

## **Braintree District Strategic Housing Land Availability Assessment**

### **3e. Schedule of Growth Locations, including maps**

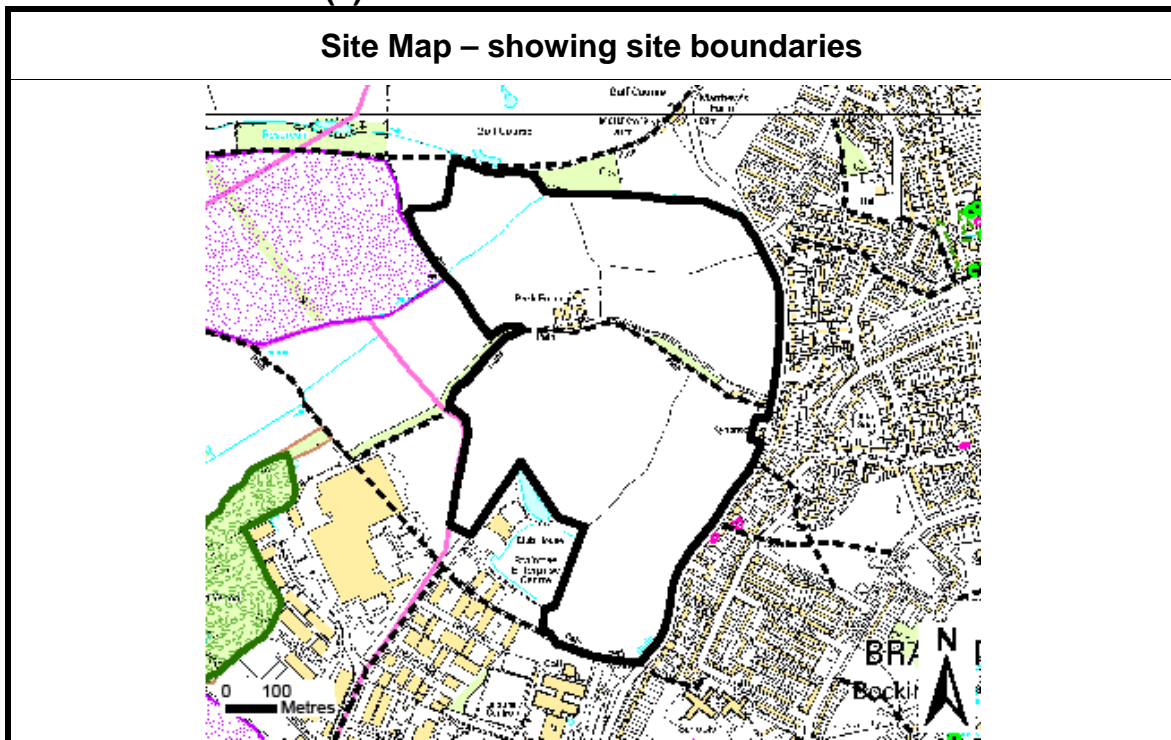
#### **INDEX – GROWTH LOCATIONS**

LDFBON13/BOS6/BOS8	Land to the north-west of Braintree, off Panfield Lane
LDFRIV2	Land to the north-east of Witham (off Forest Road)
LDFWIS6	Lodge Farm (Land to the south-west of Witham – off Hatfield Road)

## BRAINTREE DISTRICT SHLAA GROWTH LOCATION DETAILS RECORD

<b>Site Reference Number:</b>	LDFBON13/BOS6/ BOS8	<b>Grid Ref:</b> (X) 575070 (Y) 224408
<b>Site Name:</b>	Land to the north-west of Braintree, off Panfield Lane	
<b>Settlement:</b>	N/a	
<b>Ward:</b>	Bocking North/South	
<b>Hierarchy Status:</b>	Preferred Growth Location adjacent to Main Town	
<b>Site Owner:</b>		
<b>Address:</b>		
<b>Telephone:</b>		
<b>Site Agent:</b>	Tribal MJP	
<b>Address:</b>	70 High Street, Chislehurst, BR7 5AQ	
<b>Telephone:</b>		
<b>Developer:</b>	Hills Residential and Mersea Homes	
<b>Address:</b>		
<b>Telephone:</b>		

### Site characteristics (5)



<b>Site Size (ha):</b>	44.3 ha	
<b>Site Current Use(s):</b> (identify whether green or brownfield)	Agriculture	Greenfield
<b>Surrounding Land Use(s):</b>	Residential/agriculture/employment	
<b>Character of Surrounding Area:</b>	Residential/agriculture/employment	

<b>Physical Constraints:</b>		
<b>Access information</b>	Access from Panfield Lane for residential development and relocated Braintree College. Access off Springwood Drive for employment site and relocated Braintree Town Football Club.	
<b>Public Footpaths</b>	Y	FP42, FP50 & FP51 cross site
<b>Natural Features of Significance</b> (e.g. TPOs)	N	
<b>Steep Slopes</b>	N	
<b>Potential for Flooding</b> (and/or flood risk Zone)	N	Low probability (Zone 1)
<b>Existing Service Infrastructure</b>	Gas pipeline near site boundary. No/little wastewater issue. Not within water source protection zone.	
<b>Archaeology</b>	Not known.	
<b>Contamination/ Tipped Land</b>	N	
<b>Other</b> (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

<b>Development Progress:</b>	
<b>Suitability for Housing or Mixed Use:</b>	Housing mixed use with College and Football Ground
<b>Comments from Owners/ Agent:</b>	

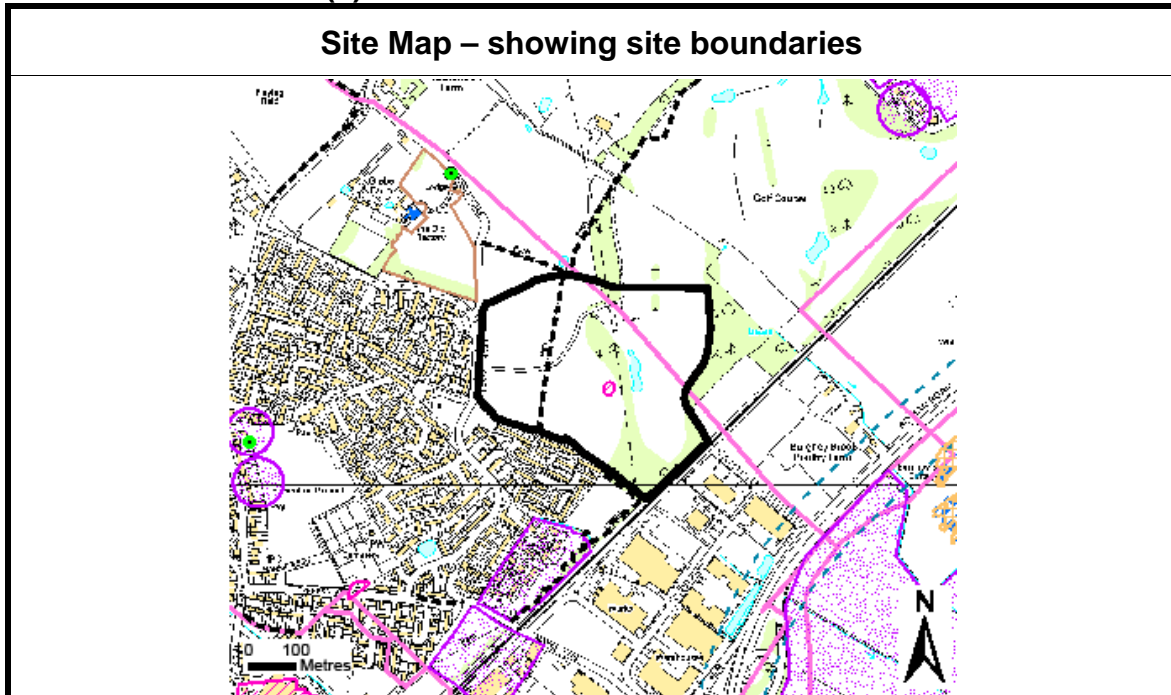
<b>Current Planning Status:</b>	LDF Preferred Growth Location		
<b>Application No.:</b>	None		
<b>Under Construction:</b>	N/a		
<b>Progress:</b>	Preferred growth location identified within Draft Core Strategy.		
<b>Potential Yield for Housing (6)</b> (taking account of any constraints identified)	500		
<b>Overcoming Constraints (7(d))</b>	Further work is required for transport assessment.		
<b>Other Environmental Issues:</b>			
<b>Suitability (7(a))</b>	Site is identified in the Draft Core Strategy as a preferred growth location and		
<b>Availability (7(b))</b>	Site submitted for consideration for urban extension under LDF		
<b>Achievability (7(c))</b> Owner's/ Agent's comments	Site is achievable and available for development.		
<b>Site Deliverable</b>  (in next 5 years 2009-2014)	Site not within the 5 year supply	<b>Year</b>	<b>Yield</b>
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	<b>0</b>	
<b>Site Developable</b> (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		<b>Yield</b>	
		<b>200</b>	
		<b>300</b>	

<b>Comments:</b>	<p>Low – medium capacity for landscape to accommodate development</p> <p>Limited road capacity in places</p> <p>Potential for the creation of a rat run</p>
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## BRAINTREE DISTRICT SHLAA GROWTH LOCATION DETAILS RECORD

<b>Site Reference Number:</b>	LDFRIV2	<b>Grid Ref:</b> (X) 582724 (Y) 216260
<b>Site Name:</b>	Land to the north-east of Witham (off Forest Road)	
<b>Settlement:</b>	N/a	
<b>Ward:</b>	Rivenhall	
<b>Hierarchy Status:</b>	Preferred Growth Location adjacent to Main Town	
<b>Site Owner:</b>	Bellway Homes and The Raven Group	
<b>Address:</b>		
<b>Telephone:</b>		
<b>Site Agent:</b>	Capita Symonds Ltd	
<b>Address:</b>	Croxtan's Mill, Little Waltham, Chelmsford, CM3 3PJ	
<b>Telephone:</b>	01245 361611	
<b>Developer:</b>		
<b>Address:</b>		
<b>Telephone:</b>		

### Site characteristics (5)



<b>Site Size (ha):</b>	16.24 ha	
<b>Site Current Use(s):</b> (identify whether green or brownfield)	Agriculture	Greenfield
<b>Surrounding Land Use(s):</b>	Residential/agriculture/Golf Course	
<b>Character of Surrounding Area:</b>	Residential/agriculture/Golf Course	

<b>Physical Constraints:</b>		
<b>Access information</b>		Access from Forest Road. (Access from Rectory Lane should be avoided.)
<b>Public Footpaths</b>	Y	FP58 & FP60 cross the site
<b>Natural Features of Significance</b> (e.g. TPOs)	Y	Local Wildlife Site Bra175 The Old Rectory Meadows adjacent to the site
<b>Steep Slopes</b>	N	
<b>Potential for Flooding</b> (and/or flood risk Zone)	N	Low probability (Zone 1)
<b>Existing Service Infrastructure</b>		Gas pipeline crosses northeast area of site
<b>Archaeology</b>		Not Known
<b>Contamination/Tipped Land</b>	Y	Bte868 – small unknown infill
<b>Other</b> (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

<b>Development Progress:</b>	A master plan has been prepared by the developer for the site.
<b>Suitability for Housing or Mixed Use:</b>	Housing
<b>Comments from Owners/ Agent:</b>	Based on the opportunities and constraints considered, a master plan has been prepared demonstrating that this site can accommodate a sustainable urban extension of 300 homes. Further development could take place adjacent to this site on the golf course. The golf course could be re-provided else where.

<b>Current Planning Status:</b>	LDF Preferred Growth Location		
<b>Application No.:</b>	None		
<b>Under Construction:</b>	N/a		
<b>Progress:</b>	Preferred growth location identified within Draft Core Strategy.		
<b>Potential Yield for Housing (6)</b> (taking account of any constraints identified)	300		
<b>Overcoming Constraints (7(d))</b>	No/little wastewater issues Not within water source protection zone		
<b>Other Environmental Issues:</b>			
<b>Suitability (7(a))</b>	The site is identified as a growth location within the Core Strategy		
<b>Availability (7(b))</b>	Site submitted for consideration for urban extension under LDF		
<b>Achievability (7(c))</b> Owner's/ Agent's comments			
<b>Site Deliverable</b>  (in next 5 years 2009-2014)	Site not within 5 year supply	<b>Year</b>	<b>Yield</b>
		1	0
		2	0
		3	0
		4	0
		5	0
	(in 5 years 2011-2016)	<b>0</b>	
<b>Site Developable</b> (in 5 to 10 years 2016 – 2021) (in 10 to 15 years 2021 – 2026)		<b>Yield</b>	
		<b>0</b>	
		<b>300</b>	

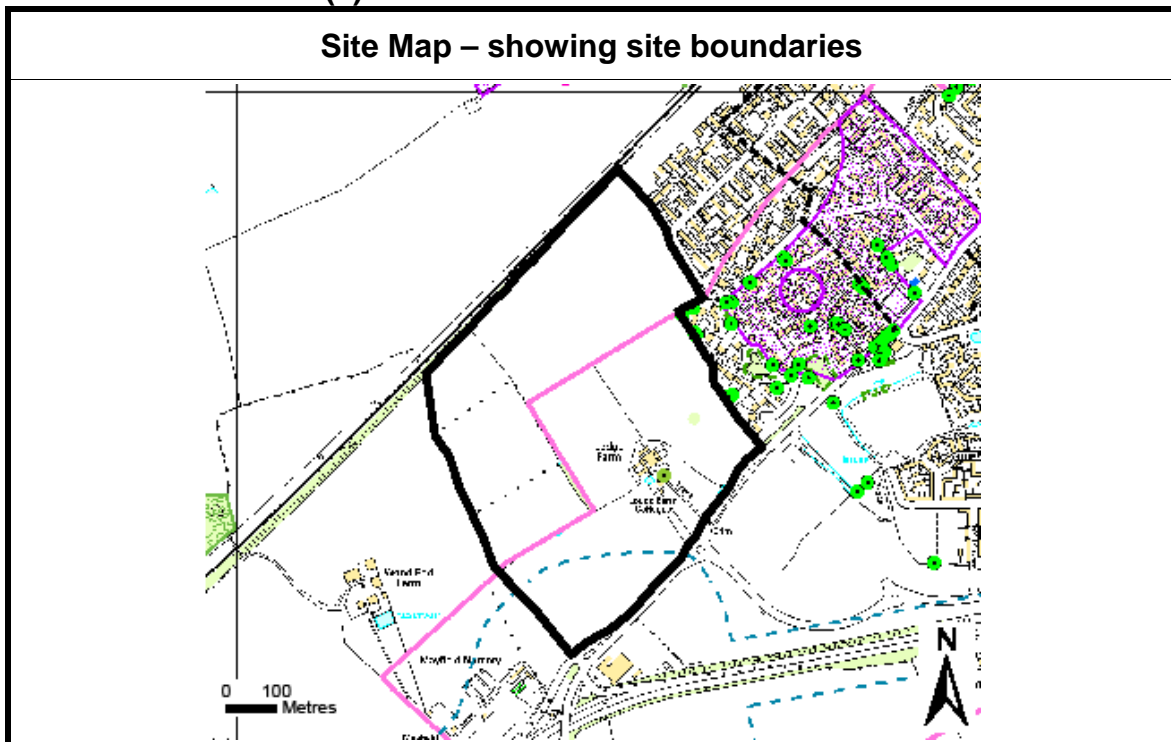
<b>Comments:</b>	Low – medium capacity for landscape to accommodate development Traffic issues set out in Mouchel Transport Assessment Stage 1 and 2
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## BRAINTREE DISTRICT SHLAA GROWTH LOCATION DETAILS RECORD

<b>Site Reference Number:</b>	LDFWIS6	<b>Grid Ref:</b>	(X) 580758 (Y) 213439
<b>Site Name:</b>	Lodge Farm (Land to the south-west of Witham – off Hatfield Road)		
<b>Settlement:</b>	N/a		
<b>Ward:</b>	Witham South		
<b>Hierarchy Status:</b>	Preferred Growth Location adjacent to Main Town		
<b>Site Owner:</b>	<p style="margin-left: 40px;"><b>Address:</b></p> <p style="margin-left: 40px;"><b>Telephone:</b></p>		
<b>Site Agent:</b>	Boyer Planning		
	<p style="margin-left: 40px;"><b>Address:</b></p> <p style="margin-left: 40px;"><b>Telephone:</b></p>		
<b>Developer:</b>	Redrow Homes		
	<p style="margin-left: 40px;"><b>Address:</b></p> <p style="margin-left: 40px;"><b>Telephone:</b></p>		

### Site characteristics (5)



<b>Site Size (ha):</b>	35.7 ha	
<b>Site Current Use(s):</b> (identify whether green or brownfield)	Agriculture	Greenfield
<b>Surrounding Land Use(s):</b>	Residential/agriculture	
<b>Character of Surrounding Area:</b>	Residential/agriculture	

<b>Physical Constraints:</b>		
<b>Access information</b>	Access from Hatfield Road	
<b>Public Footpaths</b>	N	
<b>Natural Features of Significance</b> (e.g. TPOs)	Y	Registered Tree 262 Various TPOs at points on land adjoining northeastern boundary
<b>Steep Slopes</b>	N	
<b>Potential for Flooding</b> (and/or flood risk Zone)	N	Low probability (Zone 1)
<b>Existing Service Infrastructure</b>	Gas pipeline crosses the site	
<b>Archaeology</b>	Not known	
<b>Contamination/ Tipped Land</b>	N	
<b>Other</b> (such as Scheduled Ancient Monuments, Listed Buildings, Conservation Area etc.)	N	

<b>Development Progress:</b>	
<b>Suitability for Housing or Mixed Use:</b>	Housing
<b>Comments from Owners/ Agent:</b>	The site is a logical and sustainable development which is well served by existing public transport.

<b>Current Planning Status:</b>	LDF Preferred Growth Location		
<b>Application No.:</b>	None		
<b>Under Construction:</b>	N/a		
<b>Progress:</b>	Preferred growth location identified within Draft Core Strategy.		
<b>Potential Yield for Housing (6)</b> (taking account of any constraints identified)	600		
<b>Overcoming Constraints (7(d))</b>	No/little waste water issues and not within water source protection zone.		
<b>Other Environmental Issues:</b>			
<b>Suitability (7(a))</b>	Site is identified in the Core Strategy as a growth location.		
<b>Availability (7(b))</b>	Site submitted for consideration for residential/commercial/community uses under LDF		
<b>Achievability (7(c))</b> Owner's/ Agent's comments			
<b>Site Deliverable</b>  (in next 5 years 2009-2014)	Site not within the 5 year supply	<b>Year</b>	<b>Yield</b>
		<b>1</b>	<b>0</b>
		<b>2</b>	<b>0</b>
		<b>3</b>	<b>0</b>
		<b>4</b>	<b>0</b>
		<b>5</b>	<b>0</b>
	(in 5 years 2011-2016)	<b>0</b>	
<b>Site Developable</b>	(in 5 to 10 years 2016 – 2021)	<b>Yield</b> <b>100</b>	
	(in 10 to 15 years 2021 – 2026)	<b>500</b>	

<b>Comments:</b>	Low/medium capacity for landscape to accommodate development Highway Issues covered in Mouchel Transport Assessment Stage 1 and 2
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