

Braintree District Strategic Housing Land Availability Assessment

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

INDEX – WITHAM LARGE SITES (10+)

LDFWCH3	Bellfields, Braintree Road
WCC04	River View
WCC50	Rear of Braintree Road
WCC55	Coach House Way
WCC74	Gimsons
WIN07	Land South of Lime Close
WIS04	Western Half of Malting Dev
WIS19	Land between Constance Close & A12 Witham By-pass
LDFWIW1	Land at Blunts Hall Road
WIW10	Land south of Bentley Road

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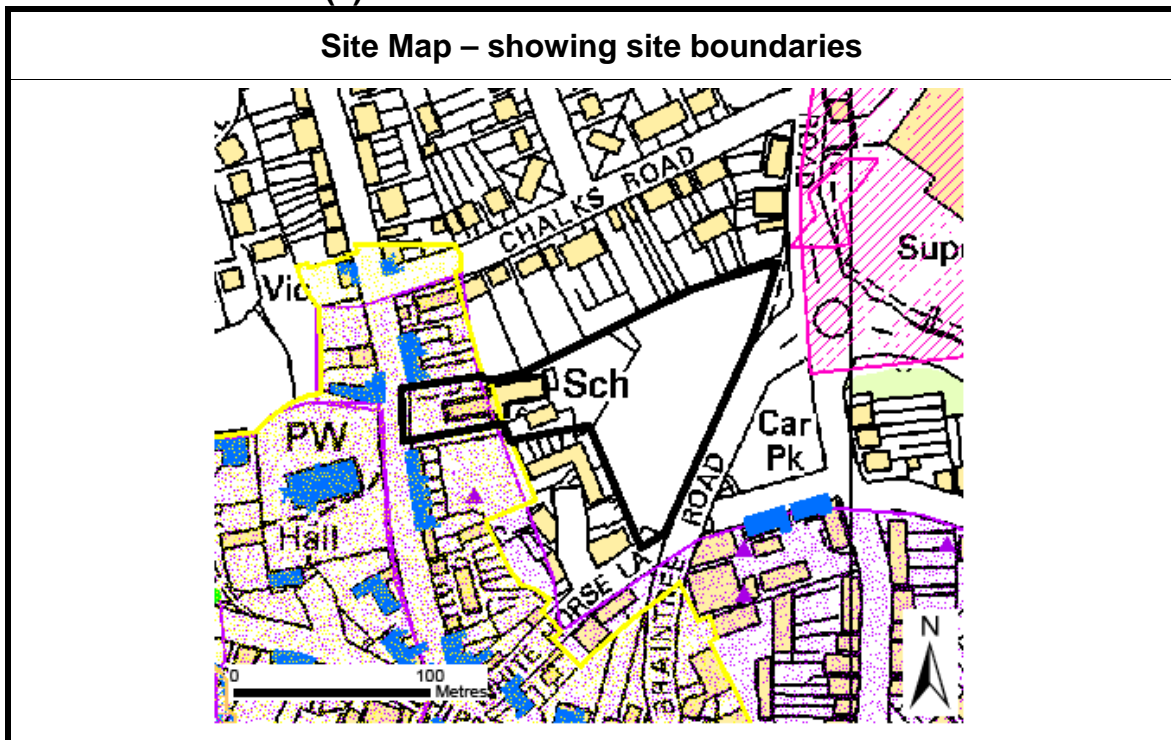
Legend

	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:	LDFWCH3	Grid Ref:	(X) 581882 (Y) 215425
Site Name:	Bellfields, Braintree Road		
Settlement:	Witham		
Ward:	Chipping Hill and 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:			
Address:			
Telephone:			
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	1.01	
Site Current Use(s): (identify whether green or brownfield)	Bellfields and Chipping Hill Infant School	Brownfield/Greenfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Access could be gained via Church Street and / or Braintree 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	Y	Site is identified as being within an archaeological area
Contamination/ Tipped Land	Y	Northeast of the site is situated within a contaminated area
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Grade II Listed Buildings situated adjacent to the site The site is situated partially within a Conservation Area

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

Current Planning Status:	LDFWCH3		
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 the 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
			30 0

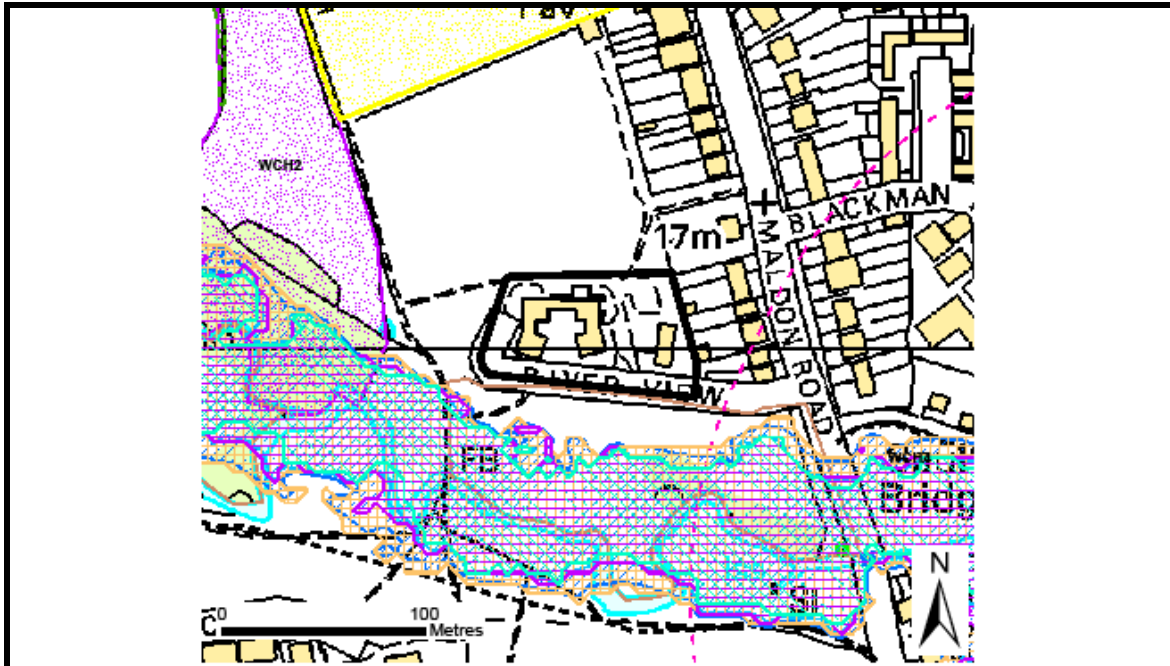
Comments:	Possible landscaping constraint. Developable after school relocated, from 2016.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	WCC04	Grid Ref:	(X) 582312 (Y) 214007
Site Name:	River View		
Settlement:	Witham		
Ward:	Witham Chipping Hill and Central		
Hierarchy Status:	Main Town		
Site Owner:	Hanover Housing Association		
Address:	Nelson House, Alington Road, Eynesbury, St Neots, PE19 6RE		
Telephone:	via agent		
Site Agent:	SMC Charter Architects		
Address:	15 St Marys House, Cardington Road, Bedford, MK42 0BP		
Telephone:			
Developer:	Hanover Housing Association		
Address:	Nelson House, Alington Road, Eynesbury, St Neots, PE19 6RE		
Telephone:	via agent		

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha): 0.464

<p>Site Current Use(s): (identify whether green or brownfield)</p>	<p>Vacant buildings (Sheltered housing block scheduled for redevelopment and poor quality hut)</p>	<p>Brownfield</p>
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Surrounding Land Use(s): Residential and amenity land

Character of Surrounding Area: Residential and amenity land

Physical Constraints:		
Access information	N	Access from River View
Public Footpaths	N	None
Natural Features of Significance <i>(e.g. TPOs)</i>	Y	Adjacent Local Wildlife Site Bra174 Riverview Meadows
Steep Slopes	N	No
Potential for Flooding <i>(and/or flood risk Zone)</i>	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology		Not known
Contamination/ Tipped Land	N	No
Other <i>(such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)</i>	N	

Development Progress:	Under construction as at July 2009
Suitability for Housing or Mixed Use:	Yes
Comments from Owners/ Agent:	

Current Planning Status:	PER106 PERREF		
Application No.:	08/01801/FUL - Erection of 55 no. one and two bedroom units in a three storey development for extra care with communal facilities, associated garden areas and car parking replacing a 29 unit scheme 09/00116/DAC - Application for approval of details reserved by condition		
Under Construction:	Yes		
Progress:			
Potential Yield for Housing (6) (taking account of any constraints identified)	55		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))	Yes		
Availability (7(b))	Yes		
Achievability (7(c)) Owner's/ Agent's comments	Yes		
Site Deliverable (in next 5 years 2009-2014)	Site is within 5 year supply	Year	Yield
		1	0
		2	55
		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	

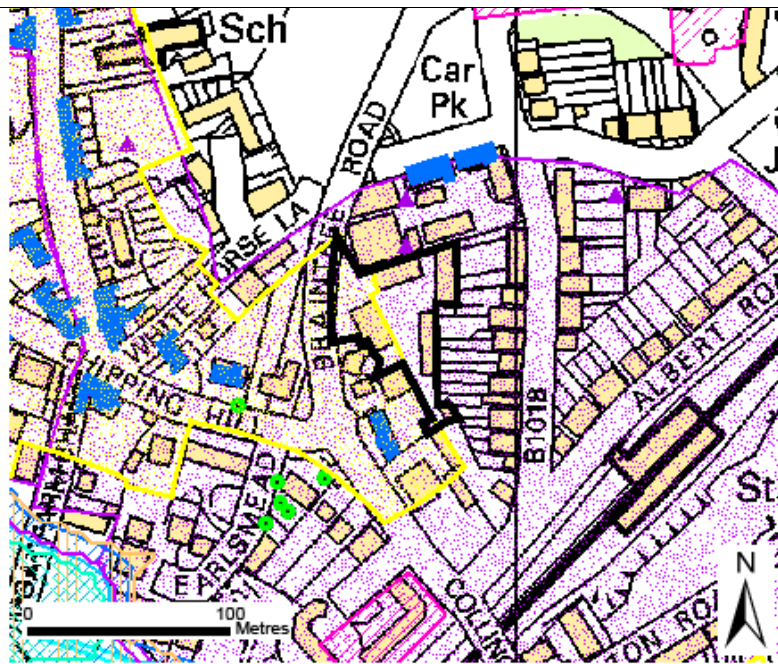
Comments:

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	WCC50	Grid Ref:	(X) 581941 (Y) 215288
Site Name:	Rear of Braintree Road		
Settlement:	Witham		
Ward:	Witham Chipping Hill and Central		
Hierarchy Status:	Main Town		
Site Owner 1:	Essex County Council		
Address:	Disposals Manager, P.O. Box 6, County Hall, Chelmsford, CM1 1LB		
Telephone:			
Site Owner 2:	Ramsden Mills		
Address:	Braintree Road, Witham, CM8 2BY		
Telephone:			
Site Agent:			
Address:			
Telephone:			
Developer:			
Address:			
Telephone:			

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha): 0.31

Site Current Use(s):
(identify whether green or brownfield)
Carpet showroom
(Former warehouse)

Brownfield

Surrounding Land Use(s): Residential

Character of Surrounding Area: Residential

Physical Constraints:		
Access information	Y	Difficult access from Albert Road
Public Footpaths	N	None
Natural Features of Significance <i>(e.g. TPOs)</i>	N	None
Steep Slopes	N	No
Potential for Flooding <i>(and/or flood risk Zone)</i>	N	Low probability (Zone 1)
Existing Service Infrastructure		
Archaeology		Archaeological sites 8107/8108/8109/8111
Contamination/ Tipped Land	N	No
Other <i>(such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)</i>	Y	Site adjacent to Grade 2 Listed Building to the south (Albert PH) In and/or adjoins Conservation Area

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	No specific comments re housing numbers or suitability.

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)	15		
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 and 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	
		15	0

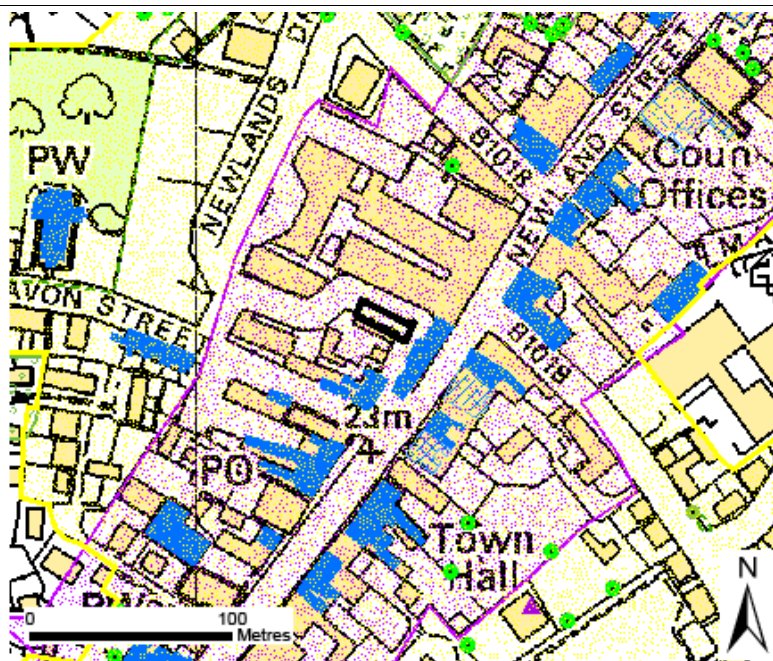
Comments:

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	WCC55	Grid Ref:	(X) 582074 (Y) 214532
Site Name:	Coach House Way		
Settlement:	Witham		
Ward:	Witham Chipping Hill and Central		
Hierarchy Status:	Main Town		
Site Owner:	Taycross Homes Ltd		
	Address: 346 High Street, Pinner, Middlesex, HA5 5PW		
	Telephone:		
Site Agent:	David Barclay		
	Address: Studio Three, Joliffe's Court, 57/57 High Street, Wivenhoe, CO7 9AZ		
	Telephone: 01206 827944		
Developer:	Taycross Homes Ltd		
	Address: 346 High Street, Pinner, Middlesex, HA5 5PW		
	Telephone:		

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha):	0.02	
Site Current Use(s): (identify whether green or brownfield)	Service yard (Service yard and disused backyard)	Brownfield
Surrounding Land Use(s):	Commercial	
Character of Surrounding Area:	Commercial	

Physical Constraints:		
Access information	N	Access from Coach House Way
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 8173/8174/8166	
Contamination/ Tipped Land	N	No
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Site is adjacent Grade 2 Listed Buildings to the south and east

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

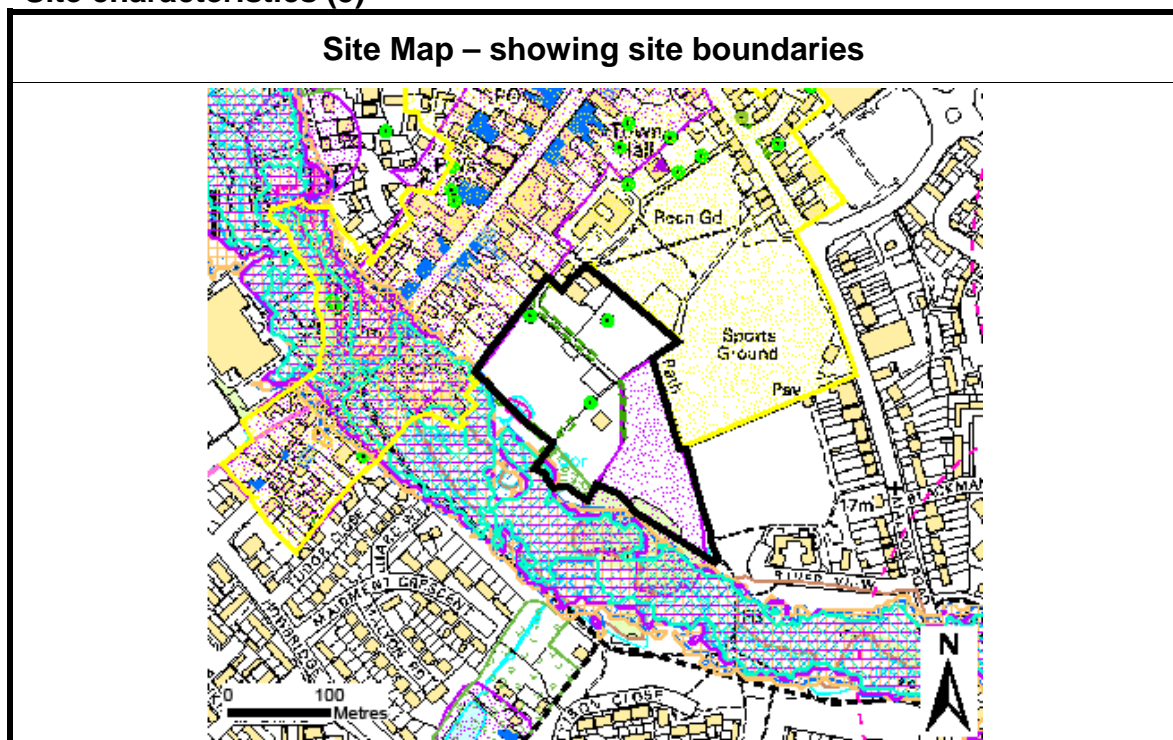
Current Planning Status:	PER PER		
Application No.:	06/00393/FUL - Demolition of existing two storey buildings and erection of 14 no. two and three storey timber framed apartments and retention and upgrading of 2 no. existing two storey brick commercial units 08/01012/FUL – Application to vary condition of planning approval 06/00393/FUL & 06/00394/CON (Revised drawings – materials stair case and roof) – Erection of 14 no flats		
Under Construction:	Yes		
Progress:	Site cleared		
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) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments:	BDC forecasts.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	WCC74	Grid Ref:	(X) 582105 (Y) 214157
Site Name:	Gimsons		
Settlement:	Witham		
Ward:	Witham Chipping Hill and Central		
Hierarchy Status:	Main Town		
Site Owner:	Rosmoyne Ltd		
Address:			
Telephone:			
Site Agent:	Peter Court, Associate Director Strategic Land SE Region, Bovis Homes Ltd		
Address:	The Manor House, North Ash Road, New Ash Green, Longfield, Kent, DA3 8HQ		
Telephone:	01474 876200		
Developer:	Bovis Homes Ltd		
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	3.23	
Site Current Use(s): (identify whether green or brownfield)	Gardens (house on amenity land)	Brownfield and greenfield
Surrounding Land Use(s):	Amenity land/open space/town centre	
Character of Surrounding Area:	Amenity land/open space/town centre	

Physical Constraints:		
Access information	Y	Access constrained from Newland Street; development of site would require new access created through River Walk, extending from River View.
Public Footpaths	N	None
Natural Features of Significance (e.g. TPOs)	Y	Number of trees subject to a preservation order (TPO, Group and Woodland TPO 8/86). Adjoins Local Wildlife Site Bra174 Riverview Meadows
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1) Spring on site
Existing Service Infrastructure		
Archaeology	Archaeological site 8197	
Contamination/ Tipped Land	Y	BTE536 see annotation Contaminated land has been identified near to the pond
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Adjoins Conservation Area Pond on site – wildlife issues Identified as visually important space (RLP4 Prevention of Town Cramming) in Braintree District Local Plan Review 2005

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

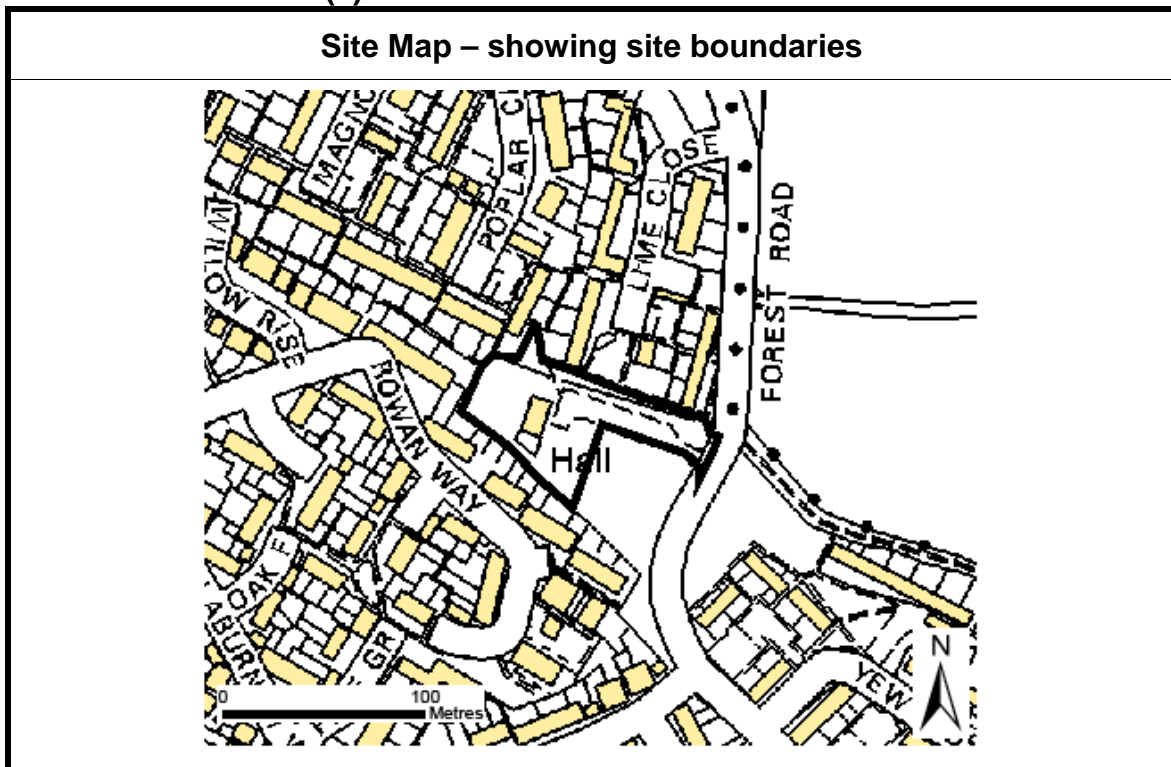
Current Planning Status:	LDFWHC2		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	90		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	Site submitted 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)	0	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	90
	(in 10 to 15 years 2021 – 2026)		0

Comments:	<p>On part of site (southern part); may be scope for some limited development - c. 30-40 dwgs - in exchange for community gain, open space access, at southern end. Landscape advice consultation; - possible landscape constraint. Numerous TPO's on site and landscaping would result in a lower density. Existing landscaping would also help screen any development.</p> <p>Developer has indicated wish to develop at low density. BDC forecasts. Timing related to adoption of allocations document.</p>
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	WIN07	Grid Ref:	(X) 582395 (Y) 216188
Site Name:	Land South of Lime Close		
Settlement:	Witham		
Ward:	Witham North		
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):	0.423	
Site Current Use(s): (identify whether green or brownfield)	Open space with community hall (Open space)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	
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	Current community hall Designated as Informal Recreation Area – Braintree District Local Plan Review 2005

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

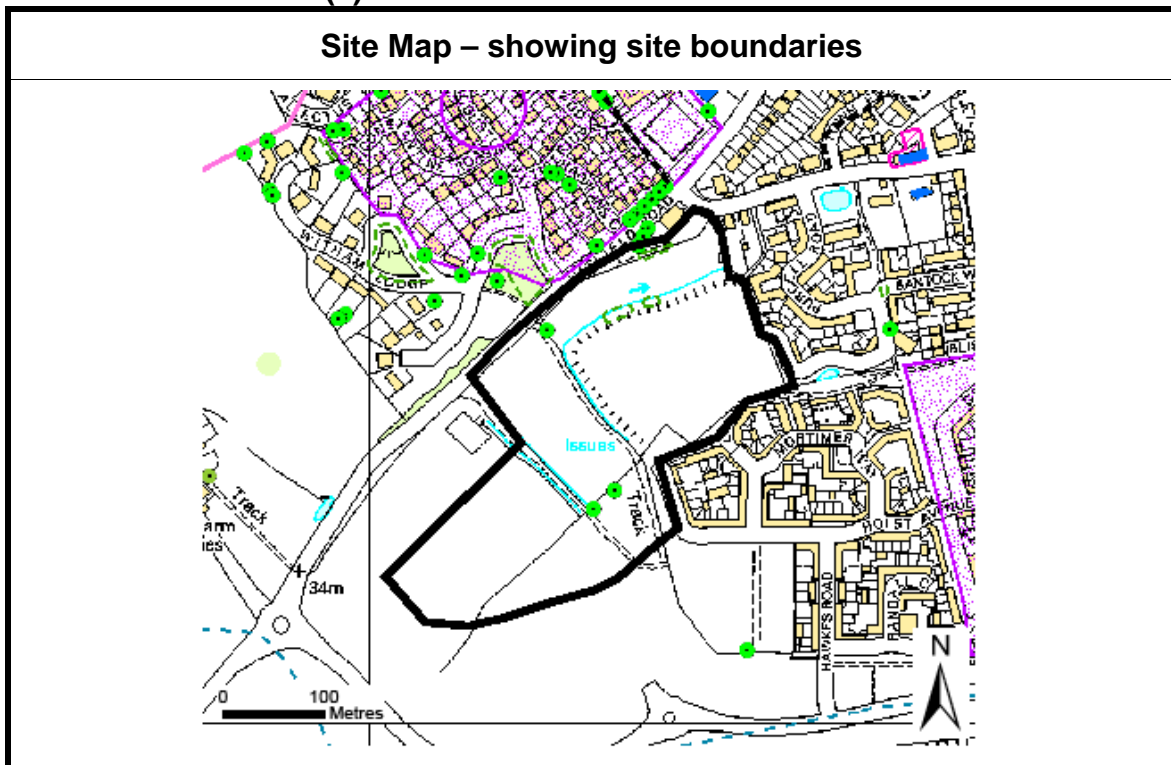
Current Planning Status:	UCS		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	12		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	The site is identified 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) (in 10 to 15 years 2021 – 2026)		Yield	
		12	0

Comments:	Not in 5 year supply.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	WIS04	Grid Ref:	(X) 581223 (Y) 213289
Site Name:	Western Half of Maltings Lane Development		
Settlement:	Witham		
Ward:	Witham South		
Hierarchy Status:	Main Town		
Site Owner:	Consortium		
Address:			
Telephone:			
Site Agent:	Capita Symonds Ltd		
Address:	Croxton's Mill, Little Waltham, CM3 3PJ		
Telephone:	01245 361611		
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	7.94	
Site Current Use(s): (identify whether green or brownfield)	Development site (Under construction)	Greenfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access from Gershwin Boulevard and Maltings Lane
Public Footpaths	N	None
Natural Features of Significance (e.g. TPOs)	Y	Group TPO 21/01
Steep Slopes	N	No
Potential for Flooding (and/or flood risk Zone)	N	Low probability (Zone 1)
Existing Service Infrastructure	Y	
Archaeology		Not known
Contamination/ Tipped Land	N	No
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:	Outline permission
Suitability for Housing or Mixed Use:	Mixed Use
Comments from Owners/ Agent:	We support the inclusion of the site in the SHLAA. The entire site has permission for 268 dwellings.

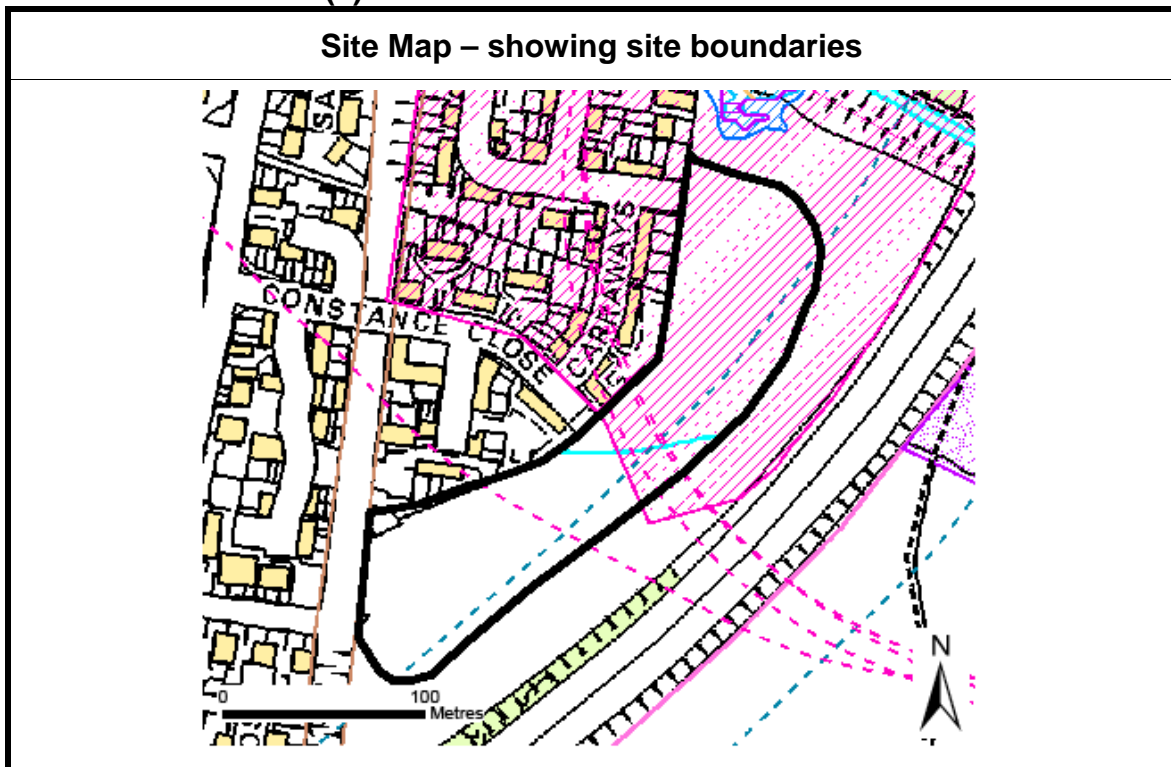
Current Planning Status:	PER106		
Application No.:	06/01143/OUT – Erection of approx. 268 Dwellings, B1 business park, primary school, neighbourhood centre, community facilities, open space, landscaping and ancillary infrastructure		
Under Construction:	08/01171/REM – Erection of 55 no. dwellings comprising 8 two bed flats, 9 two bed houses, 9 three bed houses and 29 four bed houses with associated access, play area and landscaping - Land Parcel 14		
Progress:	Yes		
Potential Yield for Housing (6) (taking account of any constraints identified)	Phase LP14 (55 dwellings) under construction		
Overcoming Constraints (7(d))	268		
Other Environmental Issues:			
Suitability (7(a))	Site has planning permission for development		
Availability (7(b))	Site has planning permission for development		
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site within the 5 year supply	Year	Yield
		1	0
		2	55
		3	0
		4	30
		5	30
(in 5 years 2011-2016)			140
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)			Yield
			73
			0

Comments:	BDC forecasts. Part of larger new neighbourhood site (the majority of which has been developed).
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	WIS19	Grid Ref:	(X) 582624 (Y) 213603
Site Name:	Land between Constance Close & A12 Witham By-pass		
Settlement:	Witham		
Ward:	Witham South		
Hierarchy Status:	Main Town		
Site Owner:	Trustees of JR Wood		
Address:	Wood End Farm, Witham, CM8 1EH		
Telephone:			
Site Agent:			
Address:			
Telephone:			
Developer:	Bloor Homes (affordable housing element)		
Address:	Marauder House, Skyliner Way, Bury St Edmunds, IP32 7YA		
Telephone:			

Site characteristics (5)



Site Size (ha):	1.844	
Site Current Use(s): (identify whether green or brownfield)	Open space (Open space)	Greenfield
Surrounding Land Use(s):	Residential / A12 bypass	
Character of Surrounding Area:	Residential / A12 bypass	

Physical Constraints:		
Access information	N	Access from Constance Close, pedestrian cycle access from Maldon 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) Ditch/drain on site?
Existing Service Infrastructure		
Archaeology	Not known	
Contamination/ Tipped Land	Y	PRBTE16 Landfills and other waste disposal
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

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

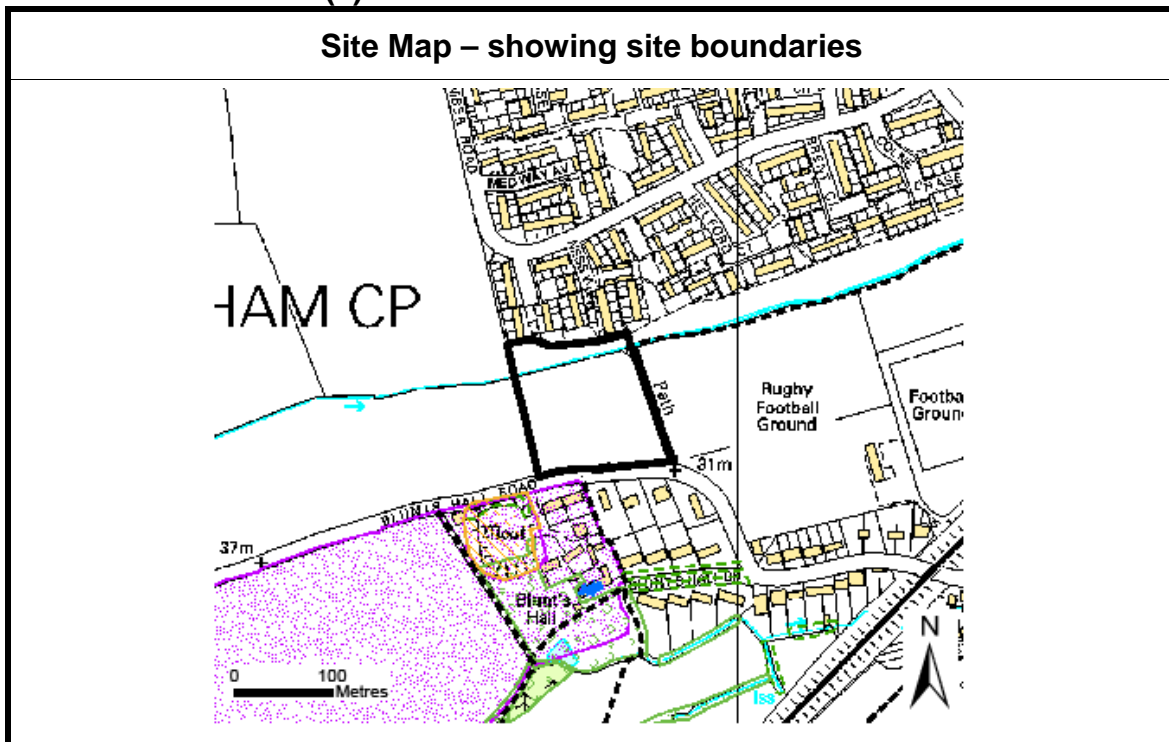
Current Planning Status:	ResLA 236		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	100		
Overcoming Constraints (7(d))			
Other Environmental Issues:	Need for cycleway link in landscape buffer next to A12 adjoining the site.		
Suitability (7(a))			
Availability (7(b))	The site is identified within the Local Plan Review. 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 the 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	35
		5	0
	(in 5 years 2011-2016)		100
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)			Yield
			0
			0

Comments:	<p>Allocated for residential in Local Plan Review, submitted under LDF though not required to do so, allocation will carry over.</p> <p>Potential developer interested in possibility of developing affordable housing first; in discussions with Strategic Housing, funding bid made to HCA. BDC forecasts.</p>
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	LDFWIW1	Grid Ref:	(X) 580844 (Y) 214487
Site Name:	Land at Blunts Hall Road		
Settlement:	Witham		
Ward:	Witham West		
Hierarchy Status:	Adjacent to 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):	1.71 est.	
Site Current Use(s): (identify whether green or brownfield)	Scrub Land	Greenfield
Surrounding Land Use(s):	Residential, agricultural and open space provision.	
Character of Surrounding Area:	Residential, agricultural and open space provision.	

Physical Constraints:		
Access information		Access could be gained from Blunts Hall Road Requires cycleway link
Public Footpaths	Y	Public Footpath 76 adjoins the east boundary of 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	N	
Archaeology	N	
Contamination/ Tipped Land	N	
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	Scheduled Ancient Monument adjacent to the site. Part of Blunts Hall Lane is a protected Lane.

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

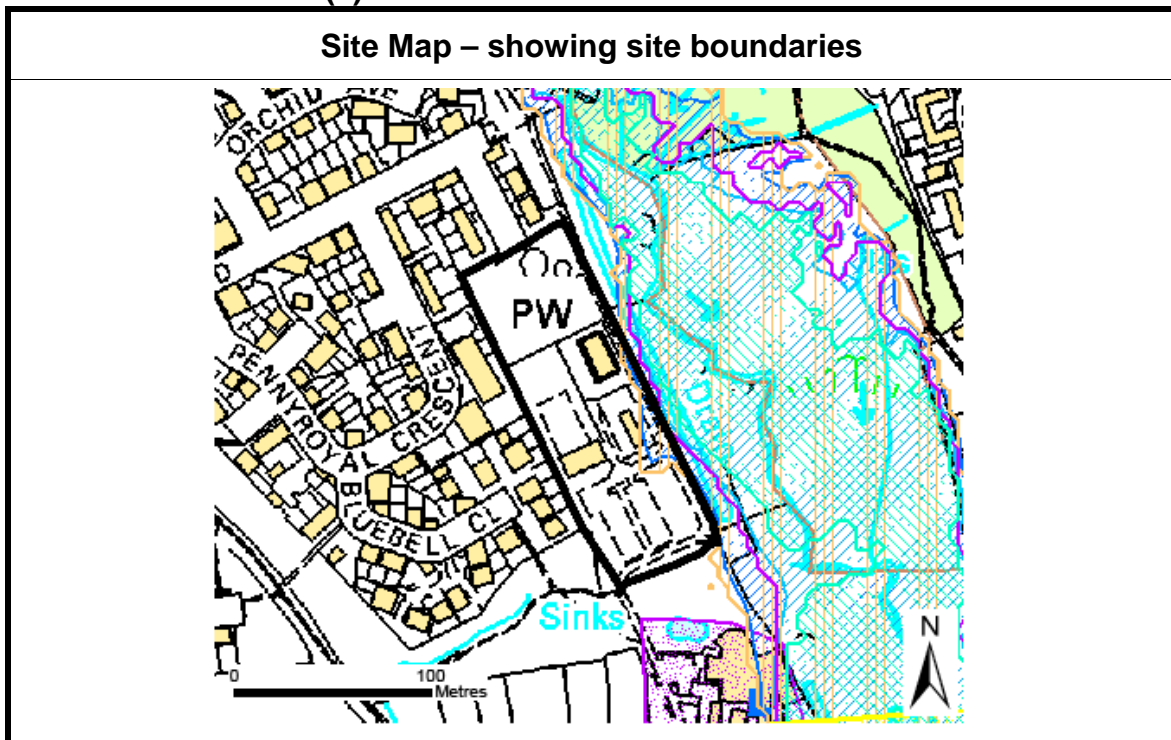
Current Planning Status:	LDFWIW1		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	40		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site not within the 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	40	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments:	Surplus public sector land to be disposed of for development. Timing related to allocations document.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	WIW10	Grid Ref:	(X) 581398 (Y) 215551
Site Name:	Land South of Bentley Road		
Settlement:	Witham		
Ward:	Witham West		
Hierarchy Status:	Main Town		
Site Owner:			
Address:			
Telephone:			
Site Agent:	Boyer Planning		
Address:	49 North Hill, Colchester, CO1 1PY		
Telephone:	01206 769018		
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	1.07	
Site Current Use(s): (identify whether green or brownfield)	Open space, car parking and buildings	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access of Bramble Road
Public Footpaths	N	None
Natural Features of Significance (e.g. TPOs)	Y	Local Wildlife Site Bra165 Witham Marsh to east of adjoining river
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	Y	Small area of site in flood zone 2
Existing Service Infrastructure	Y	
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:	PER106		
Application No.:	07/00257/FUL - Demolition of existing buildings and re-development to provide 85 no. dwellings with associated parking and garages. New vehicular access, provision of new cycle path		
Under Construction:	Yes		
Progress:			
Potential Yield for Housing (6) (taking account of any constraints identified)	74		
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 the 5 year supply	Year	Yield
		1	74
		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:	Now mainly affordable housing.
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