brownfield)	Open space	Greenfield
Surrounding Land Use(s):	Residential - adj A120 trunk road	
Character of Surrounding Area:	Residential - adj A120 trunk road	

Physical Constraints:		
Access information	N	Access off Stileman's Wood
Public Footpaths	N	None
Natural Features of Significance (e.g. TPOs)	Y	Group TPO 4/79
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Not within identified flood zone
Existing Service Infrastructure	All have capacity* - Developer comment	
Archaeology	Not known	
Contamination/ Tipped Land	N	No
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Adjacent trunk road (A120, Galleys Corner roundabout)

Development Progress:	Has a planning consent for 14 no 4 bed houses
Suitability for Housing or Mixed Use:	See above
Comments from Owners/ Agent:	Not viable to build in current market need to review S106 costs.

Current Planning Status:	PER106		
Application No.:	07/01637/FUL - Erection of 14 no. 4 bedroom houses with garages, parking and estate road and associated ground works		
Under Construction:	No		
Progress:	None		
Potential Yield for Housing (6) (taking account of any constraints identified)	14		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	14	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments:	Developer has indicated site not viable in current depressed market conditions and may wish to renegotiate S106 Agreement; hence forecast assumes delay. Preliminary discussions about possible alternative scheme, 20 affordable housing units.
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