

Additional small sites identified, without planning permission as at 31.03.2009

Estimated  
capacity

	135 Witham Road Black Notley	Black Notley		Appeal allowed for 4 dwellings, increased capacity on permitted site by 2, BTE/08/1400/FUL
BOB12	Depot and land to rear Marlborough Road	Bocking Blackwater	5	
BOB13	Land west of Dallwood Way	Bocking Blackwater	3	
BOB24	Land at Warwick Close	Bocking Blackwater	6	BDC owned, garage court and adjacent land.
	Rear of 44 Bradford Street	Bocking Blackwater	6	Planning permission now renewed, BTE/09/0701
BON06	Oakley Road garage court	Bocking North	5	
BON08	Chartwell Close	Bocking North	2	
BOS29	Radcliffe's Haulage yard Panfield Lane	Bocking South	1	
BOS27	Garage court off Coldnailhurst Avenue	Bocking South	3	
BOS30	Cornell furniture centre Panfield Lane	Bocking South	6	Suitable for small scale mixed use, similar to adjacent recent development to the south.
BRC33	Land at 106 South Street	Braintree Central	2	Developer proposal for 2 dwellings
BRC51	37/43 Railway Street (John Pease motorcycle site)	Braintree Central	7	Developer proposals
BRC61	Land west of garage South Street	Braintree Central	6	
BRC71	Timber yard east of Crossman House Station Approach	Braintree Central	9	
BRC77	Field Archaeology Unit Fairfield Road		3	Surplus public sector site from proposed relocation of Field Archaeology unit to Discovery Centre - there may be temporary problems with works needed to Discovery Centre. Capacity estimate is UCS mid point capacity.
	3a Market Place Braintree	Braintree Central	6	Appeal allowed for change of use office to 6 flats, BTE/08/1275/FUL
	5 New Street Braintree	Braintree Central	5	BTE/09/1170/FUL, application for change of use office to 5 flats
	Adj 324 Coggeshall Road	Braintree East	1	Full planning permission granted April 2009.
BRS06	Stephenson Road garage site and allotments	Braintree South	3	Garage court site c. 3 bungalows potentially
BRS13	Chaucer Crescent garage site	Braintree South	4	
BRS22	Skitts Hill	Braintree South	5	
BRS12	Depot site adj 5 Challis Lane	Braintree South	3	No planning history
	Land at Back House Croft Bulmer Street	Bulmer	1	BTE/09/1007/FUL, now with permission
	Former Tils V Smith Garage Bayley Street	Castle Hedingham	6	Planning application BTE/09/795, now granted
COG07	9 Tilkey Road	Coggeshall	4	No planning history.
COG28	Rear of St Peters Hall Stoneham St	Coggeshall	2	No planning history; barn/garage adj car park
COG21	Queen Street	Coggeshall	5	
LDFCOG8A	64 East Street	Coggeshall	6	Developer proposal for retail with c. 6 flats above
	1 Mill Lane	Colne Engaine	5	BTE/08/1377/FUL allowed on appeal. Expiry date 5 years rather than 3, to allow for contamination to be addressed.

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LDFCRE10	The Firs 9 Stilemans Wood	Cressing Road	2	Small site below site size threshold (0.11 ha.) Potential for 3 (net 2)?
	The Three Ashes PH	Ashes Road	4	Conversion of PH to dwelling and erection of 3 dwellings, now with permission.
EAR04	Telephone Exchange	High St	5	Potential for site to come forward as small site with EAR05, with access from Ernalds Close. Conservation Area setting.
EAR05	Ernalds Close	Earls Colne	2	2 existing dwellings. Could come forward with EAR04.
FEE13	Garage	Feering Hill	2	No planning history
	Bounces Farm Barn	Liston Hall Lane	1	Now with planning permission
HSA35	Morley Road	Halstead St Andrews	4	Site boundary should be reviewed, exclude part of site to the east; not a high density location, TPO, access constraint possibly, no indication as yet landowner wishes site to come forward. Small potential only.
HSA45	Empire Theatre and former petrol station	Butler Road	6	Available in longer term - c. 15 years. Feasibility of new community centre being investigated 2009/10; report being put to BDC Members Nov 2009 on feasibility study. Planning application then to be submitted, subject to outcome of feasibility study. Filling station tanks filled.
HSA46	Rear of Bois Field	Terrace	3	
HSA48	East of The Woodman	PH	2	No recent planning history. Appears to be in office use.
HSA50	Elizabeth Way, rear of HSBC Bank	16 High Street	2	No recent planning history.
HSA62	Queens Hall	Chipping Hill	6	Capacity estimate based on adjacent Red House site, implemented 2008/9. May be available in longer term - c. 15 years. Feasibility of new community centre being investigated 2009/10; report being put to BDC Members Nov 2009 on feasibility study. Planning application then to be submitted, subject to outcome of feasibility study.
	Former car park	Manfield	3	
HTR18	New Street	Halstead Trinity	9	BDC were discussing proposals with developer. Available in longer term - c. 15 years. Feasibility of new community centre on a nearby site being investigated 2009/10; report being put to BDC Members Sept 2009 on feasibility study. Planning application then to be submitted, subject to outcome of feasibility study.
LDFHTR04	Old Tyre Depot	rear of 41 Chapel Hill	4	Now with outline planning permission, BTE/08/2213.
	Bungalow at St James' Close	rear of 65 Ronald Road	4	Preliminary proposal for redevelopment of existing bungalow - gross capacity estimated at 5 (developer proposal included in developer response to adjacent site HTR07)
	Greenbanks	Mount Hill	6	PA for demolition of dwelling and erection of 7 dwellings; BTE/09/1076.
KEL01	Between 9 and 19	London Road	4	No planning history; appears to be 2 ownerships; 0.146 ha.

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KEL02	Foster Contracting Limited Maldon Road	Kelvedon	4	In active employment use as HQ for firm; recent development of storage sheds. Site area (UCS site) 0.146 ha.
KEL03	Depot, High Street	Kelvedon	5	Amend boundary; site restricted to depot only; 0.18 ha. Narrow access adjacent listed building on High Street.
KEL12	Kelvedon Car and Service Centre Station Road	Kelvedon	4	In active use as car and service centre
	2 Swan Street	Kelvedon	1	BTE/09/0801/FUL granted
	The Coach House Ashen Road	Ovington	1	BTE/09/0407/FUL granted
	Land at Braintree Road	Shalford	8	BTE/09/00955/FUL application for affordable housing scheme
	Builders yard Braintree Road	Shalford	9	BTE/09/1116/FUL, application for redevelopment of builders yard.
SIB03	Rear of 132, 134, 136 Swan Street	Sible Hedingham	2	Now with planning permission, BTE/09/096
SIB08	Builders yard and backlands north of Alexandra Road	Sible Hedingham	5	Site boundary revised to exclude 8 Alexandra Road and garden where owner unwilling to develop. Site area reduced to 0.41ha (previously 0.61 ha.) but also access affected; may be potential for small site with private drive access from Parkfields as per builders yard access, unless access negotiated with owner of property(ies) in Parkfields to widen. Builders yard owner wishes to be able to develop his site. Capacity reduced to 5 based on basis of private drive option.
SIB14	North of Station Road	Sible Hedingham	6	Could come forward in long term as small site after Premdor site developed.
SIB16	South of Station Road	Sible Hedingham	4	Involves demolition of 1 house. Potential likely to be less than 10. Site could be linked with adjacent site if that came forward but Rippers Court proposed to be retained for employment uses.
SIB17	Swan Street	Sible Hedingham	8	Part of UCS site was built 2007/2008 - 6 dwellings. Part of site is being marketed as development land - pp for 9 flats has expired - this included demolition of 1 dwelling so net is 8 - boundary of outstanding capacity should follow that of the PP BTE/06/177, not the UCS site.
SIB19	Parking Court Oxford Meadows	Sible Hedingham	2	Surplus public sector site. Aerial photos show other buildings on southern part of the site, scout hut and civil defence building - if this part is also available capacity could be c. 4 rather than 2.
SVE07	Garage court off Daniel Way, rear of St Francis church	Silver End	4	
SVE12	Boars Tye Garage Boars Tye Road	Silver End	2	
SVE13	Broadway precinct	Silver End	7	Revise site boundary to reflect Appeal site; viability constraint on more comprehensive scheme.
	Land adj 1 Church Road	Stambourne	1	Surplus public sector site. Planned to be sold by BDC 2012/2013
	Land adjacent Broadgate House 15 Church Street	Steeple Bumpstead	3	Now approved in principle subject to signing of S106 Agreement

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LDFWCH5	Land to rear of 24-40c Church Street	Witham Chipping Hill & Central	6	Development potential constrained by Listed Buildings on Church Street, access currently constrained, could have potential as small site (c. 6 dwellings DC advice) in conjunction with school site; development would need to have regard also to adjoining recent development in design terms (overlooking etc).
WCC13	Newlands Drive car park	Witham Chipping Hill & Central	9	Retain for parking, scope only for limited frontage development along Guithavon Street as per C & W brief.
WCC39	Land north of Hollybank	Witham Chipping Hill & Central	2	PA for 1 dwg adj 51 Guithavon Street refused on design grounds; landscape issues, trees on this part of site, limit capacity there plus need to assess use of car parking area on western part of site.
	Crown PH 53 Guithavon Street	Witham Chipping Hill & Central	2	PH being marketed in 2009; PEs on conversion to residential, principle acceptable.
WCC44	Land rear of 113-115 Newland Street	Witham Chipping Hill & Central	4	Northern part of site considered constrained by rear curtilage needs of funeral parlour.
WCC45	Land south of Chess Lane, adj Police Station	Witham Chipping Hill & Central	4	
WCC47	1A Braintree Road and land adjacent	Witham Chipping Hill & Central	8	In active use for private hire cars, and part of site appears to be part of Albert PH car park (used for fee paying commuter parking also)
WCC58	Elms Cottage rear of Maldon Road	Witham Chipping Hill & Central	2	Development potential is at Elms Cottage, which could be redeveloped for 2-3 dwellings, or the site could be developed as part of WCC06; but subject to landowner's wishes (no planning history). Site area 0.12 ha.
WCC65	Car park north of Kings Chase, rear of 105-107 Newland Street	Witham Chipping Hill & Central	4	Currently being used for staff parking for Co-op store; tentative proposals for various uses including retail/mixed use
WIN04	Land east of Forest Road	Witham North	8	Surplus public sector site.
	Land adjacent 9 Carraways	Witham South	3	BTE/04/0282 expired
LDFWIS04	Land at Purcell Road	Witham South	2	
WIS18	Dengie Hall Dengie Close	Witham South	2	Surplus public sector site.
	Total capacity		323	