

Warners End Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
WE1	combined with WE7				R			There are no intentions to develop this site.	WE1			
WE2	off Spring Lane (75)	garage courts	surrounded by residential and near to open space. Relatively large site.		R			Garage courts are in in average condition and in use. There are no intentions to develop this site.	WE2			
WE3	off Spring Lane (16)	green space	green space surrounded by residential and open space. Good frontage to open space		R			Site is to retained for amenity space.	WE3			
WE4	off Long Chaulden (507)	garage courts	surrounded by residential, open space and local centre. Good open space frontage and easy access to local centre		R			There are no intentions to develop this site.	WE4			
WE5	off Boxted Road (6)	Hall	surrounded by residential, pub and local centre uses. Attached to church?		R			Hall is to be retained for community purposes.	WE5			
WE6	off Peartree Road (16)	garage courts and parking	surrounded by residential and local centre. Pathway leading to local centre. Evidence of dumping		R			Garage courts are in reasonable condition. There are no intentions to develop this site.	WE6			
WE7	off Spring Lane (123)	garage courts and parking	surrounded by residential and open space		R			Garage courts are in active use. There are no intentions to develop this site.	WE7			
WE8	Sacombe Road	garage courts	surrounded by residential. Near to open land and school. Relatively large site		R			Garage courts in average condition, some evidence of use. There are no intentions to develop this site.	WE8			
WE9	off Boxted Road (77)	garage courts	surrounded by residential and school		R			garage courts in good condition, appear to be in use. There are no intentions to develop this site.	WE9			
WE10	Daggsdell Road	garage courts	surrounded by residential, enclosed site		R			garage courts in use and in good condition. There are no intentions to develop this site.	WE10			
WE11	Polehanger Lane	garage courts	Large site, surrounded by residential and open land, good frontage to open space		R			garage courts in average/good condition, appear in use. There are no intentions to develop this site.	WE11			
WE12	Whitebroom Road	garage courts	surrounded by residential. Enclosed site.		R			garage courts in use . There are no intentions to develop this site.	WE12			
WE13	The Pastures (West)	parking	parking in new housing area		R			Good condition, in use . Parking is to be retained for residential usage.	WE13			
WE14	The Pastures (East)	parking	parking in new housing area		R			Good condition, in use . Parking is to be retained for residential usage.	WE14			
WE15	Hollybush Lane	garage courts	surrounded by residential and school. Large site, good road frontage		R			Garage courts are in active use. There are no intentions presently to develop this site.	WE15			

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WE16	Harepark Close	garage courts	surrounded by residential and green space. Opportunity to extend site to surrounding green space		R			There are no intentions presently to develop this site.	WE16			
WE17	Pulleys Lane (West)	garage courts	surrounded by residential, enclosed site, space restrictions		R			garage courts in use. There are no intentions to develop this site.	WE17			
WE18	Pulleys lane (East)	garage courts	surrounded by residential. Opportunity to extend to surrounding green space and WE16. Opportunity to consolidate parking?		R			Garage courts have access issues . There are no intentions to develop this site.	WE18			
WE19	Gravel Lane	garage courts	surrounded by residential and open space. Easy access to local centre. Quite a large site.		R			Garage courts in good condition. There are no intentions to develop this site.	WE19			
WE20	Barberry Road	garage courts and rear gardens	surrounded by residential and main road. Near to main road. Quite large site		R			Garage courts are all in good condition. There are no intentions presently to develop this site.	WE20			
WE21	Parkwood Drive	garage courts and sub station	garage courts attached to businesses. Space surrounding sub station may have potential, depending on feasibility of moving sub station		R			Retain garage courts, extremely high costs of developing upon a sub station site. There are no intentions to develop this site.	WE21			
WE22	Stoneycroft	garage courts	good local centre location		R			Garage courts in good condition. There are no intentions to develop this site.	WE22			
WE23	off Long Chaulden (438)	garage courts	surrounded by residential and local centre uses. Large site with easy access to town		R			garage courts in good condition and actively used. There are no intentions presently to develop this site.	WE23			
WE24	Northridge Way (adj to Community Centre)	car parking and large servicing area for commercial units	prime site within local centre, good frontage to open space.		R			Parking to be retained for community uses. There are no intentions presently to develop this site.	WE24			
WE25	adj to 457 Warners End Road	garage and motor works	prime site within local centre. Surrounded by residential, open space and local centre uses	0.186	A			Potential to move car sales out of local centre.	WE25		U	N
WE26	Long Chaulden	pub car park	Large pub car park on corner site within local centre. Surrounded by residential, local centre and open space		R			Rejected due to community use of the car park.	WE26			
WE27	Long Chaulden	centre car park	Centre Car Park		R			Car park is to be retained for usage by the local centre.	WE27			
WE28	Land at Fields End Lane	Housing	Number of units not specified.	7.5	A			TPOs on site. Mr & Mrs Gardener are owners, DLA Town Planning Ltd are agents/promoters.	WE28		G	Y
WE29	Martindale Primary School, Boxted Road	Housing	Up to 50 units.	1.4	A			HCC are owners and Vincent and Gorbing are agents/promoters	WE29		U	N

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
WE1																	
WE2																	
WE3																	
WE4																	
WE5																	
WE6																	
WE7																	
WE8																	
WE9																	
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WE20																	
WE21																	
WE22																	
WE23																	
WE24																	
WE25					√												
WE26																	
WE 28	√	√	√		√							√					TPOs on site.

Site Ref.	Policy Constraints							Physical Constraints								
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
WE 29					√	√	In open space. School building on site.									

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
WE1	combined with WE7	0						WE1
WE2	off Spring Lane (75)	0						WE2
WE3	off Spring Lane (16)	0						WE3
WE4	off Long Chaulden (507)	0						WE4
WE5	off Boxted Road (6)	0						WE5
WE6	off Peartree Road (16)	0						WE6
WE7	off Spring Lane (123)	0						WE7
WE8	Sacombe Road	0						WE8
WE9	off Boxted Road (77)	0						WE9
WE10	Daggsdell Road	0						WE10
WE11	Polehanger Lane	0						WE11
WE12	Whitebroom Road	0						WE12
WE13	The Pastures (West)	0						WE13
WE14	The Pastures (East)	0						WE14
WE15	Hollybush Lane	0						WE15
WE16	Harepark Close	0						WE16
WE17	Pulleys Lane (West)	0						WE17
WE18	Pulleys lane (East)	0						WE18
WE19	Gravel Lane	0						WE19
WE20	Barberry Road	0						WE20
WE21	Parkwood Drive	0						WE21
WE22	Stoneycroft	0						WE22
WE23	off Long Chaulden (438)	0						WE23
WE24	Northridge Way (adj to Community Centre)	0						WE24
WE25	adj to 457 Warners End Road	0.186	9	8	18	13		WE25
WE26	Long Chaulden	0	7	0	0	0	small site	WE26
WE27	Long Chaulden	0						WE27
WE28	Land at Fields End Lane	7.5	L	260	260	260	Number of units have been confirmed at 260 (35 dph)	WE28
WE29	Martindale Primary School, Boxted Road	1.4	14	46	74	60		WE29

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15+)	
WE1								
WE2								
WE3								
WE4								
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WE19								
WE20								
WE21								
WE22								
WE23								
WE24								
WE25			M	H	L		No Phasing	The site is a Total Petrol Station along with associated Bonjour convenience retail facility. The site is unlikely to come forward for development in the near future given the current operational use of this facility along with the high land remediation costs associated with bringing petrol station sites forward for residential development. Were the site to come forward for development it is likely to be able to provide a small scale residential scheme of potentially flatted units. Might be attractive to a local housebuilder. Developer intention unknown.
WE26								
WE27								

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WE28			M-H	L	M		0-5 years	The site is open greenfield agricultural land in the Green Belt. The site will be capable of providing a large scale residential scheme of mixed dwellings. There may be development constraints related to development in the Green Belt and ownership issues regarding the agricultural use. Were the site to come forward for development it is likely that a national or regional housebuilder will be interested in the site. Site development costs would need to include brand new service infrastructure provision to the site. There may be potential rights to light and overlooking issues from residential property adjacent. There is developer interest in this site.
WE29			M	M-H	L		No Phasing	The site is currently a working primary school. There are relocation issues along with loss of education amenity issues. Some demolition costs associated with demolition of existing structure. The site would be capable of providing a small scale residential scheme. Surrounded on all sides by other residential properties. Therefore, rights to light and overlooking issues are likely to be constraints.

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
WE1	combined with WE7																WE1
WE2	off Spring Lane (75)																WE2
WE3	off Spring Lane (16)																WE3
WE4	off Long Chaulden (507)																WE4
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WE7	off Spring Lane (123)																WE7
WE8	Sacombe Road																WE8
WE9	off Boxted Road (77)																WE9
WE10	Daggsdell Road																WE10
WE11	Polehanger Lane																WE11
WE12	Whitebroom Road																WE12
WE13	The Pastures (West)																WE13
WE14	The Pastures (East)																WE14
WE15	Hollybush Lane																WE15
WE16	Harepark Close																WE16
WE17	Pulleys Lane (West)																WE17
WE18	Pulleys lane (East)																WE18
WE19	Gravel Lane																WE19
WE20	Barberry Road																WE20
WE21	Parkwood Drive																WE21
WE22	Stoneycroft																WE22
WE23	off Long Chaulden (438)																WE23
WE24	Northridge Way (adj to Community Centre)																WE24
WE25	adj to 457 Warners End Road	0.186	9	U	N									8	18		WE25
WE26	Long Chaulden																WE26
WE27	Long Chaulden																WE27
WE28	Land at Fields End Lane	7.5	L	G	Y	260	260										WE28
WE29	Martindale Primary School, Boxted Road	1.4	14	U	N									46	74		WE29
						Total Urban	0	0	0	0	0	0	0	54	92		
						Total Greenfield	260	260	0	0	0	0	0	0	0		
						Total >5ha	260	260	0	0	0	0	0	0	0		
						Total	260	260	0	0	0	0	0	54	92		