

Braintree District Strategic Housing Land Availability Assessment

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

INDEX – OTHER LARGE SITES (10+)

Coggeshall

COG20 Rear of Walford Way
COG30 Land at Surrex, Colchester Road

Earls Colne

LDFEAR1A Land to the rear of Halstead Road
LDFEAR7 Land at Halstead Road, East Essex Hunt Kennels

Hatfield Peverel

HAT13 Universal Garage, The Street

Kelvedon

KEL04 Coal Depot, Station Road
KEL06 Works and garage adj, Kelvedon Station

Pebmarsh

PEB05 Land East of Water Lane

Rayne

RAY01 Rayne Foundry Site
LDFRAY5 Oak Meadow, Gore Road

Sible Hedingham

SIB06 r/o 107-109 Swan Street (Cooper's Yard)
SIB22 Premdor and Rockways sites, Station Road, Sible Hedingham

Silver End

SVE06 Car park, Sheepcoates Lane
SVE14 Crittall Works Silver End

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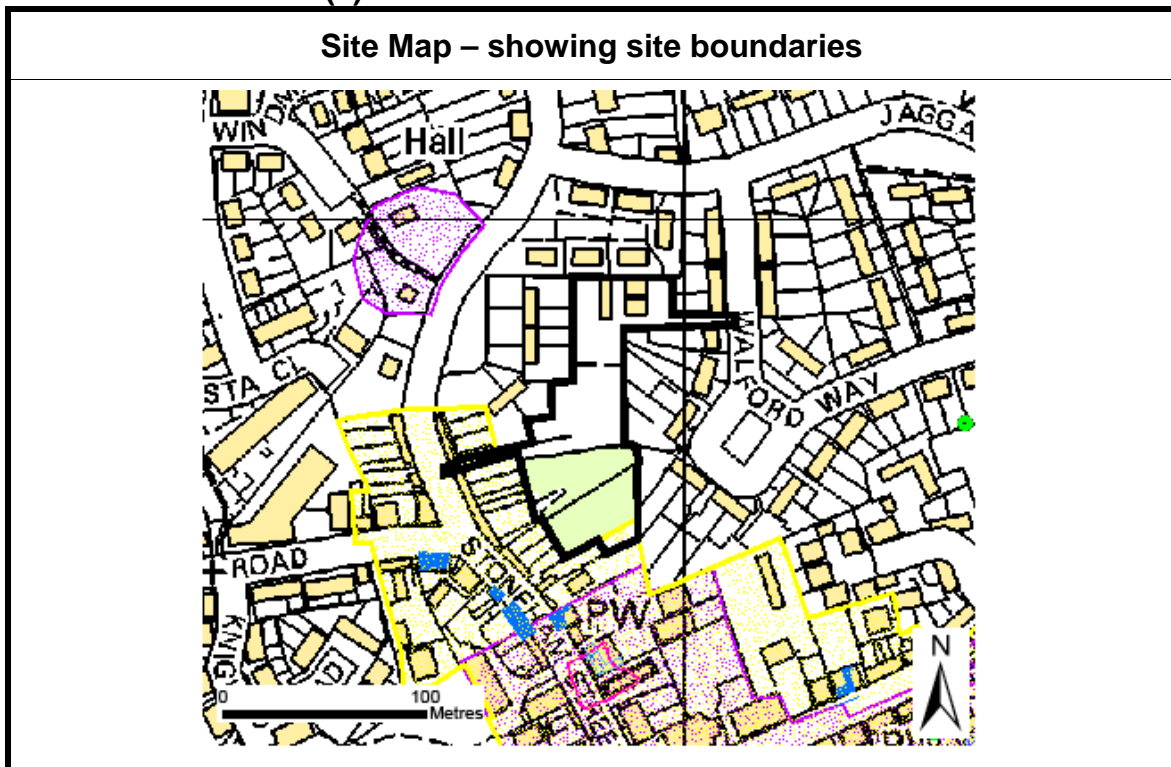
Legend

-  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:	COG20	Grid Ref:	(X) 584955 (Y) 222901
Site Name:	Rear of Walford Way		
Settlement:	Coggeshall		
Ward:	N/a		
Hierarchy Status:	Key Service Village		
Site Owner:	Greenfields Community Housing		
Address:	Finance and Resources Director, Causeway House, Braintree, CM7 9HB		
Telephone:			
Site Agent:			
Address:			
Telephone:			
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	0.6115	
Site Current Use(s): (identify whether green or brownfield)	Scrubland, car parking/ garages (Garage court and adjacent green land/ scrub. Good access but active)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Y	Access off Walford Way and Stoneham Street, but both accesses restricted
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	Issues of availability of parking for existing residential areas Adjoins Conservation Area

Development Progress:	Chip funding being arranged to finance building
Suitability for Housing or Mixed Use:	Housing
Comments from Owners/ Agent:	It is the intention to build this site however no further details are available at this point in time. It is anticipated that this would be within 5 years.

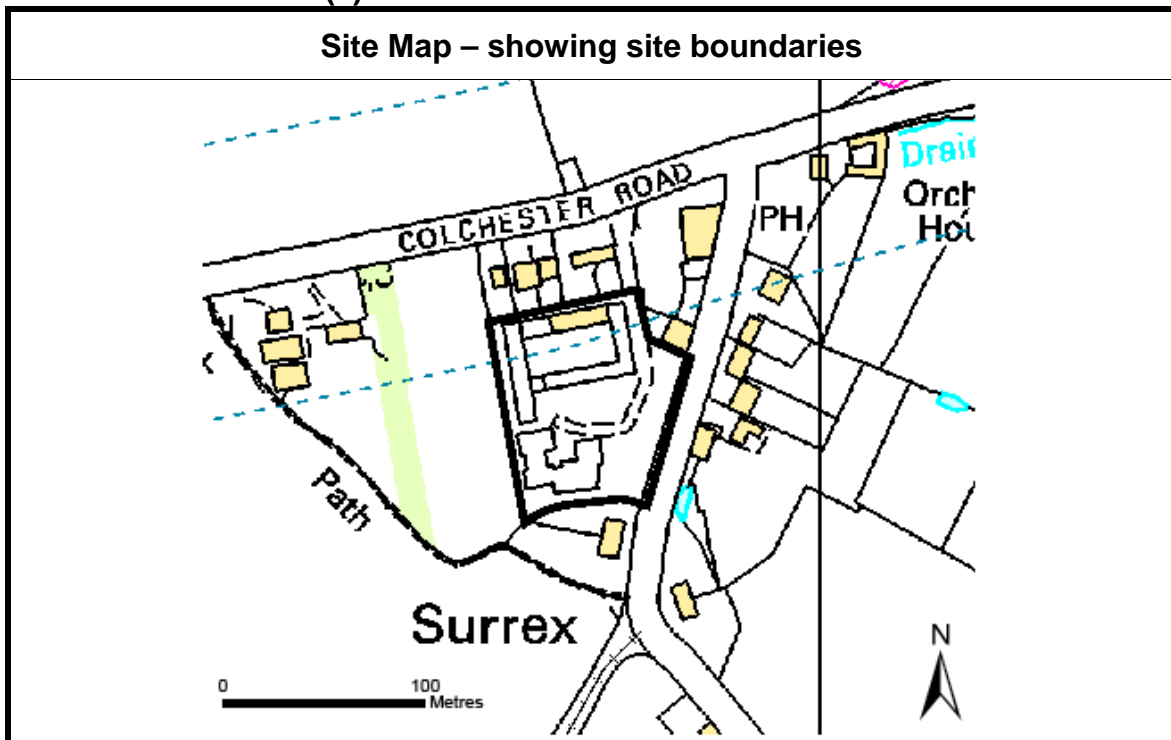
Current Planning Status:	UCS		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	10		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	The site is identified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

Comments:	Development in two sections from 2 accesses, Walford Way for northern section and Stoneham Street for southern section.
	Landowner has indicated intention to develop site within 5 years.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	COG30	Grid Ref:	(X) 586884 (Y) 222829
Site Name:	Land at Surrex, Colchester Road		
Settlement:	Coggeshall		
Ward:	N/a		
Hierarchy Status:	Key Service Village		
Site Owner:	<p style="margin-left: 40px;">Address:</p> <p style="margin-left: 40px;">Telephone:</p>		
Site Agent:	Melville Dunbar Associates		
	<p style="margin-left: 40px;">Address: The Mill House, Kings Acre, Coggeshall, CO6 1NN</p> <p style="margin-left: 40px;">Telephone: 01376 562828</p>		
Developer:	Higgins Homes Ltd		
	<p style="margin-left: 40px;">Address: One Langston Road, Loughton, IG10 3SD</p> <p style="margin-left: 40px;">Telephone: 020 8508 5555</p>		

Site characteristics (5)



Site Size (ha):	0.81	
Site Current Use(s): (identify whether green or brownfield)	(Derelict site of partly constructed motel with fire damage)	Brownfield
Surrounding Land Use(s):	Residential/commercial	
Character of Surrounding Area:	Residential/commercial	

Physical Constraints:		
Access information	N	Access off Old Road, (not off A120).
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	Land adjacent A120 trunk road (part of site)

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

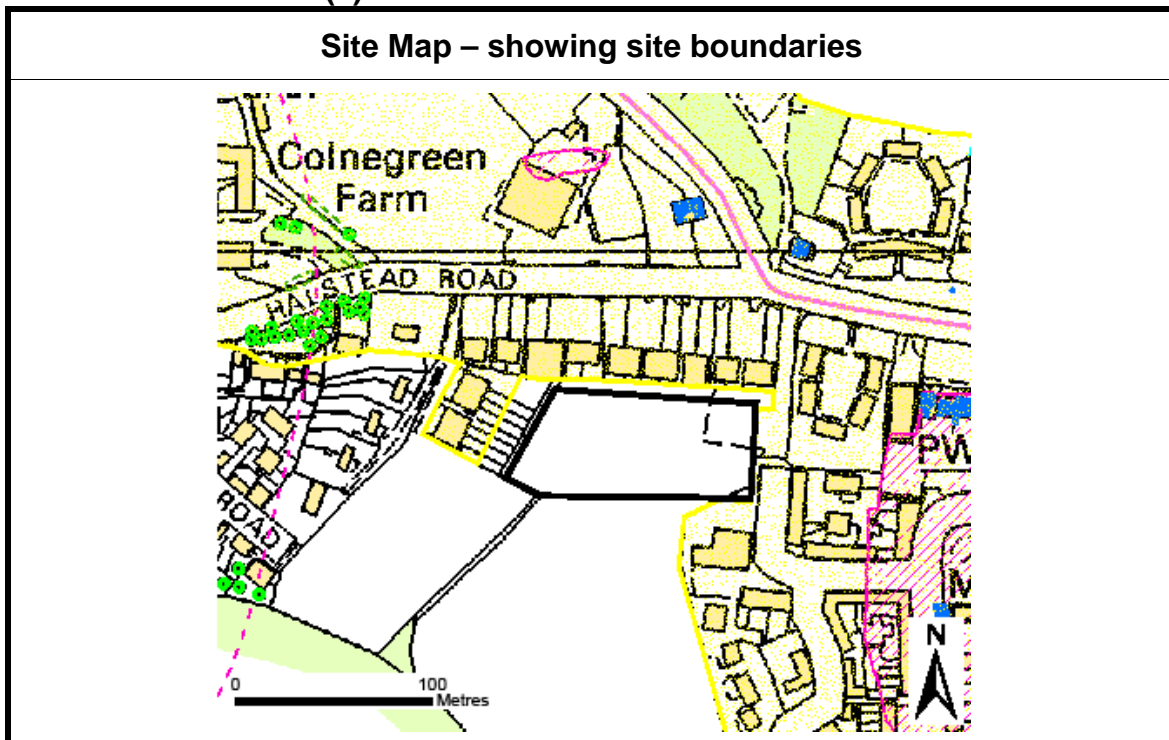
Current Planning Status:	PER106 LDFCOG5		
Application No.:	08/02288/FUL - Demolition of partly constructed motel and erection of 10 no. dwelling houses, estate roads and integral footpaths, garages, car parking spaces, foul and surface water drainage and landscaping		
Under Construction:	Yes		
Progress:	Site clearance in progress		
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))	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 is within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	10
		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:	DC estimate of timing. Has planning permission for 10 dwellings but is advertised on developer's website as a development of 5 dwellings.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	LDFEAR1A	Grid Ref:	(X) 585310 (Y) 228900
Site Name:	Land at the rear of Halstead Road		
Settlement:	Earls Colne		
Ward:	The Three Colnes		
Hierarchy Status:	Adjacent to Key Service Village		
Site Owner:	Hunt Properties Ltd		
Address:			
Telephone:			
Site Agent:	Percival & Company		
Address:	High Street, Earls Colne, CO6 2RN		
Telephone:	01787 223879		
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	0.58	
Site Current Use(s): (identify whether green or brownfield)	Agricultural	Greenfield
Surrounding Land Use(s):	Residential, agricultural	
Character of Surrounding Area:	Edge of settlement	

Physical Constraints:		
Access information	Access west of Atlas Bungalows would only be suitable for pedestrian access, vehicular access from The Castings.	
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	Adjacent to Conservation Area

Development Progress:	Preliminary discussions with housing association
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	

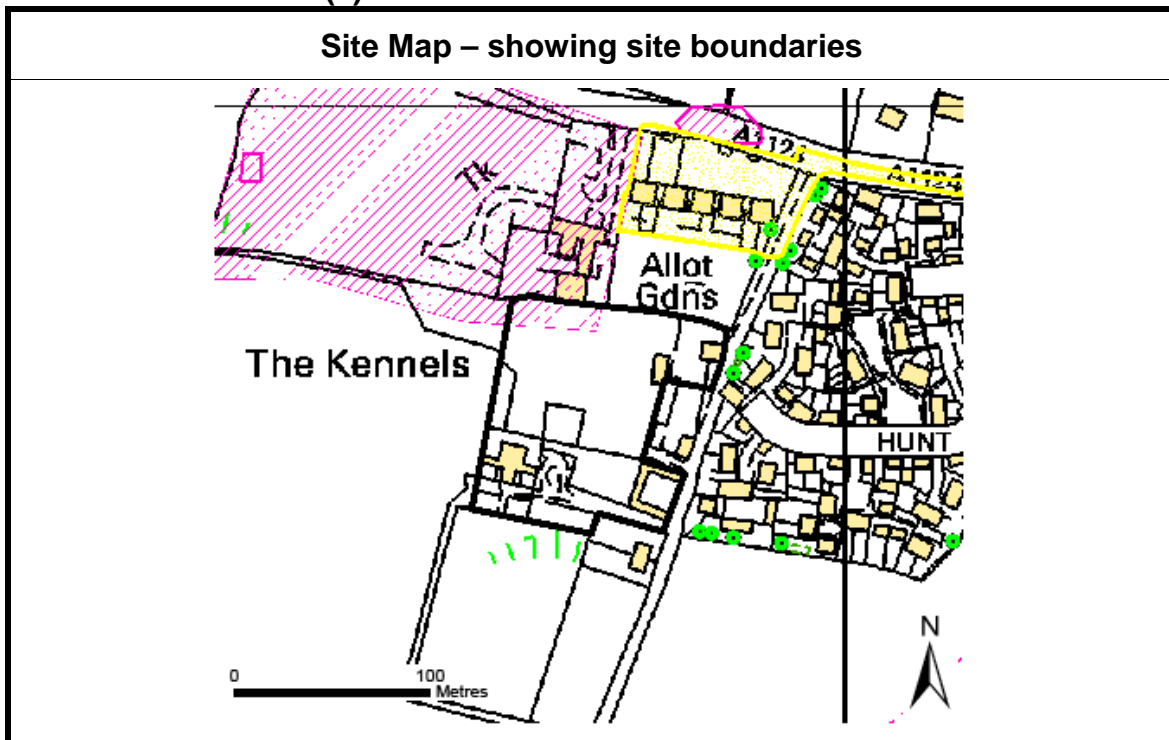
Current Planning Status:	LDFEAR1A		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	15		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	Part of larger site submitted for consideration for residential/public amenity/open space 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)	15	
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:	LDFEAR7	Grid Ref:	(X) 584853 (Y) 228793
Site Name:	Land at Halstead Road, East Essex Hunt Kennels		
Settlement:	Earls Colne		
Ward:	The Three Colnes		
Hierarchy Status:	Adjacent to Key Service Village		
Site Owner:	East Essex Hunt		
Address:	Via agent		
Telephone:	Via agent		
Site Agent:	Fenn Wright		
Address:	146 High Street, Colchester, CO1 1PW		
Telephone:	01206 513513		
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	1.07	
Site Current Use(s): (identify whether green or brownfield)	Assorted buildings, kennels and grassed areas	Brownfield
Surrounding Land Use(s):	Residential, agricultural	
Character of Surrounding Area:	Edge of settlement	

Physical Constraints:		
Access information	Existing long narrow driveway onto Halstead Road, may need widening	
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.)	Only small allotment sites separate site from conservation area	

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

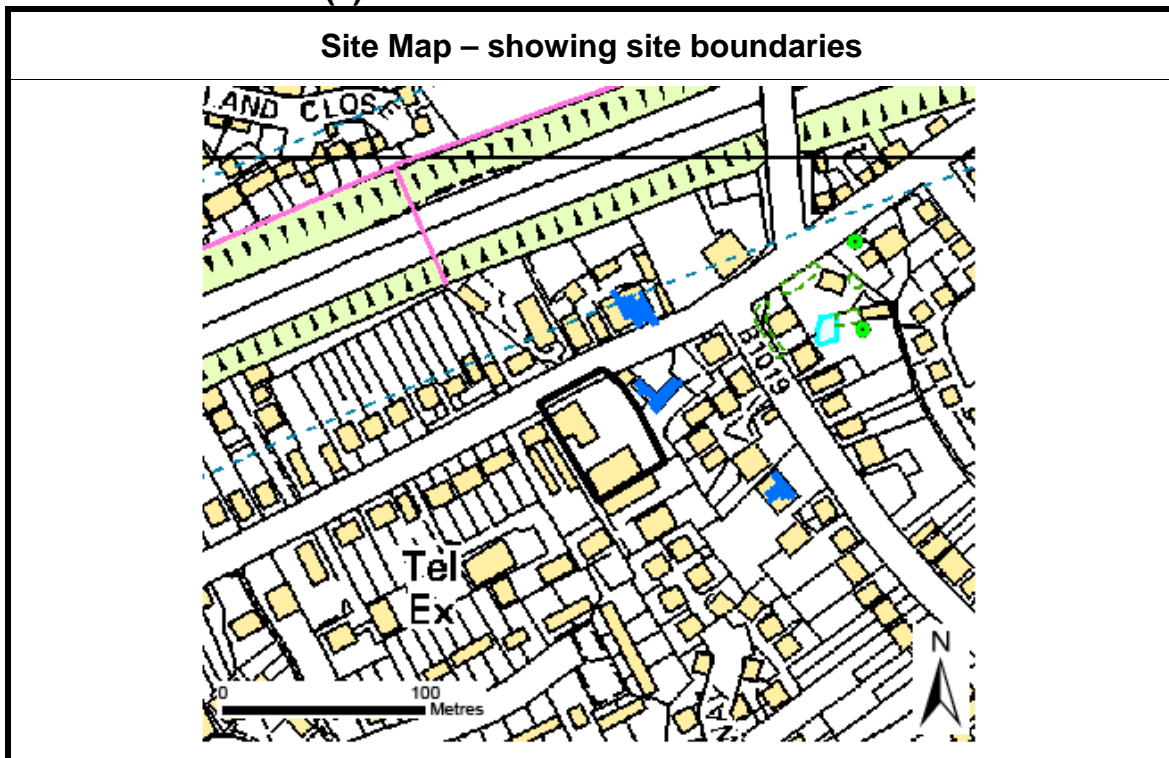
Current Planning Status:	LDFEAR7		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	15		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (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)	15	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

Comments:	<p>The site is across the road from existing residential development and if it and the allotments were included in the village envelope. Access would need widening.</p> <p>Part of proposed site excluded. Timing of inclusion of site in forecasts linked to allocations document.</p>
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	HAT13	Grid Ref:	(X) 579352 (Y) 211871
Site Name:	Universal Garage, The Street		
Settlement:	Hatfield Peverel		
Ward:	N/a		
Hierarchy Status:	Key Service Village		
Site Owner 1:	Chelmsford Car And Commercials		
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):	0.19	
Site Current Use(s): (identify whether green or brownfield)	Motor garage and forecourt area (Garage on main road)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off The 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	Not known	
Contamination/ Tipped Land	Y	Possible contamination
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Site includes Grade 2 Listed Buildings on eastern part of site

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

Current Planning Status:	PER		
Application No.:	07/00338/FUL - Erection of 2 no. two bed flats, 4 no. one bed flats and 7 no. terraced properties, associated parking and private amenity space		
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			
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	13
	(in 5 years 2011-2016)	13	
Site Developable (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		Yield	
		0	0

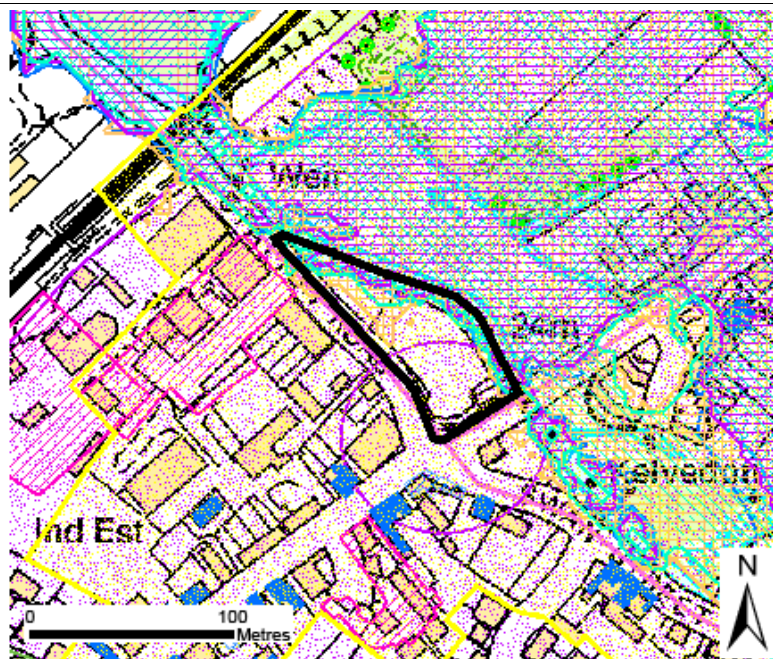
Comments:	BDC forecast.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	KEL04	Grid Ref:	(X) 586477 (Y) 219243
Site Name:	Coal Depot, Station Road ("Riverview".)		
Settlement:	Kelvedon		
Ward:	N/a		
Hierarchy Status:	Key Service Village		
Site Owner 1:	Address: Telephone:		
Site Agent 1:	Fenn Wright Address: 64 Newland Street, Witham, CM8 1AH Telephone: 01376 516464		
Developer:	JDS Residential Address: 1 Exchange Court, London Road, Feering, CO5 9FB Telephone: 01376 571200		

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha):	0.19	
Site Current Use(s): (identify whether green or brownfield)	Former coal yard, open land	Brownfield
Surrounding Land Use(s):	Commercial/shops, river/open space and public house	
Character of Surrounding Area:	Commercial/shops, river/open space and public house	

Physical Constraints:		
Access information	N	Access off Station 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	Part of site within flood zone 2/3
Existing Service Infrastructure		
Archaeology	Archaeological sites 8286-8290/8256/8262 Archaeological site 8132	
Contamination/ Tipped Land	N	No
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:		

Current Planning Status:	PER106		
Application No.:	05/01787/FUL - Demolition of existing building and wall and erection of 11 no. two bedroom apartments, 1 no. five bedroom house and 1 no. four bedroom house together with car parking, new access and landscaping		
Under Construction:	Yes		
Progress:	Nearing completion		
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 is 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)	Yield	
	(in 10 to 15 years 2021 – 2026)	0	
		0	

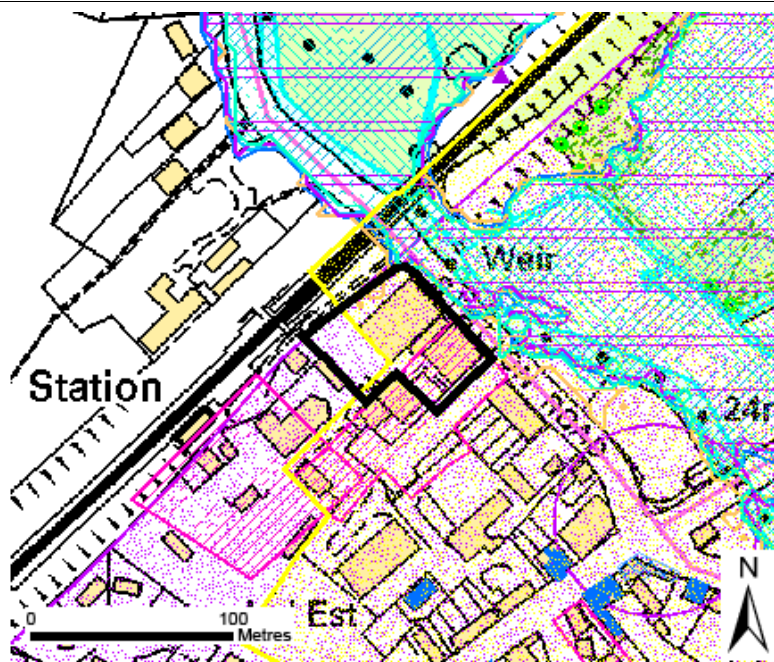
Comments:	BDC forecast.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	KEL06	Grid Ref:	(X) 586307 (Y) 219224
Site Name:	Works and garage adj, Kelvedon Station		
Settlement:	Kelvedon		
Ward:	N/a		
Hierarchy Status:	Key Service Village		
Site Owner:	Deal Of Kelvedon		
	Address: Railway Garage, Station Road, Kelvedon, CO5 9NR		
	Telephone: 01376 570331		
Site Agent:	John Finch Partnership		
	Address: 88 Broomfield Road, Chelmsford, CM1 1SS		
	Telephone: 01245 354319		
Developer:			
	Address:		
	Telephone:		

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha):	1.19	
Site Current Use(s): (identify whether green or brownfield)	Light industry adj. railway tracks (Car showrooms - mixture of condition. Next to railway station)	Brownfield
Surrounding Land Use(s):	Industrial, residential	
Character of Surrounding Area:	Industrial, residential	

Physical Constraints:		
Access information	N	Access off Station 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	Archaeological sites 8286-8290/8256/8262	
Contamination/ Tipped Land	Y	BTE722 Gasworks part of site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Existing building on site Part in, part adjoining Conservation Area

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

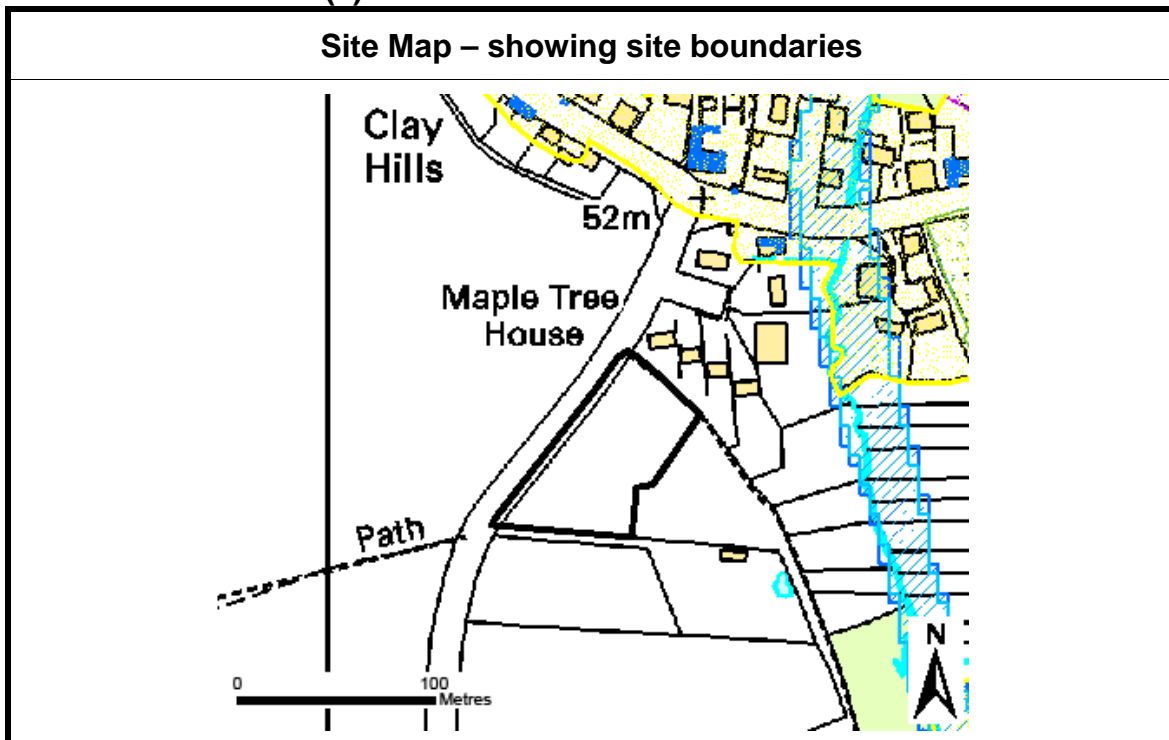
Current Planning Status:	PER106		
Application No.:	07/00185/OUT - Mixed use development comprising 32 no. two bedroom apartments, split level commuter car park (215 spaces), 2 no. two storey (B1) office buildings, single storey retail unit (A1/A2/A3), vehicle repair workshop, associated parking and formation of new access road		
Under Construction:	No		
Progress:	None		
Potential Yield for Housing (6) (taking account of any constraints identified)	32		
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	
		22	0

Comments:	(part) ResLA 125 Might be potential for joint development with KEL05 Planning application for mixed use scheme including 32 flats and multi-storey car park was approved in principle subject to signing of S106 agreement, but then withdrawn – multi-storey car park element not considered viable – fresh planning application with surface car parking and residential now expected to be submitted, when market conditions have improved.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	PEB05
Site Name:	Land on the East Side of Water Lane
Settlement:	Pebmarsh
Ward:	Stour Valley South Ward
Hierarchy Status:	Other Village
Site Owner:	Suffolk Housing Society
Address:	Old Mission House, St Botolphs Lane, Bishops Stortford
Telephone:	
Site Agent:	The Johns Practice
Address:	The Studio, Oak Drive, Newmarket, Suffolk
Telephone:	01638662393
Developer:	
Address:	
Telephone:	

Site characteristics (5)



Site Size (ha):	0.45ha	
Site Current Use(s): (identify whether green or brownfield)	Pasture	Greenfield
Surrounding Land Use(s):	Farmland/Residential	
Character of Surrounding Area:	Low density residential and open fields.	

Physical Constraints:		
Access information		
Public Footpaths	Y	Footpath 32 runs adjacent to 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.)	N	

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

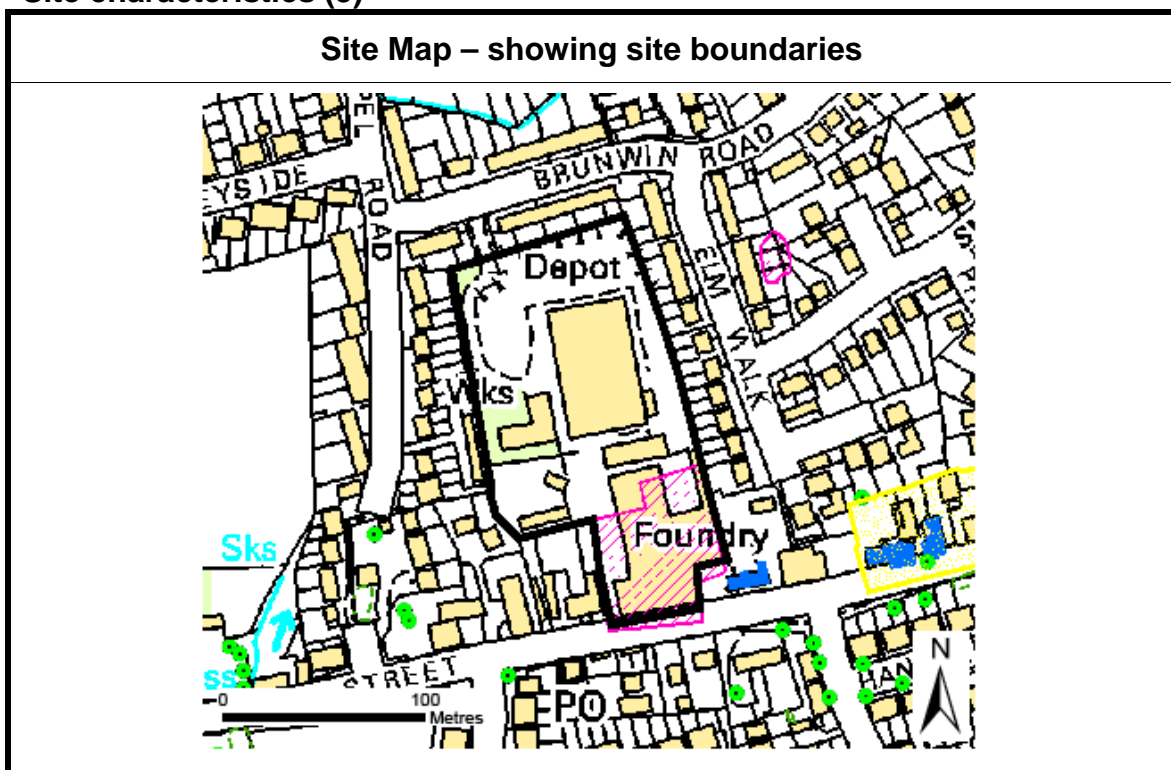
Current Planning Status:	Full Planning Permission		
Application No.:	07/01897/FUL – Erection of 10 dwellings, comprising 2no bed flats, 2 no bed bungalows, 3 no 2 bed houses, 2 no 3 bed houses 1 no 4 bed house.		
Under Construction:	Yes		
Progress:	Completed		
Potential Yield for Housing (6) (taking account of any constraints identified)	10		
Overcoming Constraints (7(d))	Site is outside development boundary; however it was permitted on the basis that it is a rural exception site.		
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	10
		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:	Rural exception site
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	RAY01	Grid Ref:	(X) 572689 (Y) 222706
Site Name:	Rayne Foundry Site		
Settlement:	Rayne		
Ward:	N/a		
Hierarchy Status:	Other Village		
Site Owner:			
Address:			
Telephone:			
Site Agent:	Arcady Architects Ltd		
Address:	The Old Bakery, The Street, Purleigh, Chelmsford, CM3 6QL		
Telephone:	01621 828266		
Developer:	Knight Developments Ltd		
Address:	Knight House, London Road, Kelvedon, CO5 9BU		
Telephone:	01376 573737		

Site characteristics (5)



Site Size (ha):	1.65	
Site Current Use(s): (identify whether green or brownfield)	Disused works depot (Disused works depot)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off Brunwin Road and The 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	Not known	
Contamination/Tipped Land	Y	BTE438 Foundries, iron and steel works part of site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Site frontage is adjacent Grade 2 Listed Building (25 The Street/Tudor Cottage)

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

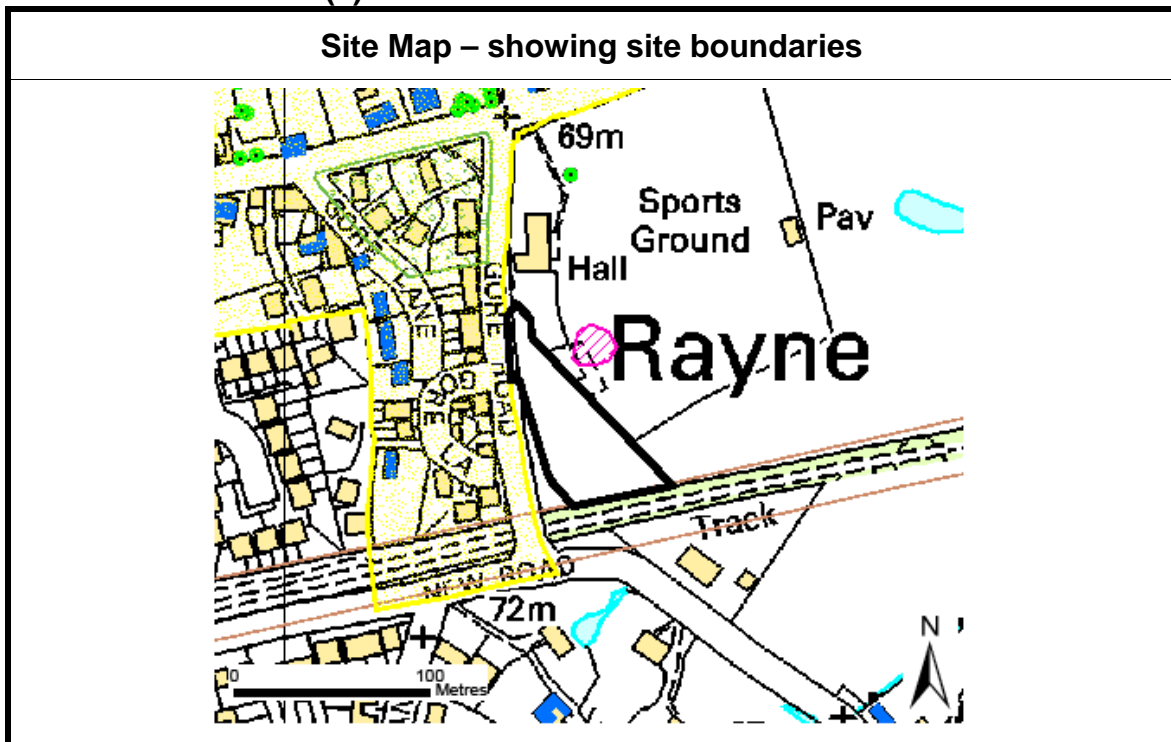
Current Planning Status:	PER106		
Application No.:	08/00273/FUL – Demolition of existing industrial buildings. Decontamination of site and erection of 82 dwellings and 2 offices with access from The Street and Brunwin Road		
Under Construction:	Yes		
Progress:	41 plots under construction as at August 2009		
Potential Yield for Housing (6) (taking account of any constraints identified)	82		
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	30
		3	22
		4	0
		5	0
(in 5 years 2011-2016)			22
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:	LDFRAY5	Grid Ref:	(X) 573147 (Y) 222527
Site Name:	Oak Meadow, Gore Road		
Settlement:	Rayne		
Ward:	Rayne		
Hierarchy Status:	Adjacent village envelope for Rayne (Other Village)		
Site Owner:	<p style="margin-left: 40px;">Address:</p> <p style="margin-left: 40px;">Telephone:</p>		
Site Agent:	Richard Pike Associates		
	<p style="margin-left: 40px;">Address: 4 Netherconesford, 93-95 King Street, Norwich, Norfolk, NR1 1PW</p> <p style="margin-left: 40px;">Telephone: 01603 611 323</p>		
Developer:	<p style="margin-left: 40px;">Address:</p> <p style="margin-left: 40px;">Telephone:</p>		

Site characteristics (5)



Site Size (ha):	0.31	
Site Current Use(s): (identify whether green or brownfield)	Field	Greenfield
Surrounding Land Use(s):	Recreational ground, residential	
Character of Surrounding Area:	Recreational ground, residential	

Physical Constraints:		
Access information	Access could be gained from Gore Road. May need joint access with Village Hall.	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	Y	Adjacent to Local Wildlife Site Bra33 Fritch Way- need to retain separation and screening from Fritch Way
Steep Slopes	N	
Potential for Flooding (and/or flood risk Zone)	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	

Development Progress:	None
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	Development of land for rural exception social housing at Oak Meadow, Rayne.

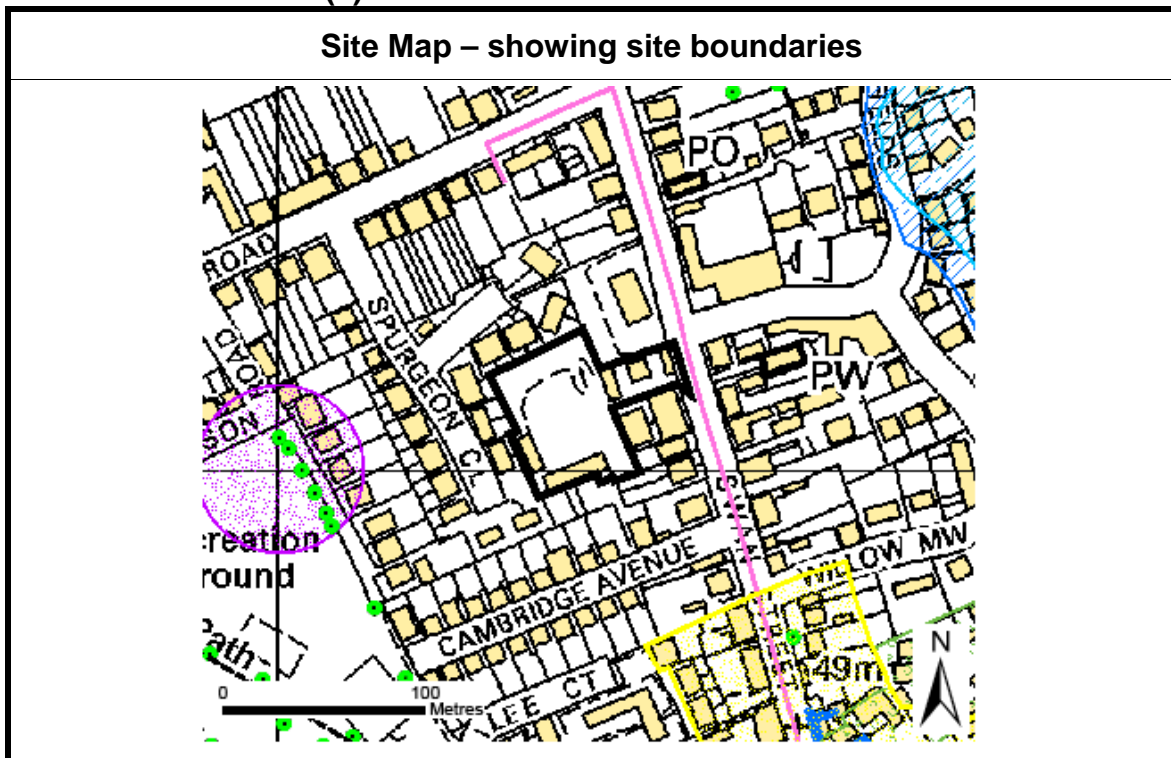
Current Planning Status:	No relevant planning		
Application No.:	None		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	10		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))			
Achievability (7(c)) Owner's/ Agent's comments			
Site Deliverable (in next 5 years 2009-2014)	Site 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:	<p>Not included in supply calculations as rural exception site proposal (would count after development). Foundry site would provide affordable housing in short/ medium term.</p> <p>Greenfield site; proposed as rural exception site for affordable housing.</p>
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	SIB06	Grid Ref:	(X) 578148 (Y) 234030
Site Name:	r/o 107-109 Swan Street (Cooper's Yard)		
Settlement:	Sible Hedingham		
Ward:	N/a		
Hierarchy Status:	Key Service Village		
Site Owner:	<p style="margin-left: 40px;">Address:</p> <p style="margin-left: 40px;">Telephone:</p>		
Site Agent:	<p>Capita Symonds Ltd</p> <p style="margin-left: 40px;">Address: Croxton's Mill, Little Waltham, Chelmsford, CM3 3PJ</p> <p style="margin-left: 40px;">Telephone: 01245 361611</p>		
Developer:	<p>Paul Robert Developments</p> <p style="margin-left: 40px;">Address: St Andrews Castle, 33 St Andrews St South, Bury St Edmunds, Suffolk, IP33 3PH</p> <p style="margin-left: 40px;">Telephone: via agent</p>		

Site characteristics (5)



Site Size (ha):	0.43	
Site Current Use(s): (identify whether green or brownfield)	Retail, storage, open land (Former workshop – not in use – and garage court behind retail units)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	Access from Swan Street	
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	Not within identified area of contamination
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

Development Progress:	
Suitability for Housing or Mixed Use:	
Comments from Owners/ Agent:	We envisage the site could take 30 dwellings and is estimated it could come forward within 12 months.

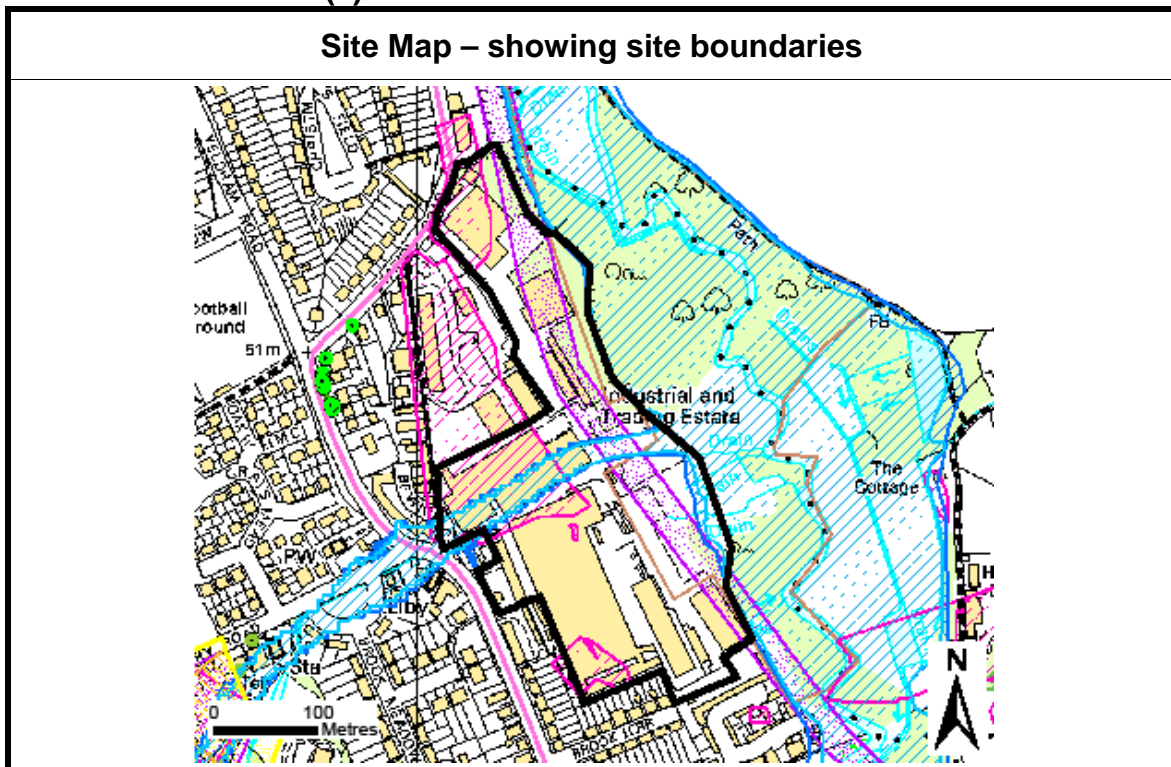
Current Planning Status:	Withdrawn		
Application No.:	05/01672/OUT – Development of 22 no. dwellings and 2 shop units and meeting rooms		
Under Construction:	N/a		
Progress:	N/a		
Potential Yield for Housing (6) (taking account of any constraints identified)	24		
Overcoming Constraints (7(d))			
Other Environmental Issues:			
Suitability (7(a))			
Availability (7(b))	The site is identified within the Residential Land Availability Study. However it has not been re-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	24
		5	0
	(in 5 years 2011-2016)	24	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	
	(in 10 to 15 years 2021 – 2026)	0	
		0	

Comments:	<p>Main site owner has gone into receivership, Bank will presumably wish to dispose of site; owner of shops on front controls access but willing to negotiate. Discussions have taken place with Strategic Housing about possible affordable housing scheme.</p> <p>Developer in discussions with BDC Strategic Housing about affordable housing scheme. Agent has indicated expectation that site will come forward within c.12 month.</p>
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	SIB22	Grid Ref:	(X) 578159 (Y) 234575
Site Name:	Premdor and Rockways sites, Station Road, Sible Hedingham		
Settlement:	Sible Hedingham		
Ward:	N/a		
Hierarchy Status:	Key Service Village		
Site Owner:	Premdor Crosby Ltd / Rockways		
Address:			
Telephone:			
Site Agent:	EWS Chartered Surveyors		
Address:	31 Lower Brook Street, Ipswich, IP4 1AQ		
Telephone:	01473 235673		
Developer:			
Address:			
Telephone:			

Site characteristics (5)



Site Size (ha):	7.65 (includes surgery and residential home)	
Site Current Use(s): (identify whether green or brownfield)	Industry, Industrial premises	Brownfield
Surrounding Land Use(s):	Industrial, residential	
Character of Surrounding Area:	Industrial, residential	

Physical Constraints:		
Access information	Site access from Station Road and Swan Street	
Public Footpaths	N	
Natural Features of Significance (e.g. TPOs)	Y	Adjoins Local Wildlife Site Bra117 Hedingham Station Marsh
Steep Slopes		
Potential for Flooding (and/or flood risk Zone)	Y	Parts of site within Flood Zones 2 and 3
Existing Service Infrastructure		
Archaeology	N	Unknown
Contamination/ Tipped Land	Y	Unidentified landfill on site
Other (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	Y	Site adjacent Grade II listed buildings.

Development Progress:	
Suitability for Housing or Mixed Use:	Mixed use LDF Regeneration site
Comments from Owners/ Agent:	

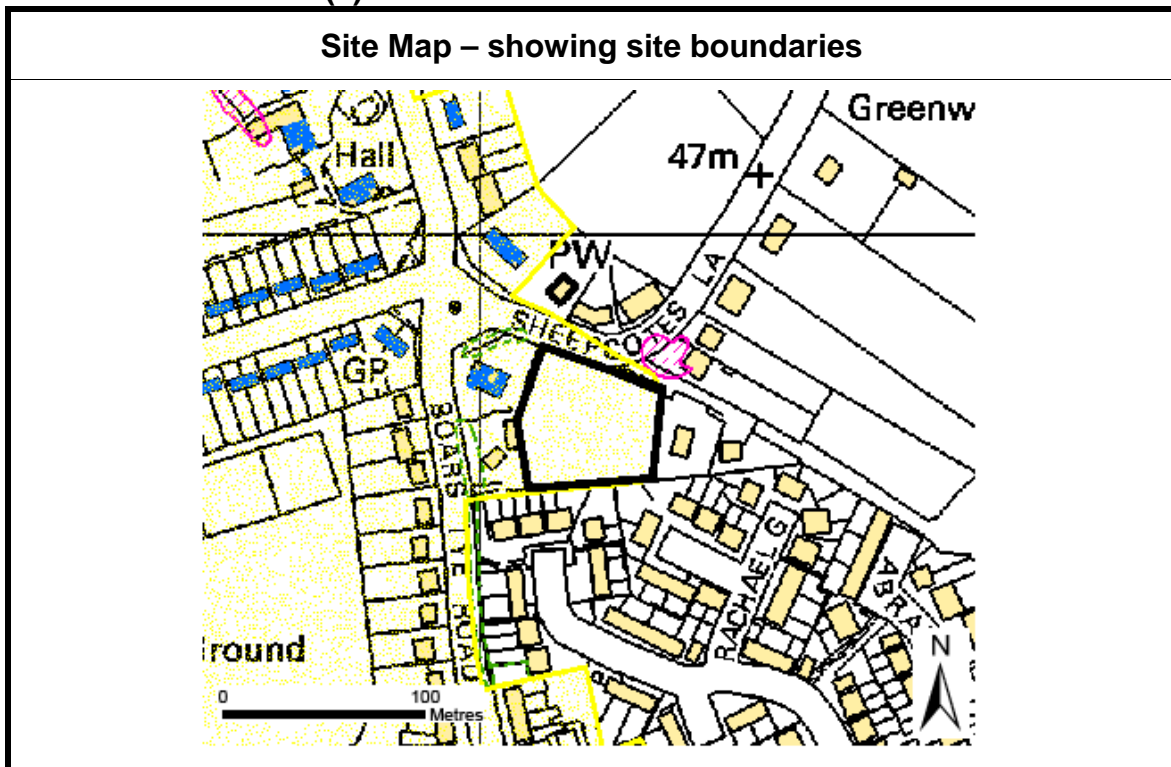
Current Planning Status:	LDFSIB2A		
Application No.:	None		
Under Construction:	N/a		
Progress:	Preliminary discussion with developer, landowner and PC plus draft development proposals.		
Potential Yield for Housing (6) (taking account of any constraints identified)	183		
Overcoming Constraints (7(d))			
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 is within 5 year supply	Year	Yield
		1	0
		2	0
		3	0
		4	50
		5	50
	(in 5 years 2011-2016)	183	
Site Developable	(in 5 to 10 years 2016 – 2021)	Yield	
	(in 10 to 15 years 2021 – 2026)	0	
		0	

Comments:	Includes doctors' surgery and may include residential home or employment.
	Outline PA expected to be submitted soon – expected supply c. 50 per year from 2013.

BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	SVE06	Grid Ref:	(X) 581052 (Y) 219906
Site Name:	Car park, Sheepcoates Lane		
Settlement:	Silver End		
Ward:	N/a		
Hierarchy Status:	Key Service Village		
Site Owner:	Essex County Council		
Address:	Disposals Manager, P.O.Box 6, County Hall, Chelmsford, CM1 1LB		
Telephone:			
Site Agent:	Capita Symonds Ltd		
Address:	Croxton's Mill, Little Waltham, Chelmsford, CM3 3PJ		
Telephone:	01245 361611		
Developer:	Dwyer PLC		
Address:	via agent		
Telephone:	via agent		

Site characteristics (5)



Site Size (ha):	0.379	
Site Current Use(s): (identify whether green or brownfield)	Scrubland (Former car park at rear of residential – gated off)	Brownfield
Surrounding Land Use(s):	Residential	
Character of Surrounding Area:	Residential	

Physical Constraints:		
Access information	N	Access off Sheepcotes Lane
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 is adjacent Grade 2 Listed Building Conservation Area

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

Current Planning Status:	PER		
Application No.:	07/02612/FUL – Erection of 12 no. residential dwelling houses and associated development		
Under Construction:	No		
Progress:	None		
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	2
		5	10
	(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

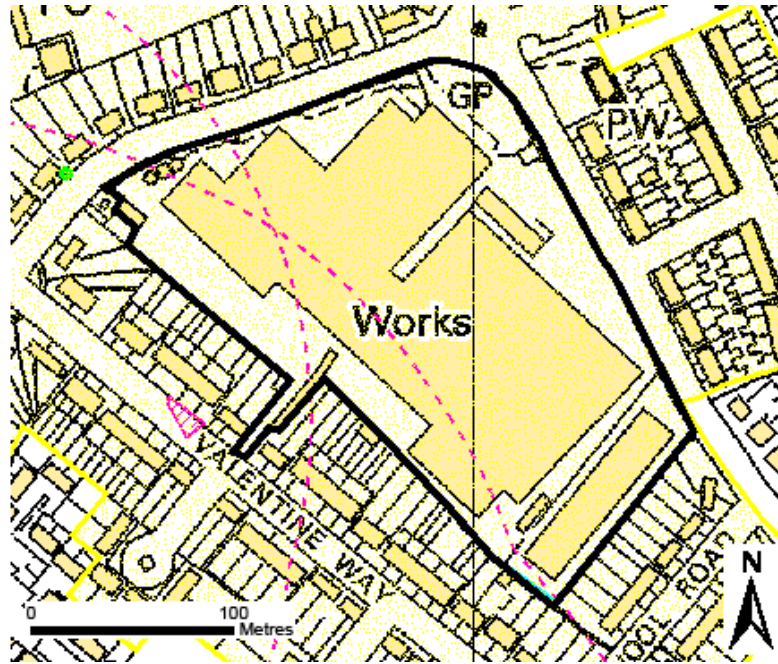
Comments:	ResLA 31 BDC forecast.
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BRAINTREE DISTRICT SHLAA SITE DETAILS RECORD

Site Reference Number:	SVE14	Grid Ref:	(X) 580977 (Y) 219581
Site Name:	Crittall Works & The Old Print Works (now The Finishing Company, Unit 1 Western Road), Silver End		
Settlement:	Silver End		
Ward:	N/a		
Hierarchy Status:	Key Service Village		
Site Owner 1:	Parham Trading Ltd		
	Address:		
	Telephone:		
Site Agent 1:	Capita Symonds Ltd		
	Address: Croxton's Mill, Little Waltham, Chelmsford, CM3 3PJ		
	Telephone: 01245 361611		
Site Owner 2:	The Finishing Company Ltd (LHG Group)		
	Address: Roxwell House, Stepfield, Witham, CM8 3TH		
	Telephone: 01376 533800		
Developer:			
	Address:		
	Telephone:		

Site characteristics (5)

Site Map – showing site boundaries



Site Size (ha): 3.85 (includes approx. 50% non-residential uses)

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

Vacant/Print works

Brownfield

Surrounding Land Use(s):

Residential

Character of Surrounding Area:

Residential

Physical Constraints:		
Access information	N	Access off Boars Tye Road/ and or Temple Lane to entire mixed use site
Public Footpaths	N	None
Natural Features of Significance <i>(e.g. TPOs)</i>	N	Need to retain beech hedges and historic garden
Steep Slopes	N	No
Potential for Flooding <i>(and/or flood risk Zone)</i>	N	Low probability (Zone 1)
Existing Service Infrastructure		Fully serviced; mains sewage, fresh water, gas, electricity, and telephone supplies
Archaeology		Not known
Contamination/ Tipped Land	N	No
Other <i>(such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)</i>	Y	Conservation Area Retention of historic factory buildings, including Engine Room.

Development Progress:	Preliminary discussions – Vacant site in sole ownership
Suitability for Housing or Mixed Use:	Mixed use
Comments from Owners/ Agent:	<p>Agent 1: The site is currently vacant and could be developed as soon as the necessary planning permissions have been obtained. The entire re-development could take place within the next 5 years or on a phased basis.</p> <p>The entire site is approximately 3.54 ha and the amount of housing that could be accommodated within a density range of 35 to 50 dwellings per ha would be 124 to 177 units. The upper limits are unlikely to be achieved having regard to the suitability of the site for a mixed use and the need to respect the conservation area.</p>

Current Planning Status:	LDF regeneration site		
Application No.:	None		
Under Construction:	N/a		
Progress:	Discussions in progress with Site Owner 1 and Agent		
Potential Yield for Housing (6) (taking account of any constraints identified)	70		
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	The site is in sole ownership and there are no impediments to development taking place.		
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) (in 10 to 15 years 2021 – 2026)		Yield	
		70	
		0	

Comments:	Site is mixed use proposal for development of former factory site (now cleared). Boundary of site revised to include The Old Printworks (The Finishing Company) Unit 1 Western Road; this is an additional c.0.3 ha, bringing the total site area to 3.85 ha. Explore the need to provide access for rear parking for Valentine's Way. Potential yield at 70 to reflect mixed use of the site.
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