

Braintree District Council  
Local Development Framework

# Annual Monitoring Report 1.4.07 - 31.3.08



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## Introduction

# 1 Introduction

This is the fourth annual monitoring report for Braintree District to be prepared under the planning system introduced by the Planning and Compulsory Purchase Act 2004. It monitors the period from 1st April 2007 to 31st March 2008.

A key objective of the new planning system is that local development documents will be 'spatial', rather than simply land-use plans, meaning that they will deliver positive social, economic and environmental outcomes and contribute to sustainable development objectives...

***Sustainable development can be defined as...“development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”***

Local development documents must consider the needs of communities and key drivers of social, economic and environmental change and facilitate partnerships through active collaboration with a wide range of stakeholders and agencies. There is also an increased focus upon implementation.

***Targets must be SMART:***

***Specific, Measurable, Achievable, Realistic and Time-bound***

## Why is monitoring necessary?

Monitoring is an essential part of the continuous planning process (plan, monitor, manage) and an important contributor towards implementation. In order to assess whether policies are delivering the desired outcomes it is necessary to monitor what is happening now and what may happen in the future. Monitoring helps address questions like:

- are policies achieving their objectives and in particular are they delivering sustainable development?
- have policies had unintended consequences?
- are the assumptions and objectives behind policies still relevant?
- are the targets being achieved?

Answering these questions will determine whether a policy is effective, needs to be amended or replaced.

## The evidence base and local distinctiveness

Local development documents must be founded on a credible and as far as is practicable, up-to-date, evidence base, (the documents that form our evidence base are discussed later in this report); they must also take account of, reflect, promote and enhance the sense of local distinctiveness. That is to say, the elements that together make Braintree District stand out from other places. Monitoring can then be carried out against this data for the reasons discussed above.

The key contextual characteristics of the District combine to contribute to its unique identity and these and other matters are reviewed each year 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.

## Core output indicators and local output indicators

All regional and local planning authorities are required to report on core output indicators. These are a set of indicators designed to achieve consistent and comparable data collection, when recording progress made towards national planning policy and sustainable development objectives. The set of indicators was revised in 2008. Indicators which are no longer included in the core output set will continue to be monitored as local output indicators where they remain relevant to local policy targets. Local indicators are chosen by the authority to monitor particular circumstances and issues that are of local importance.

## The local development framework and local development scheme

This years' and previous years' monitoring reports have, in the main, recorded progress against the policies contained in the Braintree District Adopted Local Plan Review, 2005. The Council is currently in the process of preparing the Core Strategy local development document, which is one of the documents that make up the local development framework.

The Local Development Scheme sets out the documents to be prepared and the timetable for their preparation. When the new local development documents have been adopted they will eventually replace the Local Plan Review and the monitoring report will reflect the adoption of the new policy targets. The Local Development Scheme will be updated in early 2009. Appendix 1 sets out a schedule of saved local plan policies.



## Summary

The monitoring report aims to assess the following:

- Progress in meeting policy targets and milestones in local development documents
- Housing trajectories demonstrating how policies will deliver housing provision
- Whether local development documents policies need adjusting or replacing, because they are not working as intended and actions needed to achieve this

## Content and layout of the monitoring report

This monitoring report is based upon guidance set out principally in the following documents:

- The Town and Country Planning (Local Development) (England) Regulations 2004
- Planning Policy Statement 12: Local Spatial Planning
- Planning Local Development Framework Monitoring: A Good Practice Guide
- Local Development Framework Core Output Indicators - Update 2/2008

## Further information

If you have any queries relating to this monitoring report, please contact the Planning Policy team on 01376 551414 extensions 2567, 2511 and 2577, or email [planningpolicy@braintree.gov.uk](mailto:planningpolicy@braintree.gov.uk)  
General information about the Braintree District Local Development Framework can be found at [www.braintree.gov.uk/ldf.htm](http://www.braintree.gov.uk/ldf.htm)

## Key Contextual Characteristics of Braintree District

Braintree is a largely rural district and is the second largest in Essex, covering 612 square kilometres. Just over half of the population live in the three main towns of Braintree, Halstead and Witham.

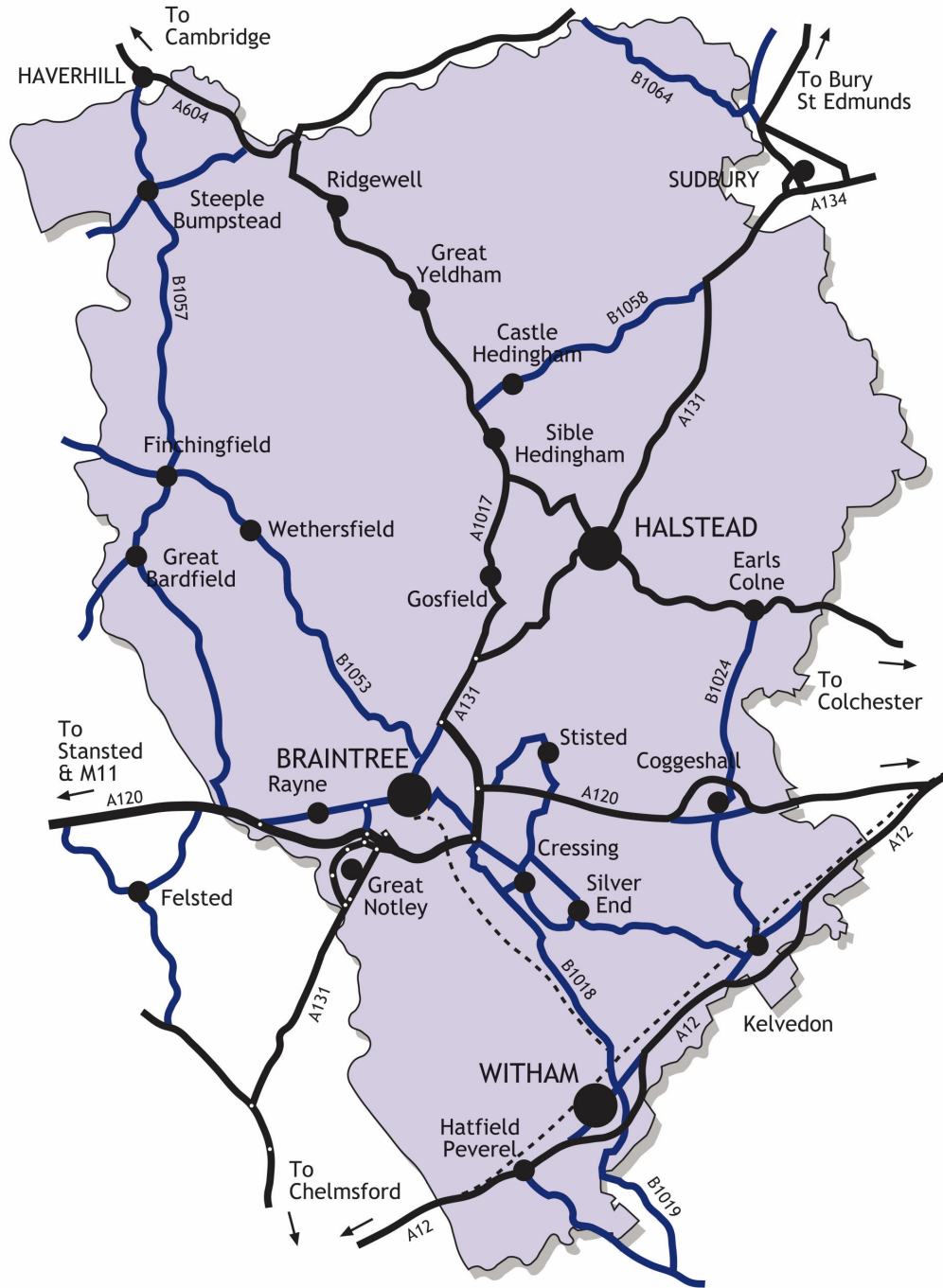
The following statistics demonstrate that Braintree District is an area with recent high population growth and low (but rising) unemployment. Earnings are slightly above the national average and there is a low level of crime and deprivation.

House prices are high and are above the average for the East of England. The condition of the housing stock in the District is good.

The proportion of the workforce employed in manufacturing and construction is above the national average. The proportion employed in finance, IT and other business is below the regional and national average. There is significant out-migration of Braintree District residents to work in other areas. Policies are being developed within the draft Core Strategy document with the aim of reducing growth in out-commuting and broadening the opportunities for a range of businesses across the economy.

There are transport accessibility problems, particularly relating to heavy traffic on the A120 between Braintree and Marks Tey. There are dispersed rural settlements in the District, where public transport is difficult to provide. Capacity improvements are needed on the Witham to Braintree railway branch line.

## Map of Braintree District

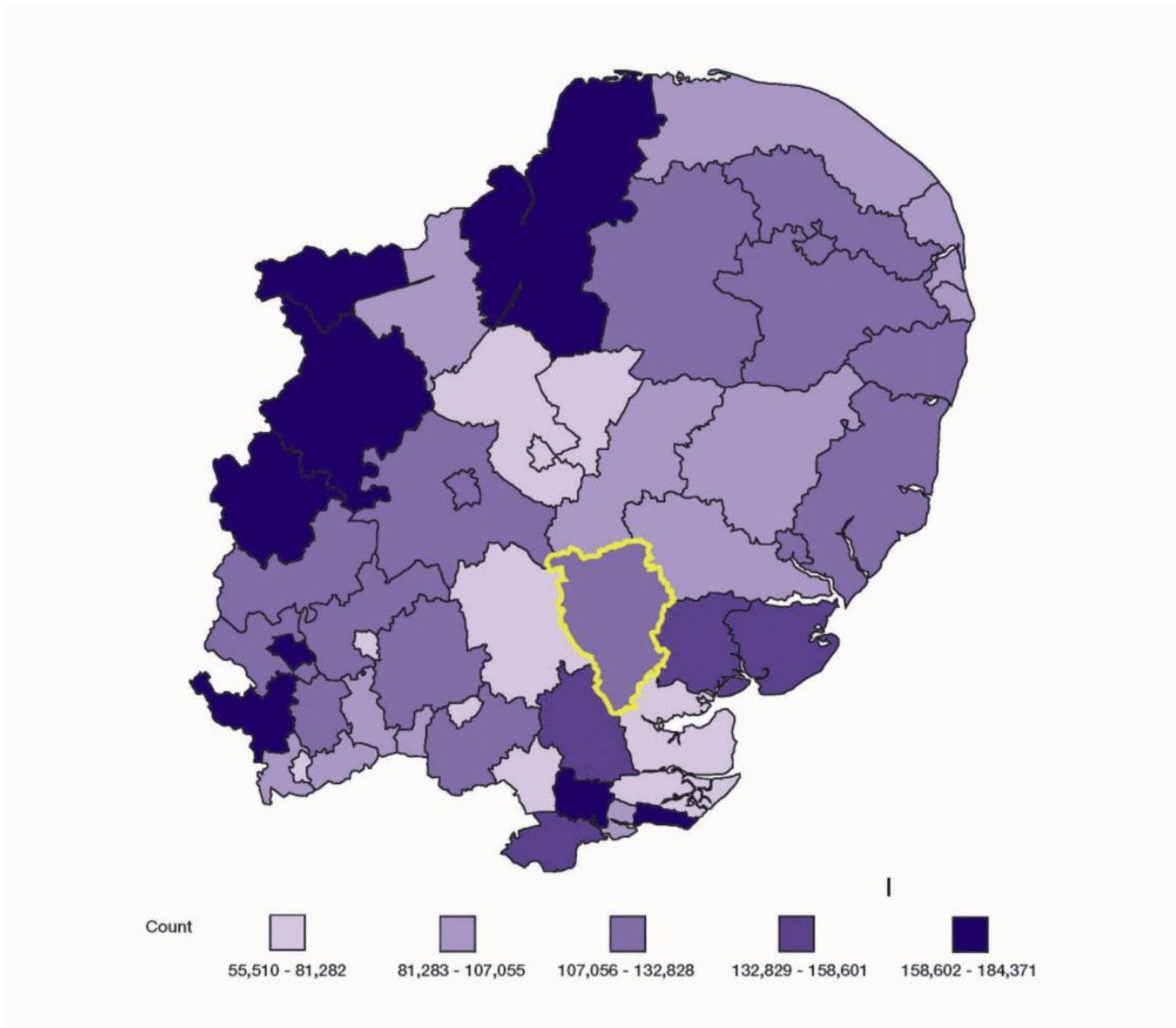


Map 1 Braintree District

## Contextual Indicators:

### Population in Braintree District

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



**Figure 1 Braintree All People Count**

	People
Total number of people (2001)	132,179
Males	65060
Females	67119
Aged 0 - 15	27664
Aged 16 - 24	94826
Aged 75 and over	9689

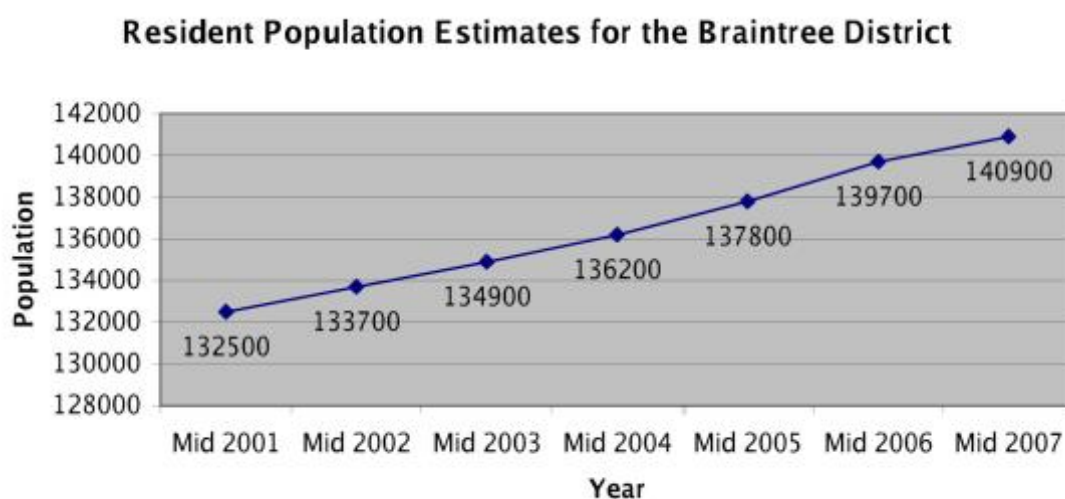
**Table 1 Population Count 2001**

	Braintree	Eng & Wal Rank / 376	Regional Rank/48
Change since 1991	12700	33	7
Density (Number of people per hectare)	2.2	260	32

**Table 2 Population Change Since 1991**

Source: Census 2001

### Resident Population Estimates for the Braintree District 2007



**Figure 2 Mid Year Resident Population Estimates**

Source: Office for National Statistics (ONS), 2007

The mid year estimates for 2007 show the increase in population year on year has slowed since 2006, which had the greatest year on year population increase for the Braintree District since 2001. The overall total comprises 69,300 males and 71,600 females.

### Density

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

**Table 3 Population Density**

Source: ONS, 2002

### Life Expectancy

Life Expectancy	Braintree District	East of England	England
All*	80.45	80.30	79.44
Males	78.50	78.30	77.32
Females	82.40	82.30	81.55

**Table 4 Life Expectancy**

Source: ONS, 2007

\* Average

### People, Places and Families

Marital status (all people aged 16 and over)	Braintree District	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

**Table 5 Marital Status**

Composition (all households)	Braintree District	Eng & Wal Rank/376	Regional Rank/48
One person households	14443	291	34

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

**Table 6 Household Composition**

*Source: Census 2001*

## Ethnicity and Religion

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

**Table 7 Ethnic Group**

Place of birth (all people)	Braintree District	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

**Table 8 Place of Birth**

Religion (all people)	Braintree District	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

**Table 9 Religion**

Source: Census 2001



## Health

(all people)	Braintree District	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

**Table 10 Health**

## Housing

(all households)	Braintree District	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 bath/shower & toilet	271	84	8
Overcrowding indicator	2201	232	30

**Table 11 Housing**

Source: Census 2001

*These pages printed from National Statistics Website.  
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## Economy

Status (all people aged 16-74)	Braintree District	Eng & Wales 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

**Table 12 Employment Status**

Source: Census 2001

### Labour Supply (2007)

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
<b>All people</b>				
Economically active	73,000	82.1	81.0	78.6
In employment	69,700	78.2	77.4	74.4
Employees	58,700	65.9	66.2	64.6
Self employed	10,900	12.3	10.9	9.3
Unemployed	3,100	4.2	4.3	5.2
<b>Males</b>				
Economically active	40,200	86.5	86.2	83.2
In employment	37,800	81.8	82.3	78.6
Employees	29,700	64.6	66.3	65.0
Self employed	8,100	17.2	15.7	13.2

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
Unemployed	-	-	4.4	5.5
<b>Females</b>				
Economically active	33,000	77.2	75.3	73.5
In employment	31,800	74.2	71.9	69.8
Employees	29,000	67.4	66.1	64.2
Self employed	2,800	6.8	5.5	5.1
Unemployed	-	-	4.2	4.9

**Table 13 Labour Supply**

- Data unavailable, sample size too small for reliable estimate

Source: Annual population survey (Jan 2007 - Dec 2007)

At 82.1% the proportion of economically active people in the District is above that reported in the Eastern Region (81%) and Great Britain (78.6%). The District also reports a higher percentage of people in employment (78.2%), being employees (65.9%) and being self-employed (12.3%) whilst Great Britain recorded lower proportions in all these categories.

Source: Essex County Council (ECC) SEA Baseline Information Profile 2007-2008/Census 2001

### Unemployment rate (working age)

Employment Braintree District 2007	
All persons working age	86,400
Males working age	45,400
Females working age	41,100

**Table 14 Employment**

Percentage Unemployment April 06-March 07	
Braintree	4.2
Eastern	4.3
GB	5.2

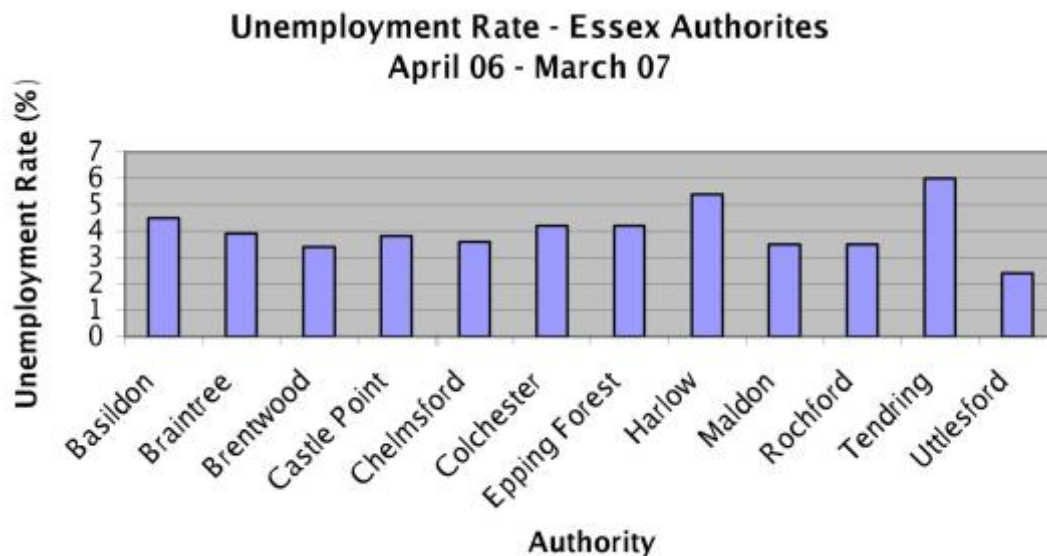
**Table 15 Percentage Unemployment**

*Model based unemployed. The number and % of unemployed people aged 16 to 59/64 expressed as a percentage of the economically active population aged 16 to 59/64.*

*Source: Nomis (www.nomisweb.co.uk) /ONS Annual Population Survey*

86,400 persons are of working age. This represents 62.2% of the total population, an increase of 0.2% since 2006. The unemployment rate has also risen at the District level from 4.0% for the period April 06 - March 07 to 4.2% for the period April 07 - March 08. However, the District unemployment rate remains below that of the Eastern Region and Great Britain as a whole.

#### Unemployment Rate - Comparison with other authorities



**Figure 3 Unemployment Comparison Essex Authorities**

*Source: Nomis*

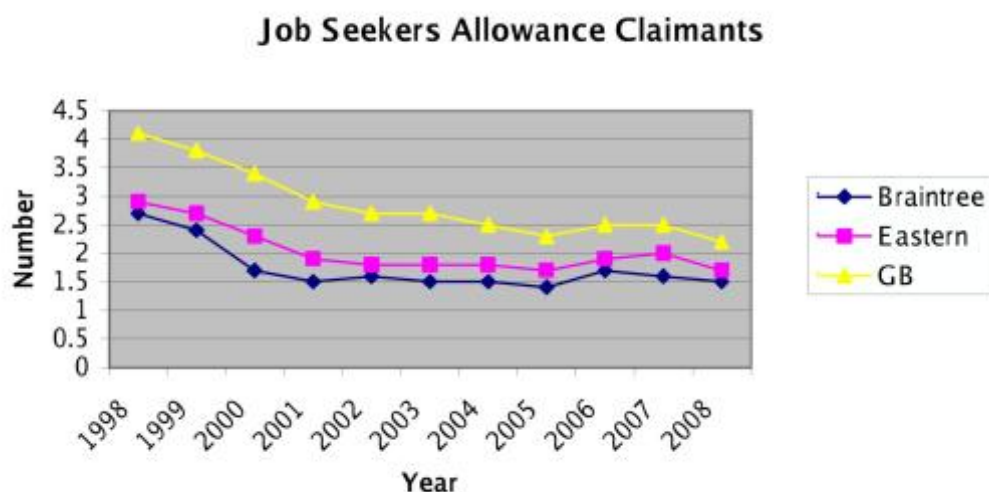
## Job Seekers Allowance Claimants

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
All people	1,209	1.4	1.7	2.2
Males	798	1.8	2.3	3.1
Females	411	1.0	1.0	1.2

**Table 16 Job Seekers Allowance Claimants**

Source: Nomis (June 2008)

The percentage of people claiming Job Seekers Allowance in the Braintree District is lower than the regional and national average. The graph below shows that this has been the case consistently for the last ten years. The percentage remained fairly constant between 2001 and 2005 but slightly increased in 2006.



**Figure 4 Job Seekers Allowance Claimants**

Source: Nomis

## Qualifications

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

**Table 17 Qualifications (2001)**

Source: Census 2001

Qualifications (Jan 2007-Dec 2007)	Braintree (numbers)	Braintree (%)	East (%)	GB (%)
Persons with qualifications at degree level or higher	19,600	22.7	26.0	28.6
No qualifications	11,200	13.0	12.5	13.1

**Table 18 Qualifications (2007)**

Numbers and % are for those of working age, % is a proportion of total working age population

Source: Nomis

Since 2001 the number of people in the District of working age with no qualifications has more than halved and is now on a level with the East and Great Britain as a whole.

## Earnings by residence

Median earnings in pounds for employees living in the area.

	Braintree (pounds)	Eastern (pounds)	GB (pounds)
<b>Gross weekly pay</b>			
Full-time workers	502.3	479.1	459.0
Male full-time workers	526.6	531.8	500.7
Female full-time workers	439.1	400.4	394.8

**Table 19 Gross Weekly Pay**

Gross hourly pay			
Full-time workers	12.47	11.94	11.50
Male full-time workers	12.87	12.84	12.17
Female full-time workers	11.21	10.62	10.48

**Table 20 Gross Hourly Pay**

*Source: Annual Survey of Hours and Earnings (2007), nomisweb.co.uk*

Although gross weekly pay for employees had increased at the regional and national levels it decreased at the District level (significantly for females) during the monitoring period 2006 - 2007. However, it increased from £452.90 to £502.30 in 2007. This is £23.20 above that received by workers in the Eastern Region and £43.30 above that seen in Great Britain as a whole.

The average weekly wage available within Braintree District has been below that seen in the Eastern Region and Great Britain between 1998 and 2007, excluding the year 2005, when average wages peaked at £449.10.

*Source: ECC SEA Baseline Information Profile 2007-2008*

## Employment by occupation

Percentages are based on all persons in employment

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
<b>Soc* 2000 major group 1-3</b>	<b>28,200</b>	<b>40.4</b>	<b>43.8</b>	<b>42.9</b>
1 Managers and senior officials	13,600	19.6	16.2	15.3
2 Professional occupations	6,200	8.8	13.0	13.0
3 Associate professional & technical	8,400	12.1	14.6	14.6
<b>Soc 2000 major group 4-5</b>	<b>18,000</b>	<b>25.8</b>	<b>22.6</b>	<b>22.6</b>
4 Administrative & secretarial	7,700	11.1	11.3	11.7
5 Skilled trades occupations	10,300	14.7	11.3	10.8
<b>Soc 2000 major group 6-7</b>	<b>9,300</b>	<b>13.4</b>	<b>14.7</b>	<b>15.6</b>
6 Personal service occupations	3,700	5.4	7.7	8.0
7 Sales and customer service occs	5,600	8.1	7.0	7.6
<b>Soc 2000 major group 8-9</b>	<b>14,200</b>	<b>20.3</b>	<b>18.6</b>	<b>18.6</b>
8 Process plant & machine operatives	5,100	7.3	6.9	7.2
9 Elementary occupations	9,100	13.0	11.7	11.4

**Table 21 Standard Occupation Classification**

\* Standard Occupational Classification

Source: ONS, Annual Population Survey, Jan 2007 - Dec 2007

As is consistent with the previous year, there has been an increase in people employed in professional occupations and management/senior roles. However, the number employed in professional occupations (Groups 2 & 3) still falls below the regional and national trend. At 8.8%, the District has a lower proportion of people occupied in this type of role than the Eastern Region and England, which both have 13%.

Generally there has been a decrease in people employed in administrative & secretarial and skilled trade occupations (Groups 4 & 5) which is in the main consistent with the regional and national trend. There has also been a considerable decrease in people employed in personal service occupations.

The number of people employed in Group 9, elementary occupations, has increased and remains above regional and national levels.



## Employee jobs (2006)

	Braintree (employment jobs)	Braintree (%)	Eastern (%)	GB (%)
Total employee jobs	48,300	-	-	-
Full-time	33,600	69.5	68.6	68.9
Part-time	14,700	30.5	31.4	31.1
<b>Employee jobs by industry</b>				
Manufacturing	7,300	15.0	11.0	10.9
Construction	3,600	7.5	5.2	4.8
Services	36,800	76.1	82.1	82.9
Distribution, hotels & restaurants	12,100	25.0	25.0	23.5
Transport & communications	2,400	5.0	6.3	5.9
Finance, IT, other business activities	7,600	15.7	20.1	21.2
Public admin, education & health	12,400	25.6	25.5	26.9
Other service	2,300	4.8	4.9	5.3
Tourism-related	3,400	7.0	7.8	8.3

**Table 22 Employee Jobs**

*Source: Annual Business Inquiry Employee Analysis*

Between 2005 and 2006 there has been an overall decrease of approximately 900 jobs in the Braintree District. Full-time jobs increased during the period and part-time jobs decreased respectively. The general proportion of full time to part time jobs, at approximately 2:1, is in line with regional and national averages.

The only sector suffering a significant decrease (1,000 jobs) is the manufacturing sector. However, the number of manufacturing jobs in the Braintree District is still higher than the regional and national figures.

Braintree District can be seen to have an above average proportion of people employed in the 'Manufacturing' and 'Construction' sectors and a deficit in 'Services'. The biggest relative deficit can be seen in the 2005 percentage of 14.8%. However, this is an improvement in Finance, IT and other sub group with only 15.7% of the Braintree District workforce employed in the sector.

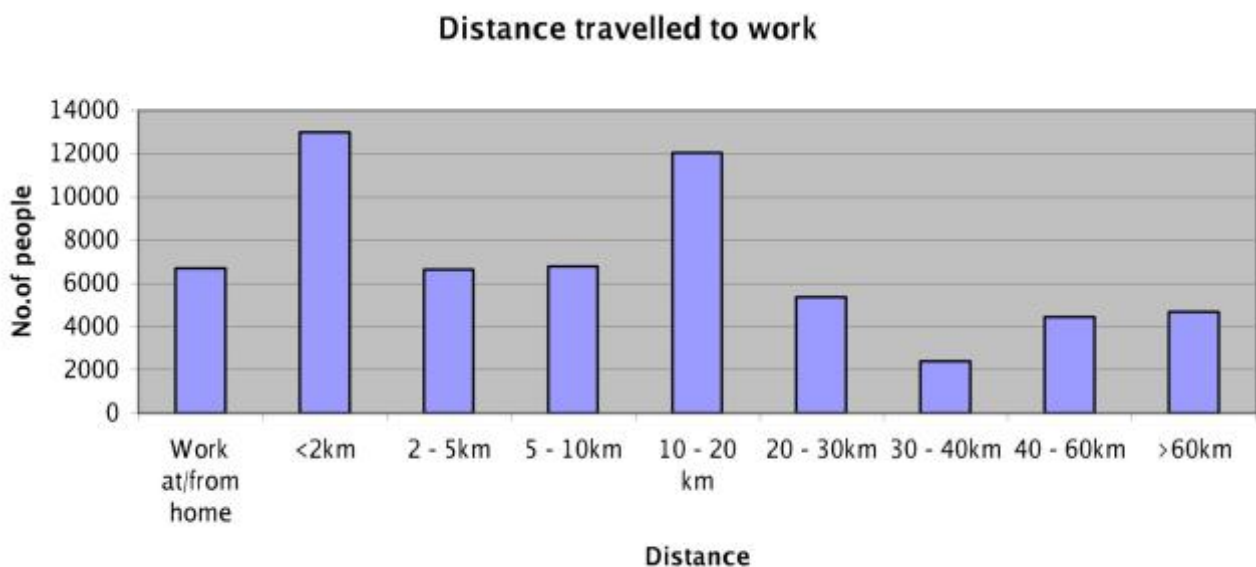
## Travel to Work

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

**Table 23 Travel to Work**

Source: Census 2001

## Distance Travelled to Work - Braintree District



**Figure 5 Distance Travelled to Work**

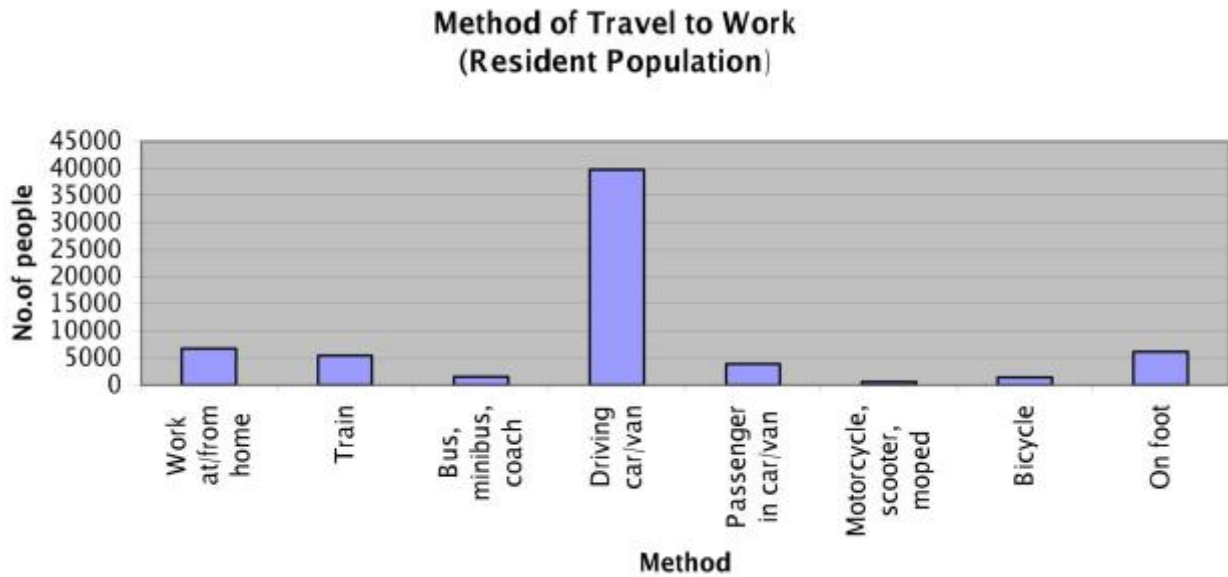
Source: ONS, 2001

There is a significant outflow (43.1%) of Braintree District residents to work in other areas. The greatest being to Chelmsford (10.2%) and Greater London (10.1%). The next most popular destinations are the adjoining authorities of Uttlesford (5.0%) and Colchester (4.3%).

25.5% of the jobs in the District are taken up by people living outside of the District. The largest flows of people travelling to the District for work come from the neighbouring districts of Colchester (6.7%), Chelmsford (4.4%), Maldon (2.9%) and Babergh (2.1%).

Source: ECC SEA Baseline Information Profile 2007-2008/Census 2001

## Method of Travel to Work - Braintree District



**Figure 6 Method of Travel to Work (Resident Population)**

Source: ONS, 2001

42% of Braintree residents drive either a car or van to work, this is a higher proportion of private vehicle use than both in the East of England at 39.1% and England, recorded at 34.68%.

Train use within the District (5.68%) is higher than that seen regionally (4.02%) and nationally (2.67%). The proportion travelling by bus at 1.61% is lower than seen regionally (2.65%) and approximately three times smaller than the national proportion of 4.74%.

Source: ECC SEA Baseline Information Profile 2007-2008/Census 2001

## Car Ownership in the Braintree District

Car Ownership in the Braintree District

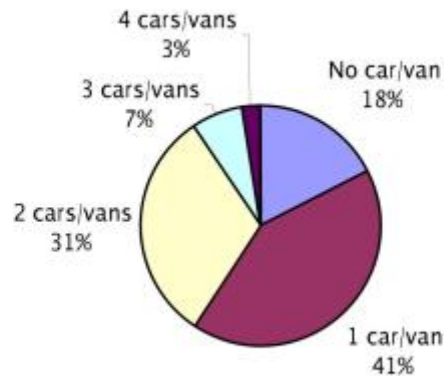


Figure 7 Car Ownership

Source: ONS, 2001

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

Table 24 Household Transport

Source: Census, 2001

Ownership of a single car or van per household is the most common occurrence at the District, Regional and National levels. This proportion is smaller in Braintree than either the East of England or England at 41.74% of all households. The East of England recorded the highest proportion in this field at 44.10%.

17.56% of Braintree District residents do not own a car or van. This is a smaller proportion than the 19.8% recorded in the East of England and 26.84% in England. At 2.49%, Braintree District has a higher proportion of households with 4 cars or more than both the East of England (1.93%) and England (1.39%).

Source: ECC SEA Baseline Information Profile 2007-2008/Census 2001

## Socio-Cultural Issues

### Crime Rates in Braintree District

% of people surveyed who said they felt fairly safe or very safe in their local area during the day = 81.2%

Source: BDC Corporate Performance Plan 2008-2009. Figures for 2007-2008 based on Best Value Performance Indicators

Crime Rates (Braintree District)	
	Rate per 1,000 households
Domestic Burglaries	5.03
Violent Crimes	12.00
Robberies	0.31
Vehicle Crimes	6.6

**Table 25 Crime Rates**

Source: BDC Corporate Performance Plan 2008-2009. Figures for 2007-2008 based on Best Value Performance Indicators

Notable Offences Recorded by the Police (Braintree District) April 2007 - March 2008	
	Count
Burglary in a dwelling	268
Violence against the person	1,484
Robbery	39
Theft from a motor vehicle	634

**Table 26 Notable Offences**

Source: ONS, Notable Offences Recorded By The Police

With the exception of theft from a motor vehicle offences, which fell from 710 for the period April 06 - March 07 back to a similar level to 2005/6 (664), the crime rates monitored have remained at virtually the same level as those recorded in the previous monitoring period.

## Open Spaces

% of residents satisfied with parks and open spaces = 69%

*Source: BDC Corporate Performance Plan 2008-2009. Figures for 2006-2007 based on Best Value Performance Indicators*

For the period October 2005 - 2006, 71.1% of Braintree District residents were satisfied or very satisfied with sports provision in their local area. This was above the Essex average of 71.1% and the 7th highest in the County.

*Source: ECC SEA Baseline Information Profile 2007-2008/Sport England Active People Survey 2006*

## Deprivation

LA Code	LA Name	Average Score	Rank of Average Score	Average Rank	Rank of Average Rank	Extent	Rank of Extent
22UC	Braintree	13.61	239*	11974.84	232	0.01	265
Local Concentration		Rank of Local Concentration	Income Scale	Rank of Income Scale	Employment Scale	Rank of Employment Scale	
22580.12		252	14,753	156	5470.25	179	

**Table 27 Deprivation**

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

*Local Concentration - shows the severity of multiple deprivation in each authority, measuring 'hot-spots' of deprivation.*

*Extent - the proportion of a district's population that lives in the most deprived Super Output Areas in England.*

*Average Scores and Average Ranks - two ways of depicting the average level of deprivation across the entire district.*

*Income Scale and Employment Scale - the number of people experiencing income and employment deprivation retrospectively.*

Extract from the English Indices of Deprivation 2007, based on 2005 data.

*Source: ONS 2008*

## House Prices by Property Type October - December 2006

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	328,028	202	195,641	268	170,684	247	116,738	110	210,028	827
Essex	339,220	2335	210,456	2310	177,378	1889	147,695	1423	229,165	7957
East Anglia	258,693	5060	170,651	4121	149,283	3873	138,087	1189	193,400	14,243

Table 28 House Prices by Property Type

Source: Land Registry

## Property Prices in the Braintree District - Year on Year Comparison 2004 - 2006

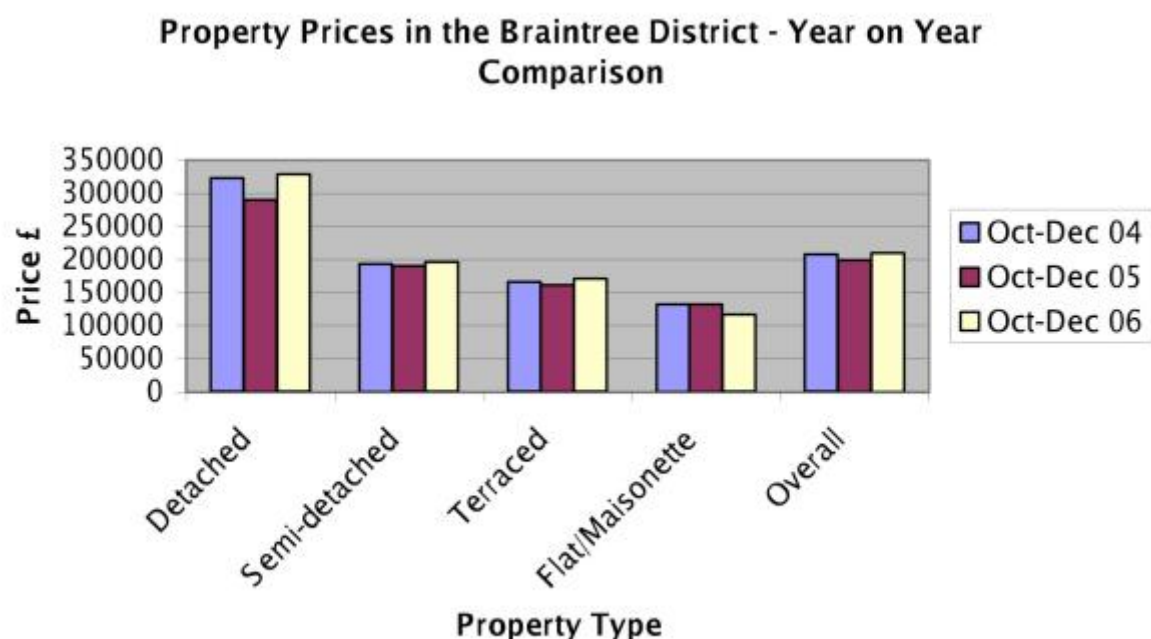


Figure 8 Property Prices Year on Year Comparison

The average property price in the Braintree District has risen for all house types except flats/maisonettes. The price of flats/maisonettes has fallen by £16,000 compared with the same time period the previous year. This may be reflective of a reduction in demand for these types of property.

## Changes of Ownership by Dwelling Price, 2006

	Braintree	East of England	England and Wales
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Detached - Mean	£309,377	£308,909	£314,542
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Semi-detached - Mean	£195,663	£197,925	£186,950
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Terraced - Mean	£164,223	£170,023	£165,031
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Flat - Mean	£124,012	£147,097	£188,227
Changes of Ownership by Dwelling Price, Price Indicators for All Dwellings: Mean	£205,484	£212,186	£206,715

**Table 29 Changes of Ownership by Dwelling Type**

*Source: Government Neighbourhood Statistics*

## Tenure, 2006

Tenure	Total Number of Dwellings	Proportion
Owner occupied/private rented	49,385	83.1%
Local Authority	8,298	14%
Registered Social Landlord	1,754	2.9%
Other Public Sector	26	0%
Total	59,463	100%

**Table 30 Tenure**

*Source: Government Neighbourhood Statistics*



## Household Tenure in the Braintree District

Household Tenure in the Braintree District

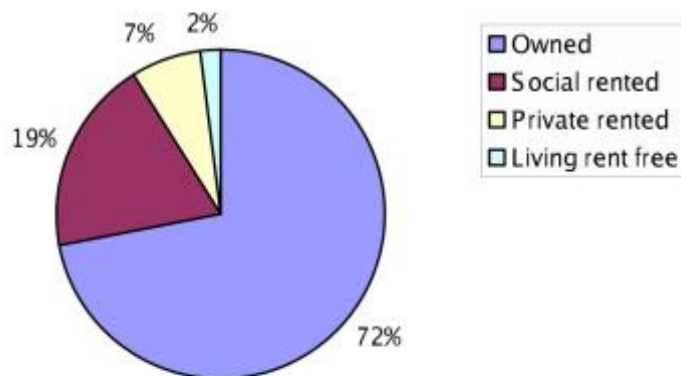


Figure 9 Household Tenure

Source: ONS, 2001

## Household Type

Household Type

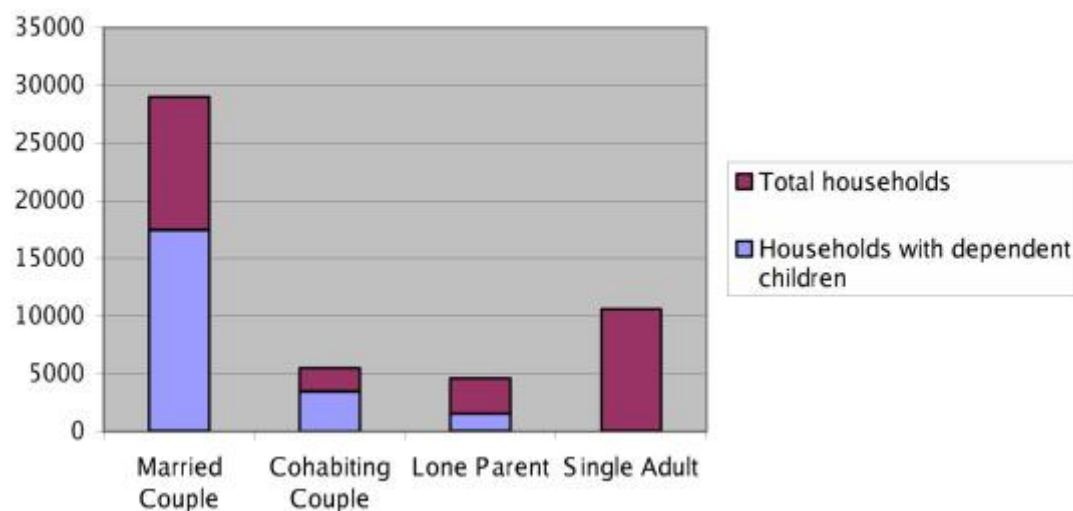


Figure 10 Household Type

Source: ONS, 2001

## Cultural Heritage

Within the Braintree District there are:

- 9 Registered Parks & Gardens
- 36 Registered Village Greens
- 40 Scheduled Monuments
- 39 Conservation Areas
- 3191 Listed Buildings

### Conservation Areas

There are 39 Conservation Areas within the Braintree District. The areas in Halstead, Earls Colne were extended in 2007 and Witham area was extended in 2008. A Conservation Area Appraisal and Management Plan was also produced for the Witham Conservation Area and funding has been secured towards grants for improvements. Bulmer, Cressing and Finchingfield Conservation Area Appraisals are being undertaken in 2008/9.

### Listed Buildings

The proportion of Listed Buildings with Braintree District is the second highest in the County and accounts for 22.84% of the total number of Listed Buildings within Essex. The Essex Historic Environment Record (HER) maintained by Essex County Council contains 3191 Listed Buildings; 66 are Grade I Listed, 181 are Grade II\* Listed. The number of Listed Buildings at risk in the District fluctuates year by year: -

Year	No. of Listed Buildings at Risk
2004	27
2005	32
2006	31
2007	23

**Table 31 Listed Buildings at Risk**

3 new buildings were added to the at risk register in 2007 and 10 were removed due to repair or repair/conversion.

*Source: ECC SEA Baseline Information Profile 2007-2008/Essex County Council, Historic Buildings at Risk Register*

## Transport and Spatial Connectivity

### Major Road Proposals

The Essex Local Transport Plan 2006/11 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. The proposals are to extend the existing dual carriageway Braintree Bypass eastwards to the A12 near Marks Tey, as a dual two lane carriageway. The Highways Agency carried out a consultation on route proposals in 2005, which resulted in a number of additional options being proposed by consultees. A preferred route is due to be announced in 2009.

The A131 Great Notley Bypass, costing £5.3 million, which involved dualling a 2 km section of single carriageway between Great Leighs Bypass and A120 Panners Junction, opened in August 2007. This brings this section of road up to the standard of the surrounding network, with better provision for local cyclists and pedestrians through a new road crossing and subway.

### Congestion and Air Quality

There has been virtually no growth in traffic in Essex since 2005. Heavy traffic volumes cause congestion during peak hours at several of Braintree's key junctions, such as the A120 Galleys Corner and Marks Farm Roundabouts.

Essex County Council has introduced a Congestion Busting Pledge, which is a one year programme to tackle congestion hotspots. Planned schemes for 2008/9 include reducing queues at the A131/A1017 Foley Corner junction, by making the signals more reactive to traffic flows.

### Safer Roads

The number of people killed or injured on roads in Essex continued to fall in 2007.

10% reduction since 2006 in the number of people killed or seriously injured (KSI):

- 884 people KSI in 2007
- 74 children KSI in 2007
- 13% fall in slight casualties since 2005. 4,465 slight casualties in 2007

At 71.12 KSIs per 100,000 population, Braintree District has the 5th highest KSI rate in the County and a rate above the Essex average of 65.97 per 100,000 population. Accidents involving motorbikes were responsible for the highest proportion of KSIs within Braintree with 32 KSIs recorded. Braintree District has the 3rd highest number of motorcycle KSI casualties in Essex over the past 3 years. Between 1994 and 2007, the number of reported child KSIs has reduced from 19 to 8 in Braintree District. Current performance satisfies the Department for Transport target of 10.18 and is only slightly above the Local Transport Plan 2 target of 8.28. (*Source: ECC SEA/SA Baseline Assessment 2007-2008*)

## **Passenger Transport**

The introduction of concessionary travel, for all people over 60 and for people with disabilities, has led to a dramatic increase in the number of journeys made by bus. There has been a 10% growth in bus patronage from 2006/7 to 2007/8 to 43.3 million passenger journeys in Essex.

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.

Braintree District Council will continue to lobby for a passing loop at Cressing, to facilitate more frequent services on the Braintree Branch Line.

## **Cycling**

New cycleway routes were provided by the District Council in Summer 2007 as follows: -

- between TownEnd Field and Dengie Close, in Witham
- between Beckers Green Road and Marks Farm in Braintree

The lighting on the Cut Throat Lane cycleway was also improved.

## **Accessibility**

To improve accessibility within Braintree, a new pedestrian and cycle bridge is planned across the Braintree Branch railway line at Freeport Station. There are also plans for a footbridge to link Witham Station to the Easton Road car park, to improve pedestrian accessibility to the station.



## Local Development Scheme Implementation

## 2 Local Development Scheme Implementation

### Progress

The adopted Local Plan is the 'Braintree District Local Plan Review', which was adopted in July 2005 and covers the period up to 2011.

This will be replaced by Local Development Documents, when they are adopted. The Local Development Scheme sets out the documents to be prepared and the timetable for their preparation.

The Local Development Scheme was published in September 2005, following comments and amendments from the Government Office. The First Review of the LDS was adopted in April 2007. A Second Review based upon the revised PPS12 and associated Regulations is currently being prepared, which will be submitted to the Council and Government Office for approval early in 2009.

The proposed timetable set out in the following pages is therefore a draft timetable and has not been approved by Go-East.

### Core Strategy

The Council published a Core Strategy Issues and Options Document for consultation in April 2007. The results of the Issues and Options Consultation informed the preparation of the 'One District-One Vision Draft Strategy for People and Places in the Braintree District to 2025'. This combines the Sustainable Community Strategy and Core Strategy draft documents. Public participation on this joint strategy is being held from 31st October 2008 to 19th December 2008.

### Evidence Base

A number of studies are being prepared to inform the Local Development Framework, as set out below. Full versions of the completed documents are available on the Planning Policy pages of the Council's website at:

[www.braintree.gov.uk/Braintree/planning/Planning+Policy/LDFEvidenceBase.htm](http://www.braintree.gov.uk/Braintree/planning/Planning+Policy/LDFEvidenceBase.htm)

#### Completed Documents:

- Braintree District Futures 2025;
- Essex-Wide Gypsy and Traveller Accommodation Needs Assessment (February 2006);
- Preparing Regional Spatial Strategy Reviews on Gypsies and Travellers by regional planning bodies (March 2007);
- Review of Essex Gypsy and Traveller pitch requirement figures (Draft Report July 2007);
- The North Essex Authority Retail Study Stages 1 & 2 (2006);
- Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (September 2006);
- Mid Essex Economic Futures (October 2005);
- Urban Capacity Study (2007);

- Employment Land Review (2007);
- Strategic Flood Risk Assessment (2008);
- Highways and Transportation Study (2008);
- Water Cycle and Supply Study (2008);
- Braintree Green Spaces Strategy (approved September 2008).

#### **Outstanding Documents:**

- Strategic Housing Land Availability Assessment (anticipated Spring 2009);
- Appropriate Assessment (anticipated December 2008)

## **Supplementary Planning Documents**

#### **Adopted SPDs**

- Affordable Housing SPD (April 2006);
- The Urban Place Supplement (June 2007). The Council however, did not adopt Sections 5.8 (Accommodating the Car), Section 6.2 (Spatial Criteria) and Sections 7.0-7.3 (Applying the guidance: Development Scenarios).

The Local Development Scheme First Review (April 2007) included changes to the preparation of the Supplementary Planning Documents as follows:

- SPD on Locally Listed Buildings deleted;
- Adopt the Urban Place Supplement as an SPD;
- Revised timetable for the preparation of the Open Spaces SPD;
- New SPD on Sustainable Construction.

Work is underway on the approval of the Braintree Green Spaces Strategy as SPD, with public participation planned for February 2008.

The Council has subsequently decided not to produce an SPD on Sustainable Construction: It was considered that the Council's Sustainable Design and Construction Guidance and Checklist and the adopted Urban Place Supplement provide sufficient guidance for developers, and the checklist provides sufficient information to enable assessment of submitted proposals.

## **Sustainability Appraisal/Strategic Environmental Assessment**

Each Development Plan Document and Supplementary Planning Document is subject to a sustainability appraisal and strategic environmental assessment. The SEA/SA documents for the Local Development Framework are being undertaken by Essex County Council on behalf of the District Council.

The SEA/SA for the Issues and Options Report was published in April 2007. The SEA/SA for the Draft Core Strategy is currently being prepared and will be published early in 2009, to inform decisions on amendments to the Draft Core Strategy following the public consultation on these proposals.



Following advice sought from Natural England, the Council commissioned an Appropriate Assessment early in 2008, in order to comply with the European Habitats Directive. Although there are no designated European Sites within the District, the significant effects that proposed development could have in sensitive coastal locations beyond the District, must be assessed.

## Local Plan Review Policies

Government Regulations, relating to the Planning and Compulsory Purchase Act 2004, dealing with the transition from Local Plans to Local Development Frameworks, state that Local Plan policies are only automatically 'saved', that is, in force, for three years after the date of adoption of the plan. This three year period ended on 24 July 2008.

The Secretary of State for Communities and Local Government has decided that the majority of the Braintree District Local Plan Review policies can be 'saved' and should continue to apply after 24 July 2008, with the exception of the following eleven policies, which expired on that date.

- RLP23 Provision for Gypsies and Travelling Showpersons
- RLP43 Atlas Works Site, Earls Colne
- RLP57 Freeport Special Policy Area
- RLP66 Flood Risk in Developed and Urban Areas
- RLP67 Flood Risk in Undeveloped Areas
- RLP68 Functional Floodplains
- RLP130 Indoor Sport and Leisure Site, Braintree Retail Park
- RLP131 Swimming Pool, Millennium Way, Braintree
- RLP132 Community Swimming Pool, Ramsey School, Halstead
- RLP156 Community Uses Site, Colchester Road, Halstead
- RLP165 Monitoring

All of the other Local Plan Review policies are 'saved' and will continue to remain in force until they are replaced by approved policies in the Core Strategy and Development Control Documents, which will replace the Local Plan Review in due course.

## Detailed Timetable for Each Local Development Document

<b>Core Strategy for Braintree District</b>	
<b>Role and Content</b>	<b>Sets out the spatial vision, spatial objectives and strategy for the development of the District and framework for development control.</b>
<b>Timetable and Milestones</b>	
Preparation of Issues and Options	January 2006 to February 2007
Public Participation on Issues and Options	April/ May 2007
Preparation of Draft document	September 2007 to October 2008
Public Participation	November/December 2008
Consideration of Representations by Members	February to April 2009
Finalisation of Evidence Base (SHLAA/ Site Viability/ Infrastructure Requirements)	January to April 2009
Preparation of Submission DPD and SEA/SA	May to June 2009
Pre Submission Consultation	August to September 2009
Submission to Secretary of State	October 2009
Pre Hearing Meeting	December 2009
Examination Period	February 2010
Receipt of Inspectors Report	June 2010
Adoption and Publication of Document	September 2010

<b>Development Control Policy Document</b>	
<b>Role and Content</b>	<b>Sets out detailed planning policies to assist with the determination of planning applications.</b>
<b>Timetable and Milestones</b>	
Preparation of Draft document	May 2008 to February 2009
Public Participation	March/April 2009
Consideration of Representations	May to June 2009

### Development Control Policy Document

Preparation of Submission DPD	August to September 2009
Pre Submission Consultation	October to November 2009
Submission to Secretary of State	December 2009
Pre Examination Hearing	February 2010
Examination Period	April 2010
Inspector's Report Published	August 2010
Adoption and Publication of Document	November 2010

### Allocations Document

<b>Role and Content</b>	<b>Sets out detailed allocations of land for housing, employment, retail and other major land uses</b>
<b>Timetable and Milestones</b>	
Preparation of Draft document	September 2007 to January 2010
Public Participation	February/March 2010
Consideration of Representations	April to August 2010
Preparation of Submission DPD	September to October 2010
Pre Submission Consultation	December 2010
Submission to Secretary of State	January 2011
Examination Period	May 2011
Receipt of Inspector's Report	September 2011
Adoption and Publication of Document	November 2011

### Statement of Community Involvement

<b>Role and Content</b>	<b>Sets out standards and approach to involving the community and stakeholders in the production of the local development framework</b>
<b>Timetable and Milestones</b>	
Preparation of Draft SCI	July to August 2005

### Statement of Community Involvement

Public Participation on Draft SCI	September 2005
Preparation of Submission Statement	November 2005
Submission to Secretary of State	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

### Affordable Housing SPD

<b>Role and Content</b>	<b>Sets out guidance on how the Council's affordable housing policy will operate and be implemented</b>
<b>Timetable and Milestones</b>	
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

### Braintree Green Spaces Strategy SPD

<b>Role and Content</b>	<b>Will set out guidance on the application of standards for open space provision in new housing developments</b>
<b>Timetable and Milestones</b>	
Preparation of Draft SPD	March 2006 to December 2008
Public Participation on Draft SPD	February 2009
Consideration of Representations	February to April 2009
Adoption and Publication of Document	July 2009

## Urban Place Supplement

<b>Role and Content</b>	<b>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.</b>
<b>Timetable and Milestones</b>	
Preparation of Draft SPD	November 2005 to August 2005
Public Participation on Draft SPD	October to November 2006
Consideration of Representations	November 2006 to January 2007
Adoption (excluding Sections 5.8, 6.2 and 7.0-7.3) and Publication of Document	June 2007

## LDF Core Output Indicators by Key Policy Themes

## 3 LDF Core Output Indicators by Key Policy Themes

### Business development and town centres

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

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

Information is taken from the 'Non-Residential Land Availability Survey 2008' produced by Essex County Council. Non-residential land monitoring is undertaken by the County Council under a Service Level Agreement.

**BD1: Total amount of additional employment floorspace - by type**

**BD2: Total amount of employment floorspace on previously developed land - by type**

**BD3: Employment land available - by type**

		B1a	B1b	B1c	B2	B8	Total
<b>BD1</b>	Gross (m <sup>2</sup> )	4,646	0	654	1,548	7,981	14,829 <sup>1</sup>
	Net (m <sup>2</sup> )	4,646	0	654	1,548	7,981	14,829 <sup>2</sup>
<b>BD2</b>	Gross on PDL* (m <sup>2</sup> )	0	0	0	1,548	2,021	3,569 <sup>3</sup>
	% gross on PDL	0	0	0	100	25.32	24.07 <sup>4</sup>
<b>BD3</b>	hectares	10.01	-0.5	0.58	0.41	0.66	11.16 <sup>5</sup>

**Table 32 Core Indicators BD1, BD2 & BD3 (employment floorspace)**

\*Previously Developed Land

<sup>1,2</sup> The following B1-B8 Use Class completions (where permitted use may be B1 or B2 or B8) are not included in above totals:- gross (m<sup>2</sup>)= 16,134; net (m<sup>2</sup>)= 13,599

<sup>3,4</sup> B1-B8 Use Class completions on PDL:-

gross (m<sup>2</sup>)= 4,992; % gross on PDL = 30.94

<sup>5</sup> Net available land for B1-B8 Use Class = 34.02

Overall employment land totals are therefore: - gross (m<sup>2</sup>)= 30,963; net (m<sup>2</sup>)= 28,428 of which gross on PDL (m<sup>2</sup>)= 8,561; % gross on PDL = 24.65; available land = 45.18 ha

Of the 10 hectares of land with extant planning permission for B1a Use Class, approximately 9 hectares is located at Maltings Lane, Witham.

0.5ha of land with a B1b use class was lost due to a change of use to B1-B8 at Queenborough Lane, Braintree.

#### **BD4: Total amount of floorspace for 'town centre uses'\* (i) within town centre areas\*\* (ii) within the local authority area**

\* for the purposes of this indicator, town centre uses are defined as Use Class Orders A1, A2, B1a, and D2

\*\* as defined in the adopted Braintree District Local Plan Review

		A1	A2	B1a	D2	Total
<b>BD4 (i)</b>	gross	647	0	0	0	647
	net	161	0	0	0	161
<b>BD4 (ii)</b>	gross	647	251	4646	2858	8402
	net	-284	251	4646	986	5599

**Table 33 Core Indicator BD4 ('town centre uses' floorspace)**

A change of use from Sui Generis to A1 occurred in Trinity Street within Halstead town centre resulting in a retail floorspace gain of 272m<sup>2</sup>. A1 retail development took place within Braintree town centre in Bank Street where one retail premises (486m<sup>2</sup>) was converted to two retail shops (375m<sup>2</sup> combined). Further retail floorspace (445m<sup>2</sup>) was lost at Century Drive, Braintree due to a change of use to B2 motor vehicle repairs and servicing; this site is within an area allocated for B1-B8 uses in the adopted Local Plan Review.

A2 development (251m<sup>2</sup>) took place in Manor Street, Braintree through a change of use from residential. The site lies just beyond the town centre boundary as designated in the Local Plan Review.

The 4646m<sup>2</sup> of office completions (B1a) occurred at Bumpstead Business Park (1400m<sup>2</sup>) and Skyline 120/Great Notley Business Park (3246m<sup>2</sup>). Both of these business parks are allocated for B1-B8 employment uses in the Local Plan Review.



Braintree Swimming Centre (Use Class D2) located at Freeport, was opened in March 2008; provision for which was made in the Local Plan Review. It is the second new swimming pool to be built in the District in recent years.

## Housing

### Core Output Indicator H1: Plan period and housing targets

The relevant development plan is the East of England Plan. This was adopted in May 2008. The Plan Period for the East of England Plan is 2001-2021. Policy H1, which sets out the housing provision figures, has been rebased to 2006 to take into account completions 2001-2006.

*(Note: the policy setting out the housing target for the District in the Essex and Southend on Sea Replacement Structure Plan, which provided the previous basis for the development plan target for the District, expired on 27 September 2007 in accordance with the provisions of the Planning and Compulsory Purchase Act 2004 and is no longer in effect).*

The definition of the housing target in the East of England Plan is that:

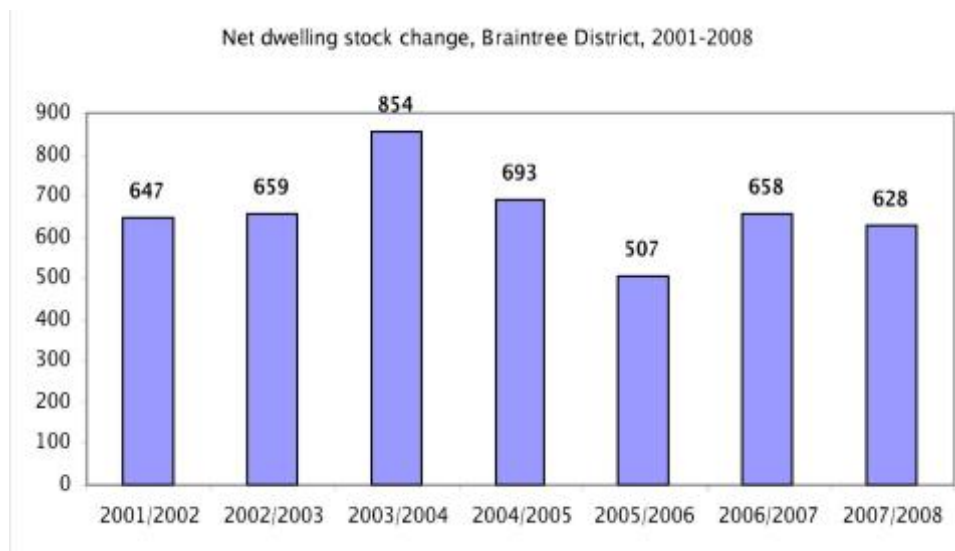
- The housing provision for the District in Policy H1 over the period 2001-2021 is 7,700 dwellings
- This is expressed as a minimum requirement (a floor, not a ceiling)
- Taking into account net dwelling stock change 2001-2006, the housing provision for the District 2006-2021 is 4,340 dwellings, which is an annual average of 290 dwellings over the period 2006-2021
- Taking into account dwellings built 2006/2008 (1,286), the residual housing provision would be a minimum of 3,054 dwellings for the period 2008-2021, which would be an annual average of 235 dwellings

Also relevant is the Draft Braintree District Local Development Framework (LDF) Core Strategy which covers a Plan Period to 2025. The calculation of the dwelling requirement for the LDF includes housing provision for the period 2021-2025 at an average of 385 dwellings per year.

- The housing provision for the District over the period 2001-2025 is a minimum requirement of 9,240 dwellings (7,700 + 1,540)
- Taking into account net dwelling stock change 2001-2006, the housing provision for the District 2006-2025 would be 5,880 dwellings (4,340 + 1,540)
- Taking into account dwellings built 2006/2008 (1,286), the housing provision for 2008-2025 would be a minimum of 4,594 dwellings (3,054 + 1,540).

## Core Output Indicator H2 (a): Net additional dwellings – in previous years

The chart below presents information on net dwelling stock change by year from 2001, based on annual site checks.



**Figure 11 Net Dwelling Stock Change**

### Policy target:

The draft housing target from 2001 set out in the Draft East of England Plan was an annual average of 385 dwellings; this was rebased to an annual average of a minimum of 290 dwellings per year from 2006 in the adopted version of the Plan.

### Performance against target:

Performance has significantly exceeded the target, being **172%** of the target of an annual average of 385 dwellings from 2001, and 222% of the target of an annual average of 290 dwellings from 2006.

### Commentary

In many parts of the region, and for the region overall, a step-change increase in housing supply is proposed in the East of England Plan and supply has to date been lower than the average rate proposed. In contrast, for Braintree District the Plan provided for housing development rates to slow down; and development rates have so far been much higher than proposed. This has led to continued pressure on infrastructure (proposals for infrastructure investment are focused on areas where high growth was planned to take place).

The East of England Plan sets out a distribution of growth within the region to which careful consideration and debate was given, taking into account issues such as infrastructure needs and housing-employment alignment. If recent trends in housing supply within the region continue, the

effect will be that the actual distribution of housing development will be very different from that proposed and tested in the development of the East of England Plan. This will have serious implications - not least for the planning of services and infrastructure.

In the short term, emerging information indicates that the exceptional housing market conditions have slowed down delivery, as elsewhere in the region. For the longer term, the timing of future large site allocations coming forward is a key issue for the Local Development Framework.

## **National Indicator 154, Core output indicator H2 (b): Net additional dwellings for 2007/2008**

The net addition to the dwelling stock for the reporting year, 2007/2008, was 628 dwellings.

### **Policy target:**

The East of England Plan provides for an annual average of 290 dwellings (minimum) over the period 2006-2021, taking into account dwellings built in the District since the start of the overall Plan period in 2001. Taking into account the 658 dwellings added to the stock in 2006/2007, the annual average needed at April 2007 to meet the housing provision target to 2021 (the “managed delivery target”) was a minimum of 263 dwellings.

### **Performance against target:**

Performance significantly exceeded the policy target. Performance (628) against target (263) in the year 2007/8 was 239%.

### **Commentary**

Housing growth in Braintree District to date has been one of the highest performers in relation to plan targets. This was illustrated by the evidence set out in the East of England Plan Regional Annual Monitoring Report 2006-2007, Table 6.11b and Figure 6.1, pages 41-43).

Actual housing supply exceeded the forecast supply set out in the 2007 Local Development Framework Annual Monitoring Report (545 dwellings).

Although supply 2007/2008 was less than the 658 dwellings delivered in 2006/2007, it was well in excess of the policy target set out in the East of England Plan, and to plan for an upward trajectory from housing supply in 2006/2007 (as is suggested in NI 154) would be out of alignment with the East of England Plan.

## Core Output Indicator H2 (c): Net additional dwellings in future years

The projections of housing supply in the District are based on information on:

### Large sites (sites of 12 dwellings or more):

- Site development forecasts for sites of 12 or more dwellings that were identified in 2008
- Sites identified in the Urban Capacity Study, after checking against commitments and completions to eliminate double counting (the projected timing of sites has been reviewed to take into account current market conditions)
- Broad locations of growth identified in the Draft Core Strategy, which has been published for public consultation

### Small sites (sites of less than 12 dwellings):

- An aggregate forecast of dwelling production from small sites based on existing commitments in the April 2008 residential land availability schedules, and small sites identified in the urban capacity study.

The forecasts are based on identified sites; there is no allowance for supply from unidentified (future windfall) sites.

Braintree District Council is currently preparing a Local Development Framework (LDF) which will include housing allocations to meet the housing provision in the East of England Plan. Work is underway on a Strategic Housing Land Availability Assessment which was commissioned in 2008 as part of the evidence base for the LDF. When published, evidence from the assessment will contribute to future Annual Monitoring Report assessments of housing land supply in the District.

### Projected dwelling completions for a 5 year period from April 2009: National Indicator 159

In accordance with guidance set out in NI 159, and the core output indicators guidance published by the Government, an assessment has been made of the projected supply of housing over the 5-year period 2009-2014 from ready to develop housing sites. The sites included in the 5-year supply are available, suitable and achievable.

Appendix 2 to this report lists sites included in the 5 year supply assessment (sites of 12 or more are listed separately; an aggregate figure is included for supply from the identified small sites).

In terms of the current exceptional housing market conditions, the assessment assumes that housing development rates in the District will be lower than recent completion rates.

Despite this, the projected completion rates meet the RSS targets and satisfy the requirement for a 5-year supply of land, and the forecast marked reduction in development rates in the short term brings the District into closer alignment with the scale of growth for the District set out in the East of England Plan.

The chart set out below illustrates the projected supply of housing in the District over the period to 2014. This is compared with the annual average net additional dwelling requirement as set out in the East of England Plan for the period 2006-2021; and the annual average number of number of net additional dwellings needed to meet the housing provision in the Plan having regard to housing already developed and forecast to have been developed by that point.

#### Summary of progress so far, East of England Plan, Braintree District housing provision:

<b>Dwellings to build 2006-2021</b>	4,340 minimum	Annual average 290
<b>Dwellings built 2006-2008</b>	1,286	Annual average 643
<b>Dwellings to build 2008-2021</b>	3,054 minimum	Annual average 235

**Table 34 District Housing Provision: Summary of Progress - East of England Plan**

The progress so far in respect of the emerging Local Development Framework Core Strategy is summarised below: this is for information only and does not affect the calculation of the 5 year supply.

<b>Dwellings to build 2006-2025</b>	5,880 minimum	Annual average 309
<b>Dwellings built 2006-2008</b>	1,286	Annual average 643
<b>Dwellings to build 2008-2025</b>	4,594 minimum	Annual average 270

**Table 35 District Housing Provision: Summary of Progress - Emerging Core Strategy**

#### Forecast supply over 5-year supply period 2009-2014:

	2008/9 (reporting year)	Year 1: 2009/10	Year 2: 2010/11	Year 3: 2011/12	Year 4: 2012/13	Year 5: 2013/14	Sum of years 1-5
Projected completions	298	379	415	379	360	367	1,900
Annual average minimum target for whole of EoE Plan period, 2006-2021	290	290	290	290	290	290	1,450
Annual minimum target at start of year, taking into account past completions	235	230	216	196	176	153	

**Table 36 5 Year Supply Forecast 2009-2014**

**Policy target:**

According to Government Guidance (Demonstrating a 5 year supply of Deliverable Sites, DCLG), the level of housing provision to be delivered should be based on the housing provision in the adopted Development Plan adjusted to reflect the level of housing that has already been delivered.

As at April 2008, the residual housing provision from the East of England Plan was an annual average of a minimum of 235 dwellings, which means a 5 year supply target of a minimum of 1,175 dwellings (if the target was rebased to 2009 to take into account forecast completions 2008/2009, the target would be 971).

**Performance:**

The projected housing supply over the period 2009-2014 was a total of 1,900 dwellings. Of this total, 1,519 were from sites with planning permission at April 2008 (a further 116 were on sites where planning permission had been approved in principle subject to the signing of a Section 106 Agreement).

The projected completion rate for each of the 5 years exceeds the annual average minimum rate set out in the East of England Plan for the Plan Period 2006-2021.

The projected supply in the 5-year period 2009-2014 does not include supply from the broad directions of growth being proposed in the Draft Local Development Framework Core Strategy.

**Performance against target:**

**162%** (1,900/1,175)

**Note:**

**Current market conditions have led to a marked reduction in forecast supply in the District in the early years of the supply assessment in the trajectory. It is assumed that the current exceptional market conditions will not continue indefinitely. Housing land supply will be kept under review. Land is available in the District to support an upturn in the market, and it should be noted that the potential housing supply, in terms of site capacity on sites that are available for development, is greater than the forecast dwelling supply set out in the trajectory.**

**Projected dwelling completions for a 15 year period from April 2008**

This aspect of the trajectory should illustrate the level of net additional housing expected to come forward over a 15 year period or up to the end of the Plan period, whichever is the longer; the first year of the 15 year period being the current monitoring year, 2008/2009 (see Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008, DCLG). This supply assessment should be based on developable sites and may include broad locations identified as part of the approach to housing in the Local Development Framework.

The supply assessment includes broad locations identified in the Draft Local Development Framework, and sites in the urban capacity study.



Projected supply for 2023/2025, following the 15 year supply period, is shown for information in the context of the Draft Local Development Framework Core Strategy Plan Period.

**Projected dwelling completions for 15 year period 2008-2023:**

	Projected completions
2008/2009	298
2009/2010	379
2010/2011	415
2011/2012	379
2012/2013	360
2013/2014	367
2014/2015	369
2015/2016	366
2016/2017	399
2017/2018	387
2018/2019	392
2019/2020	527
2020/2021	373
2021/2022	192
2022/2023	186
15 year supply 2008/2023	5,389
2023/2024	346
2024/2025	167

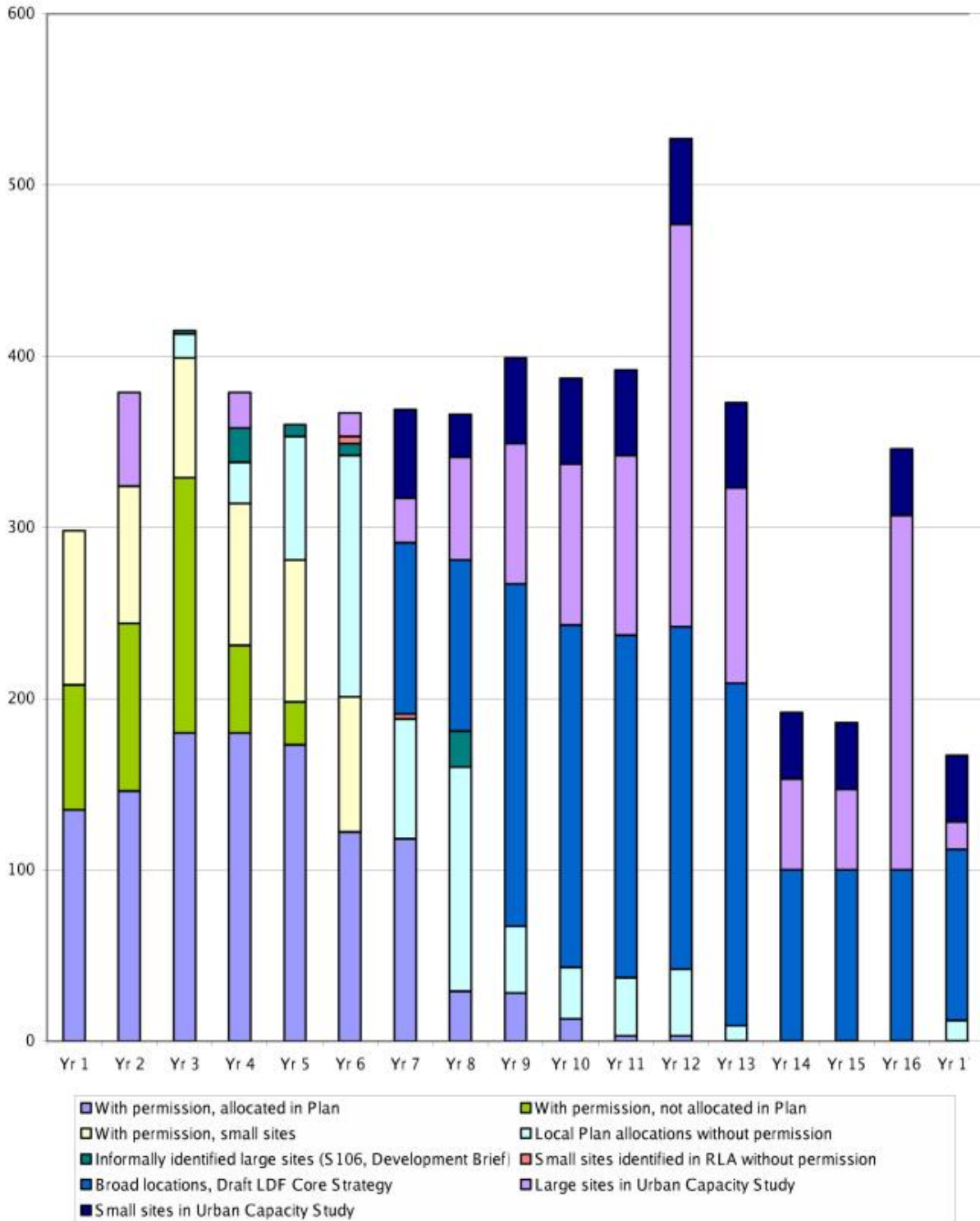
**Table 37 Projected dwelling completions for 15 year period 2008-2023**

The details of the housing supply forecasts, including site by site details for sites with a capacity of 12 dwellings or more, are shown in the schedule in Appendix 3.

The forecast components of supply are summarised in the table and chart below.

For information, the forecast components of supply for Year 16 and Year 17 are also shown, taking the forecasts up to the end of the Plan Period of the Draft Local Development Framework Core Strategy.

**Projected housing supply 15 year period 2008-2023: components of site supply (projected housing supply 2023/2025 added for information)**



**Figure 12 Projected housing supply 15 year period 2008-2023**

Category of site supply	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Total 15 yr period	2023-2024	2024-2025	Total 2008-2025
Large sites with permission, allocated in Plan	135	146	180	180	173	122	118	29	28	13	3	3	0	0	0	1,130	0	0	1,130
Large sites with permission, not allocated in Plan	73	98	149	51	25	0	0	0	0	0	0	0	0	0	0	396	0	0	396
Small sites with permission	90	80	70	83	83	79	0	0	0	0	0	0	0	0	0	485	0	0	485
Large sites without permission, allocated in Plan	0	0	14	24	72	141	70	131	39	30	34	39	9	0	0	603	0	12	615
Informally identified large sites (S106/Dev. Brief)	0	0	2	20	7	7	0	21	0	0	0	0	0	0	0	57	0	0	57
Small sites in RLA08 without permission	0	0	0	0	0	4	3	0	0	0	0	0	0	0	0	7	0	0	7
Broad locations identified in	0	0	0	0	0	0	100	100	200	200	200	200	200	100	100	1,400	100	100	1,600

Category of site supply	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Total 15 yr period	2023-2024	2024-2025	Total 2008-2025	
LDF Draft Core Strategy																				
Additional large sites in UCS	0	55	0	21	0	14	26	60	82	94	105	235	114	53	47	906	207	16	1,129	
Additional small sites in UCS	0	0	0	0	0	0	52	25	50	50	50	50	50	39	39	405	39	39	483	
<b>Total</b>	<b>298</b>	<b>379</b>	<b>415</b>	<b>379</b>	<b>360</b>	<b>367</b>	<b>369</b>	<b>366</b>	<b>399</b>	<b>387</b>	<b>392</b>	<b>527</b>	<b>373</b>	<b>192</b>	<b>186</b>	<b>5,389</b>	<b>346</b>	<b>1670</b>	<b>5,902</b>	

**Table 38 Projected supply 15-year period 2008-2023 (plus projected supply 2023-2025): Components of Site Supply**

Notes:

RLA08: Residential Land Availability 2008, published by Braintree District Council 2008,  
LDF Draft Core Strategy: Local Development Framework Draft Core Strategy, published by Braintree District Council 2008  
UCS: Urban Capacity Study 2007, Llewelyn Davies Yeang, published by Braintree District Council (potential adjusted to update/remove double counting)  
Planning status of sites (with/without permission) as listed here reflects the position as at April 2008  
Allocated in Plan: refers to Braintree District Review Local Plan, 2005

### Categories of supply in 15 year supply:

(forecast supply over 17 year period, to end of Draft Local Development Framework Core Strategy Plan Period, also shown for information).

Category of forecast supply	Forecast supply 15 year period 2008-2023		Forecast supply 17 year period 2008-2025	
	Forecast no. of dwellings	As percentage of total	Forecast no. of dwellings	As percentage of total
From sites under construction	927	17.2%	927	15.7%
From sites with permission, not started	1084	20.1%	1084	18.4%
From large allocated sites without permission	603	11.2%	615	10.4%
From small sites without permission, in residential land availability survey	7	0.1%	7	0.1%
Additional sites without permission, S106/Development Brief	57	1.1%	57	1.0%
From additional sites in urban capacity study	1311	24.3%	1612	27.3%
Broad locations of growth	1400	26.0%	1600	27.1%
<b>Total</b>	<b>5389</b>		<b>5902</b>	

**Table 39 15 Year Supply: Categories of Supply**

## **Core Output Indicator H2 (d): Managed Delivery Target**

### **The Development Plan Target**

The Development Plan Target for the period 2006-2021 is an annual average of a minimum of 290 dwellings (reduced from 385 dwellings to take account of dwellings built 2001-2006). The Development Plan Target for the years 2021/2023 (beyond the end of the Plan period) reverts to a minimum annual average of 385 dwellings (see East of England Plan).

### **The Managed Delivery Target**

The Managed Delivery Target takes into account actual and projected housing delivery and compares the cumulative effect of this delivery with the annual average target set out in the Development Plan. In the case of a District where supply had been falling short of the annual average target, this would have the effect of increasing the target for the future.

In the case of Braintree District, supply so far has substantially exceeded the annual average set out in the development plan, and this has the effect of decreasing the target in future years to meet the minimum housing provision for the Plan Period.

Beyond 2021, the end-date of the East of England Plan period, the target reverts to an annual average of a minimum of 385 dwellings.

### Projected dwelling completions for 15 year period 2008-2023:

	Projected completions	Development Plan target	Managed delivery target (takes into account previous completions/projected completions)
2006/2007 (actual)	658	290	290
2007/2008 (actual)	628	290	263
<b>2008/2009</b>	298	290	235
<b>2009/2010</b>	379	290	230
<b>2010/2011</b>	415	290	216
<b>2011/2012</b>	379	290	196
<b>2012/2013</b>	360	290	176
<b>2013/2014</b>	367	290	153
<b>2014/2015</b>	369	290	122
<b>2015/2016</b>	366	290	81
<b>2016/2017</b>	399	290	24
<b>2017/2018</b>	387	290	(-70)
<b>2018/2019</b>	392	290	(-222)
<b>2019/2020</b>	527	290	(-529)
<b>2020/2021</b>	373	290	(-1,584)
<b>2021/2022</b>	192	385	(-594)
<b>2022/2023</b>	186	385	(-1,379)
2023/2024	346	385	
<b>15 year supply 2008/2023</b>	<b>5,389</b>	<b>4,540</b>	<b>3,824</b>

### Policy target:

The 15 year supply target, taking into account housing supply achieved up to April 2008, is **3,824** dwellings (expressed as a minimum)

*Calculation as follows:*

*4,340 RSS provision for the period 2006-2021*

*– 1,286 net dwelling completions achieved 2006-2008*

*+ (385 X 2) for the period 2021-2023*

**Performance:**

The projected housing supply 2008-2023 is 5,389 dwellings.

**Performance against target:**

Performance exceeds the target minimum by **1,565** dwellings.

Performance against target is **140.9%**.

The chart below illustrates the comparison between the forecast housing supply and the supply targets in terms of the Managed Delivery Target (from 2008) and in terms of the Development Plan Target (defined as from 2006). For the period up to the year 2020/2021, the Managed Delivery Target is calculated in terms of meeting the East of England Plan housing provision target of 4,340 dwellings for the period 2006-2021. From 2021, the Managed Delivery Target is calculated in terms of meeting the East of England Plan target of 4,340 dwellings plus an annual average of 385 dwellings for the period 2021-2023.



### Comparison between forecast housing supply Braintree District 2008-2023; the Managed Delivery Target, and the Development Plan annual average target

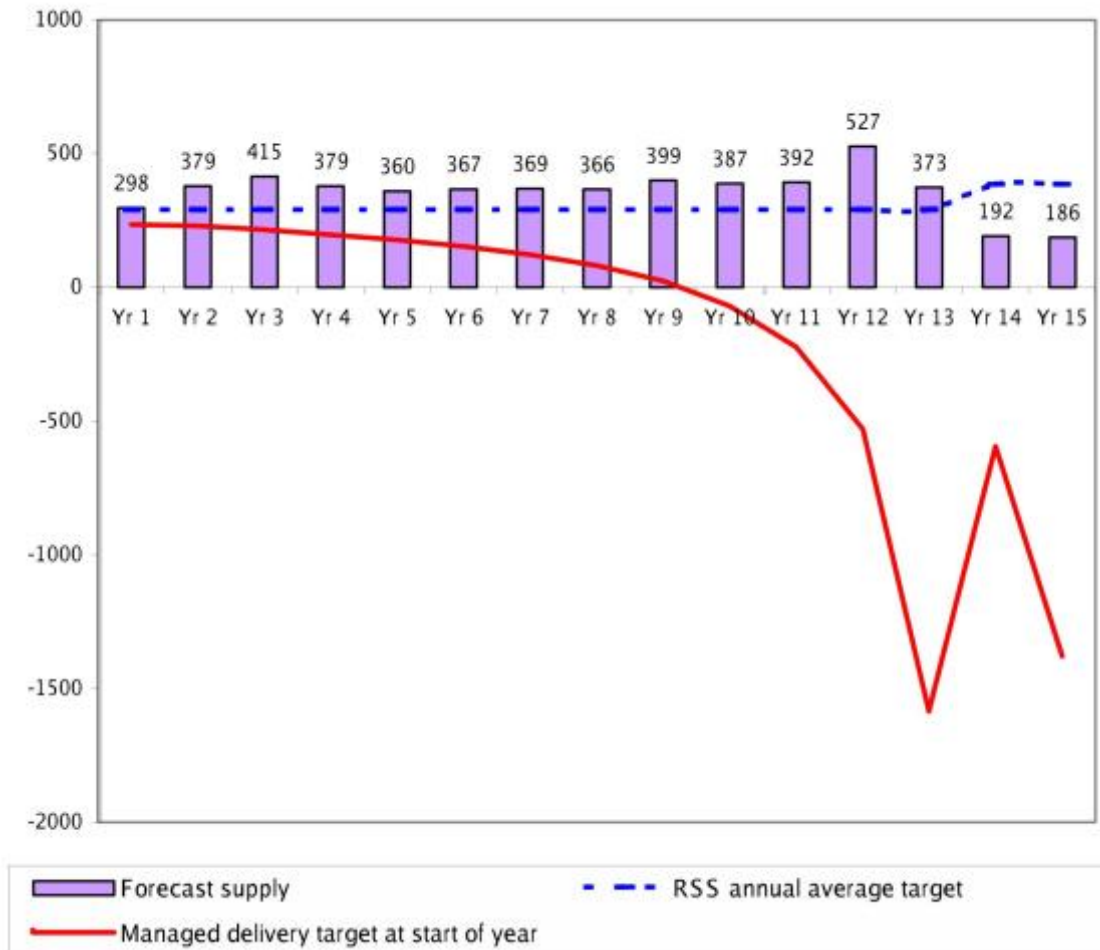


Figure 13 Comparison between forecast housing supply Braintree District 2008-2023

### Managed Delivery Target in the context of the Draft Local Development Framework Core Strategy Plan Period: 2008-2025

The information set out below recalculates the Managed Delivery Target in comparison with the Draft Local Development Framework Core Strategy Plan Period to 2025.

### Projected dwelling completions for 17 year period 2008-2025:

	Projected completions	Draft Local Development Framework Core Strategy target	Managed delivery target (takes into account previous completions/projected completions)
2006/2007 (actual)	658	290	290
2007/2008 (actual)	628	290	263
<b>2008/2009</b>	298	290	235
<b>2009/2010</b>	379	290	230
<b>2010/2011</b>	415	290	216
<b>2011/2012</b>	379	290	196
<b>2012/2013</b>	360	290	176
<b>2013/2014</b>	367	290	153
<b>2014/2015</b>	369	290	122
<b>2015/2016</b>	366	290	81
<b>2016/2017</b>	399	290	24
<b>2017/2018</b>	387	290	(-70)
<b>2018/2019</b>	392	290	(-222)
<b>2019/2020</b>	527	290	(-529)
<b>2020/2021</b>	373	290	(-1,584)
<b>2021/2022</b>	192	385	(-104)
<b>2022/2023</b>	186	385	(-203)
<b>2023/2024</b>	346	385	(-398)
<b>2024/2025</b>	167	385	(-1,141)
<b>17 year supply 2008/2025</b>	<b>5,902</b>	5,310	<b>4,594</b>

**Table 40 Projected dwelling completions for 17 year period 2008-2025**

#### Policy target:

The 17 year supply target, taking into account housing supply achieved up to April 2008, is **4,594** dwellings (expressed as a minimum)

*Calculation as follows:*

*4,340 RSS provision for the period 2006-2021*

*– 1,286 net dwelling completions achieved 2006-2008*

*+ (385 X 4) for the period 2021-2025*

**Performance:**

The projected housing supply 2008-2023 is **5,902** dwellings.

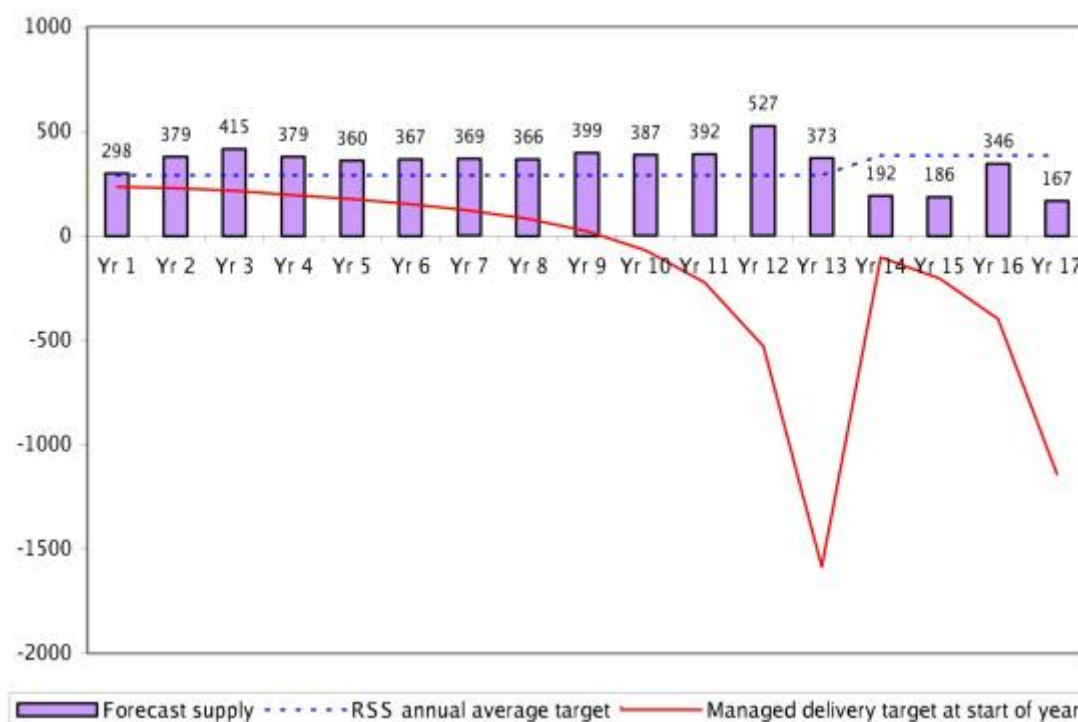
**Performance against target:**

Performance exceeds the target minimum by **1,308** dwellings.

Performance against target is **128.5%**.

The chart below illustrates the comparison between the forecast housing supply and the supply targets in terms of the Managed Delivery Target (from 2008) and in terms of the Development Plan Target (defined as from 2006). For the period up to the year 2020/2021, the Managed Delivery Target is calculated in terms of meeting the East of England Plan housing provision target of 4,340 dwellings for the period 2006-2021. From 2021, the Managed Delivery Target is calculated in terms of meeting the East of England Plan target of 4,340 dwellings plus an annual average of 385 dwellings for the period 2021-2025.

**Comparison between forecast housing supply Braintree District 2008-2025; the Managed Delivery Target, and the Development Plan annual average target**



**Figure 14 Comparison between forecast housing supply Braintree District 2008-2025**

### **Core Output Indicator H3: Dwellings built on previously developed land**

This indicator shows the gross number of completions (new build dwellings plus gains from changes of use and conversions) on previously developed land, as a percentage of all gross dwelling completions.

Total gross dwelling completions 2007/2008: 657

Gross dwelling completions on previously developed land: 474

Percentage of gross dwelling completions which were on previously developed land: **72.15%**

#### **Policy target:**

The Government policy target is that by the year 2008/9 60% of completions should be on previously developed land. The Government recognises that this is more easily achieved in some areas, where there are large amounts of brownfield sites and/or a small housing supply target, than in others. The target in the East of England Plan is that 60% of the housing supply in the region should be from previously developed land, but the Plan recognises that the extent to which this is achieved will vary across the region. The overall spatial strategy set out in Policy SS2 asks Local Development Documents to adopt an approach to the location of major development which prioritises the re-use of previously development land in or around urban areas to the fullest extent possible while ensuring an adequate supply of land

There is not a target for this indicator in the Adopted Review Braintree District Local Plan; the Inspector considered that the draft target should be deleted and this recommendation was accepted by the Council. 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”.

#### **Performance against target:**

Performance 2007/2008 at **72.15%** comfortably exceeded the Local Authority target of 50%.

#### **Performance since 2001 (the start date of the East of England Plan):**

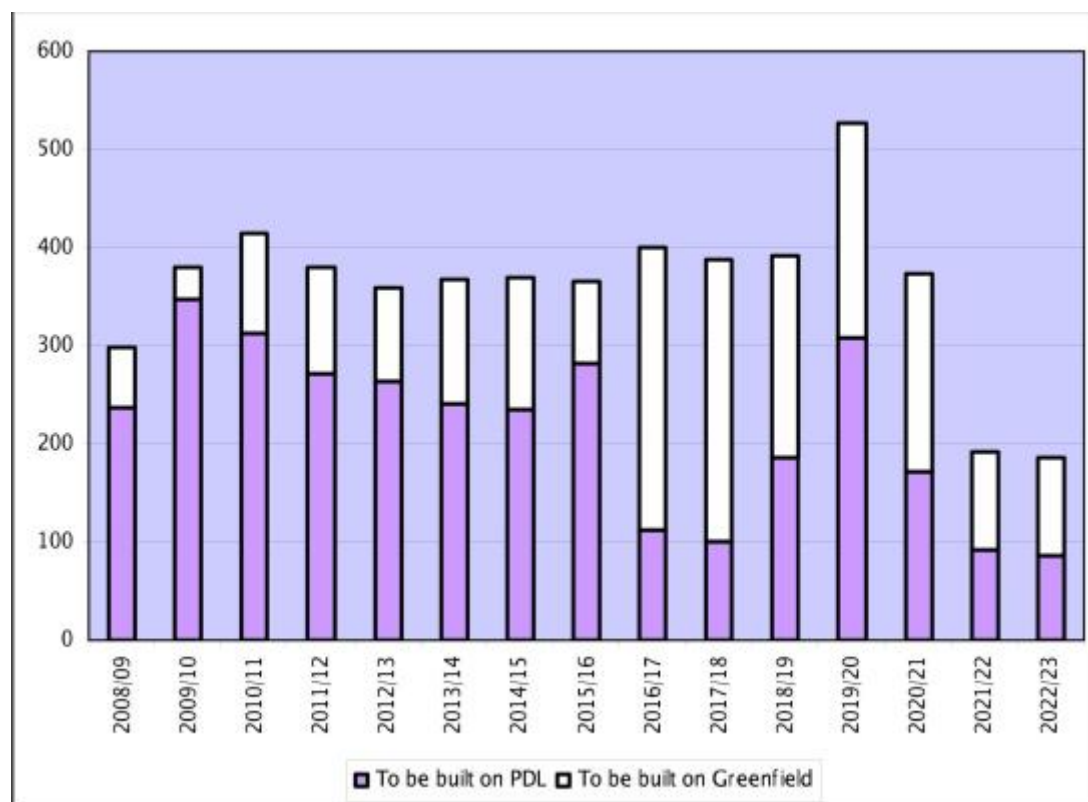
Information on completions on previously developed land is set out below. The proportion of development that is on previously developed land has fluctuated year on year. In earlier years there was a high level of development on greenfield sites reflecting the large greenfield allocations made in the 1980's and 1990's.

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%
2006/2007	687	384	55.90%
2007/2008	657	474	72.15%
7 year total 2001/2008	4,840	2,709	55.97%

**Table 41 Completions on PDL: Performance Since 2001**

It is expected that performance on this indicator in Braintree District will reduce in the future as the proposed new large site allocations – which are mainly greenfield sites – are developed, as these sites form a substantial part of proposed future housing supply; and not all of the urban capacity sites that have been included in the forecast supply are previously developed sites. The chart below illustrates the projected trajectory of housing supply from previously developed sites.

**Forecast housing supply 2008-2023: forecast supply from previously developed sites (net housing supply)**



**Figure 15 Forecast housing supply 2008-2023: forecast supply from previously developed sites**

In practice performance fluctuates year on year 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. Proposals to increase the capacity on existing allocated large greenfield sites at land south of Mill Hill Braintree (which were granted permission 2007/8) and at Maltings Lane Witham (where plans have been approved in principle subject to the signing of a Section 106 Agreement) have met Government policy objectives on making efficient use of land, but will increase the supply from greenfield sites. The major new allocations now being proposed to meet future housing needs are mainly greenfield sites, and this will reduce the proportion of supply that comes from previously developed sites.

### Previously Developed Land: National Performance Indicator NI 170

The National Performance Indicator that measured the proportion of housing supply that came from previously developed sites (BVPI 106) has now been dropped. From this year, the relevant national indicator will be NI 170, which measures the change in the amount of long-term (5 years or more) vacant or derelict sites or buildings as a proportion of the total amount of developed land in the District. The performance of the District as reported by the Government this year is shown below (source: Data Interchange Hub, DCLG, 2008). No target is defined for this indicator. In terms of comparison of trends over time, future variation in performance in an area could be misleading in that it may be affected by surveys identifying such sites, as well as by market conditions.

**Performance**, National Indicator 170: **0.26%**

#### Comparison with previous years:

Data is available for 2004, 2005 and 2006 (source: DCLG)

Year	Braintree District Percentage
2004	0.475347317
2005	0.284423282
2006	0.259799435

**Table 42 Previously Developed Land: NI 170**

#### Comparison with other Essex Districts:

The chart below illustrates the performance of Braintree District compared with other Essex Districts (source: DCLG, NI 170 2006 data)

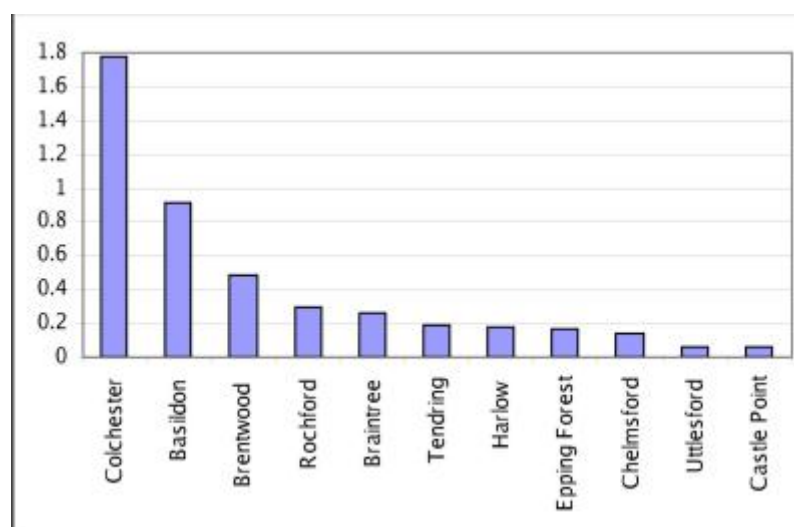


Figure 16 NI 170: Comparison with Other Authorities

### Housing Location and Density:

The table below sets out information on the density of housing development in 2007/2008, and a comparison with the results for the previous year.

Density (dwellings per hectare)	2007/2008 results	(2007/2006 results)
Less than 30 dwellings	2.04%	(0%)
Between 30 and 50 dwellings	21.94%	(44.2%)
Above 50 dwellings	76.02%	(55.8%)

Table 43 Dwelling Density 2007/2008 & Comparison 2007/2006

(Source: Essex County Council Planning)

The total area covered by gross dwelling additions was 19.724 hectares. (this is in terms of gross site area rather than net developable site area; source: Essex County Council Residential Development Survey 2008).

### Policy target:

The Approved Review District Local 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.”

### Performance against target:

Measured against the target that developments of less than 30 dwellings per hectare will be resisted: performance against target **97.96%**.

### Commentary:

The proportion of completions on sites with densities of above 50 dwellings per hectare has increased from 55.8% to 76.02%. Nationally, housing market analysts have highlighted an over supply of development of flats, fuelled in part by the buy-to-let market which has now declined.

### Location: Geography of Completions

The table below sets out information on the number of gross dwelling completions at different categories of size of settlements. Braintree was the only settlement in the District at 2001 with a population in excess of 25,000.

Settlement Size	No. of Dwellings	Percentage
Population between 25,000 and 50,000 at 2001	216	32.9%
Population between 3,000 and 25,000 at 2001	353	53.7%
Population less than 3,000 at 2001	88	13.4%
Total	657	100%

**Table 44 Location Geography of Completions**

### Policy target:

There is no set target as such, but the spatial strategies in the East of England Plan and in the Review Local Plan seek to concentrate development at the main urban areas.



## Gypsies and Travellers

There were no net additional Gypsy and Traveller pitches delivered in the monitoring period.

	Permanent	Transit	Total
H4	0	0	0

**Table 45 Core Indicator H4 (net additional pitches (Gypsy & Traveller))**

There are two travelling showpersons sites in Braintree District; one at Rivenhall End and one at Blackwater Lane, Witham.

Authorised Sites							
Name	Location	Date Opened	Type	No. Of Pitches	Caravan Capacity	Status	Management
Sandiacres		1989	Residential	12	24	Public	ECC
Ridgewell	Ridgewell	1995	Residential	12	24	Public	ECC
Half-Acres	Cressing	-	Transit	12	-	Private	-
Station Road	Earls Colne	-	-	-	-	Private	-
Total				36+	42+	-	-

**Table 46 Authorised Gypsy and Traveller Sites**

- not known

Unauthorised Private Sites				
Name	Location	Length of Existence	No. Of Pitches	Caravan Capacity
Twin Oaks	Stisted	+ 10 years	21	45
Twin Oaks	Stisted	+ 3 years*		

**Table 47 Unauthorised Gypsy and Traveller Sites**

\*A Planning Inquiry took place in respect of this site in 2003.

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

Further counts in the Braintree District have taken place as follows: -

Count	No. Of Caravans on Authorised Sites	No. Of Caravans on Unauthorised Sites	Total
Jan 2008	39	6	45
Jul 2007	36	14	50
Jan 2007	36	7	43
Jul 2006	40	10	50
Jan 2006	43	9	52

**Table 48 Gypsy Caravan Counts**

Source: *Count of Gypsy and Traveller Caravans 21st January 2008: Last Five Counts* ([www.communities.gov.uk](http://www.communities.gov.uk))

The East of England Regional Assembly approved on 25th January 2008 a draft policy setting out the level of provision for the accommodation needs of gypsies and travellers, in the East of England. This proposed the following provision: -

Proposed Provision Levels for Gypsies and Travellers in the East of England			
Area/District	Authorised Pitches 2006	Additional Pitches Required 2006-11	Proposed Pitches at 2011
Braintree	25	16	41
East of England	1836	1187	3023

**Table 49 Proposed Provision Levels for Gypsies and Travellers**

Beyond 2011 provision should be made for an annual 3% increase in the level of overall residential pitch provision.

## Core Output Indicator H5: Affordable Housing Completions

The total affordable housing completions in Braintree District over the year 2007/2008, as reported from Essex County Council site checks, was **142 gross** dwelling completions/**142 net** dwelling completions (Source: Essex County Council Planning Services Development Progress System, EERA Annual Monitoring Report.) This represents **21.6%** of gross completions and **22.6%** of 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 Review Local Plan; the relevant planning policy is to seek a contribution of 30% affordable housing in permissions granted on new sites of 15 dwellings or more total capacity or 0.5 hectares in site area. This policy is under review as part of the consultation on the Local Development Framework Core Strategy.

At the regional level, the East of England Plan requires that delivery of affordable housing in the region as a whole should be monitored against the target for some 35% of housing coming forward through planning permissions granted after publication of the RSS to be affordable (the RSS was published in May 2008).

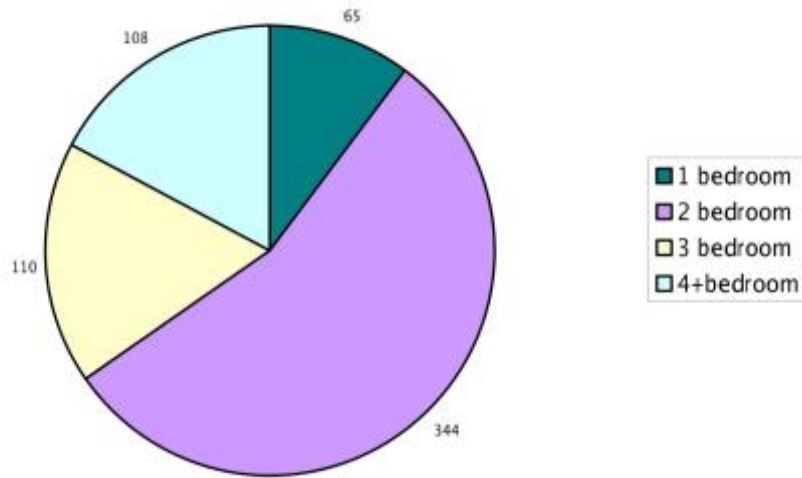
### Performance against target:

Performance in the year 2007/8 exceeded the Council's target.

The target defined in the East of England Plan does not yet apply.

Net dwelling completions by size of dwelling

The chart below illustrates dwelling completions by dwelling type in the Braintree District 2007/2008 (source: Essex County Council Planning)



**Figure 17 Dwelling Completions by Dwelling Type**

**Policy target:**

The Review Local 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; the majority of dwellings completed were 2 bedroom dwellings.

## Core Output Indicator H6: Housing Quality - Building for Life Assessments

	Number of sites with a Building for life assessment of 16 or more	Number of dwellings on those sites	% of dwellings of 16 or more	Number of sites with a Building for life assessment of 14 to 15	Number of dwellings on those sites	% of dwellings of 14 to 15	Number of sites with a Building for life assessment of 10 to 14	Number of dwellings on those sites	% of dwellings of 10 to 14	Number of sites with a Building for life assessment of less than 10	Number of dwellings on those sites	% of dwellings of less than 10	Total number of housing sites (for phases of housing sites)	Number of dwellings on those sites
H6	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table 50 Core Indicator H6 (Building for Life Assessments)

- Data not available

## Environmental Quality

### Planning Permissions Granted Contrary to Flood Risk Grounds

	Flooding	Quality	Total
E1	2	0	2

**Table 51 Core Indicator E1(Planning Permissions Granted Contrary to Environment Agency Advice)**

With regard to planning applications, the Environment Agency initially objected to nineteen planning applications on flood risk grounds and none on water quality grounds during the monitoring period. Five applications were withdrawn before determination (reasons for doing so not analysed herein), six applications were refused by the Council for various reasons (one of which was allowed at appeal but the Environment Agency had already removed their objection to the application). Six applications were allowed for which, following the submission of subsequent information prior to approval, or subject to conditions being attached to the approval, the Environment Agency removed their objections. **Two applications were approved contrary to the advice of the Environment Agency as follows** :-

Witham - Alterations and erection of rear extension to form restaurant, with refurbished flat over, new flat and maisonette and detached dwelling. The site is situated within Flood Zone 3. Part C of the Exception Test was not passed to the satisfaction of the Environment Agency and the Sequential Test was not adequately demonstrated. Conditions relating to the prevention of increased flood risk and surface water drainage were attached to the approval.

Braintree - Proposed residential development comprising 114 dwellings. The site is predominately within Flood Zone 1. The Environment Agency objected on the grounds that an unsatisfactory Flood Risk Assessment was submitted. Conditions relating to the prevention of increased flood risk and surface water drainage were attached to the approval.

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

### Change in Areas of Biodiversity Importance

	Loss	Addition	Total
E2	0	15.5 ha	15.5 ha

**Table 52 Core Indicator E2 (Changes in areas of biodiversity importance)**

Braintree District has:-

- **4 Sites of Special Scientific Interest (SSSIs)**

The four SSSIs are assessed by Natural England and the results are shown below:

Location	Date Assessed	Condition	Notes
<b>Glemsford Pits</b>	06/2002	15.77ha Unfavourable no change 6.8ha Unfavourable recovering	Water pollution from agriculture/run-off, siltation
<b>Chalkney Wood</b>	11/2006	25.63ha Favourable 48.09ha Unfavourable recovering	Under good management  Presence of non-natives. Being addressed by programme of management by the Forestry Commission
<b>Bovingdon Hall Woods</b>	03/2005	4.78ha Unfavourable declining 66.55ha Favourable	Deer grazing/browsing  Deer numbers and damage increasing in some areas. Management decreasing the frequency of non-native trees.
<b>Belcher's and Broadfield Woods</b>	09/1997	14.41ha Unfavourable recovering	Monitoring by Conservation Manager of EWT - their assessment was that the site is favourable maintained. English Nature consider that the site is not yet favourable due to previous deer damage and the presence of invasive species etc, the condition has therefore been assessed as unfavourable recovering

**Table 53 SSSIs in Braintree District**

Source: [www.english-nature.org.uk](http://www.english-nature.org.uk)

- **6 Local Nature Reserves:-**
  - Brickfields/Long Meadow, Earls Colne
  - Brockwell Meadows, Kelvedon
  - Colne Valley (dismantled railway), White Colne
  - Whetmead, Witham
  - Cuckoo Wood, Great Notley (designated Jan 2008)
  - Bocking Blackwater (designated Jan 2008)

Three further Local Nature Reserves are proposed at:

- Former Gravel Pits, Gosfield
  - Disused Former Railway Line at Earls Colne
  - Land adjacent River Colne, Sible Hedingham
- **251 Local Wildlife Sites**

There are 251 Local Wildlife Sites identified within Braintree District, with many concentrated in the centre of the District. Some of the Local Wildlife Sites correspond with woodland and river valleys in this area. These comprise 165 woodland habitats, 58 grasslands, 25 mosaic habitats and 3 freshwater sites. These are listed in Appendix 6 of the Braintree District Local Plan Review.

The Essex Biodiversity Action Plan (2006) sets out species and habitats that should be a priority throughout the County of Essex. Of the 25 species requiring action within the County, Braintree District contains 14 of these species. The County also contains 10 habitats that require action, and Braintree District contains 6 of these priority habitats. These are listed below:

<b>Plants</b>
<ul style="list-style-type: none"> <li>• Native Black Poplar</li> <li>• Oxlip</li> </ul>
<b>Mammals</b>
<ul style="list-style-type: none"> <li>• Brown Hare</li> <li>• Dormouse</li> <li>• European Otter</li> <li>• Pipistrelle</li> <li>• Water Vole</li> </ul>
<b>Birds</b>
<ul style="list-style-type: none"> <li>• Grey Partridge</li> <li>• Skylark</li> <li>• Song Thrush</li> </ul>
<b>Invertebrates</b>
<ul style="list-style-type: none"> <li>• Shining Ramshorn Snail</li> <li>• Stag Beetle</li> <li>• White Clawed Cray Fish</li> </ul>
<b>Other</b>
<ul style="list-style-type: none"> <li>• Great Crested Newt</li> </ul>
<b>Habitats</b>
<ul style="list-style-type: none"> <li>• Ancient and/or Species Rich Hedgerows and Green Lanes</li> <li>• Ancient Woodland</li> <li>• Cereal Field Margins</li> <li>• Heathland</li> <li>• Old Orchards</li> <li>• Urban Areas</li> </ul>

**Table 54 Species and Habitats Requiring Action in Braintree District**



*Source: [www.essexbiodiversity.org.uk](http://www.essexbiodiversity.org.uk), SEA Baseline Information Profile 2007-2008*

The Landscape Services Team at Braintree District Council has a strategy in place to implement habitat improvements for at least 2 Biodiversity Action Plan (BAP) species every 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.

*Source: Braintree District Council Draft Core Strategy SEA/SA, produced October 2005 by Essex County Council, Braintree Landscape Character Assessment 2006, English Nature.*

## Renewable Energy

E3	Wind onshore	Solar photovoltaics	hydro	biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial solid waste combustion)	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	-	-	0	0	0	0	0	0	0	-
Completed installed capacity in MW	-	-	0	0	0	0	0	0	0	-

**Table 55 Core Indicator E3 (Renewable Energy Generation)**

- data not available

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 Council has therefore prepared guidance on 'Planning for Sustainable Design and Construction'. This supplements the existing adopted policies and further encourages developers to include energy efficient measures in new developments. It includes a 'Sustainable Design and Construction Checklist', which must be submitted with planning applications to ensure that developers incorporate sustainability during the design stage rather than as a retrofit option. These documents are available on the Council's planning website.

The Council has also adopted most of the 'Urban Place Supplement' as SPD (July 2007, after the monitoring period), which has been developed by Essex County Council and The Essex Planning Officers Association. This document supplements the 'Essex Design Guide'. Based on this document, the District requires developments of 10 units or over 1000 square metres to comply with 'level 3' of the Code for Sustainable Homes, an Eco-Homes 'very good' rating or BREEAM 'very good' rating. It also requires major developments to reduce onsite CO<sub>2</sub> emissions by 10% using on-site renewables.

It is not possible to comprehensively monitor the number of new renewable energy installations in the District as many micro-generation schemes do not require planning permission under the General Permitted Development Order, or require Building Regulations and do not necessarily apply to Braintree District Council for grant funding. During the monitoring period, where planning permission is required, the Council approved four planning applications which included wind turbines and three

planning applications were approved for solar installations. No applications were approved for large scale renewable energy generation such as on-shore wind farms. Further consideration will need to be given to how best to monitor indicator E3 in future years as the focus is on large scale installations measured in Mega Watts and to date there has only been micro generation of renewables.

Since 2004 the Council has offered grants towards micro renewables such as solar hot water systems as well as a scheme for loft insulation and cavity wall insulation in order to improve the energy efficiency of homes and reduce carbon dioxide emissions. During the monitoring period 1 grant was awarded for a wind turbine and 21 grants were awarded for solar hot water systems. 231 loft insulation/cavity wall insulation installations qualified for a reduction in Council Tax and 95 qualified for free installation.

## Local Output Indicators

## 4 Local Output Indicators

### Air Quality

Air Quality Management Areas (AQMAs) have to be imposed by Local Authorities if the Air Quality Strategy for England, Scotland, Wales and N Ireland are unlikely to be met by the prescribed dates. There are currently ten designated Air Quality Management Areas (AQMAs) in Essex. However, none of them are located in the Braintree District.

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 main sources of pollution in the Braintree District are the A120 and the A12. However, the assessment did not identify any areas where these objectives might be exceeded and there is relevant public exposure.

Braintree District Council monitors Nitrogen Dioxide at two automatic air quality monitoring stations and passive diffusion tubes at 11 locations.

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 in 2004. These were:

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

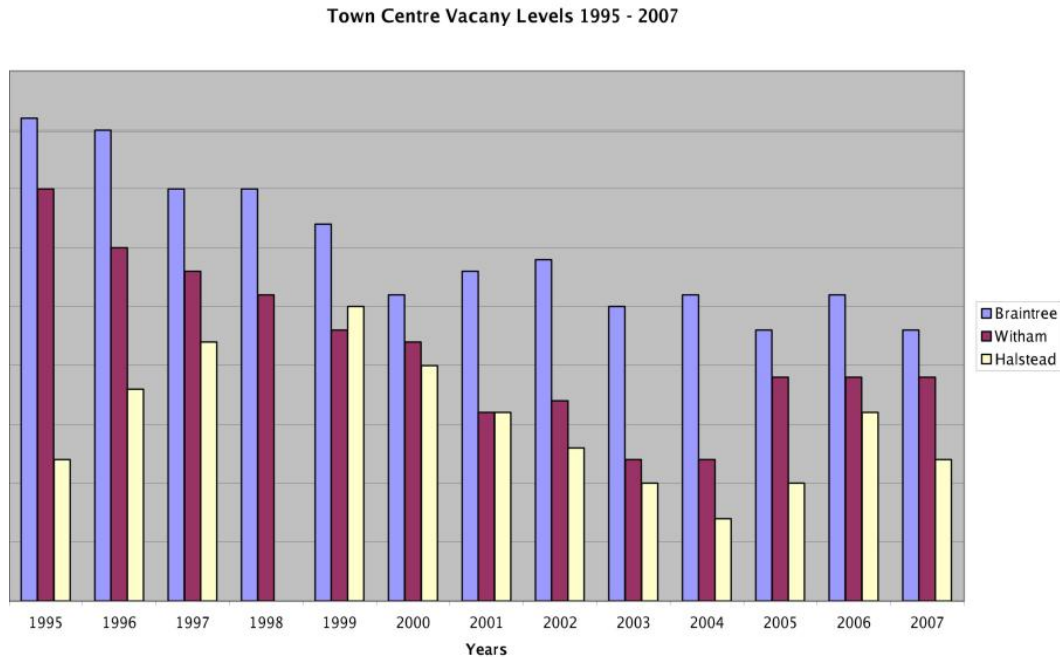
In April 2007 the Council published a 'Local Air Quality Management Progress Report'. Diffusion tube monitoring results show that there are no current or predicted exceedences of the NO<sub>2</sub> annual mean objective, even at busy kerbside locations. Concentrations at the A12 roadside site at Hatfield Peverel are above the annual mean objective, however there is no relevant exposure at this location so further assessments of air quality are not required. Concentrations of nitrogen dioxide have remained relatively constant across the District in recent years, with no noticeable upward or downward trend apparent.

There were no planning applications dealt with during the monitoring period where air quality or contaminated land was a material consideration. Therefore no planning applications have been granted contrary to Policy RLP 63 (Air Quality) or RLP 64 (Contaminated Land) of 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 retail units of the three town centres in the Braintree District. The village of Coggeshall has also been surveyed since 2007. The next chart shows the vacancy levels over the last twelve years.



**Figure 18 Town Centre Vacancy Levels**

The survey was undertaken in September/October 2007. Compared with the previous year, the results indicate that the number of vacant shops in Witham have remained the same. However, in Braintree and Halstead there are less vacant shops than the previous year.

*Source: Braintree District Council, Planning Policy*

## Protected Areas

There are no National Parks, Areas of Natural Beauty or Heritage Coasts in Braintree District.

## Open Space

The Council is currently preparing an Open Space Supplementary Planning Document. As a pre-requisite for the Open Space Supplementary Planning Document an audit of open space and sports and recreation facilities was undertaken within the guidelines of PPG17. During 2006 the audit of 340 sites was completed and questionnaire surveys of residents, users of open space and sports clubs undertaken. These enabled the Council to assess needs and get the community's views on the quantity, quality and value of open space.

## Summary of Audited Open Space Provision (2006)

Typology	Ha
Parks & Gardens	104.9
Natural/Semi-natural greenspace	215.3
Green Corridors	103.4
Outdoor Sport & Recreation Facilities	198.1
Amenity Greenspaces	55.1
Provision for Children & Young People	12.3
<b>Total</b>	<b>689.1</b>

**Table 56**

The household survey was sent to over 4,000 households in the District and a response rate of 16% achieved. Around 200 user interview surveys took place in a representative sample of open spaces throughout the District, and nearly 100 sports clubs were contacted in the sports clubs questionnaire survey.

The interim report on the open space audit was completed in June 2007 and included the views of the community gained through the above surveys.

The Braintree Green Spaces Strategy was developed with/through the Strategy Development Group, comprising external stakeholders and community representatives meeting with senior Council officers and members. The Strategy sets provision standards, evaluates strategic options for future open space, sports and recreation provision and sets priorities for the planning, management and maintenance of this provision. It was adopted by the Local Framework Panel on 4th September 2009.

The information gained from the audit, and the provisions standards set out in the Strategy provide the evidence base for the Open Spaces SPD, which will be considered by the Council in November 2008, with public participation in December-January and adoption by early spring 2009.

### Award Winning Park

Braintree District has one park (Halstead Public Gardens) holding a Green Flag Award (award announced in July 2008). This park also has achieved the rare award of Green Heritage Accreditation, (there are fewer than 50 parks with the latter award in the UK).

## Accessibility of Services, Facilities and Employment Areas

**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).**

(Previously Core Indicator 3b)

A total of 628 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 = 593 dwellings (94%)
- ii. Hospital = 586 dwellings (93.31%)
- iii. Primary School = 590 dwellings (93.95%)
- iv. Secondary School = 587 dwellings (93.47%)
- v. Areas of Employment = 609 dwellings (96.97%)
- vi. Major Retail Centre = 585 dwellings (93.15%)

### **Policy Performance:**

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).

The information indicates that retail centres, schools and areas of employment are well located. It also highlights the importance and effectiveness 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, Residential Monitoring 2008*





## Policy Performance Conclusions

## 5 Policy Performance Conclusions

Over the past year, Braintree District has continued to experience high levels of housing completions - far higher than the annual average set out in the East of England Plan for 2006 to 2021. The high development rate has added pressure on existing services and infrastructure. These are issues which will be considered during the preparation of the Local Development Framework. Forecast development rates are much lower, reflecting the current depressed housing market, although forecast housing supply more than meets the target set out in the East of England Plan.

Housing growth has continued to be concentrated at the three main towns (which accounted for 63.9% of completions), although to a lesser extent than in previous years, when over 80% of completions were in the main towns.

72.15% of gross dwelling completions were on previously developed land, which exceeded the national target of 60%.

Approximately 45 hectares of land is available for employment use, either having planning permission for employment uses that has not yet been implemented or land that is allocated in the Local Plan Review. However, the District experiences a high level of out-commuting and an increasing level of unemployment. It is important therefore, that existing employment policies are adhered to in order to ensure that allocated land continues to be safeguarded for employment and not released for alternative uses. The Draft Core Strategy is seeking to address this issue through the proposed allocation of further land for employment uses.

## Appendix 1: Saved and Expired Local Plan Review Policies

# Appendix 1: Saved and Expired Local Plan Review Policies

## Saved and Expired Local Plan Review Policies

Government Regulations, relating to the Planning and Compulsory Purchase Act 2004, dealing with the transition from Local Plans to Local Development Frameworks, state that Local Plan policies are only automatically 'saved', that is, in force, for three years after the date of adoption of the plan. This three year period ended on 24.7.08.

The Secretary of State for Communities and Local Government decided that the majority of the Braintree District Local Plan Review policies could be 'saved' and should continue to apply after 24.7.08, with the exception of the following eleven policies, which expired on that date.

Local Plan Review Policies which expired on 24.7.08:	
Policy Reference	Policy Name
RLP23	Provision for Gypsies and Travelling Showpersons
RLP43	Atlas Works Site, Earls Colne
RLP57	Freeport Special Policy Area
RLP66	Flood Risk in Developed and Urban Areas
RLP67	Flood Risk in Undeveloped Areas
RLP68	Functional Floodplains
RLP130	Indoor Sport and Leisure Site, Braintree Retail Park
RLP131	Swimming Pool, Millennium Way, Braintree
RLP132	Community Swimming Pool, Ramsey School, Halstead
RLP156	Community Uses Site, Colchester Road, Halstead
RLP165	Monitoring

**Table 57 Local Plan Review Policies which expired on 24.7.08**

These eleven policies are out of date, because they have either been implemented, or have been superseded by more recent Government policy guidance.

All of the other Local Plan Review policies are 'saved' and will continue to remain in force until they are replaced by approved policies in the Core Strategy and Development Control Documents, which will replace the Local Plan Review in due course.

## Saved Local Plan Review Policies:

### Chapter 3 Housing

Policy Reference	Policy Name
RLP1	Housing Provision
RLP2	Town Development Boundaries and Village Envelopes
RLP3	Development within Town Development Boundaries and Village Envelopes
RLP4	Prevention of Town Cramming
RLP5	Affordable Housing in New Developments
RLP6	Affordable Housing in Rural Areas
RLP7	Housing and Mixed Use Sites
RLP8	House Types
RLP9	Design and Layout of Housing and Mixed Use Areas
RLP10	Residential Density
RLP11	Changes of Use Affecting Residential Areas
RLP12	Permanent Agricultural Dwellings
RLP13	Temporary Agricultural Dwellings
RLP14	Applications for the Removal of Occupancy Conditions
RLP15	Replacement of Dwellings in the Countryside
RLP16	Hamlets and Small Groups of Dwellings
RLP17	Extensions and Alterations to Dwellings in Towns and Villages
RLP18	Extensions to Existing Dwellings in the Countryside
RLP19	Sheltered Housing
RLP20	Residential Institutions in Towns and Villages
RLP21	Institutional Uses in the Countryside
RLP22	Accessible Housing and Lifetime Housing

**Saved Local Plan Review Policies:**

RLP23	<i>EXPIRED</i>
RLP24	Subdivision of Dwellings
RLP25	Garden Extensions within Built-Up Areas
RLP26	Garden Extensions into the Countryside
<b>Chapter 4 Employment</b>	
<b>Policy Reference</b>	<b>Policy Name</b>
RLP27	Location of Employment Land
RLP28	Employment Land Provision
RLP29	Business Parks
RLP30	Diversity of Industrial and Commercial Premises
RLP31	Design and Layout of Business Parks
RLP32	Workplace Nurseries
RLP33	Employment Policy Areas
RLP34	Buffer Areas between Industry and Housing
RLP35	Non-Conforming and Un-Neighbourly Industry
RLP36	Industrial and Environmental Standards
RLP37	New Commercial and Industrial Activities within Existing Residential Areas
RLP38	Conversion of Rural Buildings
RLP39	Expansion of Local Firms
RLP40	Minor Industrial and Commercial Development in the Countryside
RLP41	Employment Allocation, Springwood Drive, Braintree
RLP42	Employment Allocation North of Bluebridge Industrial Estate, Halstead
RLP43	<i>EXPIRED</i>

**Saved Local Plan Review Policies:**

RLP44	Rayne Foundary
RLP45	Riverside Business Park, Earls Colne
RLP46	Earls Colne Airfield
RLP47	Employment Allocation Inworth Road, Feering
RLP48	Comprehensive Development Area, Kelvedon

**Chapter 5 Transport**

<b>Policy Reference</b>	<b>Policy Name</b>
RLP49	Pedestrian Networks
RLP50	Cycleways
RLP51	Cycle Parking
RLP52	Public Transport
RLP53	Generators of Travel Demand
RLP54	Transport Assessments
RLP55	Travel Plan
RLP56	Vehicle Parking
<i>RLP57</i>	<i>EXPIRED</i>
RLP58	Galleys Corner Special Policy Area
RLP59	Panners Roundabout Special Policy Area
RLP60	Braintree Branch Line Improvement
RLP61	New Road Schemes

**Chapter 6 Environmental Resources and Protection**

RLP62	Development Likely to Give Rise to Pollution or the Risk of Pollution
RLP63	Air Quality
RLP64	Contaminated Land
RLP65	External Lighting



**Saved Local Plan Review Policies:**

RLP66	<i>EXPIRED</i>
RLP67	<i>EXPIRED</i>
RLP68	<i>EXPIRED</i>
RLP69	Sustainable Drainage
RLP70	Water Efficiency
RLP71	Water Supply, Sewerage and Land Drainage
RLP72	Water Quality
RLP73	Waste Minimisation
RLP74	Provision of Space for Recycling
RLP75	Waste Reprocessing Facilities
RLP76	Renewable Energy
RLP77	Energy Efficiency

**Chapter 7 Countryside, Nature Conservation and Landscape**

<b>Policy Reference</b>	<b>Policy Name</b>
RLP78	Countryside
RLP79	Special Landscape Areas
RLP80	Landscape Features and Habitats
RLP81	Trees, Woodlands Grasslands and Hedgerows
RLP82	Sites of Special Scientific Interest
RLP83	Local Nature Reserves, Wildlife Sites, and Regionally Important Geological/Geomorphological Sites
RLP84	Protected Species
RLP85	Equestrian Facilities
RLP86	River Corridors
RLP87	Protected Lanes
RLP88	Agricultural Land

**Saved Local Plan Review Policies:**

RLP89	Agricultural Buildings
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**Chapter 8 Design and Heritage****Policy Reference****Policy Name**

RLP90	Layout and Design of Development
RLP91	Site Appraisal
RLP92	Accessibility
RLP93	Public Realm
RLP94	Public Art
RLP95	Preservation and Enhancement of Conservation Areas
RLP96	Demolition in Conservation Areas
RLP97	Changes of Use in Conservation Area
RLP98	Environmental Improvements in Conservation Areas
RLP99	Demolition of Listed Buildings
RLP100	Alterations and Extensions and Changes of Use to Listed Buildings and their settings
RLP101	Listed Agricultural Buildings
RLP102	Enabling Development
RLP103	Parks and Gardens of Special Historic Interest
RLP104	Ancient Monuments and Sites of Archaeological Importance
RLP105	Archaeological Evaluation
RLP106	Archaeological Evacuation and Monitoring
RLP107	Outdoor Advertisements
RLP108	Fascias and Signs in Conservation Areas
RLP109	Illuminated Signs in Conservation Area

**Chapter 9 Town Centres, Local Centres and Shopping****Policy Reference****Policy Name**

**Saved Local Plan Review Policies:**

RLP110	Retail and Town Centre Development - The Sequential Approach
RLP111	Retail Development
RLP112	Town Centre Uses
RLP113	Shopping Areas
RLP114	Retail Frontage Policy
RLP115	Accessibility
RLP116	Upper Floors in Shopping Areas
RLP117	Shopfronts in Conservation Areas
RLP118	Retail Warehouse Development
RLP119	Conversions to Retail Warehouse Use
RLP120	Braintree Town Centre Improvements
RLP121	Land East of Halstead High Street
RLP122	Environment Improvements in Halstead
RLP123	The Centre, Halstead
RLP124	Environmental Improvements in Witham
RLP125	Newlands Precinct, Witham
RLP126	Local Shopping Facilities
RLP127	Additional Village Shopping
RLP128	Maintenance of Rural Services and Facilities

**Chapter 10 Sports, Recreation and Tourism**

<b>Policy Reference</b>	<b>Policy Name</b>
RLP129	Sports and Leisure Facilities
<i>RLP130</i>	<i>EXPIRED</i>
<i>RLP131</i>	<i>EXPIRED</i>
<i>RLP132</i>	<i>EXPIRED</i>

**Saved Local Plan Review Policies:**

RLP133	Golf Courses
RLP134	Sports Causing Noise or Disturbance
RLP135	Floodlighting or Sports Facilities
RLP136	Formal Recreation Policy
RLP137	Open Space Standards
RLP138	Provision of Open Space in New Housing Developments
RLP139	Allotments
RLP140	River Walks/Linear Parks and Disused Railway Lines
RLP141	Informal Countryside Recreation Areas
RLP142	Country Parks
RLP143	Touring Caravan and Camping Sites
RLP144	Static Caravans, Chalets or Cabins
RLP145	Additional Tourist Attractions
RLP146	Tourist Accommodation
RLP147	Hotel Policy
RLP148	Visitor Facilities in Villages

**Chapter 11 Community Facilities**

<b>Policy Reference</b>	<b>Policy Name</b>
RLP149	Primary School, Witham
RLP150	Educational Establishments
RLP151	Protection of Community Services
RLP152	Cemetery Extension, Bocking
RLP153	Community and Village Halls
RLP154	Community Uses Site, Coggeshall
RLP155	Village Hall Site, Great Yeldham

<b>Saved Local Plan Review Policies:</b>	
<i>RLP156</i>	<i>EXPIRED</i>
RLP157	Community Uses Site, White Colne
RLP158	Community Uses Site, off Maltings Lane, Witham
RLP159	Community Uses Site, off Maltings Lane, Witham
RLP160	Local Facilities in Rural Areas
<b>Chapter 12 Utilities</b>	
<b>Policy Reference</b>	<b>Policy Name</b>
RLP161	Utilities Development
RLP162	Telecommunications Development
<b>Chapter 13 Implementation, Monitoring and Review</b>	
<b>Policy Reference</b>	<b>Policy Name</b>
RLP163	Infrastructure and Community Facilities
RLP164	Environmental Impact Assessment
<i>RLP165</i>	<i>EXPIRED</i>
RLP166	Enforcement

**Table 58 Saved Local Plan Review Policies**

## Appendix 2: Schedule of sites included in assessment of Five Year Supply 2009-2014

## Appendix 2: Schedule of sites included in assessment of Five Year Supply 2009-2014

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site *	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Number of residual dwellings which are expected to be completed in 5 years 2009-2014	Easting	Northing	2009/10 Year 1	2010/11 Year 2	2011/12 Year 3	2012/13 Year 4	2013/14 Year 5	Comments
<b>Extant Planning Permissions on Allocated Large Sites</b>																
BTE/185/86	Full	Halstead	Halstead St Andrews	Land off Stansted Road, Bells Chase/Tidings Hill	213	35	248	15	581556	229810	3	3	3	3	3	Under construction, greenfield site.
BTE/837/91	Full	Sible Hedingham	Hedingham and Maplestead	Rectory Meadow	17	4	21	2	577808	234089	0	0	0	1	1	Under construction, brownfield site
BTE/3/99	Full	Braintree	Braintree South	Land south of Mill Hill/north of A120 bypass	65	215	280	115	576768	221966	15	25	25	25	25	Under construction, greenfield site
BTE/978/05	Full	Halstead	Halstead Trinity	Former Hall site Ronald Road Halstead	4	20	24	8	581355	229760	8	0	0	0	0	Under construction, brownfield site
BTE/625/00	Full		Bocking North	Former Courtauld Mill site Bovingdon Road Bocking	15	137	152	117	575572	225636	20	20	25	25	27	Under construction, brownfield site
BTE/2540/06	Full		Bocking South	Land at Bailey Bridge Road Braintree	0	71	71	39	575648	224616	20	19	0	0	0	Under construction, brownfield site
BTE/2540/06	Full		Bocking South	Land at Bailey Bridge Road Braintree	0	-32	-32	-32	575648	224616	-32	0	0	0	0	
BTE/206/03	Full		Bocking North	The Edge Bovingdon Road Braintree	0	24	24	16	575572	225636	8	8	0	0	0	Under construction, brownfield site.
BTE/438/07	Full		Braintree Central	Old St Michael's Rayne Road Braintree	0	68	68	68	575100	223100	68	0	0	0	0	Under construction, brownfield site
BTE/1316/05	Full	Halstead		Beridge Mews, Part grounds Pitchards	0	12	12	12	580863	230642	12	0	0	0	0	Under construction, brownfield site

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site *	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Number of residual dwellings which are expected to be completed in 5 years 2009-2014	Easting	Northing	2009/10 Year 1	2010/11 Year 2	2011/12 Year 3	2012/13 Year 4	2013/14 Year 5	Comments
BTE/2399/07	Full		Braintree South	Beridge Road Halstead 162/168 Notley Road Braintree	0	24	24	24	575871	221939	24	0	0	0	0	Brownfield site. At April 2008 had planning permission for 24 dwellings. June 2008 date planning permission granted for 28 dwellings. sheltered housing scheme, construction planned to start Autumn 2008.
BTE/603/06, BTE/273/08, Policy RLP44	Full	Rayne	Rayne	Rayne Foundry Part 1 The Street Rayne	0	46	46	46	572721	222633	0	0	15	25	6	Brownfield site. Note: April 2008 planning application BTE/273/08 approved in principle subject to signing of Section 106 Agreement for development of 82 dwellings on this site and adjacent phase, decision issued May 2008; both parts of the site are the subject of an Adopted Local Plan allocation as a Comprehensive Development Area (the other part of the site is listed below; together the capacity totals 82). Building Regulations application submitted September 2008 for phase 1, plots 1-22.
BTE/1563/91, BTE/1143/06	Outline	Witham	Witham South	Land south of Matings Lane	0	268	268	202	581877	213516	0	55	57	50	40	Greenfield site. Site covered by outline consent for new neighbourhood (most of new neighbourhood site has been developed); outline planning application for revised plans BTE/1143/06 approved in principle subject to signing of Agreement.
BTE/1010/07	Outline	Braintree South	Braintree South	Riverside Centre and St John Avenue Braintree	0	114	114	94	575956	222649	0	20	25	29	20	Brownfield site; centre now closed and site was being marketed new pool



Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site *	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years 2009-2014	Easting	Northing	2009/10 Year 1	2010/11 Year 2	2011/12 Year 3	2012/13 Year 4	2013/14 Year 5	Comments
BTE/1103/07	Outline	Halstead	Halstead St Andrews	Priority Hall Colchester Road	0	75	75	75	582066	230509	0	30	30	15	0	opened, site being marketed (subsequently sold, developer = Croudace Homes and Home Group housing association; planning application expected for 86 dwgs (of which 57 would be affordable + 10 flats)..
				Subtotal supply on sites with permission and allocated in Plan (large sites only)	314	1081	1395	801			146	180	180	173	122	Brownfield site; recent planning application from landowner/developer for 85 dwellings plus care home.
<b>Extant Planning Permissions on Unallocated Large Sites</b>																
BTE/1326/04	Full		Bocking North	St Francis site Broad Road Braintree	13	18	31	18	576333	224399	0	18	0	0	0	Under construction, brownfield site
BTE/257/07	Full	Witham	Witham West	Land at Bramble Road Spring Lodge Centre Witham	0	85	85	85	581402	215578	26	14	20	25	0	Under construction, brownfield site
BTE/723/07	Full		Braintree Central	Former Water Tower and Fire Station Swan Side Braintree	0	14	14	14	575769	223164	14	0	0	0	0	Under construction, brownfield site
BTE/501/06	Full		Braintree East	Site of Pyefleet Lodge Leywood Close Braintree	0	14	14	14	577621	222692	14	0	0	0	0	Brownfield site; construction started July 2008.
BTE/981/06	Full		Braintree Central	Blandford House 7 London Road Braintree	0	13	13	6	575495	222838	0	0	6	0	0	Brownfield site; GP surgery has relocated; site has permission for 13 dwgs part from

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site *	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Number of residual dwellings which are expected to be completed in 5 years 2009-2014	Easting	Northing	2009/10 Year 1	2010/11 Year 2	2011/12 Year 3	2012/13 Year 4	2013/14 Year 5	Comments
BTE/2293/06	Full		Braintree Central	South Street Service Station Braintree	0	47	47	47	576210	222828	0	47	0	0	0	conversion and part new build; post base date recent application for conversion of Blandford House to office use but with the intention that the new build element of the extant permission should be implemented.
BTE/1092/05	Full		Braintree Central	Plumbase site Station Approach Braintree	0	16	16	16	577694	222324	0	16	0	0	0	Brownfield site. Site has planning permission for sheltered housing development.
BTE/393/06, BTE/395/06	Full	Witham	Witham Chipping Hill and Central	Coach House Way Witham	0	20	20	20	582582	215097	6	14	0	0	0	Brownfield site. Site preparation underway; construction commenced August 2008.
BTE/338/07	Full	Hatfield Peverel	Hatfield Peverel	Universal Garage The Street Hatfield Peverel	0	13	13	13	579338	211866	0	0	13	0	0	Brownfield site.
BTE/2018/07	Full	Hatfield Peverel	Halstead St Andrews	"Church View", Former Bayer site Colchester Road Halstead	0	43	43	40	581588	230681	20	20	0	0	0	Brownfield site; site now under construction.
BTE/89/07	Full		Bocking Blackwater	Former garage/parking area Falkland Court Braintree	0	12	12	12	576993	223922	0	0	12	0	0	Brownfield site.
BTE/2612/07	Full	Silver End	Bradwell Rivenhall and Silver End	Car park adjacent Deveron Lodge, rear of Sheepcotes Lane Silver End	0	12	12	12	581048	219898	6	6	0	0	0	Brownfield site.
BTE/1912/06	Full		Bocking South	Land off Williams Drive Braintree	0	14	14	14	575919	223933	0	14	0	0	0	Brownfield site.

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site *	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years 2009-2014	Easting	Northing	2009/10 Year 1	2010/11 Year 2	2011/12 Year 3	2012/13 Year 4	2013/14 Year 5	Comments
BTE/2270/07	Full		Braintree East	Former Leywood Training Centre Leywood Close Braintree	0	12	12	12	577600	222761	12	0	0	0	0	Brownfield site; construction commenced July 2008.
				<b>Subtotal supply on large sites with permission but not allocated in Plan</b>	<b>13</b>	<b>333</b>	<b>346</b>	<b>323</b>			<b>98</b>	<b>149</b>	<b>51</b>	<b>25</b>	<b>0</b>	
<b>Extant Planning Permissions Small Sites (if large number of sites totals can be used rather than a full list of sites)</b>																
				<b>Total small sites with permission</b>		<b>485</b>		<b>395</b>			<b>80</b>	<b>70</b>	<b>83</b>	<b>83</b>	<b>79</b>	
				<b>Subtotal supply on sites with permission but not allocated in Plan, large + small</b>		<b>818</b>		<b>718</b>			<b>178</b>	<b>219</b>	<b>134</b>	<b>108</b>	<b>79</b>	
<b>Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)</b>																
BTE/273/08, Policy RLP44	Allocation	Rayne	Rayne	Rayne Foundry part 2 The Street Rayne	0	36	36	36	572721	222640	0	0	12	12	12	Brownfield site. April 2008 planning application BTE/273/08 approved in principle subject to signing of Section 106 Agreement for

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site *	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Number of residual dwellings which are expected to be completed in 5 years 2009-2014	Easting	Northing	2009/10 Year 1	2010/11 Year 2	2011/12 Year 3	2012/13 Year 4	2013/14 Year 5	Comments
BTE/185/07, policy RLP48	Allocation	Kelvedon	Kelvedon	Railway Garage Station Road Kelvedon	0	32	32	32	586365	219280	0	0	12	20	0	development of 82 dwellings on this site and adjacent phase, decision issued May 2008; both parts of the site are the subject of an Adopted Local Plan allocation as a Comprehensive Development Area (the other part of the site is listed above; together the capacity totals 82).
	Allocation		Braintree East	Land south of Silemans Wood Crossing Road Braintree	0	14	14	14	577592	221963	0	14	0	0	0	Greenfield site. Full planning application approved in principle subject to signing of Section 106 Agreement, decision issued April 2008, development expected to commence soon (being marketed on developers website as 'coming soon').
	Allocation		Braintree South	Former Rifle Hill Works Rifle Hill Braintree	0	80	80	80	575867	222400	0	0	0	40	40	Brownfield site allocated in adopted Local Plan. Recent planning application for development of 89 dwellings (refused on design and layout grounds, appeal dismissed), recently described on developers website as 'coming soon'; revised plans expected to be submitted.

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site *	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Number of residual dwellings which are expected to be completed in 5 years 2009-2014	Easting	Northing	2009/10 Year 1	2010/11 Year 2	2011/12 Year 3	2012/13 Year 4	2013/14 Year 5	Comments
	Allocation	Witham	Witham South	Land at Constance Close Witham	0	137	137	40	582647	213593	0	0	0	0	40	Greenfield site.
BRC20	Allocation		Braintree Central	Rear of Rayne Road/Painfield Lane Braintree	0	29	29	29	575552	223252	0	0	0	0	29	Brownfield site. Allocated in Adopted Local Plan. Subject of recent Cushman and Wakefield Development Brief.
HSA14	Allocation	Halstead	Halstead St Andrews	East of the High Street Halstead	0	84	84	20	581429	230555	0	0	0	0	20	Brownfield site with Local Plan allocation. Approved development brief, land assembly/joint agreement progressing.
				<b>Subtotal allocated sites without permission</b>	<b>0</b>	<b>412</b>	<b>412</b>	<b>251</b>			<b>0</b>	<b>14</b>	<b>24</b>	<b>72</b>	<b>141</b>	
Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted)																
BTE/1672/05		Sible Hedingham	Hedingham and Maplestead	Coopers Yard Swan Street Sible Hedingham	0	22	22	22	578138	234030	0	2	6	7	7	Brownfield site. Planning application approved in principle subject to signing of Section 106 Agreement.
BTE/1757/07			Bocking Blackwater	Former Clinic 17a Coggeshall Road	0	14	14	14	575921	223287	0	0	14	0	0	Brownfield site. Planning application approved in principle subject to signing of Section 106 Agreement; developer now discussing possible revised plans, planning application awaited.

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site *	Estimated total residual numbers of dwellings permitted/allocated at 2008	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years 2009-2014	Easting	Northing	2009/10 Year 1	2010/11 Year 2	2011/12 Year 3	2012/13 Year 4	2013/14 Year 5	Comments
				Subtotal large sites informally identified	0	36	36	36			0	2	20	7	7	
				Small sites identified in housing land availability survey, without planning permission at April 2008	0	7	7	4			0	0	0	0	4	
Contingent sites (strategic sites described in RS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth)																
BRE17			Braintree East	Kalestead Works 300/302 Cressing Road Braintree	0	14	14	14	577617	222331	0	0	0	0	14	Brownfield site, site subject of expired planning permission BTE/1864/04, recent planning application for 14 dwellings refused, including on grounds of lack of contribution to affordable housing, appeal dismissed, revised plans awaited (BTE/2220/07 refers).
HSA15		Halstead	Halstead St Andrews	Netter Priors Colchester Road Halstead	0	13	13	13	581980	230475	0	0	13	0	0	Brownfield site, identified in urban capacity study. Site is subject of planning application BTE/272/08 which

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site *	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years 2009-2014	Easting	Northing	2009/10 Year 1	2010/11 Year 2	2011/12 Year 3	2012/13 Year 4	2013/14 Year 5	Comments
WCC04		Witham	Witham Chipping Hill and Central	River View off Maldon Road Witham	0	55	55	55	582260	214007	55	0	0	0	0	was approved May 2008, net dwelling capacity of 13 dwellings, sheltered housing.
BRE14			Braintree East	North of Pyefleet Lodge Braintree	0	8	8	8	577649	222707	0	0	8	0	0	Brownfield site in ownership of developer. Part of urban capacity site BRE14 has permission for 12 dwellings under BTE/2270/07 (see above), leaving a residual part of the site with an estimated capacity of 8 dwellings, included here as the overall UCS site is a large site, this residual area was the subject of a recent planning application for 20 dwellings which was refused.
				<b>Total large contingent sites (urban capacity study)</b>	<b>0</b>	<b>90</b>	<b>90</b>	<b>90</b>			<b>55</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>14</b>	
				<b>Subtotal sum of categories of informally identified sites without planning permission</b>	<b>0</b>	<b>133</b>		<b>130</b>			<b>55</b>	<b>2</b>	<b>41</b>	<b>7</b>	<b>25</b>	

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site *	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Number of residual dwellings which are expected to be completed in 5 years 2009-2014	Easting	Northing	2009/10 Year 1	2010/11 Year 2	2011/12 Year 3	2012/13 Year 4	2013/14 Year 5	Comments
								1900			379	415	379	360	367	
<b>Total</b>																

### Schedule of sites included in assessment of Five Year Supply 2009-2014





## Appendix 3: Schedule of sites included in Fifteen Year Supply

Appendix 2: Schedule of sites included in 15 year supply

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Easting	Northing	2008/09 Year 1	2009/10 Year 2	2010/11 Year 3	2011/12 Year 4	2012/13 Year 5	2013/14 Year 6	2014/15 Year 7	2015/16 Year 8	2016/17 Year 9	2017/18 Year 10	2018/19 Year 11	2019/20 Year 12	2020/21 Year 13	2021/22 Year 14	2022/23 Year 15	Total Identified 15 year Supply 2008-2023	2023/24	2024/25	Total Identified 17 year Supply 2008-2025	Comments	
<b>Formally Identified</b> (politically agreed and site specific)																														
<b>Extant Planning Permissions on Allocated Large Sites</b>																														
BTE/185/86	Full	Halstead	Halstead St Andrews	Land off Stanstead Road, Balls Chase/Tidings Hill	213	35	248	581556	229810	2	3	3	3	3	3	3	3	3	3	3	3	0	0	0	35	0	0	35	Under construction, greenfield site.	
BTE/937/91	Full	Sible Hedingham	Hedingham and Maplestead	Rectory Meadow	17	4	21	577808	234089	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	4	0	0	4	Under construction, brownfield site
BTE/3/99	Full	Braintree	Braintree South	Land south of Mill Hill/north of A120 bypass	65	215	280	576768	221966	15	15	25	25	25	25	25	25	10	0	0	0	0	0	0	215	0	0	215	Under construction, greenfield site	
BTE/978/05	Full	Halstead	Halstead Trinity	Former Hall site Ronald Road Halstead	4	20	24	581355	229760	12	8	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	20	Under construction, brownfield site	
BTE/1563/91	Full	Witham	Witham South	Land south of Maltings Lane Witham	769	25	794	581877	213516	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	25	Under construction, greenfield site	
BTE/1685/06	Full	Silver End	Bradwell Rivenhall & Silver End	Former Joinery Works Boars Tye Road Silver End	58	8	66	580833	220145	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	8	Under construction, brownfield site	
BTE/525/00	Full		Bocking North	Former Courtauld Mill site Bovingdon Road Bocking	15	137	152	575572	225636	20	20	20	25	25	27	0	0	0	0	0	0	0	0	0	137	0	0	137	Under construction, brownfield site	
BTE/2540/06	Full		Bocking South	Land at Bailey Bridge Road Braintree	0	71	71	575648	224616	32	20	19	0	0	0	0	0	0	0	0	0	0	0	0	71	0	0	71	Under construction, brownfield site	
BTE/2540/06	Full		Bocking South	Land at Bailey Bridge Road Braintree	0	-32	-32	575648	224616	0	-32	0	0	0	0	0	0	0	0	0	0	0	0	0	-32	0	0	-32	Under construction, brownfield site	
BTE/206/03	Full		Bocking North	The Edge Bovingdon Road Braintree	0	24	24	575572	225636	8	8	8	0	0	0	0	0	0	0	0	0	0	0	0	24	0	0	24	Under construction, brownfield site.	
BTE/438/07	Full		Braintree Central	Old St Michael's Rayne Road Braintree	0	68	68	575100	223100	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	68	0	0	68	Under construction, brownfield site	
BTE/1787/05	Full	Kelvedon	Kelvedon	River View Station Road	0	13	13	586491	219233	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	Under construction, brownfield site	
BTE/1316/05	Full	Halstead		Beridge Mews, Part grounds Pitchards Beridge Road Halstead	0	12	12	580863	230642	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	Under construction, brownfield site	
BTE/2399/07	Full		Braintree South	162/168 Notley Road Braintree	0	24	24	575871	221939	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	0	24	Brownfield site. With permission for 24 dwellings at April 2008; June 2008 date permission granted for 28 dwellings; sheltered housing scheme, construction planned to start Autumn 2008.	
BTE/01/2078	Full		Bocking North	Rear of 49-57 Church Lane Bocking	0	17	17	575932	224511	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3	0	0	3	Brownfield site. Permission for 17 dwellings May 2004; post base date applications for demolition of 4 dwellings and erection of care home (site now owned by proposed developer of care home) and a total of 7 dwgs (net capacity would be 3 dwgs); forecast based on these recent plans.	
BTE/603/06, BTE/273/08, Policy RLP44	Full	Rayne	Rayne	Rayne Foundry Part 1 The Street Rayne	0	46	46	572721	222633	0	0	0	15	25	6	0	0	0	0	0	0	0	0	0	46	0	0	46	Brownfield site. April 2008 application BTE/273/08 approved in principle subject to signing of Section 106 for 82 dwellings on this site and adjacent phase, decision issued May 2008; both parts have Plan allocation as a Comp. Development Area (other part of the site listed below; together capacity totals 82). Building Regs application for Phase 1, 22 plots.	
BTE/1563/91, BTE/1143/06	Outline	Witham	Witham South	Land south of Maltings Lane	0	268	268	581877	213516	0	0	55	57	50	40	66	0	0	0	0	0	0	0	0	268	0	0	268	Greenfield site. Site covered by outline consent for new neighbourhood (most of which has been developed); outline application for revised plans BTE/1143/06 approved in principle subject to signing of Section 106 Agreement.	

Appendix 2: Schedule of sites included in 15 year supply

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Easting	Northing	2008/09 Year 1	2009/10 Year 2	2010/11 Year 3	2011/12 Year 4	2012/13 Year 5	2013/14 Year 6	2014/15 Year 7	2015/16 Year 8	2016/17 Year 9	2017/18 Year 10	2018/19 Year 11	2019/20 Year 12	2020/21 Year 13	2021/22 Year 14	2022/23 Year 15	Total Identified 15 year Supply 2008-2023	2023/24	2024/25	Total Identified 17 year Supply 2008-2025	Comments				
BTE/1010/07	Outline		Braintree South	Former Riverside Centre and St John Avenue Braintree	0	114	114	575956	222649	0	0	20	25	29	20	20	0	0	0	0	0	0	0	0	0	0	0	0	114	0	0	114	Brownfield site; centre closed, site being marketed; planning application expected for 86 dwgs (of which 57 would be affordable + 10 flats).
BTE/1103/07	Outline	Halstead	Halstead St Andrews	Priory Hall Colchester Road	0	75	75	582066	230509	0	0	30	30	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	0	0	75	Brownfield site; application from landowner/ developer for 85 dwellings + care home; post April 2008 approved in principle subject to signing of Section 106.
																															0		
				<b>Subtotal supply on sites with permission and allocated in Plan (large sites only)</b>	<b>1141</b>	<b>1144</b>	<b>2285</b>			<b>135</b>	<b>146</b>	<b>180</b>	<b>180</b>	<b>173</b>	<b>122</b>	<b>118</b>	<b>29</b>	<b>28</b>	<b>13</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1130</b>	<b>0</b>	<b>0</b>	<b>1130</b>					

Extant Planning Permissions on Unallocated Large Sites etc

																																0			
																																0			
BTE/2291/06	Full		Braintree Central	Depot site Fairfield Road Braintree	8	35	43	575848	222907	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	0	0	35	Under construction, brownfield site
BTE/1326/04	Full		Bocking North	St Francis site Broad Road Braintree	13	18	31	576333	224399	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	18	Under construction, brownfield site
BTE/257/07	Full	Witham	Witham West	Land at Bramble Road Spring Lodge Centre Witham	0	85	85	581402	215578	0	26	14	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85	0	0	85	Under construction, brownfield site
BTE/400/07	Full		Braintree East	Land adj Braintree Football Club Clockhouse Way Braintree	0	35	35	577174	222816	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	0	0	35	Under construction, brownfield site
BTE/723/07	Full		Braintree Central	Former Water Tower and Fire Station Swan Side Braintree	0	14	14	575769	223164	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14	Under construction, brownfield site
BTE/501/06	Full		Braintree East	Site of Pyefleet Lodge Leywood Close Braintree	0	14	14	577621	222692	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14	Brownfield site; construction started July 2008.
BTE/981/06	Full		Braintree Central	Blandford House 7 London Road Braintree	0	13	13	575495	222838	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	Brownfield site; GP surgery relocated; site has permission for 13 dwgs; post base date application for conversion of Blandford House to office use but with intention that new build element of extant permission be implemented.
BTE/1442/05	Full		Bocking North	Christy House and Chantry House Church Street Braintree	0	14	14	575753	225490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Brownfield site. With permission for 14 dwellings; revised proposals to use site as part of adjacent care home complex rather than for implementation of this permission. Application submitted Sept 2008 for care home uses (BTE/1672/08).
BTE/2293/06	Full		Braintree Central	South Street Service Station Braintree	0	47	47	576210	222828	0	0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	0	0	47	Brownfield site. Site has permission for sheltered housing development.
BTE/1092/05	Full		Braintree Central	Plumbase site Station Approach Braintree	0	16	16	577694	222324	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	16	Brownfield site. Building Regulations approved.
BTE/393/06, BTE/395/06	Full	Witham	Witham Chipping Hill and Central	Coach House Way Witham	0	20	20	582582	215097	0	6	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	20	Brownfield site. Site preparation underway; construction started Aug 2008.
BTE/338/07	Full	Hatfield Peverel	Hatfield Peverel	Universal Garage The Street Hatfield Peverel	0	13	13	579338	211866	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	Brownfield site.
BTE/2018/07	Full	Hatfield Peverel	Halstead St Andrews	"Church View", Former Bayer site Colchester Road Halstead	0	43	43	581588	230681	3	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	0	0	43	Brownfield site; site now under construction.
BTE/89/07	Full		Bocking Blackwater	Former garage/parking area Falkland Court Braintree	0	12	12	576993	223922	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	Brownfield site.
BTE/2612/07	Full	Silver End	Bradwell Rivenhall and Silver End	Car park adjacent Deveron Lodge, rear of Sheepcotes Lane Silver End	0	12	12	581048	219898	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	Brownfield site.	
BTE/1912/06	Full		Bocking South	Land off Williams Drive Braintree	0	14	14	575919	223933	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14	Brownfield site.	

Appendix 2: Schedule of sites included in 15 year supply

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Easting	Northing	2008/09 Year 1	2009/10 Year 2	2010/11 Year 3	2011/12 Year 4	2012/13 Year 5	2013/14 Year 6	2014/15 Year 7	2015/16 Year 8	2016/17 Year 9	2017/18 Year 10	2018/19 Year 11	2019/20 Year 12	2020/21 Year 13	2021/22 Year 14	2022/23 Year 15	Total Identified 15 year Supply 2008-2023	2023/24	2024/25	Total Identified 17 year Supply 2008-2025	Comments				
BTE/2270/07	Full		Braintree East	Former Leywood Training Centre Leywood Close Braintree	0	12	12	577600	222761	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	Brownfield site; construction commenced July 2008.
<b>Subtotal supply on large sites with permission but not allocated in Plan</b>					<b>21</b>	<b>417</b>	<b>438</b>			<b>73</b>	<b>98</b>	<b>149</b>	<b>51</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>396</b>	

Extant Planning Permissions Small Sites (if large number of sites totals can be used rather than a full list of sites)

<b>Total small sites with permission</b>						<b>485</b>				<b>90</b>	<b>80</b>	<b>70</b>	<b>83</b>	<b>83</b>	<b>79</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>485</b>	
<b>Subtotal supply on sites with permission but not allocated in Plan, large + small</b>						<b>902</b>				<b>163</b>	<b>178</b>	<b>219</b>	<b>134</b>	<b>108</b>	<b>79</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>881</b>	

Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)

BTE/273/08, Policy RLP44	Allocation	Rayne	Rayne	Rayne Foundry part 2 The Street Rayne	0	36	36	572721	222640	0	0	0	12	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0	36	Brownfield site. April 2008 application BTE/273/08 approved in principle subject to signing of Section 106 for development of 82 dwellings on this site and adjacent phase, permitted May 2008; both parts of site are subject of Plan allocation as a Comprehensive Development Area (the other part of the site is listed above; together the capacity totals 82).			
BTE/185/07, policy RLP48	Allocation	Kelvedon	Kelvedon	Railway Garage Station Road Kelvedon	0	32	32	586365	219280	0	0	0	12	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0	0	32	Brownfield site; Plan allocation for Comprehensive Development Area; outline application for mixed use including 32 dwgs approved in principle subject to signing of Section 106.		
	Allocation		Braintree East	Land south of Stilemans Wood Crossing Road Braintree	0	14	14	577592	221963	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14	Greenfield site. Application approved in principle subject to signing of Section 106, decision issued April 2008, developer website marketed site as "coming soon".		
	Allocation		Braintree South	Former Rifle Hill Works Rifle Hill Braintree	0	80	80	575867	222400	0	0	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	0	0	80	Brownfield site allocated in Plan. Recent application for development of 89 dwgs (refused on design and layout grounds, appeal dismissed), described on developer's website as "coming soon"; revised plans awaited.		
	Allocation	Witham	Witham South	Land at Constance Close Witham	0	137	137	582647	213593	0	0	0	0	0	40	40	40	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137	0	0	137	Greenfield site.		
BRC37	Allocation		Braintree Central	Land rear of 20 Rose Hill Braintree	0	78	78	576306	222757	0	0	0	0	0	0	0	0	20	27	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	0	0	78	Brownfield site allocated in Plan, recent discussions with potential developer.	
BOB03	Allocation		Bocking Blackwater	Land rear of 19-29 Coggeshall Road Braintree	0	15	15	576100	223313	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15	Brownfield site allocated in Plan.	
	Allocation		Bocking South	Land adjacent and rear of First Stop Centre Bocking End Braintree	0	38	38	575693	223350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Brownfield site. Allocated in Plan; conversion of office to residential in part of site may affect development potential.		
BRC31	Allocation		Braintree Central	Mazers Court/Silks Way South Street Braintree	0	42	42	575778	222759	0	0	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0	0	42	Brownfield site. Allocated in Adopted Local Plan.
BRC20	Allocation		Braintree Central	Rear of Rayne Road/Panfield Lane Braintree	0	29	29	575552	223252	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0	0	29	Brownfield site. Allocated in Plan. Subject of recent Cushman and Wakefield Development Brief.

Appendix 2: Schedule of sites included in 15 year supply

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Easting	Northing	2008/09 Year 1	2009/10 Year 2	2010/11 Year 3	2011/12 Year 4	2012/13 Year 5	2013/14 Year 6	2014/15 Year 7	2015/16 Year 8	2016/17 Year 9	2017/18 Year 10	2018/19 Year 11	2019/20 Year 12	2020/21 Year 13	2021/22 Year 14	2022/23 Year 15	Total Identified 15 year Supply 2008-2023	2023/24	2024/25	Total Identified 17 year Supply 2008-2025	Comments	
BRC08	Allocation		Braintree Central	William Julien Courtauld Hospital site London Road Braintree	0	25	25	575303	222648	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Brownfield site with Plan allocation; originally expected to come forward following development of new community hospital at Rayne Road; Health Trust now proposing (subject to confirmation) health care uses continue at WJC site (although part of the site may be surplus).
	Allocation		Braintree South	Speedy Hire Centre Skitts Hill	0	17	17	576422	222184	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Brownfield site with Local Plan allocation, in active use as tool hire centre.
	Allocation	Halstead	Halstead Trinity	Land off Butler Road Halstead	0	33	33	581097	230589	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Brownfield site with Plan allocation, earlier application withdrawn, application for community uses expected.
HSA46	Allocation	Halstead	Halstead St Andrews	Rear of Bois Field Terrace Halstead	0	12	12	581487	230808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	0	Brownfield site with Local Plan allocation.
HSA14	Allocation	Halstead	Halstead St Andrews	East of the High Street Halstead	0	84	84	581429	230555	0	0	0	0	0	20	30	34	0	0	0	0	0	0	0	0	0	0	0	84	Brownfield site with Plan allocation. Approved development brief, land assembly/joint agreement progressing.
HSA03	Allocation	Halstead	Halstead St Andrews	Adj Balls Farmhouse Balls Chase Halstead	0	12	12	581473	229869	0	0	0	0	0	0	0	0	2	3	3	2	2	0	0	12	0	0	12	Greenfield site with Plan allocation, subject of expired permission, in ownership of developer, expected to come forward after development of phases on overall site with extant planning permission.	
WCC05	Allocation	Witham	Witham Chipping Hill and Central	Rear of 57 Newland Street Witham	0	13	13	582155	214436	0	0	0	0	0	0	0	0	0	0	0	6	7	0	0	13	0	0	13	Brownfield site with Local Plan allocation.	
	Allocation	Halstead	Halstead St Andrews	Former Bluebridge Garage site Colchester Road Halstead	0	14	14	582421	230159	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	14	0	0	14	Brownfield site with Local Plan allocation.	
BRC33	Allocation		Braintree Central	Land adj 106 South Street Braintree	0	17	17	575885	222813	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	17	0	0	17	Brownfield site with Local Plan allocation.	
				<b>Subtotal allocated sites without permission</b>	<b>0</b>	<b>728</b>	<b>728</b>			<b>0</b>	<b>0</b>	<b>14</b>	<b>24</b>	<b>72</b>	<b>141</b>	<b>70</b>	<b>131</b>	<b>39</b>	<b>30</b>	<b>34</b>	<b>39</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>603</b>	<b>0</b>	<b>12</b>	<b>615</b>		

**Informally Identified** (may not be politically accepted or site specific)

Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted)

BTE/1672/05		Sible Hedingham	Hedingham and Maplestead	Coopers Yard Swan Street Sible Hedingham	0	22	22	578138	234030	0	0	2	6	7	7	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	Brownfield site. Application approved in principle subject to signing of Section 106.
BTE/1757/07			Bocking Blackwater	Former Clinic 17a Coggeshall Road	0	14	14	575921	223287	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14	Brownfield site. Application approved in principle subject to signing of Section 106; developer discussing possible revised plans, application awaited.			
		Silver End	Bradwell Rivenhall and Silver End	Broadway Precinct Silver End	0	21	21	580741	219706	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	21	0	0	21	Brownfield site, approved development brief for retail and residential mixed use redevelopment.			
				<b>Subtotal large sites informally identified</b>	<b>0</b>	<b>57</b>	<b>57</b>			<b>0</b>	<b>0</b>	<b>2</b>	<b>20</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>57</b>				
				<b>Small sites identified in housing land availability survey, without planning permission at April 2008</b>	<b>0</b>	<b>7</b>	<b>7</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>				

Appendix 2: Schedule of sites included in 15 year supply

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Easting	Northing	2008/09 Year 1	2009/10 Year 2	2010/11 Year 3	2011/12 Year 4	2012/13 Year 5	2013/14 Year 6	2014/15 Year 7	2015/16 Year 8	2016/17 Year 9	2017/18 Year 10	2018/19 Year 11	2019/20 Year 12	2020/21 Year 13	2021/22 Year 14	2022/23 Year 15	Total Identified 15 year Supply 2008-2023	2023/24	2024/25	Total Identified 17 year Supply 2008-2025	Comments	
<b>Contingent sites (strategic sites described in RS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth)</b>																														
BRE17			Braintree East	Kalestead Works 300/302 Crossing Road Braintree	0	14	14	577617	222331	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	14	0	0	14	Brownfield site; site subject of expired permission BTE/1864/04, recent application for 14 dwellings refused, including on grounds of lack of contribution to affordable housing, appeal dismissed; revised plans awaited (BTE/2220/07 refers).
HSA15		Halstead	Halstead St Andrews	Nether Priors Colchester Road Halstead	0	13	13	581980	230475	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	Brownfield site, identified in urban capacity study. Application BTE/272/08 approved May 2008, net dwelling capacity of 13 dwellings, sheltered housing.
WCC04		Witham	Witham Chipping Hill and Central	River View off Maldon Road Witham	0	55	55	582260	214007	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	0	0	55	Brownfield site; affordable housing development, site now cleared ready for development and application submitted BTE/1801/08.
BOS16			Bocking South	Harkilees Way Braintree	0	25	25	575752	224050	0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	25	0	0	25	Greenfield site identified in Urban Capacity Study.
BOS27			Bocking South	Coldnailhurst Avenue	0	13	13	575331	223787	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	13	0	0	13	Brownfield site identified in Urban Capacity Study.
BRC09			Braintree Central	Land east of Walnut Grove (46, 46a & 48 London Rd, adj. WJC Hospital) Braintree	0	19	19	575242	222611	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	0	19	0	0	19	Brownfield site identified in Urban Capacity Study.
BRC30				Telephone Exchange site rear of Notley Road/South Street Braintree	0	74	74	575814	222718	0	0	0	0	0	0	0	14	0	20	40	0	0	0	0	0	74	0	0	74	Brownfield site identified in Urban Capacity Study; subsequently outline application submitted for 14 dwgs - BTE/08/1956 - on land adjacent exchange building.
BRC34			Braintree Central	Kwik Fit and Builders yard and depot adj The Mulberries South Street Braintree	0	23		576018	222795	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	23	0	0	23	Brownfield site identified in Urban Capacity Study.
BRC77			Braintree Central	Fairfield Court (ex Police Station and Magistrates Court, currently Essex Field Archaeology), Fairfield Road Braintree	0	20	20	575904	222855	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	20	0	0	20	Brownfield site identified in Urban Capacity Study.
BRE14			Braintree East	North of Pyefleet Lodge Braintree	0	8	8	577649	222707	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	8	Brownfield site in ownership of developer. Part of urban capacity site BRE14 has permission for 12 dwellings, BTE/2270/07 (see above), leaving residual part with estimated capacity of 8 dwellings, included here as the overall UCS site is a large site. This residual area was subject of recent application for 20 dwellings, refused.
BRE16			Braintree East	Stubbs Lane Braintree	0	13	13	577620	222277	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	13	0	0	13	Greenfield site identified in Urban Capacity Study.
COG03		Coggeshall	Coggeshall and North Feering	Hare Bridge, 28 and 30 West Street Coggeshall	0	20	20	584755	222555	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	20	Brownfield site identified in Urban Capacity Study
COG06		Coggeshall	Coggeshall and North Feering	35, 35a, 35b, 35c & 35d Knights Road, Rear of surgery Coggeshall	0	15	15	584810	222676	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15	0	0	15	Brownfield site identified in Urban Capacity Study
COG14		Coggeshall	Coggeshall and North Feering	Albert Place Coggeshall	0	15	15	585224	222682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	15	Brownfield site identified in Urban Capacity Study	
COG16		Coggeshall	Coggeshall and North Feering	2 4 and 6 Church Green Coggeshall	0	33	33	585384	222930	0	0	0	0	0	0	0	0	0	0	0	33	0	0	0	33	0	0	33	Brownfield site identified in Urban Capacity Study	
COG20		Coggeshall	Coggeshall and North Feering	Rear of Walford Way Coggeshall	0	23	23	584947	222878	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	23	0	0	23	Brownfield site identified in Urban Capacity Study
EAR04		Earls Colne	The Three Colnes	Telephone Exchange High Street Earls Colne	0	13	13	585934	228949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	13	Brownfield site identified in Urban Capacity Study.	

Appendix 2: Schedule of sites included in 15 year supply

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Easting	Northing	2008/09 Year 1	2009/10 Year 2	2010/11 Year 3	2011/12 Year 4	2012/13 Year 5	2013/14 Year 6	2014/15 Year 7	2015/16 Year 8	2016/17 Year 9	2017/18 Year 10	2018/19 Year 11	2019/20 Year 12	2020/21 Year 13	2021/22 Year 14	2022/23 Year 15	Total Identified 15 year Supply 2008-2023	2023/24	2024/25	Total Identified 17 year Supply 2008-2025	Comments
HAT14		Hatfield Peverel	Hatfield Peverel	Rear of Station Road Hatfield Peverel	0	44	44	578865	211869	0	0	0	0	0	0	0	0	0	0	44	0	0	0	0	44	0	0	44	Brownfield site identified in Urban Capacity Study.
HSA28		Halstead	Halstead St Andrews	Council Yard Fenn Road Halstead	0	30	30	582383	230459	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	Brownfield site identified in Urban Capacity Study.
HSA35		Halstead	Halstead St Andrews	Telephone Exchange and land to the rear Morley Road Halstead	0	32	32	581823	230723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0	32	Brownfield site identified in Urban Capacity Study.
HSA38		Halstead	Halstead St Andrews	Car Park at The Centre Halstead	0	14	14	581475	230610	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14	0	14	Brownfield site identified in Urban Capacity Study.
HSA45		Halstead		Empire Theatre and Filling Station Butler Road Halstead	0	14	14	580949	230733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	0	0	14	Brownfield site identified in Urban Capacity Study.
HSA53		Halstead	Halstead St Andrews	The Centre Shopping Precinct Halstead	0	21	21	581435	230591	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	21	Brownfield site identified in Urban Capacity Study.
HSA61		Halstead	Halstead St Andrews	Sorting Office High Street Halstead	0	13	13	581290	230647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	0	0	13	Brownfield site identified in Urban Capacity Study.
KEL03		Kelvedon	Kelvedon	Depot and land to rear of High Street Kelvedon	0	13	13	586059	218463	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	13	0	0	13	Brownfield site identified in Urban Capacity Study.
KEL05		Kelvedon	Kelvedon	Industrial Estate and land to rear Station Road Kelvedon	0	20	20	586318	219139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	0	0	20	Brownfield site identified in Urban Capacity Study. Permission granted for 7 dwellings on part of UCS site; capacity here of 20 represents residual estimated capacity.
KEL10		Kelvedon	Kelvedon	Land north of Canonium Mews Kelvedon	0	16	16	586381	218936	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	16	0	0	16	Brownfield site identified in Urban Capacity Study.
KEL14		Kelvedon	Kelvedon	Corner units Station Road and High Street Kelvedon	0	18	18	586451	219193	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	18	0	0	18	Brownfield site identified in Urban Capacity Study.
SIB08		Sible Hedingham	Hedingham and Maplestead	Builders yard and land to rear Alexandra Road Sible Hedingham	0	22	22	578037	234217	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	22	0	0	22	Brownfield site identified in Urban Capacity Study
SVE05		Silver End	Bradwell Rivenhall and Silver End	Adj Works Boars Tye Road	0	26	26	580882	220024	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	26	0	0	26	Brownfield site identified in Urban Capacity Study
WCC06		Witham	Witham Chipping Hill and Central	Garage and land to rear Maldon Road Witham	0	23	23	582383	214198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	23	Brownfield site identified in Urban Capacity Study
WCC08		Witham	Witham Chipping Hill and Central	Car park east of Mayland House Witham	0	62	62	582439	214512	0	0	0	0	0	0	0	0	0	0	0	30	32	0	0	62	0	0	62	Brownfield site identified in Urban Capacity Study
WCC10		Witham	Witham Chipping Hill and Central	Land south of Kings Chase Witham	0	15	15	581982	214221	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15	0	0	15	Brownfield site identified in Urban Capacity Study
WCC13		Witham	Witham Chipping Hill and Central	Car Park Guithavon Street Witham	0	9	9	581997	489933	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	9	0	0	9	Brownfield site identified in Urban Capacity Study for 77 dwgs; supply estimate revised to reflect Cushman and Wakefield study which recommended retention of car park with estimated capacity of 9 as frontage development to Guithavon Street.
WCC16		Witham	Witham Chipping Hill and Central	Newlands Precinct Witham	0	20	20	582086	214595	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	20	Brownfield site identified in Urban Capacity Study; site may come forward earlier - it is the subject of a recent appraisal by Cushman and Wakefield; it is planned that development partners will be sought in 2009. UCS estimated capacity at 74 but supply estimate revised in light of C & W study (capacity estimated by BDC, to be confirmed by C & W).
WCC22		Witham	Witham Chipping Hill and Central	Car park at White Horse Lane Witham	0	26	26	581964	215401	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	26	0	0	26	Brownfield site identified in Urban Capacity Study



Appendix 2: Schedule of sites included in 15 year supply

Main planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish	Ward	Name and address of site	Total number of dwellings built on site	Estimated total residual number of dwellings permitted/allocated at 2008	Total number of dwellings on site	Easting	Northing	2008/09 Year 1	2009/10 Year 2	2010/11 Year 3	2011/12 Year 4	2012/13 Year 5	2013/14 Year 6	2014/15 Year 7	2015/16 Year 8	2016/17 Year 9	2017/18 Year 10	2018/19 Year 11	2019/20 Year 12	2020/21 Year 13	2021/22 Year 14	2022/23 Year 15	Total Identified 15 year Supply 2008-2023	2023/24	2024/25	Total Identified 17 year Supply 2008-2025	Comments				
WCC26		Witham	Witham Chipping Hill and Central	Adj St Nicholas Church Chipping Hill Witham	0	17	17	581664	215420	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	17	0	0	17	Greenfield site identified in Urban Capacity Study.
WCC30		Witham	Witham Chipping Hill and Central	Former Technology Centre and adjoining buildings Braintree Road Witham	0	28	28	581952	215342	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	28	0	0	28	Brownfield site identified in Urban Capacity Study; site may come forward earlier, recent pre application discussions on development proposals.
WCC34		Witham	Witham Chipping Hill and Central	Land at end of Mayland Road Witham	0	14	14	582245	214589	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	14	0	0	14	Brownfield site identified in Urban Capacity Study; site may be deleted if post base date application for use of part of site in connection with delivery access for retail unit.
WCC45		Witham	Witham Chipping Hill and Central	Land south of Chess Lane Witham	0	14	14	582477	214876	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	14	0	0	14	Brownfield site identified in Urban Capacity Study, north of Magistrates Court and Police Station
WCC50		Witham	Witham Chipping Hill and Central	Warehouse rear of Braintree Road Witham	0	24	24	581947	215979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	0	0	24	0	0	24	Brownfield site identified in Urban Capacity Study	
WCC59		Witham	Witham Chipping Hill and Central	Builders yard Maldon Road Witham	0	16	16	582220	214494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	Brownfield site identified in Urban Capacity Study.	
WCC63		Witham	Witham Chipping Hill and Central	British Legion Hall and Glovers Motors Newland Street Witham	0	12	12	582352	214859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	12	Brownfield site identified in Urban Capacity Study		
WCC74		Witham	Witham Chipping Hill and Central	Gimsons south of Kings Chase Witham	0	86	86	582073	214146	0	0	0	0	0	0	0	40	46	0	0	0	0	0	0	0	0	0	86	0	0	86	Greenfield site identified in Urban Capacity study	
WIN07		Witham	Witham North	Land south of Lime Close Witham	0	15	15	582364	216195	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	15	0	0	15	Brownfield site identified in Urban Capacity Study
WIS03		Witham	Witham South	Ivy Chimneys Hatfield Road Witham	0	21	21	581338	213640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	21	21	Brownfield site identified in Urban Capacity Study		
WIW02		Witham	Witham West	Land between Spa Road and Highfields Road Witham	0	16	16	581326	214723	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	16	0	0	16	Greenfield site identified in Urban Capacity Study
WIW09		Witham	Witham West	54-62 Powers Hall End Witham	0	18	18	581062	215217	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	18	Brownfield site identified in Urban Capacity Study
WIW12		Witham	Witham West	Rear of 17 Chelmer Road Witham	0	14	14	581752	214959	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	14	0	0	14	Brownfield site identified in Urban Capacity Study
				<b>Total large contingent sites (urban capacity study)</b>	<b>0</b>	<b>1129</b>	<b>1106</b>			<b>0</b>	<b>55</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>14</b>	<b>26</b>	<b>60</b>	<b>82</b>	<b>94</b>	<b>105</b>	<b>235</b>	<b>114</b>	<b>53</b>	<b>47</b>	<b>906</b>	<b>207</b>	<b>16</b>	<b>1129</b>					
	<b>Proposed allocation: Draft LDF Core Strategy)</b>			<b>Broad locations of growth at NW Braintree; NE Witham; SW Witham; Premdor site at Sible Hedingham; Crittall site at Silver End</b>	<b>0</b>	<b>1600</b>	<b>Proposed estimated total 1,600</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>100</b>	<b>100</b>	<b>1400</b>	<b>100</b>	<b>100</b>	<b>1600</b>	Estimated capacity at land releases proposed in Draft Core Strategy at Sible Hedingham (100, brownfield); Silver End (100, brownfield) and broad locations at NW Braintree (500, greenfield); NE Witham (300, greenfield); SW Witham (600, greenfield)			
				<b>Small sites in urban capacity study</b>	<b>0</b>	<b>521</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>25</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>39</b>	<b>39</b>	<b>405</b>	<b>39</b>	<b>39</b>	<b>483</b>					
				<b>Subtotal sum of categories of informally identified sites without planning permission</b>	<b>0</b>	<b>3314</b>				<b>0</b>	<b>55</b>	<b>2</b>	<b>41</b>	<b>7</b>	<b>25</b>	<b>181</b>	<b>206</b>	<b>332</b>	<b>344</b>	<b>355</b>	<b>485</b>	<b>364</b>	<b>192</b>	<b>186</b>	<b>2775</b>	<b>346</b>	<b>155</b>	<b>3276</b>					
<b>Total</b>						<b>6088</b>				<b>298</b>	<b>379</b>	<b>415</b>	<b>379</b>	<b>360</b>	<b>367</b>	<b>369</b>	<b>366</b>	<b>399</b>	<b>387</b>	<b>392</b>	<b>527</b>	<b>373</b>	<b>192</b>	<b>186</b>	<b>5389</b>	<b>346</b>	<b>167</b>	<b>5902</b>					