

Braintree District Strategic Housing Land Availability Assessment

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

INDEX – HALSTEAD LARGE SITES (10+)

HSA02	Balls Chase
HSA03	Balls Farm, Tidings Hill
LDFHAS7	Land at Fenn Road (The old wood yard site)
HSA14	Land west of Richard de Clare County Primary School (part a.k.a. Land East of Halstead High Street)
HSA15	Nethers Priors
HSA18	Pitchards, Beridge Road
HSA22	Greenwood School
HSA33	The Ramsay School, Colchester Road
HSA36	Former Bayer Works Site, Colchester Road
HSA63	Bluebridge Garage, Colchester Road
LDFHTR3	Blamsters, southwest of Acorn Avenue
HTR07	Land north of Ronald Road

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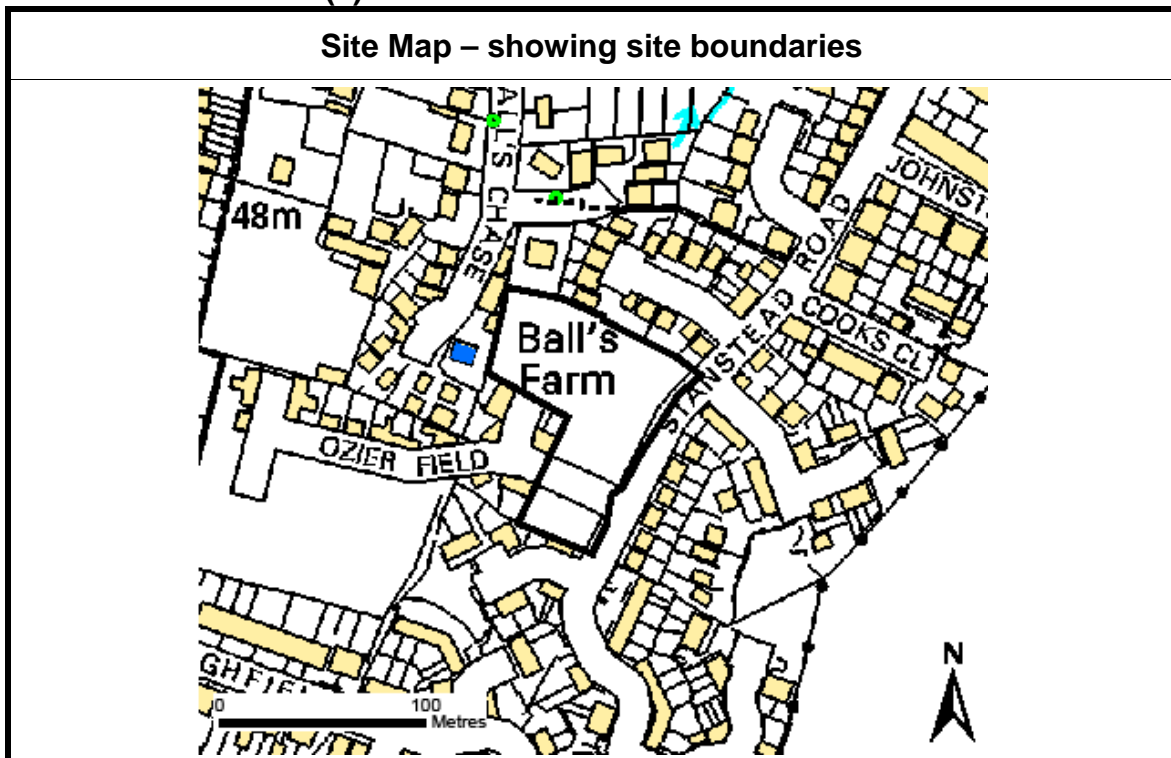
Legend

	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:	HSA02	Grid Ref:	(X) 581640 (Y) 229831
Site Name:	Balls Chase		
Settlement:	Halstead		
Ward:	Halstead St Andrews		
Hierarchy Status:	Main Town		
Site Owner:	A.R. Clarke (Builders) Ltd		
Address:	129 Kings Road, Halstead, CO9 1HJ		
Telephone:	01787 472010		
Site Agent:	Paul Newbould Planning & Building Design Svs.		
Address:	78 Kings Avenue, Holland on Sea, CO15 5EP		
Telephone:	01255 814505		
Developer:	A.R. Clarke (Builders) Ltd		
Address:	129 Kings Road, Halstead, CO9 1HJ		
Telephone:	01787 472010		

Site characteristics (5)



Site Size (ha):	0.66	
Site Current Use(s): (identify whether green or brownfield)	Vacant land (Development site)	Greenfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off Stanstead Road
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	
Contamination/ Tipped Land	N	
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Grade II listed building on land adjoining northwestern boundary

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

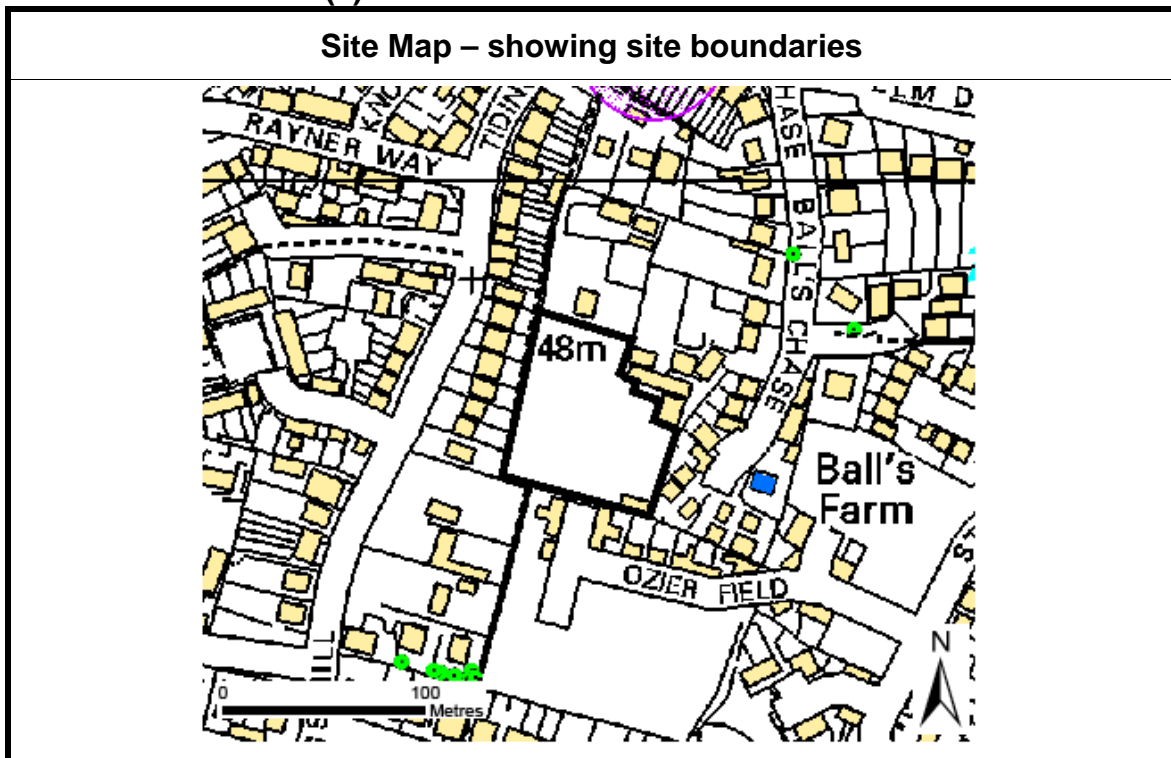
Current Planning Status:	PER106		
Application No.:	08/00470/FUL - Variation of planning applications BTE/184/86 and BTE/185/86 - Replacement of 3 no. detached houses and 2 no. semi-detached houses, garages and parking with 9 no. terraced houses, garages and parking 09/00029/FUL - Design amendments to planning approval 08/00470/FUL to satisfy BDC minimum standards for parking and garage sizes		
Under Construction:	No		
Progress:	Revised plans recently approved for 9 plots		
Potential Yield for Housing (6) (taking account of any constraints identified)	19		
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 is within 5 year supply	Year	Yield
		1	0
		2	0
		3	3
		4	3
		5	3
	(in 5 years 2011-2016)	15	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		4	0

Comments:	Part of larger site being developed incrementally. BDC forecast.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	HSA03	Grid Ref:	(X) 581488 (Y) 229881
Site Name:	Balls Farm, Tidings Hill		
Settlement:	Halstead		
Ward:	Halstead St Andrews		
Hierarchy Status:	Main Town		
Site Owner:	<p style="margin-left: 40px;">Address:</p> <p style="margin-left: 40px;">Telephone:</p>		
Site Agent:	David Webber Partnership		
	<p style="margin-left: 40px;">Address: Stafford House, Little St Mary's, Long Melford, Sudbury, CO10 9HY</p> <p style="margin-left: 40px;">Telephone: 01787 374488</p>		
Developer:	<p style="margin-left: 40px;">Address:</p> <p style="margin-left: 40px;">Telephone:</p>		

Site characteristics (5)



Site Size (ha):	0.5	
Site Current Use(s): (identify whether green or brownfield)	Vacant land (Development site)	Greenfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off Ozier Field, off Stanstead Road
Public Footpaths	N	FP3 abuts western boundary
Natural Features of Significance (e.g. TPOs)	N	None
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology		Not known
Contamination/ Tipped Land	N	No
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:	ResLA 11		
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 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)	5	
		10	

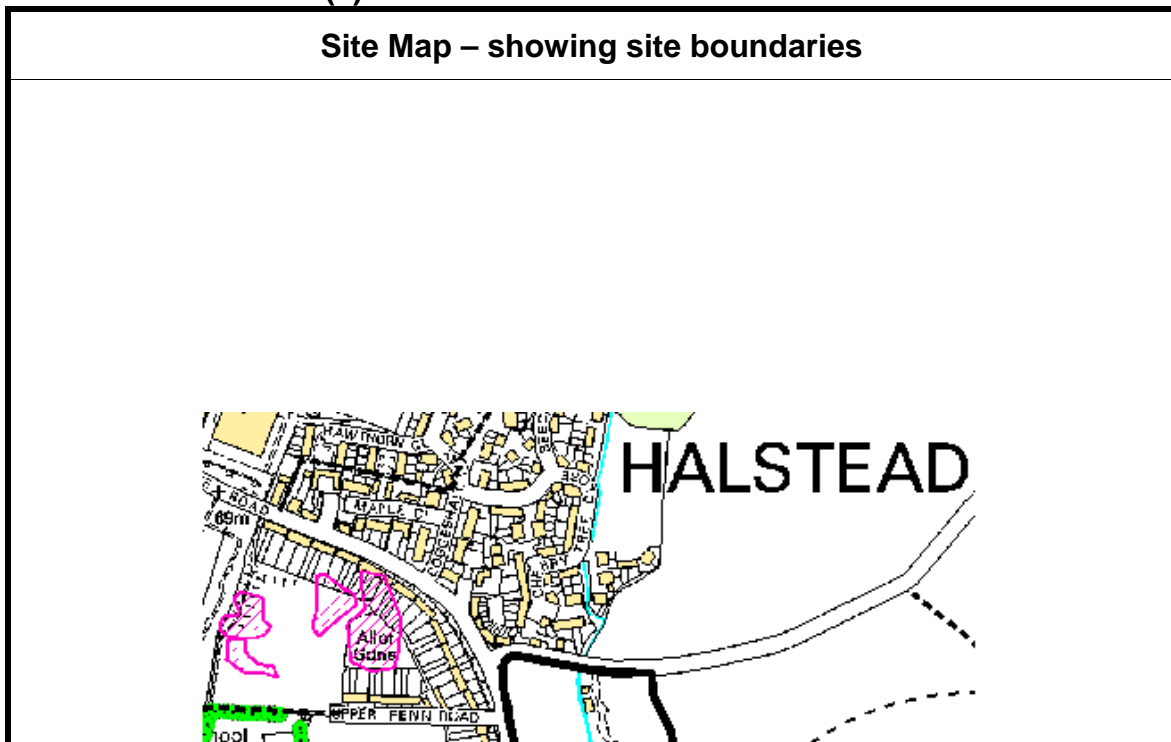
Comments:	Timing may be years 6-10; in ownership of developer but bought years ago, might be no pressure to develop. BDC forecast.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	LDFHAS7	Grid Ref: (X) 582413 (Y) 230574
Site Name:	Land at Fenn Road (The old wood yard site)	
Settlement:	Halstead	
Ward:	Halstead St Andrews	
Hierarchy Status:	Adjacent Town Development Boundary	
Site Owner:	Mr S Mortimer	
	Address: 9 Fenn Road, Halstead, C09 2HQ	
	Telephone:	
Site Agent:	Renaissance Land Regeneration Ltd	
	Address: 3 Home Farm Business Centre, Minety, Swindon SN16 9PL	
	Telephone: 01666 832110	
Developer:		
	Address:	
	Telephone:	

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha):	2.12	
Site Current Use(s): (identify whether green or brownfield)	Storage	Part Greenfield / Brownfield
Surrounding Land Use(s):	Residential and in close proximity to Blue Bridge Industrial Estate	
Character of Surrounding Area:	Residential and in close proximity to Blue Bridge Industrial Estate	

Physical Constraints:		
Access information	N	Access from Fenn Road or Brook Street
Public Footpaths	N	N/A
Natural Features of Significance (e.g. TPOs)	N	N/A
Steep Slopes	N	Slight slope, but no issues envisaged.
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1) (Adjacent to a stream)
Existing Service Infrastructure	N	All major services are in close proximity in the nearby adopted highways.
Archaeology	N	N/a
Contamination/ Tipped Land	N	No significant contamination expected
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	N/a

Development Progress:	Vacant site with small outbuildings in situ. Site is currently being used for storage and stock piling of material. No significant development progress made to date.
Suitability for Housing or Mixed Use:	Housing – with a potential density of 30-40 houses per hectares, subject to a master planning exercise. Construction can commence as soon as planning has been obtained, so completed units could be made available for 2010/2011.
Comments from Owners/ Agent:	Proposed inclusion of land within the defined development boundary of Halstead for development.

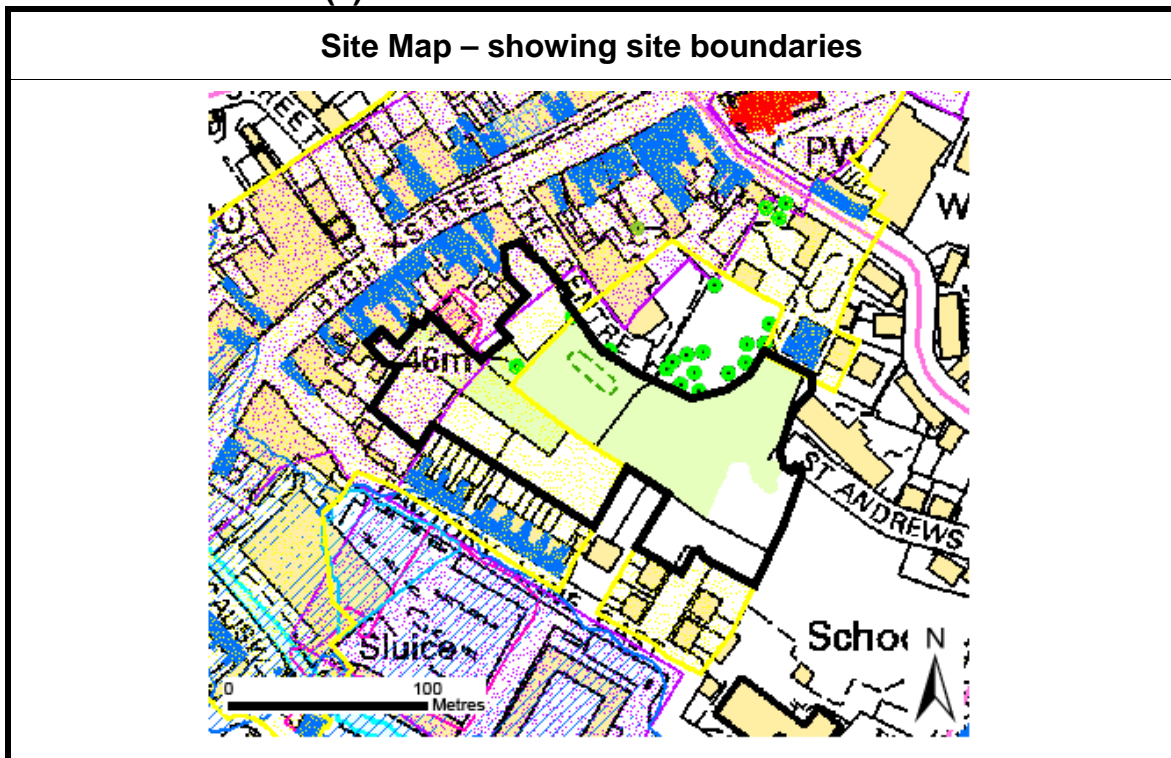
Current Planning Status:	No relevant planning		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	35		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
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	
		35	0

Comments:	Timing of inclusion of site in forecasts linked to allocations document.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	HSA14	Grid Ref:	(X) 581438 (Y) 230530
Site Name:	Land west of Richard de Clare County Primary School (part a.k.a. Land East of Halstead High Street)		
Settlement:	Halstead		
Ward:	Halstead St Andrews		
Hierarchy Status:	Main Town		
Site Owner:	Consortium led by Braintree District Council		
Address:			
Telephone:			
Site Agent:			
Address:			
Telephone:			
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	1.635	
Site Current Use(s): (identify whether green or brownfield)	Vacant scrubland (Scrubland at rear of housing)	Greenfield
Surrounding Land Use(s):	Commercial and residential	
Character of Surrounding Area:	Commercial and residential	

Physical Constraints:		
Access information	N	Main access of St Andrew's Road. Limited access off The Centre.
Public Footpaths	N	None
Natural Features of Significance (e.g. TPOs)	Y	TPO and Group TPO 1/85
Steep Slopes	Y	Yes
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Archaeological sites 9429/9436/9438	
Contamination/ Tipped Land	N	No
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Site adjoins Grade 2 Listed Congregation House to northeast, Grade 2 Listed Buildings Factory Terrace to south west, and Grade 2 Listed Buildings on High Street to the north west Part within part adjoining Conservation Area

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

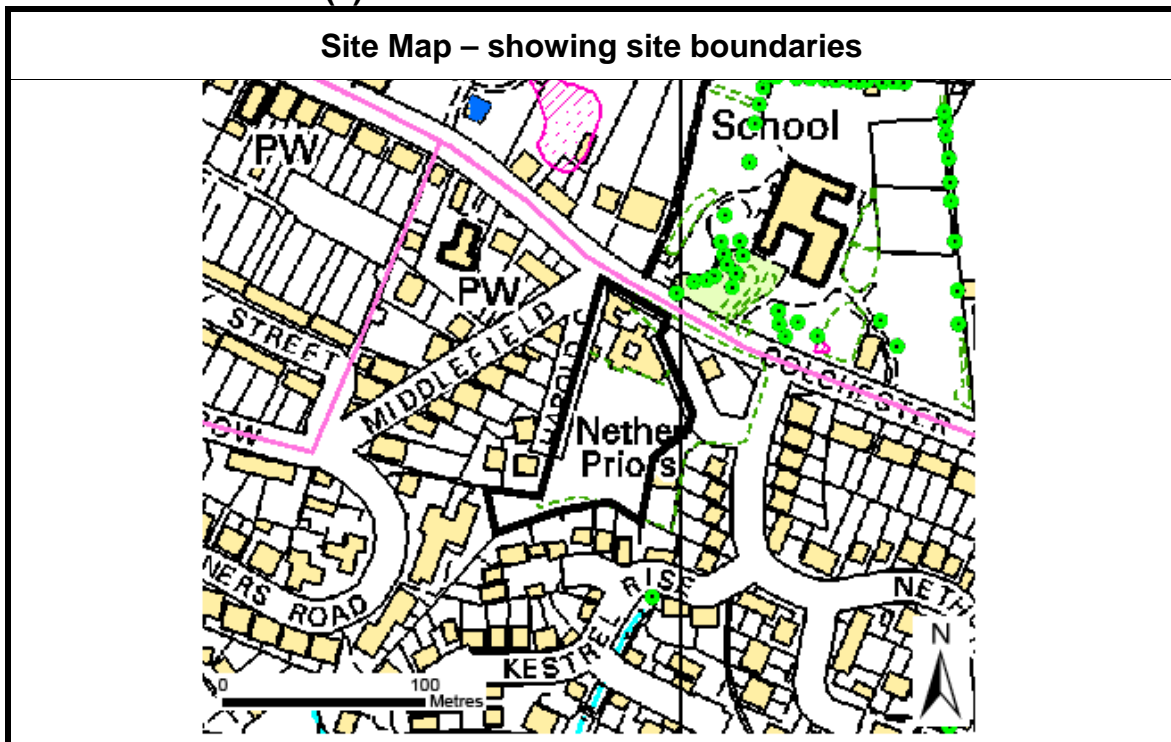
Current Planning Status:	ResLA 17		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	10		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site 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	
		10	0

Comments:	Suitable, but being marketed for supermarket development. Site expected to be developed as retail with only minor residential element, as indicated in forecasts. BDC forecast.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	HSA15	Grid Ref:	(X) 581964 (Y) 230431
Site Name:	Nethers Priors		
Settlement:	Halstead		
Ward:	Halstead St Andrews		
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):	0.7529	
Site Current Use(s): (identify whether green or brownfield)	Residential Care Home for the elderly (Residential Care Home for the elderly)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off Nether Court/ Colchester Road.
Public Footpaths	N	None
Natural Features of Significance (e.g. TPOs)	Y	Group TPO 17/71
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Not known	
Contamination/ Tipped Land	N	No
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:	Planning permission granted.
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	ECC – Granted Permission to 13 new residential units 13 th May 2008.

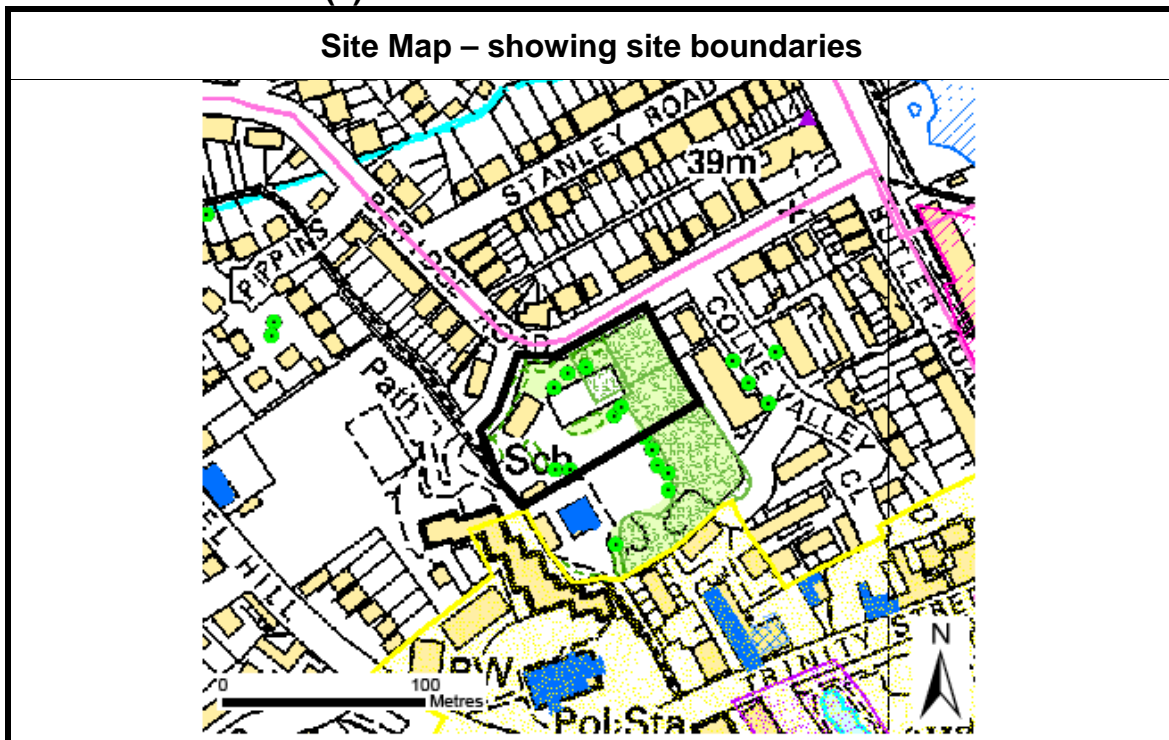
Current Planning Status:	LDF HAS10 PER106		
Application No.:	08/00272/FUL - Conversion and change of use of Nether Priors care home and adjacent Flint Cottages to residential use (use class C3) and construction of 8 no. new supported housing units (use class C2)		
Under Construction:	Yes		
Progress:	Phase 1 (8 no.) under construction		
Potential Yield for Housing (6) (taking account of any constraints identified)	21		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	(LDF submission superseded by approval?)		
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within 5 year supply	Year	Yield
		1	8
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	13	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	
	(in 10 to 15 years 2021 – 2026)	0	
		0	

Comments:	Phase 2 (13 from conversion), to be sold when occupiers of Nether Priors relocated to the 8 new dwellings. BDC forecast; may come forward earlier.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	HSA18	Grid Ref:	(X) 580849 (Y) 230614
Site Name:	Pitchards, Beridge Road		
Settlement:	Halstead		
Ward:	Halstead St Andrews		
Hierarchy Status:	Main Town		
Site Owner:			
Address:			
Telephone:			
Site Agent:	Grafik Architects		
Address:	Ground Floor, 5-25 Scrutton Street, London, EC2A 4HJ		
Telephone:	0207 749 7700		
Developer:	Enterprise Heritage		
Address:	17 High Street, Whittlesford, Cambridge, CB22 4LT		
Telephone:	01223 835995		

Site characteristics (5)



Site Size (ha):	0.326	
Site Current Use(s): (identify whether green or brownfield)	Development site (Development site)	Greenfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off Beridge Road
Public Footpaths	N	FP10 along southwest boundary of site on adjoining land
Natural Features of Significance (e.g. TPOs)	Y	Group TPO 50/2000 Woodland TPO 19/49 – W60
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Not known	
Contamination/ Tipped Land	N	No
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

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

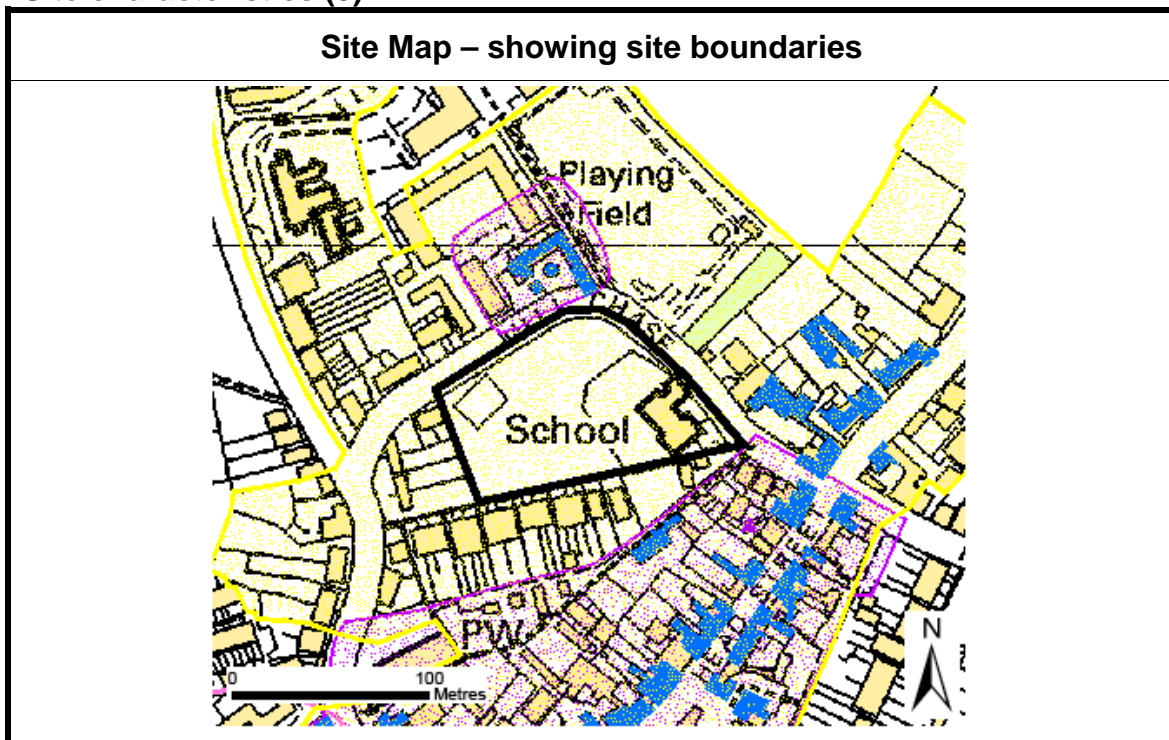
Current Planning Status:	PER		
Application No.:	05/01316/FUL - Proposed construction of 8 terraced two bedroomed houses and 2 two bedroomed flats and 2 one bedroomed flats with mews access		
Under Construction:	Yes		
Progress:	10 built 2008/2009, 2 under construction		
Potential Yield for Housing (6) (taking account of any constraints identified)	2		
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	2
		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:	BDC forecast.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	HSA22	Grid Ref:	(X) 581536 (Y) 230917
Site Name:	Greenwood School		
Settlement:	Halstead		
Ward:	Halstead St Andrews		
Hierarchy Status:	Main Town		
Site Owner:			
Address:			
Telephone:			
Site Agent:	Ken Philpot		
Address:	Beech Barn Studio, Brockley Green, Hundon, Sudbury, CO10 8DT		
Telephone:	01440 786350		
Developer:	Knighton Homes Ltd		
Address:	31 Howard Business Park, Howard Close, Waltham Abbey, EN9 1XE		
Telephone:	01992 712222		

Site characteristics (5)



Site Size (ha):	0.64	
Site Current Use(s): (identify whether green or brownfield)	Vacant site (Vacant site)	Brownfield/Greenfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off Mill Chase
Public Footpaths	N	None
Natural Features of Significance (e.g. TPOs)	N	None
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology		Not known
Contamination/Tipped Land	N	No
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Site adjoins that of a Grade 2 Listed Building to the north Conservation Area

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

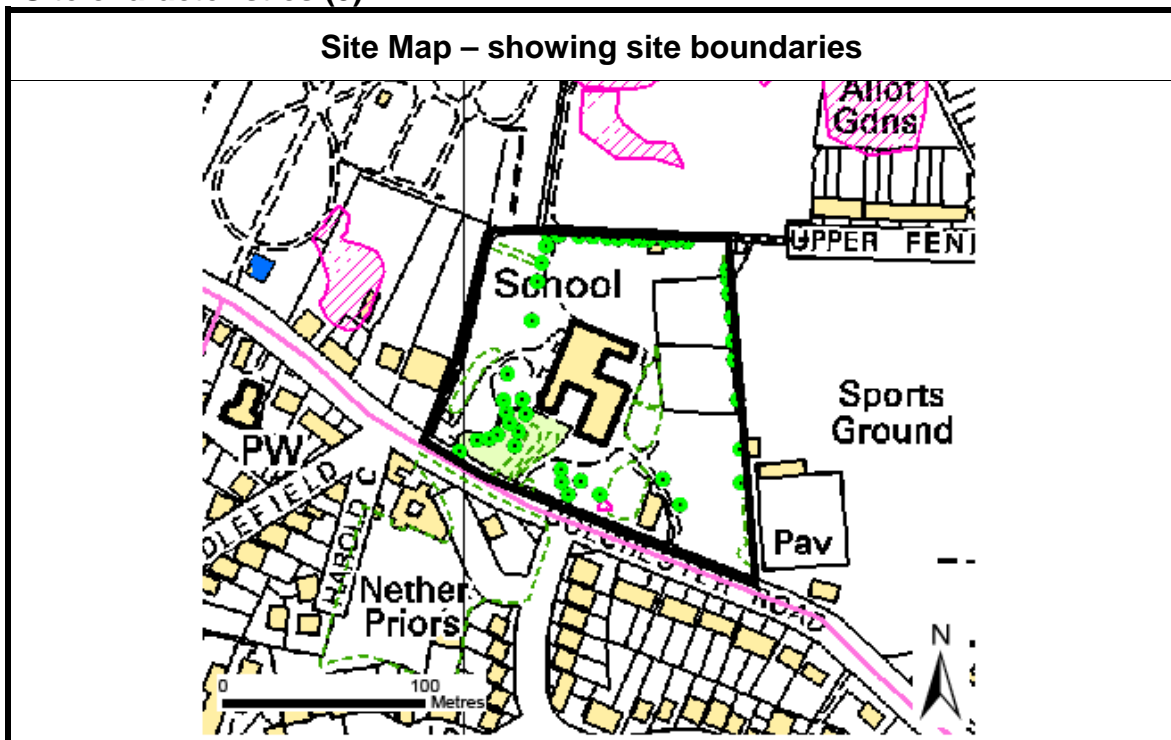
Current Planning Status:	PER		
Application No.:	05/00722/OUT - Erection of 11 no. residential units to include an area of public open space 07/00680/REM - Erection of 11 no. dwellings		
Under Construction:	Yes		
Progress:			
Potential Yield for Housing (6) (taking account of any constraints identified)	11		
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	11
		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:	BDC forecast.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	HSA33	Grid Ref:	(X) 582071 (Y) 230524
Site Name:	The Ramsay School, Colchester Road		
Settlement:	Halstead		
Ward:	Halstead St Andrews		
Hierarchy Status:	Main Town		
Site Owner:	Hallmark Developments		
Address:	The Barn , Monument Offices, Maldon Road, Woodham Mortimer, Maldon, CM9 6SN		
Telephone:	01621 857435		
Site Agent:	Bidwells		
Address:	Number One, Legg Street, Chelmsford, CM1 1JS		
Telephone:	01245 250998		
Developer:	Hallmark Developments		
Address:	The Barn , Monument Offices, Maldon Road, Woodham Mortimer, Maldon, CM9 6SN		
Telephone:	01621 857435		

Site characteristics (5)



Site Size (ha):	1.91	
Site Current Use(s): (identify whether green or brownfield)	Vacant; derelict former school buildings (Acquired site)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off Colchester Road
Public Footpaths	N	FP23 along western and southern boundaries on adjoining land
Natural Features of Significance (e.g. TPOs)	Y	TPO and Group TPO 4/06
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Not known	
Contamination/ Tipped Land	Y	BTE630 small unknown infill
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

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

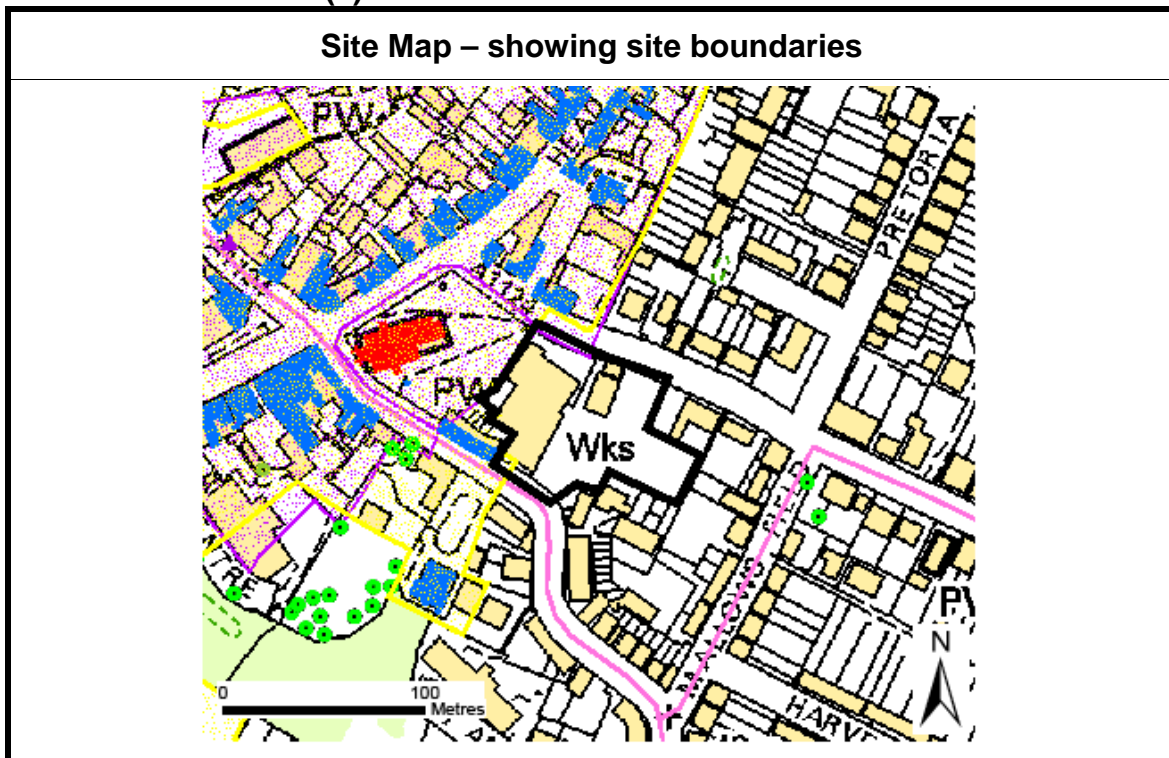
Current Planning Status:	PER106		
Application No.:	08/01714/FUL – Full planning application for the erection of 25 no. 2 bed houses, 54 no. 1 and 2 bed apartments, use of school house for one dwelling, conversion and extension of Priory Hall to form 6 no. apartments and ancillary clubhouse for the elderly and erection of 59 bed care home		
Under Construction:	No		
Progress:	“Kickstart” funding provisionally awarded		
Potential Yield for Housing (6) (taking account of any constraints identified)	86		
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	40
		4	30
		5	16
	(in 5 years 2011-2016)	86	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments:	Res LA 244 BDC forecast. Includes 20 affordable dwellings.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	HSA36	Grid Ref:	(X) 581613 (Y) 230652
Site Name:	Former Bayer Works Site, Colchester Road		
Settlement:	Halstead		
Ward:	Halstead St Andrews		
Hierarchy Status:	Main Town		
Site Owner:			
Address:			
Telephone:			
Site Agent:	Bidwells		
Address:	Number One, Legg Street, Chelmsford, CM1 1JS		
Telephone:	01245 250998		
Developer:	Bellway Homes		
Address:	Bellway House, 1 Rainsford Road, Chelmsford, Essex		
Telephone:	01245 259989		

Site characteristics (5)



Site Size (ha):	0.569	
Site Current Use(s): (identify whether green or brownfield)	Vacant land (Vacant land)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off Parsonage Street
Public Footpaths	N	None
Natural Features of Significance (e.g. TPOs)	N	None
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Archaeological sites 9431/9432	
Contamination/Tipped Land	N	No none identified on Safeguarding maps however unidentified contamination may exist.
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Site is adjacent Grade 1 Listed church to the west, and Grade 2 Listed Buildings on Parsonage Street to the south west Adjoins Conservation Area

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

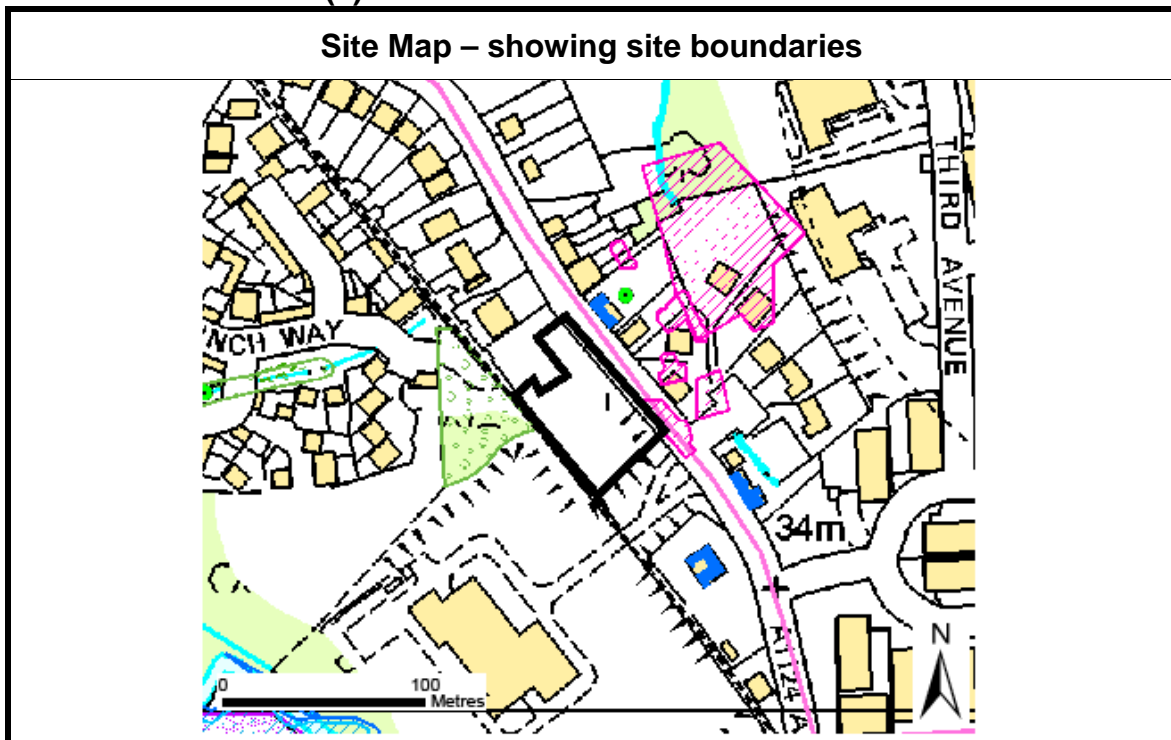
Current Planning Status:	PER106		
Application No.:	07/02018/FUL - Mixed residential development comprising 43 units		
Under Construction:	Yes		
Progress:	Site cleared; 38 plots under construction as at July 2009. Completion of 13 affordable dwellings expected March 2010.		
Potential Yield for Housing (6) (taking account of any constraints identified)	43		
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	30
		2	13
		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:	BDC forecast. Part affordable housing. last phase affected by problem with party wall which can't be demolished - discussions underway on this.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	HSA63	Grid Ref:	(X) 582426 (Y) 230147
Site Name:	Bluebridge Garage, Colchester Road		
Settlement:	Halstead		
Ward:	Halstead St Andrews		
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;">Bidwells</p> <p style="margin-left: 40px;">Address: Number One, Legg Street, Chelmsford, CM1 1JS</p> <p style="margin-left: 40px;">Telephone: 01245 250998</p>		
Developer:	<p style="margin-left: 40px;">Barratt Eastern Counties</p> <p style="margin-left: 40px;">Address: Via agent</p> <p style="margin-left: 40px;">Telephone: Via agent</p>		

Site characteristics (5)



Site Size (ha):	0.26	
Site Current Use(s): (identify whether green or brownfield)	Scrubland	Greenfield
Surrounding Land Use(s):	Residential/ open space	
Character of Surrounding Area:	Residential/ open space	

Physical Constraints:		
Access information	N	Access off Colchester Road
Public Footpaths	N	FP26 along southwest boundary on adjoining land
Natural Features of Significance (e.g. TPOs)	Y	TPO 9/84 on adjoining land
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Not known	
Contamination/ Tipped Land	N	No identified contamination on site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Opposite Grade 2 Listed Building

Development Progress:	
Suitability for Housing or Mixed Use:	Mixed use housing and commercial space
Comments from Owners/ Agent:	Part of site LDFHAS11

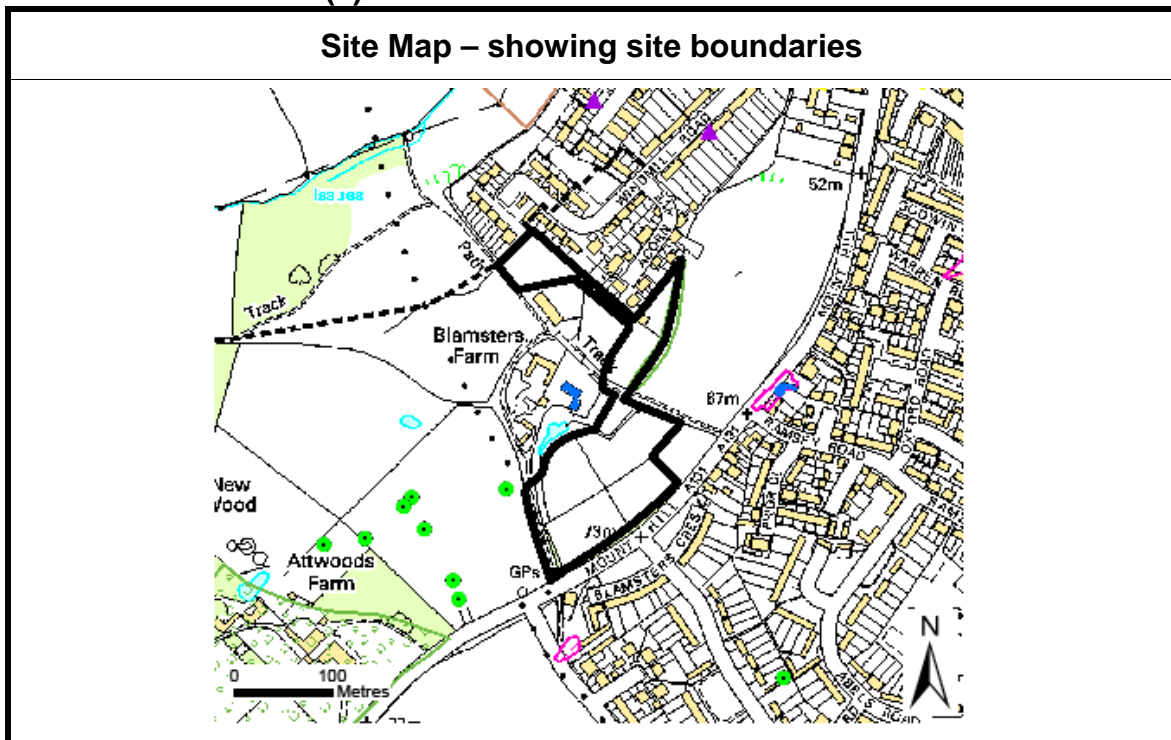
Current Planning Status:	LDF HAS11(part) PER		
Application No.:	00/01070/FUL - Demolition of garage and erection of 8 no. two storey houses and 6 no. single storey bungalows with associated highway work and garages 09/00001/EIA - Screening opinion request		
Under Construction:	No		
Progress:	None		
Potential Yield for Housing (6) (taking account of any constraints identified)	15		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site is 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)	15	
		0	

Comments:	ResLA 150 BDC forecast. Site forecasts based on development of former Bluebridge Garage site, which is allocated for residential development, with retention of Central Park site for employment.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	LDFHTR3	Grid Ref:	(X) 580557 (Y) 230035
Site Name:	Blamsters, southwest of Acorn Avenue		
Settlement:	Halstead		
Ward:	Halstead Trinity		
Hierarchy Status:	Town		
Site Owner:	Mrs P Hennessey		
	Address: Blamsters Oak, Blamsters Farm, Halstead, CO9 1LR		
	Telephone:		
Site Agent:	Mark Jackson Planning		
	Address: 9 Great Notley Avenue, Great Notley Garden Village, CM77 7UW		
	Telephone: 01376 341854		
Developer:			
	Address:		
	Telephone:		

Site characteristics (5)



Site Size (ha):	0.91 approx	
Site Current Use(s): (identify whether green or brownfield)	Agricultural/residential	Brownfield/ Greenfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information		Potential access via Acorn Avenue or Blamsters Farm off Mount Hill
Public Footpaths	Y	Public Footpath 7 adjoins the boundary of the site
Natural Features of Significance (e.g. TPOs)	N	
Steep Slopes		Unknown
Potential for Flooding (and/or flood risk Zone)	N	Not within identified flood zone
Existing Service Infrastructure	N	
Archaeology		Not known
Contamination/ Tipped Land	N	Not within area of identified contamination
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	In close proximity to a Grade II Listed Building

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

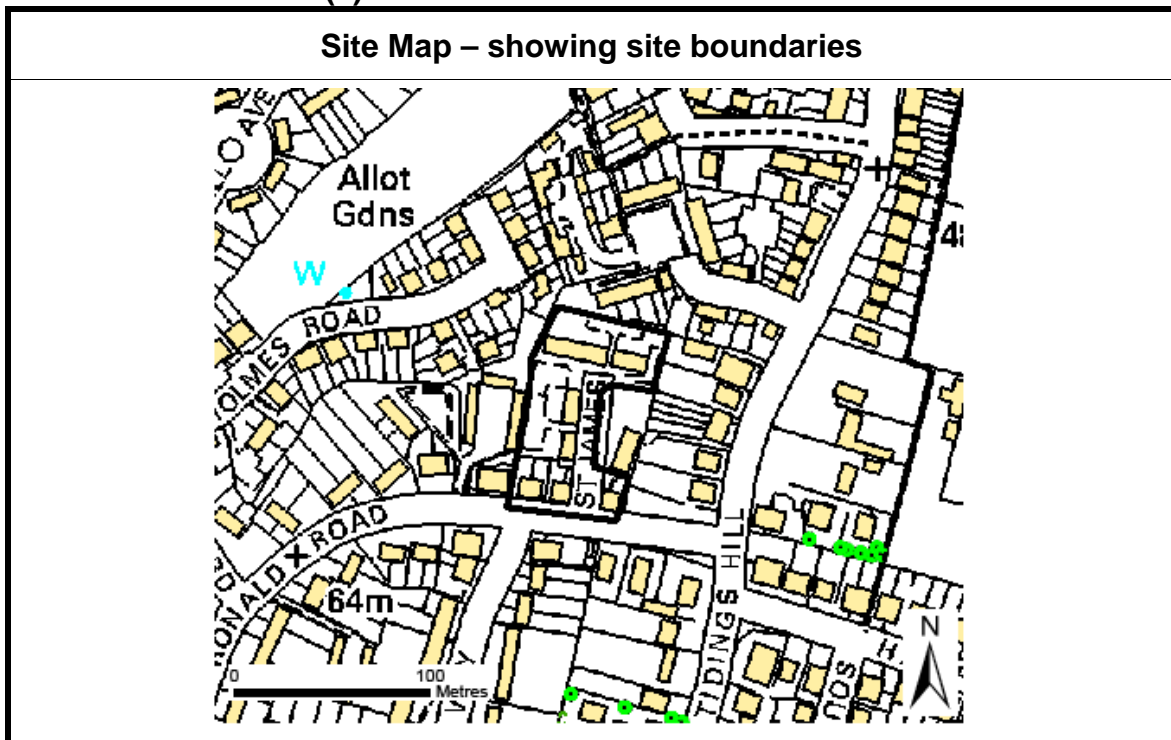
Current Planning Status:	PER106		
Application No.:	08/00099/COU - Defining of land area at Blamsters Farm with C2 residential care home use 00/00267/FUL - Erection of day centre and accommodation		
Under Construction:	No		
Progress:	None		
Potential Yield for Housing (6) (taking account of any constraints identified)	13		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments	Proposed residential development		
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 13	
	(in 10 to 15 years 2021 – 2026)	0	

Comments:	Self contained dwellings with a degree of care and support. Timing depends on allocation document.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	HTR07	Grid Ref:	(X) 581280 (Y) 229828
Site Name:	Land north of Ronald Road		
Settlement:	Halstead		
Ward:	Halstead Trinity		
Hierarchy Status:	Main Town		
Site Owner:			
Address:			
Telephone:			
Site Agent:	Paul Newbould Planning & Building Design Services		
Address:	78 Kings Avenue, Holland on Sea, Clacton On Sea, CO15 5EP		
Telephone:	01255 814505		
Developer:	A R Clarke (Builders) Limited		
Address:	129 Kings Road, Halstead, CO9 1HJ		
Telephone:	via agent		

Site characteristics (5)



Site Size (ha):	0.55	
Site Current Use(s): (identify whether green or brownfield)	Development site (Under construction for residential use)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off Ronald Road
Public Footpaths	N	None
Natural Features of Significance (e.g. TPOs)	N	None
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology	Not known	
Contamination/Tipped Land	N	No
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:	13 of 24 units occupied 11 more under construction.
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	Area indicated on map in blue is only remaining part of site.

Current Planning Status:	PER106 PER		
Application No.:	01/02161/OUT - Demolition of existing hall and retention of existing bungalow and erection of 24 dwellings, and associated parking areas, garaging and estate road 05/00978/REM - Submission of details approved under 01/02161/OUT to comply with conditions 1(a) and 5 including minor layout amendments		
Under Construction:	Yes		
Progress:	13 built (of which 9 built 2008/2009 and 4 built 2007/2008), 11 units under construction		
Potential Yield for Housing (6) (taking account of any constraints identified)	11		
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	11
		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:	BDC forecast.
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