

**Local Development Framework Panel
1st December 2010**



Amendments to the Strategic Housing Land Availability Assessment (SHLAA)	Agenda No: 10
Corporate Priority: Housing and transport meet local needs. Business is encouraged and the local economy prospers. Report presented by: Eleanor Dash Report prepared by: Eleanor Dash and Kathy Carpenter	
Background Papers: Braintree District Local Plan Review Adopted 2005 Braintree District Core Strategy Submission Draft May 2010. Residential Land Availability Survey 2010	Public
Options: To approve the amendments to the SHLAA. Not to approve the amendments to the SHLAA.	Key Decision: NO
Executive Summary: This report provides information on the number of dwellings completed between 2009/10 and information on the updated SHLAA. It demonstrates that the Council has sufficient housing land identified in the updated SHLAA to meet the Core Strategy housing requirement and its five year housing land supply requirement.	
Decision: To approve the December 2010 Strategic Housing Land Availability Assessment as Core Strategy evidence base.	
Purpose of Decision: To ensure that the SHLAA has been updated to take account of dwellings that have been constructed and planning applications that have been determined between 1st April 2009 to 31 st March 2010.	
Corporate implications	
Financial:	None
Legal:	Need for Core Strategy to be found sound by Planning Inspectorate. The SHLAA forms part of the Evidence Base For the Core Strategy.
Equalities/Diversity	None

Customer Impact:	The SHLAA assesses potential housing sites for future development.
Environment and Climate Change:	Development of housing sites identified as suitable could have an impact upon the environment and climate change.
Consultation/Community Engagement:	The study has been subject to consultation with stakeholders. Representations about the SHLAA were also submitted as part of the consultation on the Core Strategy.
Risks:	That the Core Strategy could be found unsound.
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1. Background

1.1 The Local Development Framework Panel approved the Strategic Housing Land Availability Assessment (SHLAA) on 14th April 2010, as part of the LDF evidence base.

1.2 Table 1 of this report updates the SHLAA to take account of the planning decisions and new applications submitted, during the period between 31st March 2009 and 1st April 2010. The individual SHLAA site records on the website will also be amended to take account of this information.

2. Housing Completions

2.1 The Core Strategy policy CS1 Housing Provision and Delivery sets out the Council's dwelling requirement of a minimum of 4637 dwellings between 2009 and 2026.

2.2 There was a net dwelling stock change (that is, dwelling completions, minus demolitions and taking account of changes of use) of 428 dwellings between 2009/10.

2.3 This leaves a requirement of 4209 dwellings to be provided in the District between 2010 and 2026. This is an annual average of 263 dwellings per year.

2.4 Table 1 updates the SHLAA to 1st April 2010 and identifies a total dwelling supply to 2026 of 4,381 dwellings, which demonstrates that the Council has identified sufficient housing sites to meet the Core Strategy requirement. It also demonstrates that the Council meets the requirements for a five year supply of housing land.

2.5 Further information on the housing trajectory and five year supply will be set out in the Annual Monitoring Report, which will be published before Christmas and made available on the Council's website.

SHLAA site ref/Planning application ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Total residual number of dwellings under construction, permitted/allocated	No. of residual expected to be completed in 5 yr period 2011-2016	2010/11 current year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Identified Supply***	Notes
COG30 BTE/04/0776 BTE/08/2288	Full	Coggeshall	Land at Surrex Colchester Road	Brownfield	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Site under construction; 3 completions reported by August 2010.
HSA15 BTE/08/0272	Full	Halstead St Andrews	Nether Priors Colchester Road	Brownfield	13	13	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	13	Site part developed (first phase of 8 dwellings developed).
HSA36 BTE/07/2018	Full	Halstead St Andrews	Church View (Former Bayer Works) Colchester Road	Brownfield	19	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Site under construction and nearing completion.
HAT13 BTE/07/0338	Full	Hatfield Peverel	Universal Garage site The Street	Brownfield	13	13	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	13	
SVE06	Full	Silver End	Car park at Sheepcotes Lane	Brownfield	12	12	0	0	2	10	0	0	0	0	0	0	0	0	0	0	0	0	12	
SVE08	Full	Silver End	Wood Grove	Brownfield	19	19	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19	
WCC04 BTE/08/1801	Full	Witham Chipping Hill & Central	River View	Brownfield	55	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	Under construction and nearing completion.
WCC55 BTE/08/1012	Full	Witham Chipping Hill & Central	Coach House Way	Brownfield	14	14	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	
WCC30 BTE/08/2209	Full	Witham Chipping Hill & Central	Cullen Mill Unit 8 Braintree Road	Brownfield	10	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	
Extant Planning Permissions Small Sites (aggregate figures for sites of less than 10 dwellings)																								
	Outline	Braintree District			81	69	0	0	0	10	20	39	12	0	0	0	0	0	0	0	0	0	81	
	Full	Braintree District			391	311	80	80	80	80	50	21	0	0	0	0	0	0	0	0	0	0	391	Total of 116 were under construction at April 2010
Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)																								
BRC08	Allocation	Braintree Central	Land at WJC Hospital London Road	Brownfield	15	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	15	
BRC20	Allocation	Braintree Central	Land rear of Horse and Groom PH Rayne Road	Mixed	20	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	20	
BRC31	Allocation	Braintree Central	Silks Way off South Street	Brownfield	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	
HSA03	Allocation	Halstead St Andrews	Land at Balls Farm	Greenfield	15	0	0	0	0	0	0	0	0	0	0	5	10	0	0	0	0	0	15	
KEL06	Allocation	Kelvedon	Works and garage adjacent Kelvedon rail station	Brownfield	32	0	0	0	0	0	0	0	0	0	10	22	0	0	0	0	0	0	32	
WIS19	Allocation	Witham South	Land between Constance Close and A12 Witham by-pass	Greenfield	100	55	0	0	0	35	0	20	45	0	0	0	0	0	0	0	0	0	100	
Contingent sites (sites not included above but identified in SHLAA e.g. proposed large growth locations)																								
LDFBOB02		Bocking Blackwater	Land off Deerleap Way	Brownfield	13	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13	Planning application BTE/10/1103 now approved in principle subject to signing of a Section 106 Agreement.
BOB39		Bocking Blackwater	Tabor House Coggeshall Road	Brownfield	40	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	40	Surplus public sector site proposed to be sold for redevelopment.
BON30		Bocking North	48-54 Church Street	Brownfield	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10	
BOS12		Bocking South	Former DWP offices Panfield Lane	Brownfield	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	14	
BRC36		Braintree Central	Former Garage site South Street	Brownfield	31	0	0	0	0	0	0	0	0	31	0	0	0	0	0	0	0	0	31	
BRC76		Braintree Central	Crossman House Station Approach	Brownfield	10	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	Surplus public sector site proposed to be vacated 2011 and site sold for redevelopment.
BRE25		Braintree East	Braintree Football Club site Clockhouse Way	Greenfield	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	50	
BRE26		Braintree East	Braintree Tennis Club off Clockhouse Way	Brownfield	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	0	0	35	
LDFBRE01		Braintree East	Former playing field Chapel Hill	Greenfield	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	30	
COG20		Coggeshall	Rear of Walford Way	Brownfield	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	
LDFEAR01A		Earls Colne	Land rear of Halstead Road	Greenfield	15	15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	15	
LDFHSA07		Halstead St Andrews	The old wood yard site Fenn Road	Brownfield	35	0	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0	0	35	
LDFHTR03		Halstead Trinity	Blamsters, south west of Acorn Avenue	Greenfield	13	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	13	
SIB06		Sible Hedingham	Coopers Yard Swan Street	Brownfield	24	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	24	
SIB22		Sible Hedingham	Premdor site and Rockways site Station Road	Brownfield	230	150	0	0	0	50	50	50	50	30	0	0	0	0	0	0	0	0	230	
SVE14		Silver End	Crittall Works	Brownfield	120	0	0	0	0	0	0	0	0	0	15	35	30	30	10	0	0	0	120	
LDFWCH03		Witham Chipping Hill & Central	Bellfields Braintree Road	Greenfield	30	0	0	0	0	0	0	0	0	0	5	10	15	0	0	0	0	0	30	
WCC50		Witham Chipping Hill & Central	Rear of Braintree Road	Brownfield	15	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	15	
WCC74		Witham Chipping Hill & Central	Gimsons	Greenfield	90	0	0	0	0	0	0	0	20	70	0	0	0	0	0	0	0	0	90	
WIN07		Witham North	Land south of Lime Close	Greenfield	12	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12	
LDFWIW01		Witham West	Land at Blunts Hall Road	Greenfield	40	40	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	40	
LDFBON13																								
LDFBOS06		Bocking North	West of Panfield Lane	Greenfield	500	0	0	0	0	0	0	0	0	0	70	70	60	60	60	60	60	60	500	
LDFRIV02		Rivenhall	East of Forest Road	Greenfield	300	0	0	0	0	0	0	0	0	0	0	0	0	65	65	50	50	70	300	
LDFWIS06		Witham South	Lodge Farm	Greenfield	600	0	0	0	0	0	0	0	0	100	100	75	75	75	75	75	25	0	600	
		Identified small sites without permission at April 2009	Braintree District		258	0	0	0	0	0	0	0	15	20	20	20	25	25	25	25	25	30	230	
Total					4,418	1,386	368	236	220	321	292	317	318	379	327	240	218	258	268	248	186	185	4,381	