



Braintree District Council
Local Development Framework

Braintree District Council
Local Development Framework

Annual Monitoring Report 1.4.05 - 31.3.06

Annual Monitoring Report

Published December 2006



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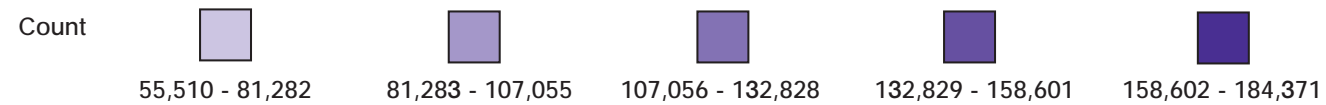
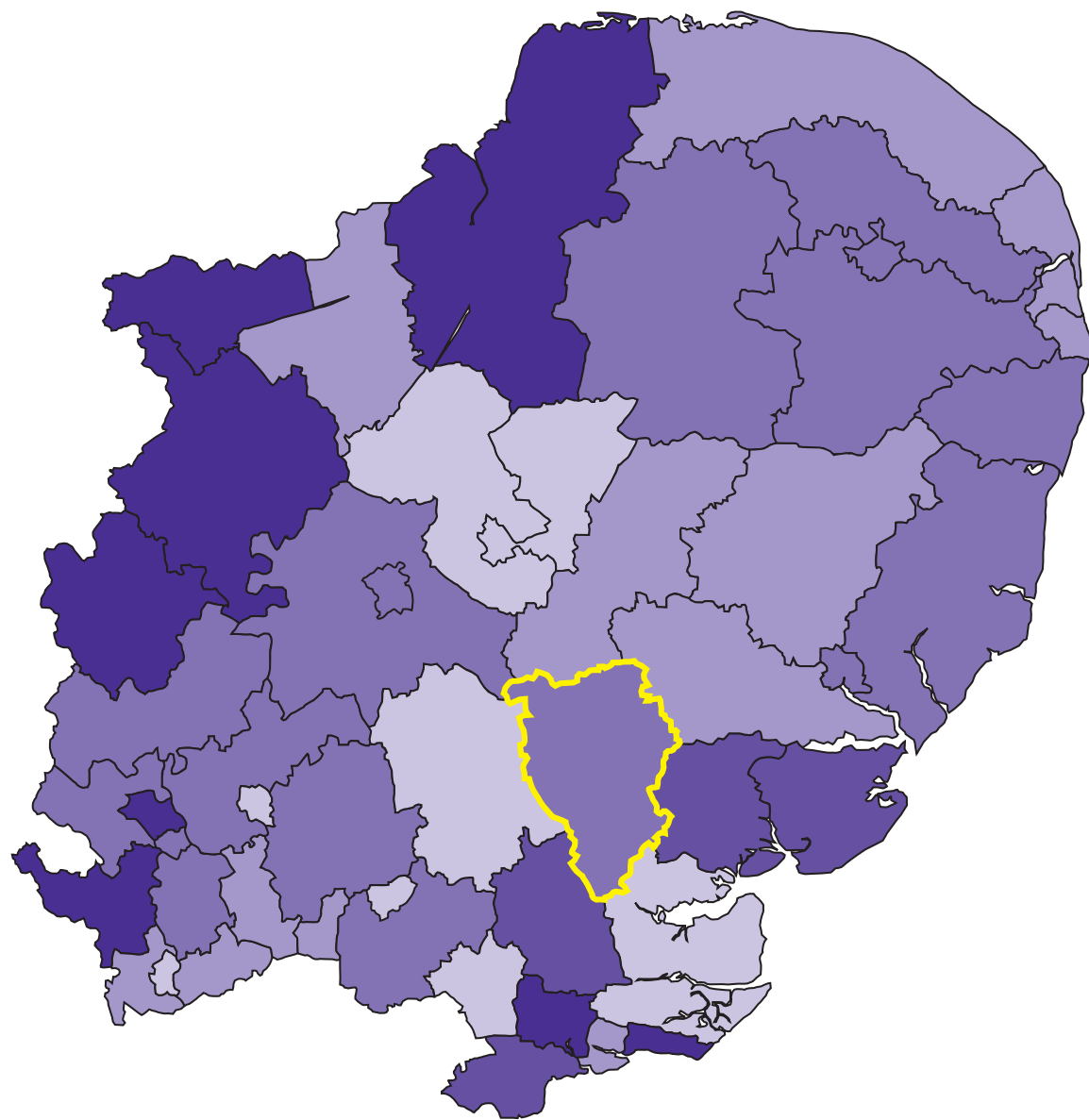
1. Introduction

- 1.1 This is the second annual monitoring report for Braintree District to be prepared under the new planning system, introduced by the Planning and Compulsory Purchase Act 2004, which assesses the effectiveness of local development documents (LDDs). It monitors the period from 1st April 2005 to 31st March 2006.
- 1.2 A key objective of the new planning system is that local development documents will be 'spatial' rather than simply land-use plans. They will deliver sustainable development objectives, consider the needs of communities and key spatial drivers of change, facilitate partnership and focus upon implementation.
- 1.3 The evidence base upon which LDDs are based, requires the review of the following matters, which are set out in the monitoring report:
- i) The principal physical, economic, social and environmental characteristics of the District.
 - ii) The principal purposes for which land is used in the area.
 - iii) The size, composition and distribution of the population of the area.
 - iv) The communications, transport system and traffic of the area (including accessibility by public transport).
 - v) Any other considerations which may be expected to affect those matters.
- 1.4 The report aims to assess the following:
- 1 Progress in meeting policy targets and milestones in LDDs
 - 1 Housing trajectories demonstrating how policies will deliver housing provision
 - 1 Whether LDD policies need adjusting or replacing, because they are not working as intended and actions needed to achieve this.
- 1.5 This monitoring report is based upon guidance set out principally in the following documents:-
- 1 The Town and Country Planning (Local Development) (England) Regulations 2004
 - 1 Planning Policy Statement 12: Local Development Frameworks
 - 1 Planning Local Development Framework Monitoring: A Good Practice Guide
 - 1 Local Development Framework Core Output Indicators October 2005

Contextual Indicators

Demographic Structure
Braintree

All People (Count, Persons, April 01)
Braintree (Non-Metropolitan District) within East of England (Region)



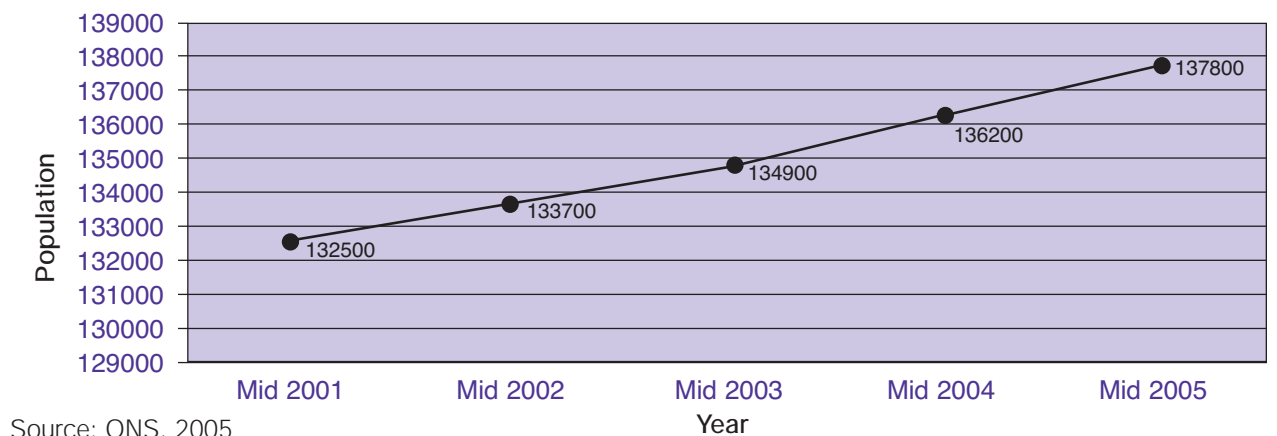
Population

Total number of people (2001)	132,179
Males	65,060
Female	67,119
Aged 0 - 15	27,664
Aged 16 - 24	94,826
Aged 75 and over	9,689

	Value	Eng & Wal Rank/376	Regional Rank/48
Change since 1991	12,700	33	7
Density (Number of people per hectare)	2.2	260	32

Source: Census 2001

Resident Population Estimates for the Braintree District



Source: ONS, 2005

The mid year estimates for 2005 show the greatest increase in population year on year for the Braintree District since 2001. The overall total comprises 67,800 males and 69,000 females.

Population Density	Braintree District	East of England	England
People per sq km	220	284	380

Source: ONS, 2002

Life Expectancy	Braintree District	East of England	England
Males	77.2	77.6	76.5
Females	81.6	81.6	80.9

Source: ONS, 2003

People, Places and Families

Marital status (all people aged 16 and over)	Value	Eng & Wal Rank/376	Regional Rank/48
Single people (never married)	26415	234	27
Married or re-married people	58737	121	21
Separated or divorced	11234	152	16
Widowed	8129	271	26

Composition (all households)	Value	Eng & Wal Rank/376	Regional Rank/48
One person households	14443	291	34
Married couple households	23368	71	13
Cohabiting couple households	5153	50	10
Lone parent households: with dependent children	2856	211	19
with non-dependent children only	1407	275	25
All other households	7103	342	19

Source: Census 2001

Ethnicity and Religion

Ethnic Group (all people)	Value	Eng & Wal Rank/376	Regional Rank/48
White	129797	156	14
Largest minority ethnic group(s)	Mixed White and Asian (308)		

Place of birth (all people)	Value	Eng & Wal Rank/376	Regional Rank/48
Born in UK	126944	147	13
Born elsewhere in EU (inc Rep Ireland)	2076	202	34
Born outside EU	3159	236	36

Religion (all people)	Value	Eng & Wal Rank/376	Regional Rank/48
Christian	98116	232	28
Buddhist	198	245	38
Hindu	245	196	31
Jewish	197	132	31
Muslim	409	224	29
Sikh	49	276	36
Other	334	188	32
No religion	22453	78	16
Religion not stated	10178	153	24

Source: Census 2001

Health

(all people)	Value	Eng & Wal Rank/376	Regional Rank/48
Limiting long-term illness	20437	278	27
General health 'not good'	9278	302	30
People providing unpaid care	12396	284	33
Providing unpaid care 50 or more hrs/wk	2189	276	27

Housing

(all households)	Value	Eng & Wal Rank/376	Regional Rank/48
Number of households with residents	54332	141	14
Number of people per hectare	2.2	260	32
Average household size	2.41	103	20
Vacant household spaces	1417	256	25
Owner-occupied	39363	201	28
Without central heating	2371	282	27
Without own bath/shower & toilet	271	84	8
Overcrowding indicator	2201	232	30

Source: Census 2001

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Economy

Employment Braintree District 2004

All persons working age	83,900
Males working age	43,700
Females working age	40,200

Unemployment Braintree District 2004

All persons	1700
Males	1000
Females	700

Percentage Unemployment 2004

Braintree	2.5
Eastern	3.8
GB	4.8

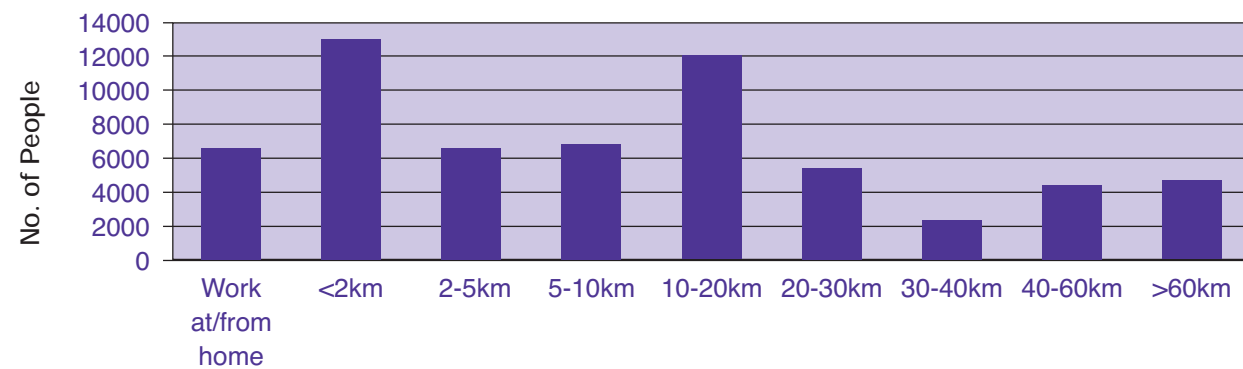
Unemployment rate (working age): The number of unemployed people aged 16 to 59/64 expressed as a percentage of the economically active population aged 16 to 59/64.

2001 Census

Status (all people aged 16-74)	Value	Eng & Wal Rank/376	Regional Rank/48
Employed	64318	53	13
Unemployed	2187	264	25
Long-term unemployed	504	290	35
Student (economically active)	1920	256	31
Retired	11948	287	33
Student (economically inactive)	2071	371	47
Looking after home/family	6841	65	14
Permanently sick or disabled	3551	258	21
Other inactive	1990	314	35

Travel to work (all people aged 16-74 in employment)	Value	Eng & Wal Rank/376	Regional Rank/48
Travel to work by car	43715	189	21
Travel to work by public transport	7023	125	22

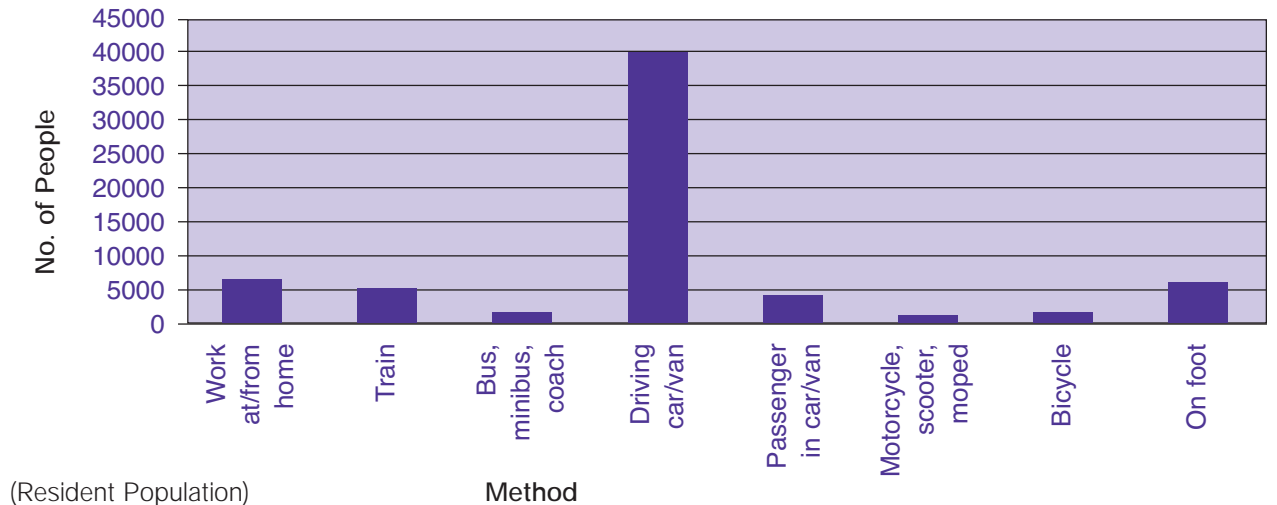
Distance Travelled to Work - Braintree District



Source: ONS, 2001

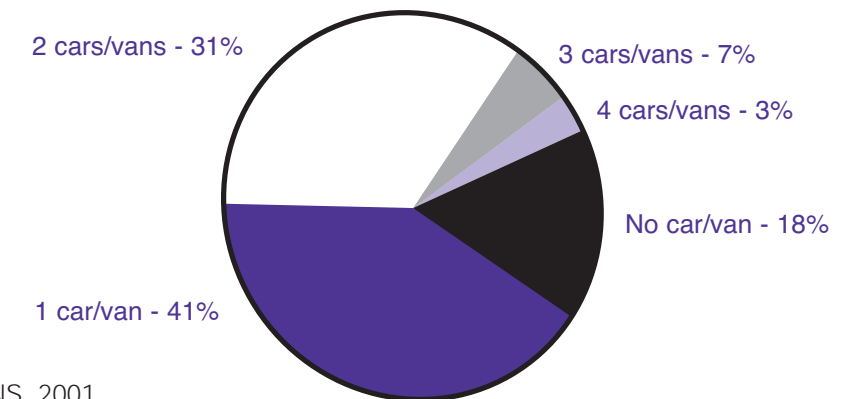
Distance

Method of Travel to Work - Braintree District



(Resident Population)
Source: ONS, 2001

Car Ownership in the Braintree District



Source: ONS, 2001

Transport (all households)	Value	Eng & Wal Rank/376	Regional Rank/48
Households without car/van	9543	258	24
Household with 1 car or van	22680	301	38
Household with 2 or more cars/vans	22109	81	19

Source: Census, 2001

Qualifications (all people aged 16-74)	Value	Eng & Wal Rank/376	Regional Rank/48
Qualifications at degree level or higher	13799	283	34
No qualifications	26504	197	24

Earnings by residence

Median earnings in pounds for employees living in the area.

	Braintree (pounds)	Eastern (pounds)	GB (pounds)
Gross weekly pay			
Full-time workers	480.1	457.2	433.1
Male full-time workers	515.5	500.0	474.9
Female full-time workers	416.2	375.7	372.3
Hourly pay			
Full-time workers	11.29	11.30	10.86
Male full-time workers	12.20	12.08	11.50
Female full-time workers	10.63	9.97	9.90

Source: Annual Survey of Hours and Earnings (2005)

Employment by occupation

Percentages are based on all persons in employment

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
Soc 2000 major group 1-3	26,300	36.0	42.3	41.4
1 Managers and senior officials	12,400	16.9	15.6	14.9
2 Professional occupations	5,400	7.4	12.7	12.4
3 Associate professional & technical	8,500	11.7	14.0	14.1
Soc 2000 major group 4-5	20,700	28.3	24.5	23.8
4 Administrative & secretarial	10,100	13.9	12.7	12.6
5 Skilled trades occupations	10,600	14.5	11.8	11.1
Soc 2000 major group 6-7	9,700	13.3	14.9	15.6
6 Personal service occupations	5,000	6.9	7.5	7.8
7 Sales and customer service occs	4,700	6.4	7.4	7.9
Soc 2000 major group 8-9	13,900	19.0	18.1	18.9
8 Process plant & machine operatives	4,600	6.3	7.2	7.5
9 Elementary occupations	9,200	12.7	10.9	11.4

Source: annual population survey

Employee jobs

	Braintree (employee jobs)	Braintree (%)	Eastern (%)	GB (%)
Total employee jobs	47,873			
Full-time	32,448	67.8	67.4	68.0
Part-time	15,425	32.2	32.6	32.0
Manufacturing	8,608	18.0	12.0	11.9
Construction	3,389	7.1	5.1	4.5
Services	35,151	73.4	81.0	82.1
Distribution, hotels & restaurants	11,391	23.8	26.1	24.7
Transport & communications	2,494	5.2	6.4	5.9
Finance, IT, other business activities	7,444	15.6	19.5	20.0
Public admin, education & health	11,527	24.1	24.3	26.4
Other service	2,294	4.8	4.8	5.1
Tourism-related	3,232	6.8	7.8	8.2

Source: Annual business inquiry employee analysis 2004

Job Seekers Allowance Claimants

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
All people	1,333	1.6	2.0	2.6
Males	918	2.1	2.7	3.7
Females	415	1.0	1.1	1.4

Source: Claimant count with rates and proportions (June 2006)

Labour Supply

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
All people				
Economically active	71,900	83.7	81.5	78.4
In employment	70,000	81.5	78.3	74.6
Employees	57,800	67.3	67.3	64.9
Self employed	12,100	14.1	10.6	9.2
Unemployed	1,900	2.7	3.9	4.8
Males				
Economically active	39,600	89.5	87.3	83.3
In employment	38,300	86.5	83.9	78.9
Employees	29,900	67.4	67.9	65.3
Self employed	8,400	19.1	15.7	13.3
Unemployed	1,300	3.3	3.9	5.2
Females				
Economically active	32,300	77.6	75.4	73.2
In employment	31,700	76.1	72.5	69.9
Employees	27,900	67.2	66.7	64.5
Self employed	3,700	8.9	5.3	4.9
Unemployed	600	2.0	3.9	4.4

Source: Annual population survey (Oct 2004 - Sep 2005)

Socio-Cultural Issues

Crime Rates

Domestic Burglaries 6.93 per 1000 households

Violent Crimes 13.42 per 1000 population

Robberies 0.37 per 1000 population

Vehicle Crimes 8.39 per 1000 population

% of people surveyed who said they felt fairly safe or very safe in their local area during the day = 92%

Proportion of local authority dwellings which were non-decent at the start of the financial year = 62%

% of residents satisfied with parks and open spaces = 61%

Source: BDC Corporate Action, Improvement and Performance Plan 2006-2007.
Figures for 2005-2006 based on Best Value Performance Indicators

Violence against the Person April 2005 - March 2006 = 1571

Burglary in a dwelling April 2005 - March 2006 = 382

Theft from a motor vehicle April 2005 - March 2006 = 664

Source: ONS

Deprivation

LA Code	LA Name	Average Score	Rank of Average Score	Average Rank	Rank of Average Rank	Extent	Rank of Extent
22UC	Braintree	13.24	237*	11659.45	228	0.01	263

Local Concentration	Rank of Local Concentration	Income Scale	Rank of Income Scale	Employment Scale	Rank of Employment Scale
22157.09	247	12,114	161	4887.25	189

* 1 was the most deprived area and 354 the least deprived, out of 354 local authorities in England.

Extract from the English Indices of Deprivation 2004

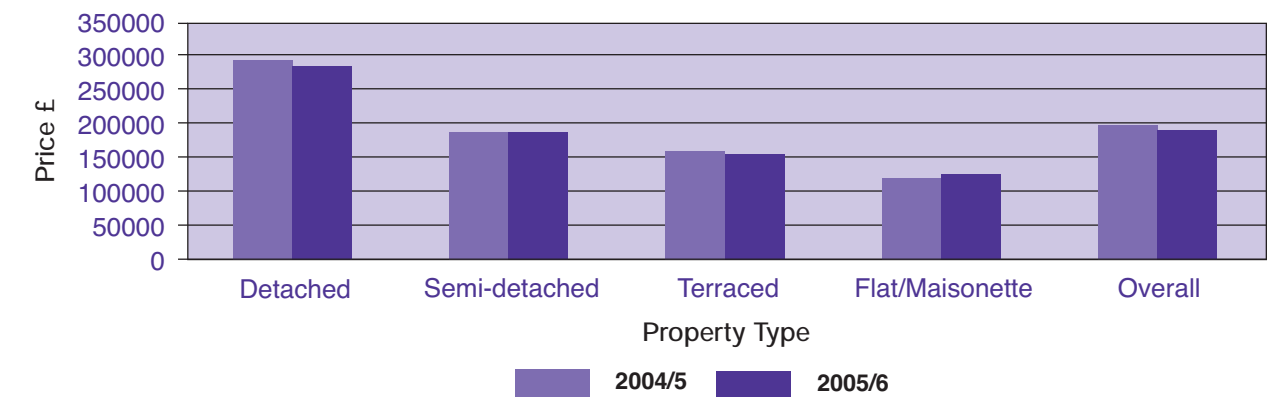
House Prices by Property Type

Region/Area	Detached		Semi-Detached		Terraced		Flat/Maisonette		Overall	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
Braintree	283,735	191	186,358	227	156,541	221	124,421	144	190,305	783
Essex	319,700	1911	200,412	1970	165,553	1702	139,505	1284	213,580	6867
East Anglia	242,716	3879	156,450	3264	138,454	3404	120,883	1001	177,039	11,548

Source: Land Registry

The average property price in Braintree District is higher than the average in East Anglia but lower than that for Essex as a county. This applies to all house types.

Property Prices in the Braintree District - Year on Year Comparison



Both the average price and the number of sales across the District dropped during the 05/06 monitoring year compared to those from the previous year. The only property type that has experienced a rise in price is flats/maisonettes.

Terraced housing has experienced the least amount of change. Both house prices and sales have remained fairly constant.

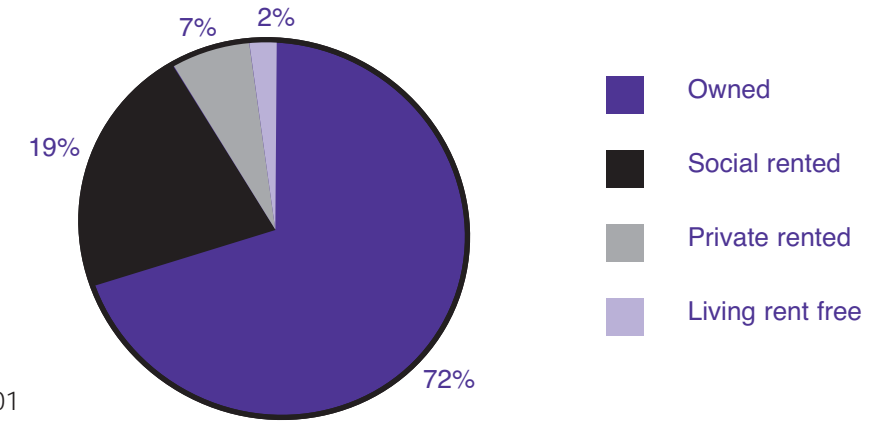
Average dwelling prices £s, 2002

	Braintree	East of England	England and Wales
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Detached - Mean	224,558	221,957	208,435
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Semi-detached - Mean	132,109	137,887	119,748
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Terraced - Mean	110,147	114,046	103,351
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Flat - Mean	81,105	96,888	138,762
Changes of Ownership by Dwelling Price, Price Indicators for All Dwellings: Mean	150,891	149,299	138,370
Social Housing Rents, All Dwellings: LA Net Rent	47	49	

Source: Government Neighbourhood Statistics

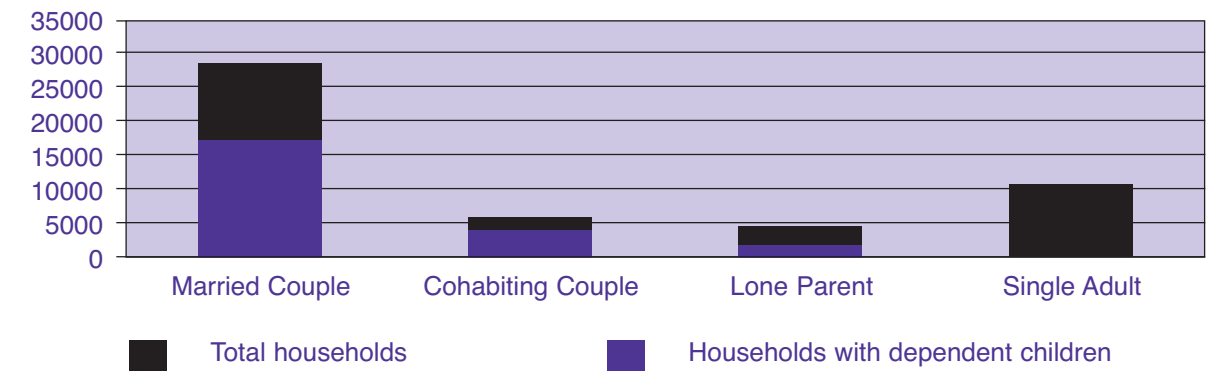
Tenure	Total Number of dwellings	% Classed as Unfit
Owner occupied/private rented	47,898	5
Local Authority	8,843	0
Registered Social Landlord	1,675	1
Other Public Sector	41	-
Total	58,057	4

Household Tenure in the Braintree District



Source: ONS, 2001

Household Type



Source: ONS, 2001

Environment

Key Assets in the Natural Environment

Four SSSIs in Braintree District

- 1 Glemsford Pits
- 1 Chalkney Wood
- 1 Belcher's and Broadfield Woods
- 1 Bovingdon Hall Woods

No land within National Parks, AONBs or Heritage Coasts.

Cultural Heritage

- 1.12 Within the Braintree District there are 9 Registered Parks & Gardens, 38 Conservation Areas and 41 Scheduled Monuments.
- 1.13 The Essex Historic Environment Record (HER) maintained by Essex County Council contains 3185 Listed Buildings. 63 are Grade I Listed.
- 1.14 The number of Listed buildings at risk in the District has increased from 27 in 2004 to 32 in 2005.

Source: Essex County Council

Transport and Spatial Connectivity

- 1.15 The Essex Local Transport Plan 2006/2011 identifies a need for additional transport capacity on the eastern section of the A120 from Braintree to the A12, which is currently being investigated by the Highways Agency.
- 1.16 The Local Transport Plan includes the following statements about accessibility in Braintree District:- 'Capacity improvements may also be required on the two railway branch lines to Braintree and Sudbury.'
- 1.17 The dispersed nature of the settlement patterns and low population density in rural parts of North Essex, make it difficult to operate cost-effective conventional public transport.

Braintree (Town Centre) Accessibility

- 1.18 The major employment opportunities within Braintree are provided at the Springwood Industrial Estate and at Braintree Freeport. Accessibility problems are evident when trying to gain access to/from the town centre and its associated goods and services, due to the distinct lack of public transport options. These problems are further exacerbated by an insufficient provision of pedestrian facilities and disabled parking throughout the town.
- 1.19 To improve the accessibility within Braintree a new pedestrian and cycle bridge is planned at Freeport Station and dropped kerbs, pedestrian crossings and a residents' parking scheme will be provided in the town centre. In addition, the County Council will establish a bus park facility in Braintree and target 34 companies with company travel plans.

Congestion and Air Quality

- 1.20 Heavy traffic volumes cause congestion during the peak hours at several of Braintree's key junctions within the town centre and onto the A120, such as Galleys

Corner and Marks Farm roundabouts. The County Council is currently engaged in improving Galleys Corner with pre-signals, video detection and variable message signs to give priority to the strategic movement on the A120. For further information, see Air Quality in the 'Local Output Indicator' section.

Interurban

- 1.21 Most of the main interurban roads passing through rural areas have either reached or are fast reaching capacity. Main roads such as the A120, A131, A1017 and A1124 are showing signs of surface deterioration and cracking along the wheel tracks, requiring maintenance. In order to address these problems the County Council will fully utilise the Traffic Management Strategy whilst continuing to work with the Highways Agency to meet the future travel demands on the A120 corridor, as there is a need to improve the network east of Braintree to the A12. The Highways Agency intended to publish a preferred route option for the A120 improvements by the end of 2006.
- 1.22 Passenger transport alternatives will be encouraged by the increase in choice offered to the rural areas of North Essex. The Gainsborough Line (Bures to Sudbury) will continue to be promoted through the community rail partnership and the County Council will lobby for an increase in the frequency of train services on the Sudbury and Braintree Branch lines through the development of a passing loop at Cressing.
- 1.23 In addition 11 Quality Bus Partnerships will be implemented including Route 133 Braintree to Stansted Airport; Route 352 Chelmsford-Braintree- Stansted; Route 9/10 Great Bardfield to Braintree and 11/12/13 Halstead to Sudbury.
- 1.24 As part of the strategic cycle network, the County Council will investigate ways of improving long distance routes as part of the National Cycle network.'

2. Local Development Scheme Implementation

Schedule of Proposed Local Development Documents

(Source: LDS First Review Nov 2006)

Document Title	Status	Role and Content	Geographical Coverage	Chain of Conformity	Date for pre-submission consultation	Date for public participation on preferred options (DPD), draft (SPD), and sustainability appraisal report	Date for submission to Secretary of State	Proposed date for adoption
Core Strategy	DPD	Sets out the spatial vision, spatial objectives and strategy for the development of the area and framework for development control	Whole authority area	Consistent with national planning policy and the East of England Plan	March 2007	September 2007	April 2008	April 2009
Allocations Document	DPD	Sets out detailed allocations of land for housing, employment, retail and other major land uses	Whole authority area	To conform to the core strategy DPD	January 2008	September 2008	September 2009	October 2010
Statement of Community Involvement	LDD	Document setting out standards and approach to involving the community and stakeholders in the production of the local development framework	Whole authority area	To conform to minimum Government Regulations	October 2005	N/A	January 2006	July 2006

Document Title	Status	Role and Content	Geographical Coverage	Chain of Conformity	Date for pre-submission consultation	Date for public participation on preferred options (DPD), draft (SPD), and sustainability appraisal report	Date for submission to Secretary of State	Proposed date for adoption
Proposals Map		Illustrates on a base map all the policies contained in development plan documents, together with saved policies	Whole authority area	Conforms to DPDs and saved policies	N/A	N/A	N/A	N/A
Affordable Housing SPD	SPD	Document setting out guidance on how the affordable housing policy will operate and be implemented	Whole authority area	To conform to RLP5 and RLP6 of the Review Local Plan	N/A	February 2006	N/A	April 2006
The Provision of Open Space in New Housing Development	SPD	To provide guidance on the application of standards set out in the Local Plan for the provision of open space in new development	Whole authority area	To conform to Policy RLP137 of the Review Local Plan	N/A	July 2007	N/A	October 2007

Document Title	Status	Role and Content	Geographical Coverage	Chain of Conformity	Date for pre-submission consultation	Date for public participation on preferred options (DPD), draft (SPD), and sustainability appraisal report	Date for submission to Secretary of State	Proposed date for adoption
Annual Monitoring Report	N/A	To assess the implementation of the local development scheme and the extent to which policies in local development documents are being successfully implemented	Whole authority area	N/A	N/A	N/A	December each year	N/A
Essex Urban Place Supplement	SPD	To supplement the Essex Design Guide. To provide guidance on most types of urban design. Aims to achieve developments that fit into their context and which are energy efficient and sustainable.	Whole authority area	To conform to Policy RLP9, 10, 90 and 76 of the Braintree District Local Plan Review	November 2005 to August 2006	October 2006	N/A	January 2007
Sustainable Construction SPD	SPD	To provide guidance to applicants for improving the sustainability of new developments	Whole authority area	To conform to RLP65, 69, 70, 73, 74, 76 and 77 of the Braintree District Local Plan Review	April to September 2007	October 2007	N/A	December 2007

Timetable for each Local Development Document

Document Details	
Title	Core Strategy for Braintree District
Role and Content	Sets out the spatial vision, spatial objectives and strategy for the development of the District and framework for development control.
Timetable and Milestones	
Preparation of Issues and Options	January 2006 to February 2007
Public Participation on Issues and Options	February/March 2007
Consideration of Representations	April to May 2007
Preparation of Preferred Options	April to September 2007
Public Participation on Preferred Options	September 2007
Preparation of Submission DPD	September 2007 to April 2008
Submission to Secretary of State	April 2008
Public Consultation on Submitted DPD	April to May 2008
Consideration of Representations	June 2008
Pre-examination meeting	September 2008
Examination period	November 2008
Receipt of Inspector's Report	February 2009
Adoption and Publication of Document	April 2009

Document Details

Title	Allocations Document
Role and Content	Sets out detailed allocations of land for housing, employment, retail and other major land uses
Timetable and Milestones	
Preparation of Issues and Option	September 2007 to August 2008
Public Participation on Preferred Options	September 2008
Consideration of Representations	October 2008 to January 2009
Preparation of Submission DPD	January to August 2009
Submission to SoS	September 2009
Public Consultation on Submitted DPD	September to October 2009
Consideration of Representations	October to November 2009
Pre-examination meeting	December 2009
Examination period	March 2010
Receipt of Inspector's Report	September 2010
Adoption and Publication of Document	October 2010

Document Details

Title	Statement of Community Involvement
Role and Content	Sets out standards and approach to involving the community and stakeholders in the production of the local development framework
Timetable and Milestones	
Preparation of Draft SCI	July to August 2005
Public Participation on Draft SCI	September 2005
Preparation of Submission Statement	November 2005
Submission of Statement to SoS	January 2006
Pre-examination consideration of representations	January to February 2006
Pre-examination meeting	N/A
Examination period	May 2006
Receipt of Inspector's Report	June 2006
Adoption and Publication of Document	July 2006

Document Details

Title	Affordable Housing SPD
Role and Content	Will set out guidance on how the Council's affordable housing policy will operate and be implemented
Timetable and Milestones	
Preparation of Draft SPD	April to September 2005
Public Participation on Draft SPD	October 2005 to February 2006
Consideration of representations	March 2006
Adoption and Publication of Document	April 2006

Document Details

Title	Open Space SPD
Role and Content	Will set out guidance on the application of standards for open space provision in new housing developments
Timetable and Milestones	
Preparation of Draft SPD	March 2006 to May 2007
Public Participation on Draft SPD	June to July 2007
Consideration of representations	August to September 2007
Adoption and Publication of Document	October 2007

Document Details

Title	Sustainable Construction SPD
Role and Content	To provide guidance to applications on the requirements for improving the sustainability of new developments
Status	Supplementary Planning Document

Timetable and Milestones

Preparation of Draft SPD	April to September 2007
Public Participation on Draft SPD	October to November 2007
Consideration of representations	November to December 2007
Adoption and Publication of Document	December 2007

Document Details

Title	Urban Place Supplement
Role and Content	The urban place supplement is a companion document to the Essex Design Guide. It will be applicable to the majority of residential and mixed use development within urban areas providing guidance on most development scenarios from the largest urban extensions to the development of infill plots. It aims to achieve developments that fit into their urban context and which are energy efficient and sustainable.

Timetable and Milestones

Preparation of Draft SPD	November 2005 to August 2006
Public Participation on Draft SPD	October to November 2006
Consideration of representations	November 2006 to January 2007
Adoption and Publication of Document	January 2007

Progress

- 2.1 The adopted Local Plan is the 'Braintree District Local Plan Review' which was adopted in July 2005.
- 2.2 The new 'Local Development Framework' will eventually replace the Local Plan Review. The Local Development Scheme sets out the documents to be prepared and the timetable for their preparation.
- 2.3 The Local Development Scheme was published in September 2005, following comments and amendments from the Government Office. It emerged this year that there was a need to review the programme for the preparation of the documents proposed. This was for two main reasons. Firstly it was clear from the experience of authorities elsewhere in the country that more work needs to be carried out on options at an early stage in the preparation of Core Strategies. Secondly, there was a need to change the programme for the preparation of supplementary documents to reflect changed priorities.

2.4 Core Strategy

The Council intends to publish a Core Strategy Issues and Options Document for consultation in February/March 2007. This will mean that the publication of the Preferred Options document is delayed until September 2007 with submission to Government in April 2008.

Allocations Document

- 2.5 Work on the allocations document has been moved from January 2007 to September 2007 to coincide with the publication of the Core Strategy Preferred Options document.

Supplementary Planning Documents

- 2.6 The Council published a Draft SPD on Affordable Housing in January 2006. (This was adopted first, outside of the AMR timescale on 27th April 2006).

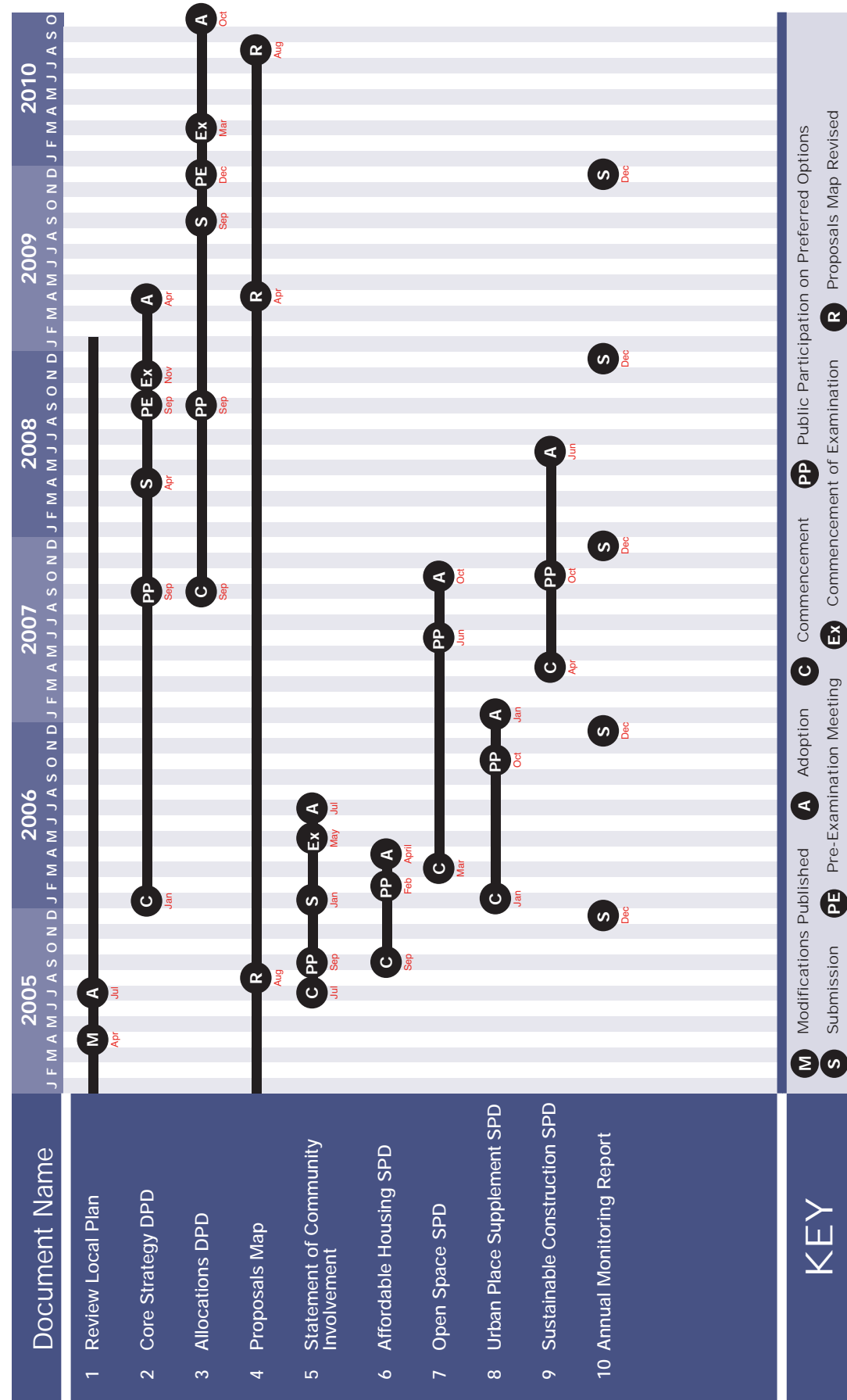
A number of changes will also take place:

- Delete the spd on locally listed buildings
- Include a new spd on the Urban Place Supplement
- Revise the timetable for the preparation of the Open Spaces spd
- Include a new spd on sustainable constructio

- 2.7 The revised timetable sets out these changes.



Timetable for preparation of Local Development Documents



KEY

- M Modifications Published
- S Submission
- C Commencement
- PP Public Participation on Preferred Options
- PE Pre-Examination Meeting
- Ex Examination Meeting
- A Adoption
- R Proposals Map Revised

3. LDF Core Output Indicators by Key Policy Themes

Business Development

Results reported are based on the same site thresholds used by Essex County Council for non-residential monitoring. These are:

- Industrial and Warehouse uses (Use Classes B1-B8) – 100 sq m;
- Offices (Use Class B1) – 1000 sq m;
- Retail uses (Use Class A1 & A2)– 250 sq m;
- Recreation and Leisure – 1000 sq m.

Information is taken from the 'Non-Residential Land Availability Survey 2006' produced by Essex County Council.

1a Amount of floorspace developed for employment by type

- B1 (a,b,c split unknown) = 678 m2
- B2 = 3240 m2
- B8 = 11,051 m2
- B1-B8 (split unknown) = 13,215 m2
- Total = 28,184 m2

B1(a) office development is included in the 'Local Services' section.

(The total amount of Employment floorspace completed, including B1(a) office development is 29,866 m2).

Over a quarter of the total represents development on an 8.5-hectare site located at Sturmer in the north of the District. This is allocated as an employment site in the adopted Braintree District Local Plan Review.

1b Amount of floorspace developed for employment by type, in employment or regeneration areas.

79% of development occurred in areas allocated for employment uses in the Braintree District Local Plan Review, 2005.

- B1 (a,b,c split unknown) = 0 m2
- B2 = 3240 m2
- B8 = 5867 m2
- B1-B8 (split unknown) = 13,215 m2
- Total = 22,322 m2

Just over 1000m2 of this involved the conversion of rural buildings.

1c Amount and percentage of floorspace by employment by type, which is on previously developed land.

17,151 sq m (61%) was developed on previously developed land.

B1 (a,b,c split unknown) = 0 m²
 B2 = 3240 m²
 B8 = 9276 m²
 B1-B8 (split unknown) = 4635 m²
 Total = 17,151 m²

11,033 sq m (39%) of the above was built on greenfield land. 9976 sq m of this was on sites allocated for employment uses in the adopted Braintree District Local Plan Review 2005.

3.8% of completions were built on greenfield land that is not allocated. These were on rural farms and related to the conversion of rural buildings. One involved the conversion of a redundant agricultural buildings to craft workshops and the other involved the conversion of redundant farm buildings to a brewery and associated storage warehouse.

1d Employment land available by type

Planning permission has been granted, but not implemented, for 409,523 sq m (floorspace) B1-B8 uses throughout the District on both allocated and unallocated sites.

A further 16.36ha of vacant employment land is available. This is on sites allocated for employment uses in the Braintree District Local Plan Review and that do not have planning permission.

The Council is therefore not seeking additional employment land at present and will direct any proposals for new development to the allocated, vacant sites.

1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area

Within the threshold sizes monitored no land has been lost in areas allocated for employment.

1f Amount of employment land lost to residential development

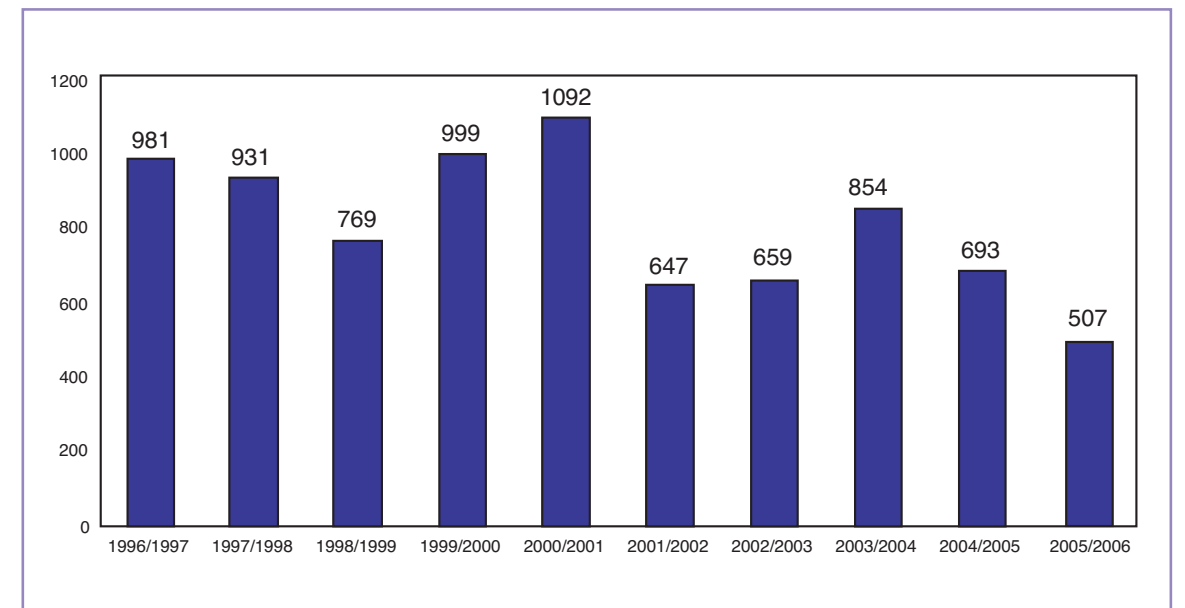
1.61 hectares of employment land has been lost to residential development. As noted above, none of this was within areas allocated for employment.

Housing

2a Housing trajectory:

(i) Net additional dwellings since the start of the relevant development plan period

The chart below presents information on net dwelling stock change by year from the 1996 base date of the plan period, based on annual site checks.



Policy target:

The housing provision in the Review District Local Plan is based on the Essex and Southend-on-Sea Replacement Structure Plan and covers the plan period 1996 to 2011. The housing provision in the Plan is for a total of 10,300 dwellings over the plan period, which is an annual average of 687 dwellings.

Performance against target:

A total of 8,132 net additional dwellings have been completed in the District over the period 1996 to 2006, which is an annual average of 813 dwellings over the ten years of the Plan period to date. On a pro-rata basis performance has so far exceeded the target by over 18%, but dwelling completion rates are now slowing down to align more closely with the target.

Commentary

The District is on course to meet its Replacement Structure Plan housing provision target. The Replacement Structure Plan anticipated that housing supply in Braintree

District was likely to be front loaded and housing development rates would slow down in the later years of the Plan. Braintree has experienced substantial housing growth in recent years, well above the high Structure Plan provision, and this has not been matched by employment growth. The Draft East of England Plan proposes a change in the distribution of development in the region, including a lower rate of housing development for Braintree District.

(ii) Net additional dwellings for the current year

The net dwelling stock change for the period 2004/2005 was 507 dwellings.

The gross number of dwellings completed for that period was 542.

The data is as confirmed with Essex County Council Planning Services

Policy target:

The annual average housing development rate needed at April 2005 to meet the adopted development plan housing provision was 446 dwellings (net).

Performance against target:

Performance exceeded the target by 13.7%.

Commentary:

The number of dwelling completions in the year was lower than in the previous year; this was expected and is in accord with the development strategy set out in the adopted development plan. Nonetheless, the development rate was higher than the forecast for the year in the 2005 Annual Monitoring Report (427 dwellings).

(iii) Projected net additional dwellings up to the end of the relevant development plan document or over a ten year period from its adoption, whichever is the longer.

The end date of the Braintree District Local Plan Review plan period is 2011, which is the end date of the Replacement Structure Plan period. The Plan was adopted in 2005, and the information set out below projects dwelling completions over the ten-year period 2005-2015.

The information for 2005/6 is the actual net increase to dwelling stock in that year. Background information on the basis of the projections is set out in a technical appendix to the annual monitoring report. In summary, the projections for 2006-2015 are based on:

- Large sites (sites of 12 dwellings or more): site development forecasts for sites of 12 or more dwellings that were included in the residential land availability schedules with a base date of 31st March 2006,

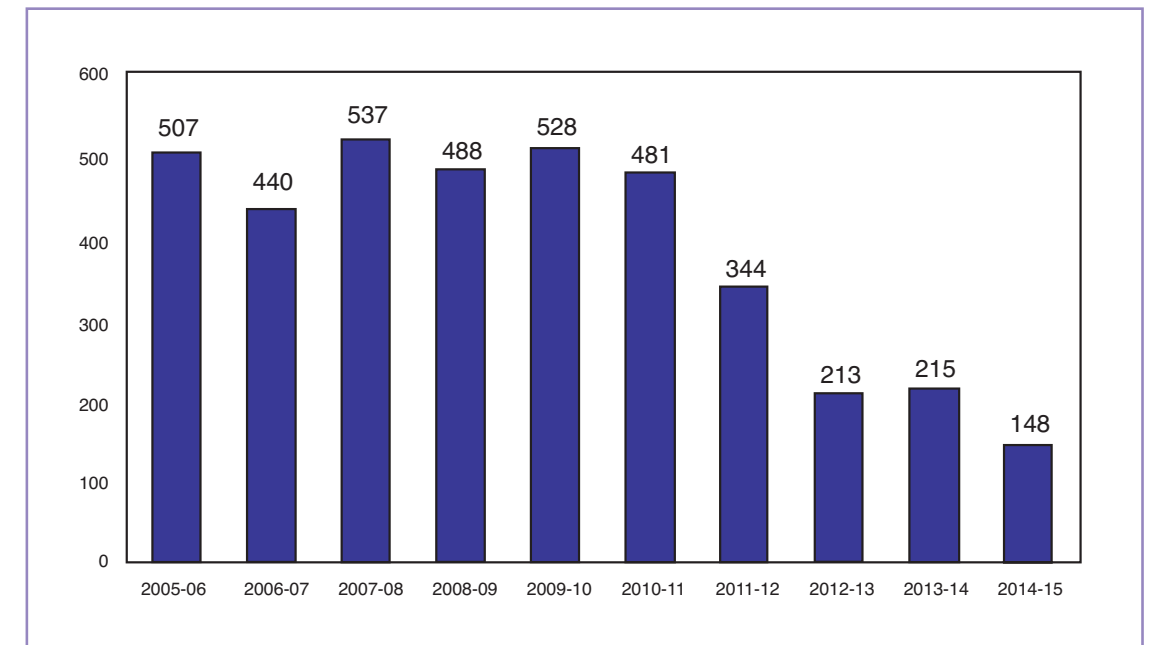
together with a small allowance for large windfall sites based on sites identified at the time of preparation of the projections;

- Small sites (sites of less than 12 dwellings): a forecast of dwelling production from small sites based on existing commitments in the residential land availability schedules together with an assessment of additional potential from urban capacity and from windfall small sites in the rural areas.

These projections are consistent with the projections set out in the East of England Regional Annual Monitoring Report (those projections were set out in time phase periods of 2006/2011; 2011/2016, and 2016/2021).

Projected dwelling completions for a ten year period from the date of adoption of the Development Plan, 2005-2015

(2005/6 = actual completions)



Policy target:

It is not currently possible to define a target for a ten-year supply of land for the District:

- a ten-year period from adoption of the development plan extends beyond the end of the Replacement Structure Plan period (2011);

- the housing development rate proposed for the District in the Draft East of England Plan is much lower than the rate in the Replacement Structure Plan
- the plan period for the Draft East of England Plan begins in 2001; this guidance will, when adopted, supersede the Replacement Structure Plan and is a material consideration as emerging planning guidance.

It is expected that the Government will publish the final version of the East of England Plan in early Summer 2007. On this basis, it will be possible to define a target for a ten-year supply of land for the District in the 2007 Annual Monitoring Report. In the interim, the 2006 AMR compares in sections (iv) and (v) below projected development rates against the adopted development plan to 2011, and against the Draft East of England Plan.

Performance against target

The trajectory projects a total of 3,902 dwellings being built over the period 2005 to 2015 - an average of 390 dwellings per year. The housing trajectory is compared with policy targets in sections (iv) and (v) below.

Commentary

The projections show a decline in house building rates over the period. A decline in development rates is consistent with policies in the adopted development plan, and in emerging regional guidance.

(iv) The annual net additional requirements

Performance against target

The approved housing provision for the District is set out in the Essex and Southend on Sea Replacement Structure Plan and is 10,300 dwellings for the period 1996 to 2011; this represents an average of 687 dwellings per year.

A total of 8,132 net additional dwellings have been completed in the District over the period 1996 to 2006, which is an average of 813 dwellings per year over the ten years of the Plan period to date. As a result the net additional requirement for the five-year period 2006 to 2011 which would be needed to meet the remaining Plan housing provision is 2,168 dwellings, which is an average annual rate of 433 dwellings.

The projected supply identified in the 2006-based housing trajectory for 2005-2011 was an average of 495 dwellings per year, which would mean that the Replacement Structure Plan Provision would be met (and exceeded by 306 dwellings).

Target:

According to the target set out in the approved development plan, the number of additional dwellings needed to meet the housing provision to 2011 would be 2,168 dwellings over the period 2006-2011.

Performance against target:

The projected number of dwelling completions 2006-2011 is 2,474 dwellings. Projected performance exceeds the target.

The Draft East of England Plan

A ten-year projection period from the adoption of the Braintree District Local Plan Review extends beyond the plan period of the approved development plan. The housing provision for the District set out in the Draft East of England Plan (RSS 14) is 7,700 dwellings over the plan period 2001 to 2021, an average of 385 dwellings per year. The base date for this provision, 2001, precedes the end date of the Structure Plan period, and once the East of England Plan is adopted this target will supersede the target derived from the Replacement Structure Plan. The draft East of England Plan has been tested at an Examination in Public to the Draft RSS; the Panel Report has been published. The Panel Report supported the proposed housing provision of 7,700 dwellings for the District.

The Government is expected to publish the Proposed Changes to the Draft Plan in mid-December 2006, and the final version of the Plan in early summer 2007.

A total of 3,360 net additional dwellings have been completed in the District over the period 2001 to 2006, which is an average annual development rate of 672 dwellings. As a result the residual requirement to meet the Draft Plan provision for 2006-2021 is 4,340 dwellings.

This means that the average annual net additional requirement which would be needed to meet the remaining draft banked RSS housing provision for the District for the period 2006 to 2021 is 289 dwellings, and a pro-rata ten year supply requirement would be 2,893 dwellings.

The projected supply identified in the 2006-based housing trajectory for the period 2006-2016 was 3,587 dwellings, which is an average of 359 dwellings per year.

Policy target:

The ten-year supply requirement according to the draft East of England Plan is 2,893 dwellings.

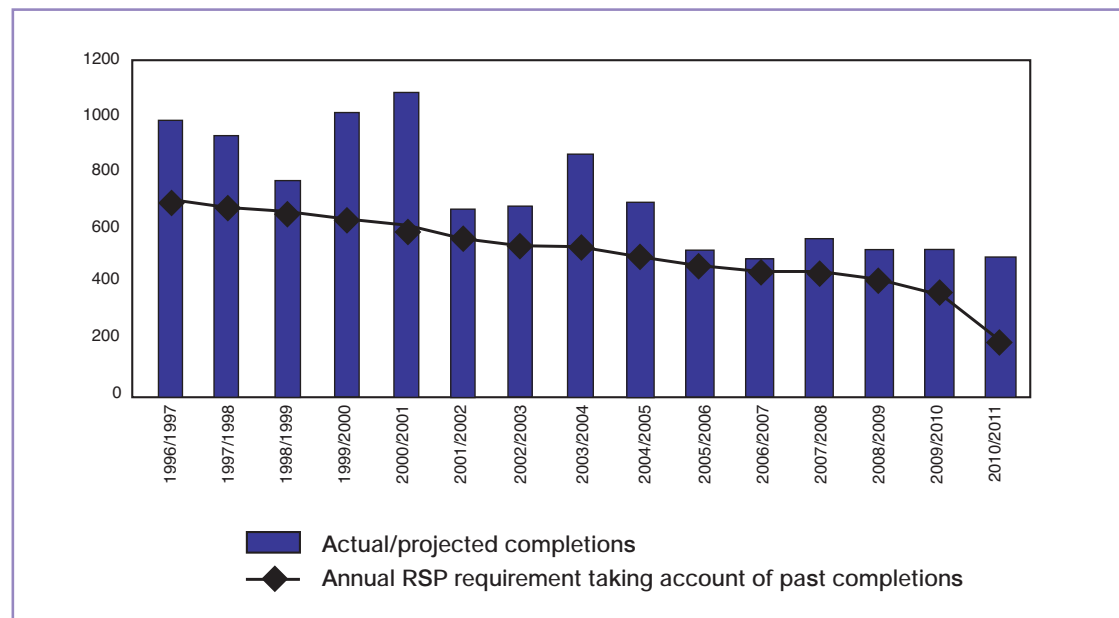
Performance against target:

The projected ten-year supply is 3,587 dwellings. Projected performance exceeds

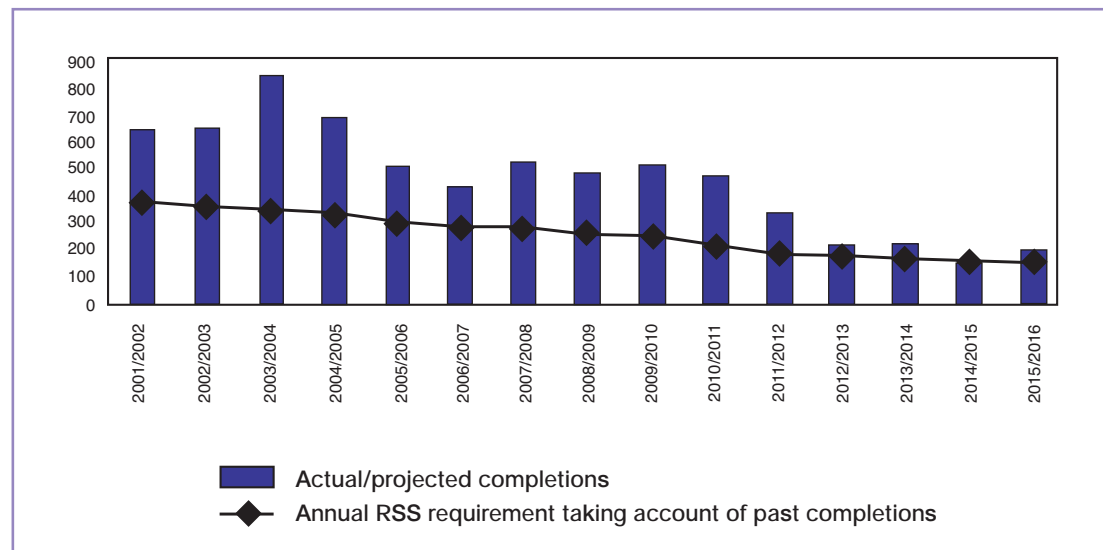
the target by 694 dwellings.

(v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance

Actual completions 1996-2006, and projected completions 2006-2011, compared with the annual house-building requirement derived from the residual Replacement Structure Plan provision to 2011



Actual completions 2001-2006, and projected completions 2006-2016, compared with the annual house-building rate derived from the residual draft housing provision for Braintree District in the Draft East of England Plan



However, information on housing supply based primarily on a snapshot view at March 2006 is likely to understate housing supply in the later years of the projection period, because housing land supply from sites identified at March 2006 will in practice be supplemented over the study period.

The trajectory does not assume that every site examined will be fully developed by the end of the study period.

2b Percentage of new and converted dwellings on previously developed land

For the year 2005/2006, the percentage was 53.87% (Source: Essex County Council Planning Services Development Progress System, EERA Annual Monitoring Report).

Information on completions on previously developed land is set out below, as taken from the above report.

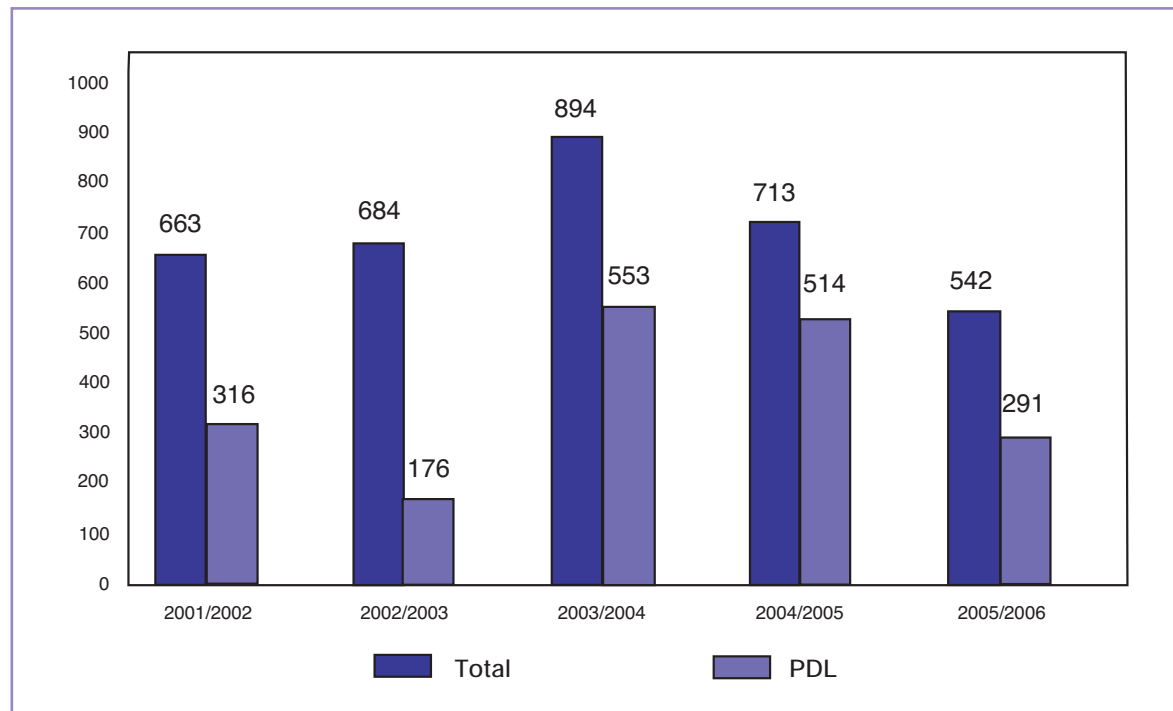
The proportion of development that is on previously developed land has fluctuated year on year, increased in the past two years 2003/4 and 2004/5 and was above the national target.

In contrast, in earlier years there was a high level of development on greenfield sites reflecting the large greenfield site allocations made in the 1980's and early 1990's to meet high Structure Plan housing provision targets for the District.

The proportion dipped in 2005/6.

Year	Total gross dwelling completions	Completions on Previously Developed Land	Percentage built on PDL
2001/2002	663	316	47.66%
2002/2003	684	176	25.73%
2003/2004	894	553	61.86%
2004/2005	713	514	72.09%
2005/2006	542	292	53.87%
5 year total 2001/2006	3,496	1,850	52.92%

Gross dwelling completions, total dwelling completions and completions on previously developed land since the start of the Draft RSS Plan period, 2001-2006



Policy target:

The Review Local Plan does not include a Policy-status target for the proportion of housing development to be on previously developed land; such a target was included by the Council in the Draft Review Local Plan but was subsequently deleted on the advice of the Inspector.

The Plan does, however, set out a general development principle in the supporting text of "a target of 40% of housing completions to be on previously developed land between 1996 and 2011, with 50% to be achieved between 2001 and 2011".

The national target is that by 2008/9 60% of completions should be on previously developed land.

Performance against target:

The District is on course to exceed the target of 40% of completions to be on PDL between 1996 and 2011; over the period 1996-2006 performance was 45%, and the trajectory suggests that performance 1996-2011 could reach just under 50%.

The District is on target to exceed the target of 40% of completions to be on PDL between 1996 and 2011; over the period 2001-2006 performance was just under

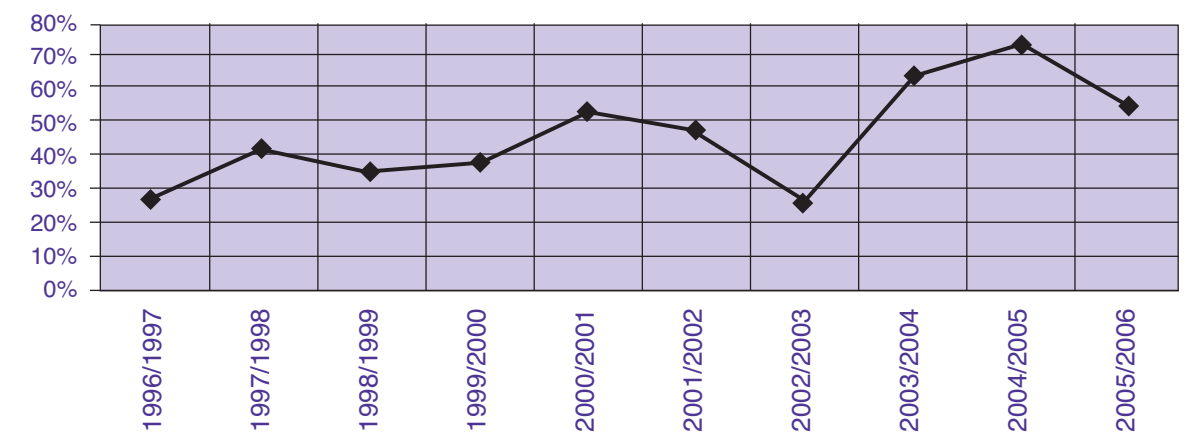
53% and the trajectory suggests that performance 2001-2011 could reach just over 58%.

On the basis of the projections in the 2006-based housing trajectory, it is estimated that by 2008/9 69% of dwelling completions could be on previously developed land. This would exceed the national target.

Commentary

In practice performance fluctuates year on year (as is shown in the chart below) and performance in a particular year is largely determined by the timing and rate of development preferred by developers on individual sites, rather than by the performance of the Council.

Proportion of gross dwelling completions on previously developed land 1996 - 2006



Nonetheless, the smoothed trend does indicate the impact of the change in planning policy introduced by PPG3 and the sequential approach, which has been successfully implemented in the Review Local Plan. In contrast to the first Braintree District Local Plan (adopted 1995), the Review Local Plan (adopted 2005) did not propose any new major greenfield site allocations on the scale of the new neighbourhoods at Great Notley; Kings Park Village, or Maltings Lane Witham, and the smoothed trend 1996-2006 shows an increase in the proportion of housing from previously developed land (reflecting the sequential approach set out in current government and local plan policy).

However, performance may be affected by future proposals to increase the density on existing allocated greenfield sites, and by possible future changes in Government planning policy on housing supply.

2c: Percentage of new dwellings built in the year 2005/2006 at densities of:

(i) Less than 30 dwellings per hectare:	0%
(ii) Between 30 and 50 dwellings per hectare:	20.9%
(iii) Above 50 dwellings per hectare:	79.1%

The average density was 56.9 dwellings per hectare.

These figures represent development densities on sites of 10 or more dwellings total site capacity.

(Source: Essex County Council Residential development Survey 2006).

Policy target:

The plan does not set a specific density standard; this matter was considered by the Inspector to the Review Local Plan Inquiry, who confirmed that it would not be appropriate to specify densities. Instead, the plan gives guidance that:

“In general terms, developments of less than 30 dwellings per hectare will be resisted. Developments of 30 to 50 dwellings per hectare, which make more efficient use of land, will be encouraged. A greater density of development may be acceptable at locations with good public transport and close to town and local centres, and at other nodes on good quality public transport corridors. Equally, there may be locations where lower densities are appropriate, particularly in rural areas, where high-density development would be out of character with the surroundings.” This guidance in the Review Local Plan reflects Government guidance on this point in PPG3; and there is not a more specific national target in national or emerging regional guidance.

Performance against target:

Developments of less than 30 dwellings per hectare will be resisted: performance against target 100%.

Commentary:

The average density and the number of high density developments has increased in the District, but perhaps to the point where the Council needs to review this issue to consider whether densities have increased too much, and whether the densities of schemes are always in character with their surroundings.

2d: Affordable housing completions

A total of 69 affordable dwellings were completed in Braintree District over the year 2005/2006 (Source: Essex County Council Residential Development Survey). This represents just under 14% of total net completions.

Policy target:

The current target for affordable housing completions in the District defined in the Council's Housing Strategy is 100 dwellings per year. This target is not set out in the Development Plan; the relevant planning policy is to seek a contribution of 30% affordable housing on new sites of 15 dwellings or more total capacity or 0.5 hectares in site area.

Performance against target:

Performance in the year 2005/6 was 69% against the target.

Commentary:

Although 100 dwellings per year is less than the assessed level of affordable housing need, the target is unlikely to be achievable in practice.

Taking into account

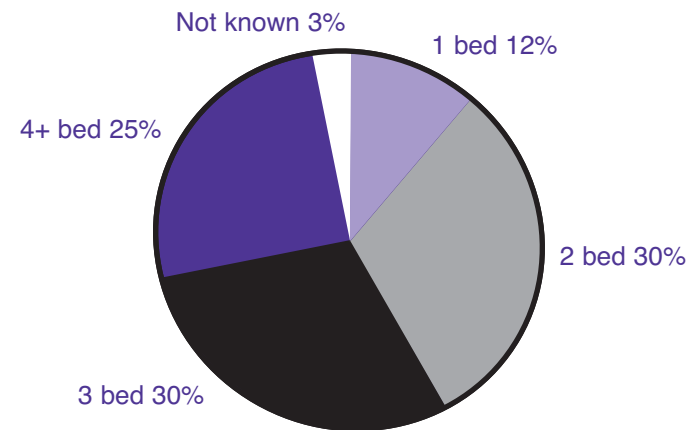
- the weight of existing permissions and commitments where less than 30% affordable housing has been secured;
- the proportion of small developments and other sites where 30% is not likely to be achieved; and
- the draft regional strategy residual total housing provision of an average of 289 dwellings per year, achieving an annual average of 100 affordable dwelling completions per year is not a practical likelihood.

Monitoring in the District has shown there is a growing trend for the submission of applications for developments just under the size threshold for affordable housing contributions, and instances of landowners disposing of sites in parcels just under the threshold in order to maximise the land value.

The Council faces a dilemma in terms of the tension between an aspirational target; higher levels of affordable housing need, and lower levels of what can be achieved in practice. The Panel Report to the East of England Plan Examination in Public indicates that this dilemma also applies at regional level.

Dwelling completions by size of dwelling (number of bedrooms)

The next chart illustrates dwelling completions by dwelling type in the Braintree District 2005/2006. This information is as stated in the approved planning applications; for a small proportion of completions the information was not available for analysis as it was not included in the planning application.



Policy target:

The Plan states that the District Council will seek the provision of a range of house types and sizes from one development site to another and within individual sites, in order to meet the local needs of the different household types.

Performance against target:

A range of house types have been delivered in the District over the year.

Transport

3a Percentage of completed non-residential development complying with car parking standards set out in the Local Development Framework.

This information cannot be reported. It has not been possible to effectively monitor this, as the parking standards in the adopted Local Plan Review are 'maximum' standards. Also, due to this information often not being filled in on planning application forms. Discussions have taken place with the managers responsible for the administration and processing of planning applications to rectify this.

3b Amount and percentage of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school, a secondary school; areas on employment; and a major retail centre(s).

A total of 507 dwelling completions have occurred in the monitoring period. The information below shows how many of these were within 30 minutes public transport time of the relevant facility.

- (i) GP = 496 dwellings (97.83%)
- (ii) Hospital = 265 dwellings (52.27%)

- (iii) Primary School = 505 dwellings (99.41%)
- (iv) Secondary School = 488 dwellings (96.25%)
- (v) Areas of Employment = 493 dwellings (97.24%)
- (iv) Major Retail Centre = 491 (96.84%)

A very high percentage of new residential development is being built within 30 minutes public transport time of key facilities. The Braintree District does not have a hospital with an 'Accident and Emergency' department. Therefore development in the town of Halstead and many of the rural villages will not comply with the hospital target.

The information indicates that retail centres, schools and areas of employment are well located. It also highlights the importance of the policies in the adopted Local Plan Review (RLP 128- Maintenance of Rural Services and Facilities and RLP 151 – Protection of Community Services) aimed at retaining key community facilities in rural areas.

Source: Essex County Council Planning Services, Non Residential Monitoring 2006

Local Services

Results reported are based on the same site thresholds used by Essex County Council for non-residential monitoring. These are:

- Industrial and Warehouse uses (Use Classes B1-B8) – 100 sq m;
- Offices (Use Class B1a) – 1000 sq m;
- Retail uses (Use Class A1 and A2) – 250 sq m;
- Recreation and Leisure – 1000 sq m.

4a Amount of completed retail, office and leisure development

Completed retail development = 705 sq m

This comprised just two units built within the town of Braintree. They were not built on previously developed land and the site had no specific designation in the adopted Local Plan Review. However, they were built on a piece of land encompassed by the highway and surrounded by land designated for employment uses. The development occurred within the Town Development Boundary but not within the Town Centre designation.

Completed office development = 1682 sq m

This land lies within the Town Development Boundary of Braintree but not within the Town Centre designation. However, it is on an area allocated for employment uses in the adopted Local Plan Review. It forms part of a larger development of 10 semi detached and 1 detached office unit(s) the remainder of which is still to be completed.

1200 sq m of this development occurred in a rural area and involved the re-use of rural buildings.

Completed leisure development = 0 sq m

There has been no leisure development over 1000 sq m completed in the monitoring year. However, work has begun on a replacement swimming pool in Braintree. Provision for this was made in the adopted Local Plan Review.

4b Amount of completed retail, office and leisure development in town centres

The Braintree District Local Plan Review defines a boundary around the 'Town Centre' in each of the three main towns. None of the above development occurred within these areas.

There has been very little new retail and leisure development over the threshold sizes take place in the Braintree District over the monitoring period.

Flood Protection & Water Quality

The Environment Agency initially objected to two planning applications on flood defence grounds. They requested a subsequent Flood Risk Assessment for both. One was a 13 unit residential development in Kelvedon and the other was amendments to the siting and design of a new swimming pool building and associated changes to car parking approved under a previous planning permission in Braintree.

The Environment Agency also objected to three applications (which were approved) on water quality issues. One of these was for an extension to a service station at Rivenhall. This was objected to due to the risk of pollution to surface water. The second was for a major residential site of 56 dwellings in Sible Hedingham and was objected to due to the pollution risk to groundwater. The other was for 35 new dwellings on a former service station site in Braintree and was also objected to due to the pollution risk to groundwater.

The above information regarding objections was taken from the Environment Agency

website. Although the EA may have initially objected to these planning applications, advice was taken from them and conditions were attached to all of the above permissions to ensure that schemes to deal with the issues were submitted, and approved prior to commencement of development. This also ensured that policies on flood risk and water quality contained in the adopted Local Plan Review were complied with.

Source: Information taken from the section titled 'Monitoring Local Development Frameworks' on the Environment Agency website (www.environment-agency.gov.uk).

Biodiversity

Braintree District has 4 Sites of Special Scientific Interest (SSSIs), 5 Local Nature Reserves and 259 County Wildlife Sites.

Two of the SSSIs (Chalkney Wood and Belcher's and Broadfield Woods) are currently complying with the Public Service Agreement (PSA) target of 95% of all national important wildlife sites to be brought into a favourable condition by 2010. The two that are not complying are Bovingdon Hall Woods and Glemsford Pits and make up 51.60% of the total area of SSSIs within the District.

English Nature assessed Bovingdon Hall Woods on 23rd March 2005. This comprises 71.33 hectares and was classified as 'majority favourable' but 4.78 hectares was classified as 'unfavourable declining'. This is due to deer grazing.

The District contains 259 County Wildlife Sites of which 77.58% are woodland, 10.65% are grassland, 9.75% are a mosaic of habitat types and the remaining area is classified as heath and bog and freshwater aquatic.

Significant work has taken place at the Great Notley Country Park. The Landscape Services Team has a strategy in place to implement habitat improvements for at least 2 Biodiversity Action Plan (BAP) species every year. Habitat improvements have taken place for the great crested newt, skylark and stag beetle. Five artificial reptile hibernacula (underground hibernation mounds) were built in 2005 to support several thousand reptiles relocated onto the park which were threatened by development elsewhere in the District. The ponds have also undergone significant biodiversity improvements with increased planting of marginal vegetation. An amphibian hibernacula has also been installed. A programme of 'gapping up' the hedgerows began in 2005 using appropriate local native species in order to strengthen the network of wildlife corridors. A badger sett has been constructed and was successfully used for breeding this year.

A Landscape Character Assessment carried out for Braintree District Council by

external consultants was completed in September 2006 and approved by the Council's District Development Committee. This is to be used as part of the evidence base to inform the Local Development Framework. It can also now be used as a material consideration in development control when determining planning applications and supplements the 'Countryside, Nature Conservation and Landscape' policies contained in the adopted Local Plan Review. The study identified three landscape character types within the Braintree District. These are: River Valley Landscapes, Farmland Plateau Landscapes and Wooded Farmland Landscapes.

A Management Plan has been drawn up for Cuckoo Wood, which is located approximately 2km south west of Braintree and lies in the residential area of Great Notley Garden Village. The aim is to enhance the woodland structure and maintain and enhance the populations of notable species, create new habitats and encourage a wider variety of species of birds and mammals. It is intended that the Council will also approach English Nature with a view to designating the site as a new Local Nature Reserve.

(Source: Braintree District Council Draft Core Strategy SEA/SA, produced October 2005 by Essex County Council, Braintree Landscape Character Assessment 2006, English Nature, Cuckoo Wood Management Plan 2006, 'How And Why We Manage Great Notley Country Park The Way We Do').

Renewable Energy

There has been one renewable energy installation in the monitoring period. This was approved in November 2005 and was for a 6Kw wind turbine at a private dwelling.

The adopted Local Plan Review contains several policies to encourage energy efficiency. However evidence of this guidance being incorporated into new developments has not been as forthcoming as the Council would like. In view of this together with the Government's increasing commitment to tackle climate change and Braintree District Council signing the Nottingham Declaration on Climate Change in January 2006, it was decided that additional guidance was needed. The revised LDS now includes an SPD on Sustainable Construction which is scheduled to be adopted in 2008. However, prior to this, and as a short term solution the Council is currently preparing some interim guidance on 'Planning for Sustainable Design and Construction'. This will supplement the existing adopted policies and further encourage developers to include energy efficient measures in new developments. It includes a 'Sustainable Design and Construction Checklist'.

The Council are also intending to adopt the 'Urban Place Supplement' as SPD, which has been developed by Essex County Council and The Essex Planning Officers Association. It is intended to supplement the 'Essex Design Guide'. It will

require major developments to provide 10% of their energy needs from on-site renewables. The draft UPS is currently out for consultation and it is hoped to be adopted early in 2007.

Gypsies and Travellers

Ridgewell Permanent public site, which has planning consent. No. of pitches = 12, all residential (not transit). Caravan capacity = 24. Opened 1995. Managed by Essex County Council.

Sandiacres - Permanent public site, which has planning consent. No. of pitches = 12, all residential. Caravan capacity = 18. Opened 1989.

1 private transit gypsy site at Half-Acres, Cressing. 12 plots. Has planning consent.

1 travelling showpersons site at Blackwater Lane, Witham.

Two unauthorised private sites at Twin Oaks, Stisted. The first of which has been in existence for over 10 years and the second for over 3 years. (A Planning Inquiry took place in respect of site 2 in 2003.) The two sites together have a total of 21 pitches and could accommodate up to about 45 caravans.

Consultants from Salford Housing and Urban Studies Unit, based at the University of Salford, undertook a study of the accommodation needs of gypsies and travellers in Essex in 2005/06.

They undertook a count of gypsy caravans on 19.7.05, which gave the following results for Braintree District:-

96 caravans in total
43 on unauthorised encampments
42 on authorised Council sites
11 on authorised private sites

In January 2006 a further count of gypsy caravans in Braintree District identified 43 caravans on authorised sites and 9 on unauthorised sites.

Local Output Indicators

Air Quality

Braintree District Council has undertaken a process of 'Air Quality Review and Assessment' to identify areas where it is considered that the government's air quality

objectives will be exceeded. The assessment did not identify any areas where these objectives might be exceeded and there is relevant public exposure.

In 2006 Braintree District Council carried out a 'Local Air Quality Management – Updating & Screening Assessment'. The following seven pollutants were assessed: carbon monoxide, benzene, 1,3-butadiene, lead, nitrogen dioxide, sulphur dioxide and particles PM10. This assessment identifies matters that have changed since the last review and assessment. The result was that the risk of objectives being exceeded is not significant in the Braintree District.

Five potentially significant junctions with a daily flow of greater than 10,000 vehicles were identified. These were:

- Newland Street, Witham;
- Cressing Road, Witham;
- Head Street, Halstead;
- Railway Street, Braintree;
- Rayne Road, Braintree

However, none of these sites exceed annual mean objectives.

Nitrogen dioxide levels are particularly high at the A12 Hatfield Peverel. However, this is a roadside location with no public exposure.

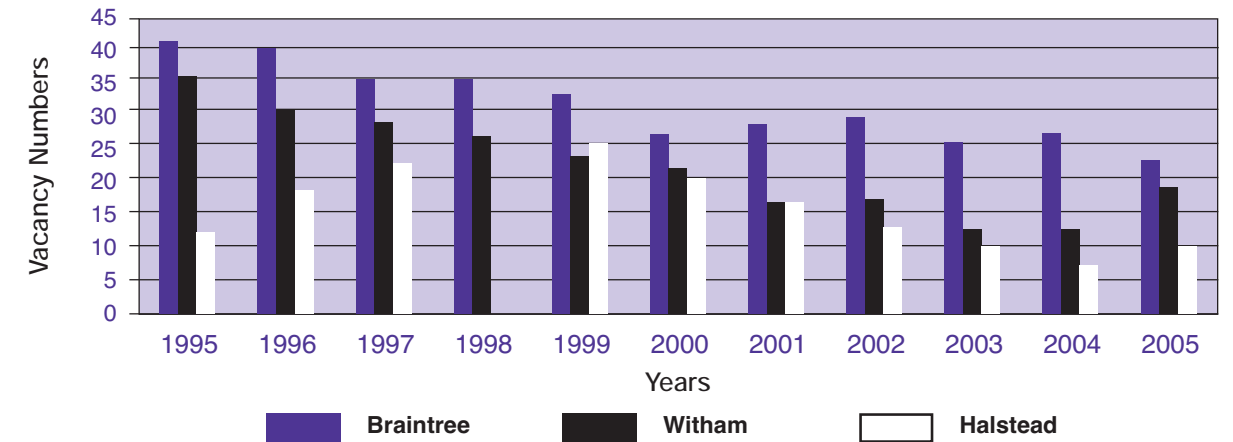
There were no planning applications dealt with during the monitoring period where air quality was a material consideration and would impact on the government's air quality objectives. Therefore no planning applications have been granted contrary to Policy RLP 63 (Air Quality) in the adopted Local Plan Review.

Source: Environmental Health Department, Braintree District Council, Braintree District Council Draft Core Strategy SEA/SA

Town Centres

Each year the Planning Policy Department undertakes an assessment of the occupied and vacant units of the three town centres in the Braintree District. The next chart shows the vacancy levels over the last ten years.

Vacancy Levels from 1995 - 2005



The survey was undertaken in November 2005. Compared with the previous year, the results indicate an increase in the number of vacant shops in both Witham and Halstead. The number of vacant shops in Braintree town centre has dropped slightly. On the whole, over the last ten years the number of vacant units in all three towns has reduced. However, given the increases that have occurred this year, it will be important to continue to monitor these rates to see if this is the start of a negative trend.

Source: Braintree District Council, Planning Policy

Protected Areas

There are no National Parks, AONB's and Heritage Coasts in Braintree District.

Open Space

As a pre-requisite for the Open Space Supplementary Planning Document an audit of open space and sports and recreation facilities is being made within the guidelines of PPG17. During 2006 the audit of 400 sites was completed and three questionnaire surveys undertaken to enable the Council to assess need and get the community's views on the use of open space, the quality of open space and the adequacy of open space.

The Household Survey was sent to over 4,000 households in the District and a response rate of 16% achieved. User interview surveys are taking place across a representative sample of open spaces throughout the District, with around 180 surveys completed. This work is ongoing. 96 clubs were sent the Sports Clubs Survey questionnaire and a response rate of 23%. Information is still being in sought for some areas of activity, notable association football, rugby union and netball.

Analysis of the responses has commenced and should be completed in January 2007.

A Strategy Development Group is being established to develop an Open Space Strategy and Implementation Plan. It will comprise external stakeholders and community representatives meeting with senior Council officers. The Group will set provision standards, evaluate strategic options for the future of open space, sport and recreation provision in the District and set priorities for the planning, management and maintenance of this provision.

Future Timetable

It is intended that the Strategy Development Group will report to the Council with the results of the PPG17 audit before the end of March 2007. The Group will make recommendations for developing planning policy, as well as recommending improvements to the management and maintenance of open spaces owned by the Council. The priority of the Group will be to feed into the Open Space SPD, which will now be prepared in the period March to May 2007, with public participation in July and adoption in October 2007.

4. Policy Performance Conclusions

- 4.1 Policies in the Braintree District Local Plan Review, adopted July 2005, are effective in providing the housing requirement for this District, set out in the Essex and Southend on Sea Replacement Structure Plan and do not need to be adjusted or replaced.
- 4.2 Implementation of these policies is resulting in a concentration of housing growth in the larger urban areas, with 53.87% of housing completions on previously developed land, which meets with the Council's sustainability objectives.
- 4.3 The provision of affordable housing, through the implementation of policies RLP5 and 6 in the Local Plan Review is not meeting the need identified in the Housing Needs Survey. (69 affordable dwellings were completed in 2005/6.)
- 4.4 The Council needs to further provide energy efficiency and sustainable construction in order to implement the policies set out in the Local Plan Review.

Technical Appendix: Housing supply in Braintree District: Supporting evidence to the housing trajectory

This appendix provides supporting evidence on the various components of housing supply that are assessed in the 2006 housing trajectory.

Those components are:

- Large sites (sites with a dwelling capacity of 12 or more) identified at April 2006
- Small sites identified in the residential land survey as at April 2006
- Sites identified in the urban capacity study
- Additional potential urban capacity from Homogenous Residential Areas
- Small windfall sites above and beyond the urban capacity study assessment
- Large windfall sites

The trajectory of supply from these sources is summarised in the table below:

	Large sites identified at 2006	Small sites identified at 2006	Urban Capacity Study, sites	Urban Capacity Study, HRA	Small windfall sites	Large windfall sites	Total
2006/2007	340	100	0	0	0	0	440
2007/2008	437	90	0	0	10	0	537
2008/2009	388	80	0	10	10	0	488
2009/2010	360	70	8	14	8	68	528
2010/2011	275	60	8	14	18	106	481
2011/2012	105	50	8	15	27	139	344
2012/2013	38	9	8	15	68	75	213
2013/2014	58	0	8	15	77	57	215
2014/2015	35	0	8	15	77	13	148
2015/2016	93	0	9	15	76	0	193
2016/2017	32	0	9	15	76	14	146
2017/2018	32	0	10	15	75	0	132
2018/2019	19	0	10	15	75	0	119
2019/2020	41	0	10	15	75	0	141
2020/2021	7	0	10	15	75	0	107
2006/2021	2,260	459	106	188	747	472	4,232

In general, the trajectory assumes that supply from sites identified in the Residential Development Survey 2006 will diminish over the forecast period, whilst supply from urban capacity potential and windfall sites will increase over the forecast period. It would normally be expected that the further the projection year is from the base date, the higher will be the proportion of sites being developed that were not identified at the base date.

The trajectory assessment of the various components of supply is discussed in more detail below.

Large sites (sites with a dwelling capacity of 12 or more) identified at April 2006

The schedule at the end of this appendix lists sites grouped according to their planning status, and provides individual site forecasts year by year from 2006 to 2021 which take into account local knowledge of the sites. The schedule shows subtotal assessments of supply for each category of planning status.

The trajectory also indicates the dwelling completions forecast for 2005/2006 on sites included in the 2005 AMR housing trajectory, together with actual completions on those sites. A total of 379 dwelling completions had been forecast for 2005/2006 on sites in this component of supply, compared with an actual total of 385.

The total dwelling capacity on large sites listed in the housing trajectory at April 2006 was 2,525 dwellings, of which it was forecast that 2,129 dwellings would be built over the period 2006-2016 and 2,260 dwellings would be developed 2006-2021, with 131 dwellings built from this source over the five-year period 2016-2021. The base date for this information is April 2006.

The dwelling capacity on large sites listed in the trajectory was in the following categories at April 2006 (the planning status of some of the sites included in the schedule will have changed since that date, for example, planning permissions granted or construction work started):

Site under construction:	862
Site with full planning permission:	429
Site with outline planning permission with part covered by reserved matters:	235
Site with outline planning permission only:	0
Site with permission subject to Section 106 Agreement:	126
Site with planning application submitted:	76
Site with pre-application discussions occurring:	365
Allocation only:	432

Small sites identified in the residential land availability survey as at April 2006

Small sites are defined as sites with a total dwelling capacity of less than 12 dwellings. The Review Local Plan for Braintree District (2005) shows housing allocations only for sites of 12 or more dwellings. The large number of small sites in the District; the small site area of many of the sites; and the changes to small site outstanding capacity year on year mean that it would not have been practical to show small sites as allocations in the Plan.

The annual residential land availability survey identified a total capacity of 459 dwellings on small sites in the District at April 2006, of which 87% had the benefit of a current planning permission. Of the total of 459, 266 were in the Rural Areas of the District, as indicated in the summary table below.

Outstanding dwelling capacity on small sites in the District, April 2006

Source: Essex County Council, Residential Development Survey 2006)

	With permission	Without permission	Total
Urban	161	32	193
Rural	238	28	266
Total	399	60	459

For comparison, dwelling capacity on small sites in previous recent Residential Development Surveys is listed below. This evidence illustrates that the capacity on small sites in the District has been more than maintained by windfall site planning permissions.

Dwelling capacity on small sites identified in the annual residential Development Survey

Source: Essex County Council)

April 2002

	With permission	Without permission	Total
Urban	146	26	172
Rural	209	50	259
Total	355	76	431

April 2003

	With permission	Without permission	Total
Urban	149	23	172
Rural	229	48	277
Total	378	71	449

April 2004

	With permission	Without permission	Total
Urban	153	26	179
Rural	186	37	223
Total	339	63	402

April 2005

	With permission	Without permission	Total
Urban	161	32	173
Rural	238	28	224
Total	399	60	397

Sites identified in the urban capacity study

The Urban Capacity Study identified additional potential dwelling supply on specific sites in Braintree, Witham and Halstead. These are sites that were specifically identified in the Study in the Town Centre Core and Periphery or One-off categories, and the assessed potential from this source is as after application of the discounting process as advised in "Tapping the Potential".

The Urban Capacity Study set out to identify additional potential capacity over and above that already identified in the 2002 Residential Land Availability survey (that is, additional to existing commitments). The evidence set out below demonstrates that the supply of urban completions from the Town Centre, Periphery and One-off site categories that were not identified in the 2002 Residential Land Survey has been increasing.

Housing supply from Urban Capacity Study categories Town Centre Core and Periphery, or One-off sites; dwelling completions in Braintree, Halstead and Witham 2002-2006

	Net dwelling completions in Town Centre Core & Periphery and One-off categories	Of which completions additional to sites in 2002 Residential Land Availability survey:	Net dwelling completions on small sites in Town Centre Core & Periphery & One-off categories	Of which completions additional to 2002 RLA survey and small sites:
2002/2003	39	2	23	2
2003/2004	7	2	7	2
2004/2005	26	11	26	11
2005/2006	52	52	26	26
Total 2002/6	124	67	82	41

The housing trajectory includes a total of 106 dwellings from this source over 2006-2021.

For comparison, analysis of sites included in the 2006 Residential Land Availability Survey shows that a total of 163 dwelling sites in that assessment of supply were in the category of Town Centre Core and Periphery or One-off sites. Of these, 156 were not included in the 2002 Residential Land Availability Survey. Of the total of 163, 58 were small sites (less than 12 dwellings total site capacity). Of the 58 dwelling sites on small sites, 51 were not included in the 2002 Residential Land Availability Survey.

The trajectory allowance of 106 dwellings is over and above sites included in the 2006 Residential Land Availability survey or taken into account in the calculation of the Large Windfall Sites allowance of 472.

Taking into account the number of dwellings completed in these areas in recent years and the number of dwelling sites in these areas in the 2006 Residential Land Availability Survey, the evidence suggests that the forecast supply of 106 additional dwellings from this source over the period 2006-2021 is likely to be met.

As part of the work on preparation of the Local Development Framework, the Council is commissioning a review of the Urban Capacity Study.

Additional potential urban capacity from Homogenous Residential Areas

The trajectory includes a total supply of 188 dwellings from this source over the period 2006-2021.

The Urban Capacity Study identified potential additional supply from urban capacity in Homogenous Residential Areas (HRAs) of 503 dwellings as at 2002. The boundaries of the HRAs were defined in the Halcrow Urban Capacity Study (2002). This assessment has been monitored and reviewed against the Residential Development Survey to avoid double counting.

As at 2006, taking into account dwelling completions 2002-2006 and dwellings in outstanding capacity in the Residential Land Availability survey 2006, the allowance for residual potential additional capacity from Homogenous Residential Areas has been reduced to 188.

Given that over 60% of the allowance for supply from this source has come forward in the period 2002-2006, the evidence suggests that the allowance of 188 dwellings for 2006-2021 is likely to be exceeded.

A new Urban Capacity Study is about to be commissioned by the Council.

Additional potential capacity from small windfall sites beyond the Urban Capacity Study area

The trajectory includes a forecast supply of 747 from small windfall sites beyond the Urban Capacity Study area that are not currently identified in the Residential Land Survey but which are forecast to come forward and be developed over the period 2006-2021.

The Urban Capacity Study considered additional housing potential in defined parts of the three towns of Braintree, Halstead and Witham. Additional potential from small windfall sites beyond the Urban Capacity Study area would be principally from the Rural Areas of the District, but also a relatively small potential supply from some parts of the urban areas.

The total annual average windfall rate on small sites in the Braintree District since the 2001 base date of the RSS was 107 dwellings. These were permissions granted over the year on small sites which were not identified at the previous survey base date. The rate has fluctuated but does not show a declining trend (see table).

Small site windfall rates, Braintree District 2001-2006

Source: Essex County Council Residential Development Survey

	Number of dwellings
2001/2002	96
2002/2003	86
2003/2004	97
2004/2005	130
2005/2006	127
Total 2001/2006	536
Mean annual average 2001/2006	107

The sum of supply from small sites identified in the Residential Development Survey 2006; urban capacity study specific sites; urban capacity Homogenous Residential Areas, and small windfall sites 2006 is 1,500 dwellings over 2006-2021, which is an average of 100 dwellings per year. This compares with a Review Local Plan estimate of supply from small sites of 100 dwellings per year to 2011, based on technical evidence produced for the Replacement Structure Plan.

Most of these small windfall sites are on previously developed land, and over half of the sites are in rural areas. The next table provides information on small windfall sites 2003-2006 by location and whether on previously developed land. A small number of dwellings on windfall sites are completed in the same year that the permission is granted.

Small windfall sites 2003-2006, Braintree District, by location and whether on previously developed land

(Source: Essex County Council Residential Development Survey)

2003-2004

	Previously developed land		Greenfield		Total	
	Completions	Outstanding capacity	Completions	Outstanding capacity	Completions	Outstanding capacity
Rural	-1	46	0	4	-1	50
Braintree	3	32	0	0	3	32
Halstead	0	9	0	0	0	9
Witham	2	1	1	0	3	1
Urban Subtotal	5	42	1	0	6	42
District Total	4	88	1	4	5	92

2004-2005

	Previously developed land		Greenfield		Total	
	Completions	Outstanding capacity	Completions	Outstanding capacity	Completions	Outstanding capacity
Rural	-2	43	1	18	-1	61
Braintree	5	27	0	1	5	28
Halstead	0	5	0	0	0	5
Witham	-2	30	1	3	-1	33
Urban Subtotal	3	62	1	4	4	66
District Total	1	105	2	22	3	127

2005-2006

	Previously developed land		Greenfield		Total	
	Completions	Outstanding capacity	Completions	Outstanding capacity	Completions	Outstanding capacity
Rural	7	62	1	3	8	65
Braintree	9	25	0	0	9	25
Halstead	1	10	0	3	1	13
Witham	0	6	0	0	0	6
Urban Subtotal	10	41	0	3	10	44
District Total	17	103	1	6	18	109

Sum of three years small site windfalls 2003-2006

	Previously developed land		Greenfield		Total	
	Completions in same year	Outstanding capacity at end of year	Completions in same year	Outstanding capacity at end of year	Completions in same year	Outstanding capacity at end of year
Rural	4	151	2	25	6	176
Braintree	17	84	0	1	17	85
Halstead	1	24	0	3	1	27
Witham	0	37	2	3	2	40
Urban Subtotal	18	145	2	7	20	152
District Total	22	296	4	32	26	328

Small windfall sites beyond the Urban Capacity Study assessments would be mainly within the Rural Areas. A small number would come from sites in parts of the urban area not considered in the urban capacity study assessment of potential; the trajectory forecast of supply from such sites would be additional to those identified as outstanding capacity in the Residential Land Availability survey of April 2006 or in the Urban Capacity Study residual potential.

Information on sites in the urban areas but beyond the Urban Capacity Study housing supply assessment area is summarised below for the years 2002-2006 (i.e. since the base date of the Urban Capacity Study).

Completions in urban areas additional to sites in Residential Land Availability Survey 2002, and beyond areas assessed for housing potential in the Urban Capacity Study:

Year/Ward		Total	On small sites
2002/2003: Braintree West	Beyond UCS area	-1	-1
2003/2004: Bocking North Braintree West	Beyond UCS area	21	1
	Beyond UCS area	10	10
2004/2005: Braintree Central	UCS employment zone	5	5
2005/2006 Braintree General Great Notley/Braintree West Halstead Trinity	UCS employment zone	1	1
	Beyond UCS area	1	1
	Beyond UCS area	1	1
Total 2002/2006		38	18

Sites included in Residential Land Availability survey April 2006, in urban areas and beyond areas assessed for housing potential in the Urban Capacity Study:

Ward		Total		Small sites	
			And not in RLA at 2002		And not in RLA at 2002
Bocking North	Beyond UCS Area	5	3	5	3
Braintree South	Beyond UCS Area	101	101	0	0
Great Notley/BW	Beyond UCS Area	13	13	13	13
Halstead St Andrews	Beyond UCS Area	2	1	1	1
Halstead Trinity	Beyond UCS Area	1	1	1	1
Witham South	UCS "removed sites"	5	5	5	5
Total		127	125	26	24

Urban small site windfalls 2002-2006 additional to UCS supply assessment:

Capacity outstanding in 2006	24
Completions 2002/2006	18
Total windfalls 2002/2006	42
Average annual windfall rate 2002/2006	10.5

The total supply from small site windfalls in the Rural Areas 2003-2006 was 182 dwellings, an annual average of 60 dwellings (see above). The annual average small site windfalls in the Rural Areas over the period 2001-2006 was 56 dwellings. The housing trajectory includes a forecast supply from small windfall sites beyond the Urban Capacity Study assessment of 747 dwellings over the 15-year period 2006-2021. If the recent annual average small windfall site supply from Rural Areas (56), and that from Urban Areas beyond the areas assessed for housing potential in the Urban Capacity Study (10) is multiplied by 14, this would suggest a potential supply of $784 + 140 = 924$ dwellings. This evidence suggests that the housing trajectory allowance of 747 dwellings is likely to be met.

Additional potential capacity from large windfall sites

The trajectory includes a forecast supply of 472 from large (12 dwellings or more) windfall sites that were not included in the Residential Land Survey as at April 2006. This forecast is based upon sites and capacity currently identified since April 2006, 67 dwellings of which have already been granted planning permission or approved in principle subject to the signing of Section 106 Agreements. The majority of this additional potential is from previously developed land, the exception being allowance made for a proposal to increase the permitted capacity on a greenfield site which already has planning permission and is part developed.

According to information from Essex County Council Residential Development Surveys, large site windfall capacity over the period 2003-2006 totalled 257, of which 206 were in urban areas, and 246 were on previously developed land. This information is illustrated in the tables below.

New large windfall site capacity added to the supply, by year

2003-2004

	Previously developed land	Greenfield	Total
Rural	13	0	13
Braintree	13	0	13
Halstead	0	0	0
Witham	0	0	0
Urban subtotal	13	0	13
District total	26	0	26

2004-2005

	Previously developed land	Greenfield	Total
Rural	25	0	25
Braintree	33	11	44
Halstead	0	0	0
Witham	7	0	7
Urban subtotal	40	11	51
District total	65	11	76

2005-2006

	Previously developed land	Greenfield	Total
Rural	13	0	13
Braintree	114	0	114
Halstead	0	0	0
Witham	28	0	28
Urban subtotal	142	0	142
District total	155	0	155

Total 2003-2006

	Previously developed land	Greenfield	Total
Rural	51	0	51
Braintree	160	11	171
Halstead	0	0	0
Witham	35	0	35
Urban subtotal	195	11	206
District total	246	11	257

The annual average supply from large windfall sites over the period 2003-2006 was 82 dwellings. Disregarding the final years supply of windfalls from the Plan Period to 2021, 14 years' supply of large site windfalls on that annual average rate would be 1,148 dwellings. The evidence indicates that the allowance made in the housing trajectory for supply from large windfall sites 2006-2021, of 472 dwellings, will be met.

2006 TRAJECTORY DATA: BRAINTREE DISTRICT																												
Site Name/Address	Site Area (ha.)	Site in adopted Local Plan (A) or unadopted plan review (B) or not allocated (N)	Estimated total units to be built (no. of units) (total capacity of site)	Density dph	Forecast completions 05/06	Actual completions 2005/6	Out-standing capacity at 2006	06/07	07/08	08/09	09/10	10/11	2006-2011	Capacity o/s at 2011	11/12	12/13	13/14	14/15	15/16	2011-2016	16/17	17/18	18/19	19/20	20/21	2016-2021	Total 2006/2021	Post 2021
1. Category: under construction																												
St Michaels Hospital Rayne Road Braintree	3.635	A	162	44.6	40	49	113	55	40	18	0	0	113	0	0	0	0	0	0	0	0	0	0	0	0	0	113	0
Marks Farm Coggeshall Road Braintree	45.6	A	1331	29.2	70	41	106	21	21	21	21	22	106	0	0	0	0	0	0	0	0	0	0	0	0	0	106	0
Isinglass factory site West Street Coggeshall	0.798	N	26	32.6	5	7	8	8	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
Balls Chase/Tidings Hill site, Halstead	12.9	A	239	18.5	8	3	29	3	3	3	3	3	15	14	3	3	3	3	2	14	0	0	0	0	0	0	29	0
Part grounds of The Old Rectory; Rectory Meadow; Sible Heddingham	0.77	A	21	27.3	0	0	4	1	0	1	1	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
Land off Pierrefitte Way Braintree	0.193	A	23	119.2	0	0	11	11	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
Bradfords Farm 157-159 Coggeshall Road Braintree	0.28	N	33	117.9	0	0	33	0	33	0	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0
Former Westdrive Garage site Crossing Road Braintree	0.25	N	28	112.0	0	0	28	28	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0
Land south of Mill Hill/North of A120 Braintree By-pass Braintree	5.9073	A	183	31.0	0	7	176	10	15	15	15	15	70	106	15	15	15	15	15	75	15	15	1	0	0	31	176	0
Gypsy Corner Panfield Lane Braintree	2.535	A	121	47.7	40	65	56	56	0	0	0	0	56	0	0	0	0	0	0	0	0	0	0	0	0	0	56	0
Former swimming pool site at Parsonage Street Halstead	0.22	N	12	54.5	0	0	12	12	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
Land south of Tortoiseshell Way, off London Road Braintree	1.05	N	101	96.2	0	0	101	20	40	41	0	0	101	0	0	0	0	0	0	0	0	0	0	0	0	0	101	0
Land off Warley Close Braintree	1.41	N	40	28.4	0	15	25	25	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0
Bus Depot site Fairfield Road Braintree	0.197	A	42	213.2	0	0	42	0	10	32	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Former Halstead Area Office/Old Brewery site Trinity Street Halstead	0.336	N	14	41.7	0	0	14	4	10	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
Breakers yard at Colne Road Halstead	0.16	A	12	75.0	0	0	12	0	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
Former Bridge Hospital site Witham	0.605	A	50	82.6	0	0	50	11	31	8	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0
NEW SITE 2006: Land adj Pyefleet Lodge and 5 Leywood Close Braintree	0.4045	N	14	34.6			14	0	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
NEW SITE 2006: Former Butchers Bar and Grill PH Braintree Road Witham	0.22839	N	28	122.6			28	0	28	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0
Subtotal category 1 2006 forecast																												
					163	187	862	265	257	139	40	41	742	120	18	18	18	18	17	89	15	15	1	0	0	31	862	0

2006 TRAJECTORY DATA: BRAINTREE DISTRICT																												
Site Name/Address	Site Area (ha.)	Site in adopted Local Plan (A) or unadopted plan review (B) or not allocated (N)	Estimated total units to be built (no. of units) (total capacity of site)	Density dph	Forecast completions '05/06	Actual completions 2005/6	Out-standing capacity at 2006	06/07	07/08	08/09	09/10	10/11	2006-2011	Capacity o/s at 2011	11/12	12/13	13/14	14/15	15/16	2011-2016	16/17	17/18	18/19	19/20	20/21	2016-2021	Total 2006/2021	Post 2021
2. Category: with full planning permission (full or reserved matters covering whole site)																												
Former Courtauld Mill site Bovingdon Road Bocking Braintree	3.66	A	137	37.4	0	0	137	0	0	10	10	10	30	107	15	15	15	15	15	75	15	15	2	0	0	32	137	0
Part former Courtauld Mill site Bovingdon Road Bocking Braintree	0.49	A	24	49.0	0	0	24	0	0	0	12	12	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0
Blandford House, 7 London Road Braintree	0.18	N	13	72.2	0	0	13	0	0	0	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0
162/168 Notley Road Braintree	0.205	A	12	58.5	0	0	12	0	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
Land rear of 49-57 Church Lane Bocking Braintree	0.89	A	17	19.1	0	0	17	0	0	6	6	5	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0
Former Hall site Land off Ronald Road Tidings Hill Halstead	0.55	A	24	43.6	0	0	24	0	12	12	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0
Land off Tidings Hill/Ronald Road Halstead	0.43	A	14	32.6	0	0	14	0	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
Former Bridge Hospital site Witham	0.868	A	33	38.0	0	0	33	0	10	23	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0
Former Community Centre Edinburgh Gardens Braintree	0.21	N	15	71.4	0	0	15	0	5	10	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
Part grounds Pitchards Beridge Road Halstead	0.326	A	12	36.8	0	0	12	0	0	2	5	5	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
Land adj Premdor Works Sible Hedingham	0.8	A	56	70.0	0	0	56	0	15	20	21	0	56	0	0	0	0	0	0	0	0	0	0	0	0	0	56	0
NEW SITE 2006: Christy House & Chantry House Church Street Bocking Braintree	0.35	N	14	40.0	0	0	14	0	0	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
NEW SITE 2006: Bridge Motors Bridge House 1 Church Street Bocking Braintree	0.156	N	14	89.7	0	0	14	0	0	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
NEW SITE 2006: St Francis Nursing Home Broad Road Bocking Braintree	0.4182	N	31	74.1	0	0	31	0	13	0	9	9	31	0	0	0	0	0	0	0	0	0	0	0	0	0	31	0
NEW SITE 2006: 120 Feering Hill Feering (site area also includes devt of 2 office units)	0.49	N	13	26.5	0	0	13	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0
Subtotal category 2 2006 forecast					0	0	429	0	82	95	104	41	322	107	15	15	15	15	15	75	15	15	2	0	0	32	429	0

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3. Category: with outline planning permission with part(s) covered by reserved matters																												
Land south of Maltings Lane Witham	27	A	850	31.5	150	119	235	75	75	50	20	15	235	0	0	0	0	0	0	0	0	0	0	0	0	0	235	0
Subtotal category 3 2006 forecast					150	119	235	75	75	50	20	15	235	0	0	0	0	0	0	0	0	0	0	0	0	235	0	
4. Category: with outline only																												
Subtotal category 4 2006 forecast					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Category: where full, outline or reserved matters at post committee resolution subject to S.106 negotiations																												
Former Joinery Works Boars Tye Road Silver End	1.36	A	60	44.1	0	0	40	0	0	0	20	20	40	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
NEW SITE 2006: South Street Service Station Braintree	0.156	N	35	224.4		0	35	0	0	35	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	35	0
NEW SITE 2006: Plumbase Station Approach Braintree	0.1175	N	16	136.2		0	16	0	0	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0
NEW SITE 2006: Former Coal Yard Station Road Kelvedon	0.19	A	13	68.4		0	13	0	0	0	6	7	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0
NEW SITE 2006: Coopers Yard Swan St Sible Hedingham	0.44	N	22	50.0		0	22	0	0	0	5	5	10	12	5	5	2	0	0	12	0	0	0	0	0	0	22	0
Subtotal category 5 2006 forecast					0	0	126	0	0	51	31	32	114	12	5	5	2	0	0	12	0	0	0	0	0	0	126	0
6. Category: with application submitted																												
Rayne Foundry Rayne	1.67	A	76	45.5	0	0	76	0	23	23	30	0	76	0	0	0	0	0	0	0	0	0	0	0	0	0	76	0
Subtotal category 6 2006 forecast					0	0	76	0	23	23	30	0	76	0	0	0	0	0	0	0	0	0	0	0	0	0	76	0

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7. Category: with pre-application discussions occurring																													
Rifle Hill Works Rifle Hill Braintree	1.02	A	40	39.2	0	0	40	0	0	0	20	20	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
Land adj Stilemans Wood and A120 Braintree By-pass, off Cressing Rd Braintree	0.66	A	25	37.9	0	0	25	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
Land between Constance Close and A12 Witham By-pass Witham	1.844	A	100	54.2	0	0	100	0	0	0	30	40	70	30	30	0	0	0	0	30	0	0	0	0	0	0	0	100	0
Land at Bailey Bridge Road Braintree	0.7	A	40	57.1	0	0	40	0	0	20	20	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	
Riverside Centre Notley Road Braintree	1.318	A	83	63.0	0	0	83	0	0	0	30	30	60	23	23	0	0	0	0	23	0	0	0	0	0	0	83	0	
Land at St Johns Avenue Braintree	0.479	A	36	75.2	0	0	36	0	0	10	15	11	36	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	
Priory Hall Colchester Road Halstead	1.615	A	20	12.4	0	0	20	0	0	0	10	10	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	
NEW SITE 2006: Broadway Precinct Silver End (mixed use development)	0.254	N	21	82.7			21	0	0	0	0	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	
Subtotal category 7 2006 forecast						0	0	365	0	0	30	125	132	287	78	53	0	0	0	0	53	0	0	0	0	0	340	25	
8. Category: allocation only																													
Rear of 19-29 Coggeshall Road Braintree	0.9	A	15	16.7	0	0	15	0	0	0	0	0	0	15	0	0	0	0	0	15	15	0	0	0	0	0	15	0	
Land adjacent and rear of First Stop Centre Bocking End Braintree	0.373	A	38	101.9	0	0	38	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	38	
Mazers Court/Silks Way South Street Braintree	0.49	A	27	55.1	0	0	27	0	0	0	0	0	0	27	0	0	0	0	27	27	0	0	0	0	0	0	27	0	
Rear of Rayne Road/Panfield Lane Braintree	0.533	A	42	78.8	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	
William Julian Courtauld Hospital site London Road Braintree	0.95	A	38	40.0	0	0	38	0	0	0	10	14	24	14	14	0	0	0	0	14	0	0	0	0	0	0	38	0	
Land rear of 20 Rose Hill Braintree	0.745	A	47	63.1	0	0	47	0	0	0	0	0	0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	47	
Speedy Hire Centre Skitts Hill Braintree	0.237	A	17	71.7	0	0	17	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	
Land off Butler Road Halstead	0.249	A	33	132.5	0	0	33	0	0	0	0	0	0	33	0	0	0	0	0	0	0	0	33	0	33	33	0		

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Rear of Bois Field Terrace Halstead	0.361	A	12	33.2	0	0	12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12
East of the High Street Halstead	1.67	A	84	50.3	0	0	84	0	0	0	0	0	0	84	0	0	0	0	0	0	0	0	0	0	0	0	0	84
Adj Balls Farmhouse Balls Chase Halstead	0.5	A	12	24.0	0	0	12	0	0	0	0	0	0	12	0	0	0	2	2	4	2	2	2	2	0	8	12	0
Rear of 57 Newland Street Witham	0.207	A	13	62.8	0	0	13	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	6	7	13	13	0
Former Bluebridge Garage site Colchester Rd Halstead	0.26	A	14	53.8	0	0	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	14	0	0	14	14	0
300/302 Crossing Road Braintree (Kalestead Works)	0.59	N	23	39.0	0	0	23	0	0	0	0	0	0	23	0	0	23	0	0	23	0	0	0	0	0	0	23	0
Land adjacent 106 South Street Braintree	0.151	A	17	112.6	0	0	17	0	0	0	0	0	0	17	0	0	0	0	17	17	0	0	0	0	0	0	17	0
Subtotal category 8, 2006 forecast					0	0	432	0	0	0	10	14	24	366	14	0	23	2	61	100	2	2	16	41	7	68	192	240
Subtotal all categories sites of 12+ dwgs, 2006 forecast					313	306	2,525	340	437	388	360	275	1,800	683	105	38	58	35	93	329	32	32	19	41	7	131	2,260	265
Small sites in existing commitments (266 rural; 111 Braintree; 44 Halstead and 38 Witham; source ECC)					100	121	459	100	90	80	70	60	400	59	50	9	0	0	0	59	0	0	0	0	0	0	459	0
Urban capacity study specific sites additional potential: Braintree 26 Halstead 32 Witham 48							106	0	0	0	8	8	16	90	8	8	8	8	9	41	9	10	10	10	10	49	106	0
Total forecast supply from identified sites:							3,090	440	527	468	438	343	2,216	832	163	55	66	43	102	429	41	42	29	51	17	180	2,825	265

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Supply not yet identified as at April 2006 (forecast windfall supply):																												
Urban capacity study HRA: residual 188 (est. distribution Braintree 125 Witham 43 Halstead 20)							188	0	0	10	14	14	38		15	15	15	15	15	75	15	15	15	15	15	75	188	0
Post base date identified windfalls large sites																												
Large windfall sites identified	3.38						472	0	0	0	68	106	174	298	139	75	57	13	0	284	14	0	0	0	0	14	472	0
Small windfall sites not yet identified at 2006, forecast supply 747 ((100 X 15 = 1500) - (459+188+106 = 753))	Site area coverage not known: estimated distribution 50% rural, 30% Braintree, 15% Witham, 5% Halstead						0	10	10	8	18	46		27	68	77	77	76	325	76	75	75	75	75	75	376	747	
Total forecast supply from unidentified sites							0	10	20	90	138	258		181	158	149	105	91	684	105	90	90	90	90	465	1,407		
Total forecast supply, identified sites plus unidentified sites							440	537	488	528	481	2,474		344	213	215	148	193	1,113	146	132	119	141	107	645	4,232		