

Braintree District Council  
Local Development Framework

# Annual Monitoring Report 1.4.08 - 31.3.09

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## Introduction

# 1 Introduction

This is the fifth 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 2008 to 31st March 2009.

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 previously.

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 January 2010. 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

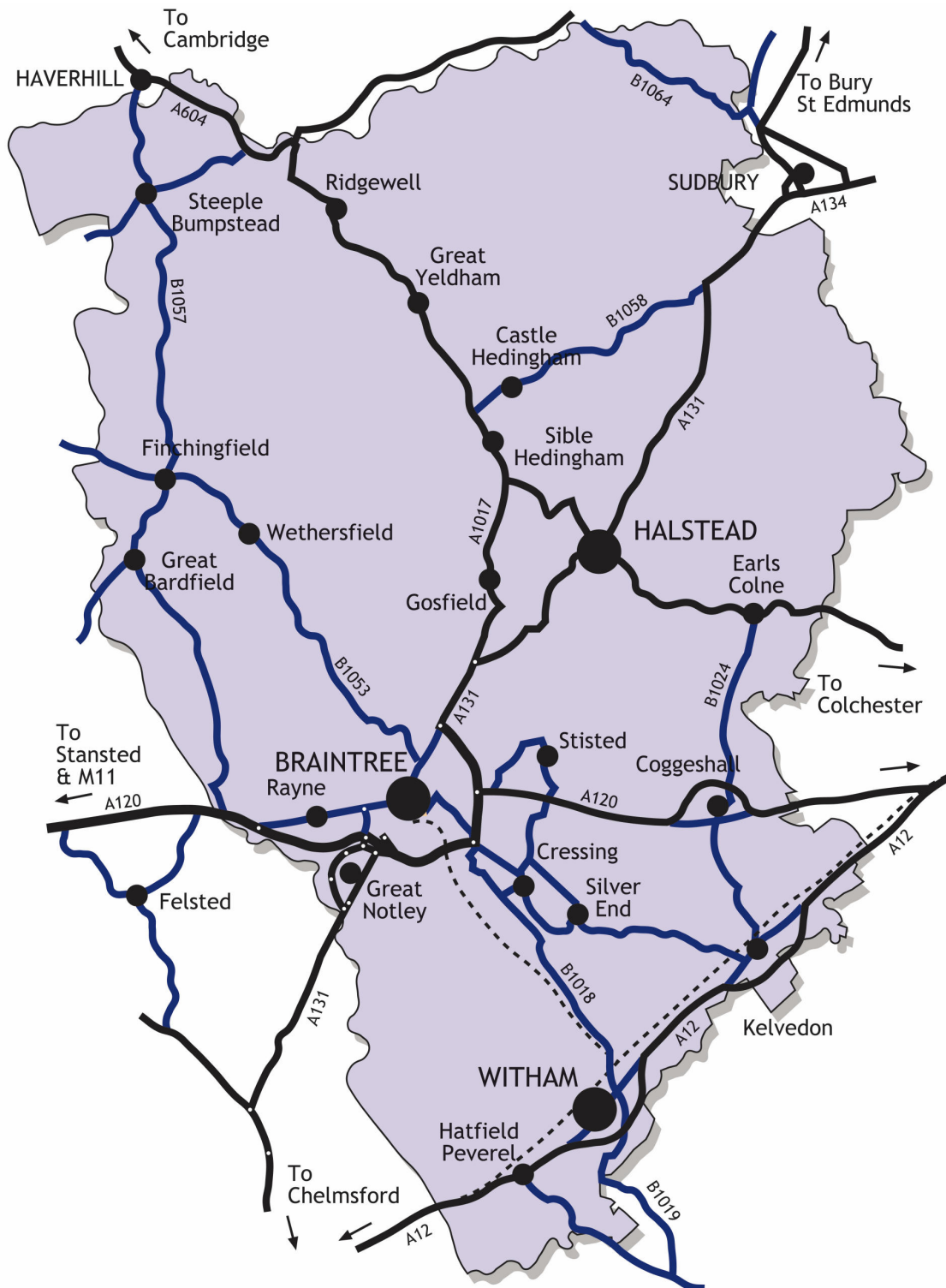
This monitoring report is based upon guidance set out principally in the following documents:

- 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)

## Map of Braintree District



## 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 although unemployment had previously been below the regional and national rate for a number of years, in this monitoring period it has exceeded the regional rate, whilst remaining just below the national rate. Earnings are slightly above the national average and there is a low level of crime and deprivation at the District level. There are however, certain pockets of greater deprivation in particular reference to education, skills and training, and access to housing and services.

House prices are high and are above the national average. 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-commuting 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; and, capacity improvements are needed on the Witham to Braintree railway branch line, in order to increase the frequency of the service.

## Population in Braintree District

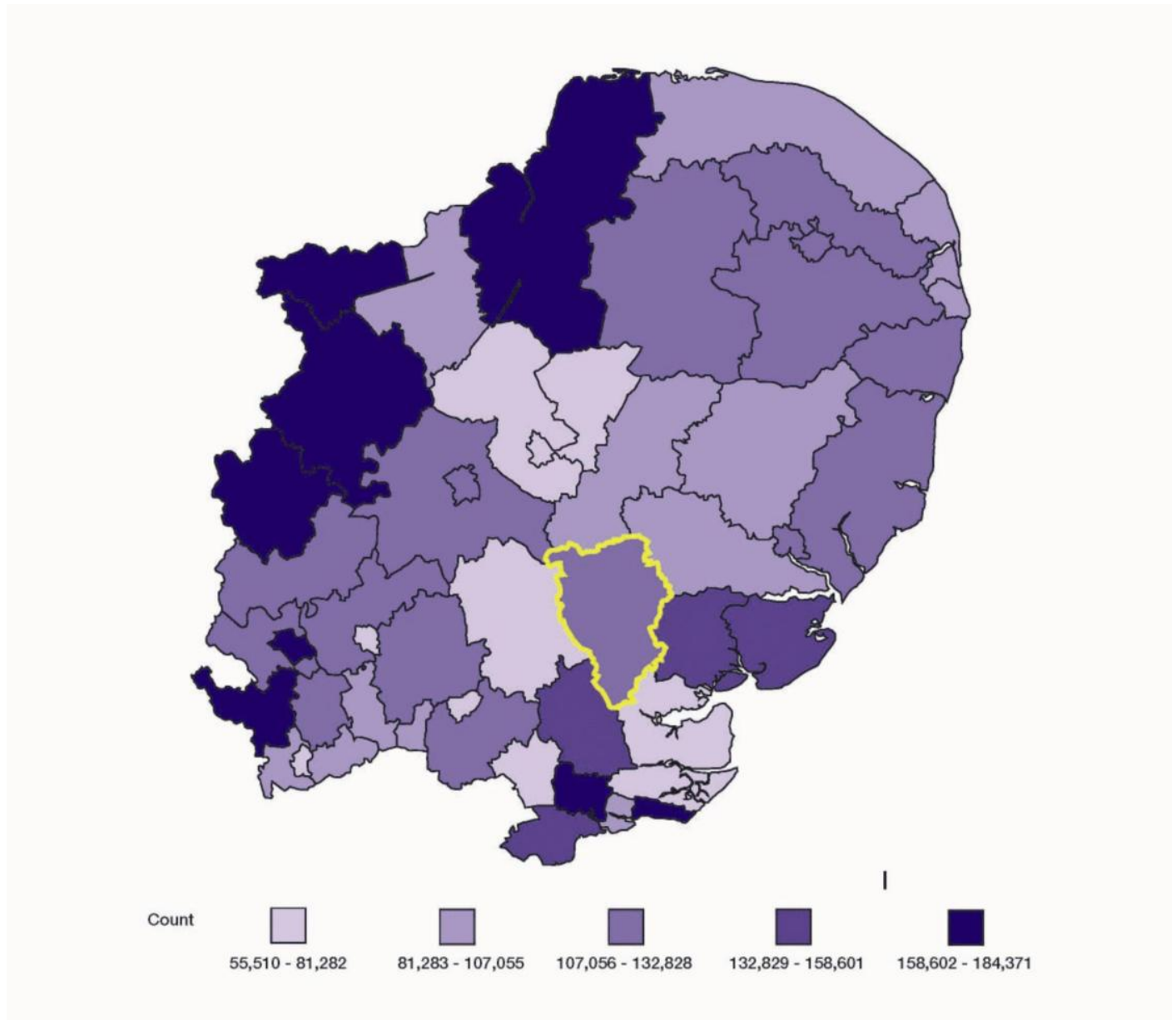


Figure 1 All People (Count, Persons, April 2001)

Source: Census 2001

## Count, Density, and Change

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

**Table 1 Population Count 2001**

*Source: Census 2001*

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

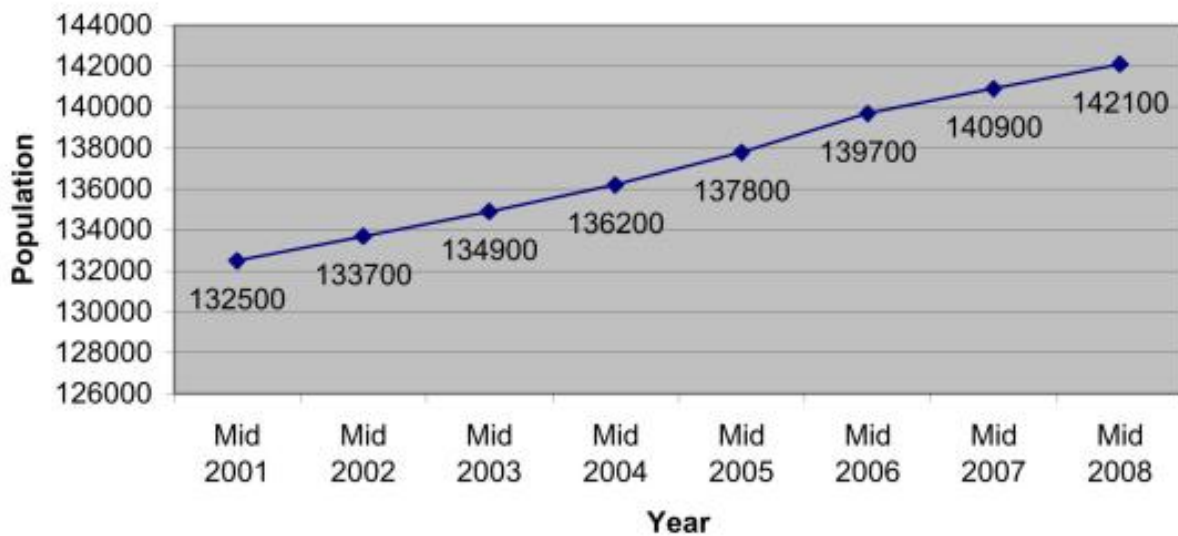
**Table 2 Population Density**

*Source: ONS, 2002*

	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 3 Population Change 1991 to 2001**

*Source: Census 2001*



**Figure 2 Mid Year Resident Population Estimates**

*Source: Office for National Statistics (ONS), 2008*

2005 to 2006 had the greatest year on year population increase for the Braintree District since 2001. The mid year estimate for 2008 shows that the population of the district continued to rise; though the rate of increase has slowed since 2006.

Year	Annual Population Increase
2001-2002	1200
2002-2003	1200
2003-2004	1300
2004-2005	1600
2005-2006	1900
2006-2007	1200
2007-2008	1200

**Table 4 Year-on-Year Population Increase for Braintree District**

## Health and Life Expectancy

(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 5 Health**

*Source: Census 2001*

Life Expectancy	Braintree District	East of England	England
All*	80.6	80.65	79.73
Males	78.6	78.70	77.65
Females	82.6	82.60	81.81

**Table 6 Life Expectancy at Birth**

\* Average

*Source: ONS, 2008*

## Ethnicity and Religion

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 7 Place of Birth**

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 8 Ethnic Group**

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



## 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 10 Marital Status**

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

**Table 11 Household Composition**

*Source: Census 2001*

## 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
Social rented	10384	-	-
Privately rented or living rent free	4585	-	-
Without central heating	2371	282	27
Without bath/shower & toilet	271	84	8
Overcrowding indicator	2201	232	30

**Table 12 Housing**

*Source: Census 2001*

*- data not available*

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## Economy

### Employment, Labour Supply, and Unemployment

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 13 Employment Status (2001)**

*Source: Census 2001*

Braintree District 2008	
All persons working age	86,600
Males working age	45,600
Females working age	40,900

**Table 14 Working age population**

*Source: Nomis*

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
<b>All people</b>				
Economically active	71,700	79.5	81.7	78.9
In employment	65,600	72.5	77.3	73.9
Employees	54,400	60.6	66.6	64.4
Self employed	10,700	11.6	10.3	9.1
Unemployed	4,200	6.0	5.3	6.2
<b>Males</b>				
Economically active	39,700	84.4	86.3	83.4
In employment	36,100	76.5	81.4	77.7
Employees	28,400	61.0	66.5	64.5
Self employed	7,700	15.5	14.5	12.7
Unemployed	3,600	9.2	5.6	6.7
<b>Females</b>				
Economically active	32,000	74.0	76.7	74.1
In employment	29,500	68.0	72.8	69.8
Employees	26,000	60.1	66.8	64.2
Self employed	3,000	7.2	5.7	5.2
Unemployed	-	-	4.9	5.6

**Table 15 Labour Supply (Apr 2008 - Mar 2009)**

- Data unavailable, sample size too small for reliable estimate

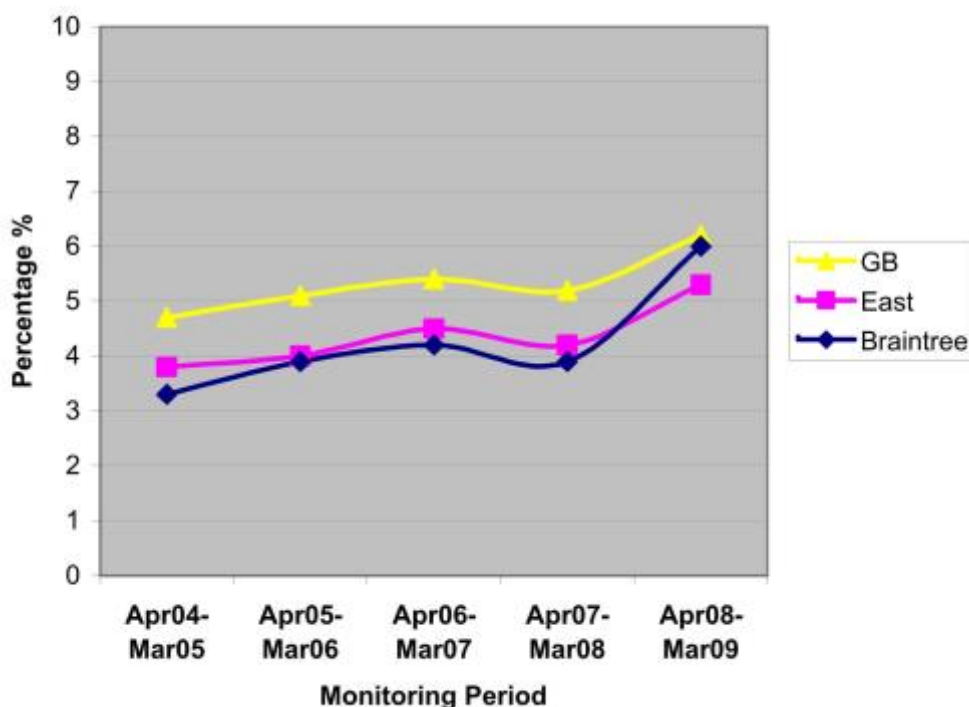
Source: Nomis

April 08-March 09	
Braintree	6.0
Eastern	5.3
GB	6.2

**Table 16 All People 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*



**Figure 3 Unemployment Trend**

For a number of years the percentage unemployment rate in the District has been below that of the East of England Region, and Great Britain as a whole. However, during this monitoring period the unemployment rate has overtaken the regional rate and is now on a par with the national unemployment rate. All other Essex authorities have also experienced increased unemployment.

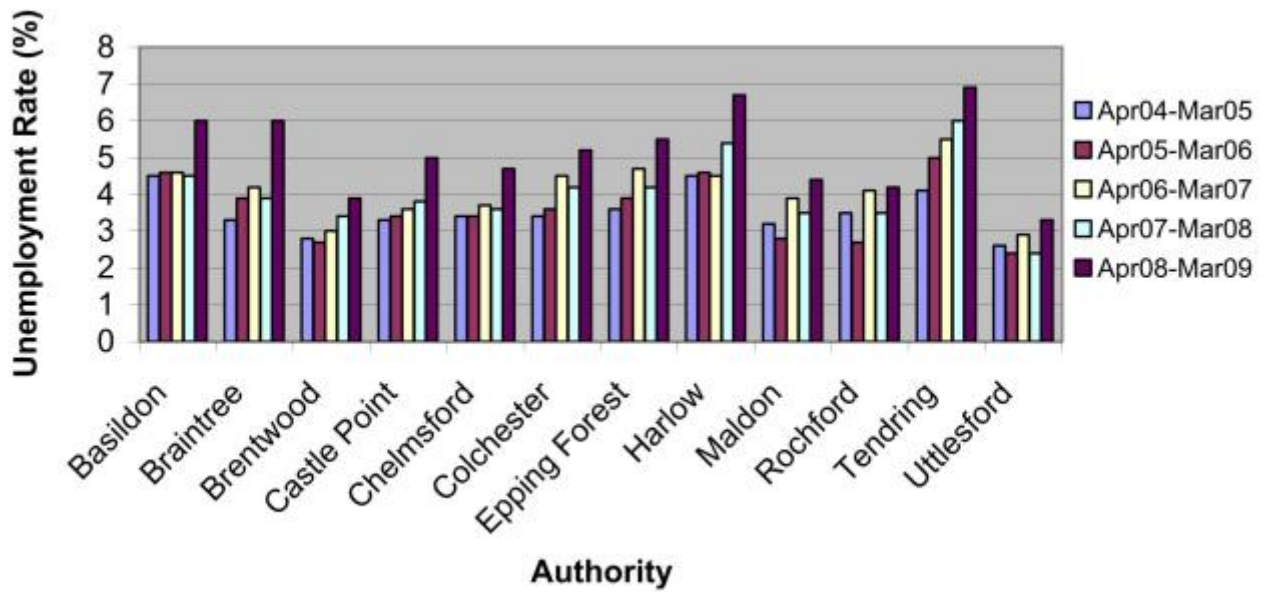


Figure 4 Unemployment Rate - Essex Authorities

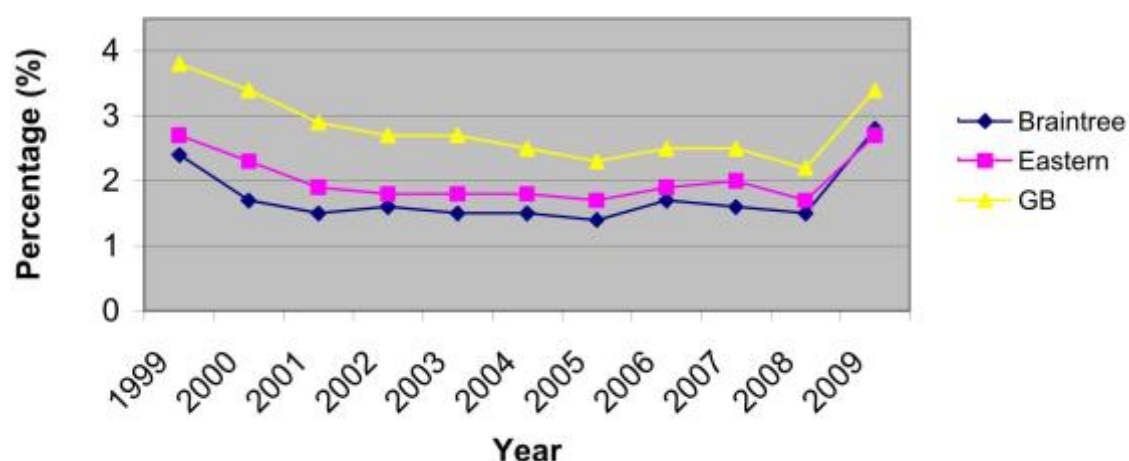
Source: Nomis

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
All people	3,041	3.5	3.4	4.0
Males	2,161	4.7	4.7	5.7
Females	880	2.1	1.9	2.2

**Table 17 Job Seekers Allowance Claimants**

Source: Nomis (March 2009)

The percentage of people claiming Job Seekers Allowance in the Braintree District was lower than the regional and national average between 1999 and 2008. Although the District rate remains below the national rate, it is on a par with the regional rate in 2009.



**Figure 5 Job Seekers Allowance Claimants**

Source: Nomis

## Qualifications and Earnings

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 18 Qualifications (2001)**

Source: Census 2001

Qualifications (Jan 2008-Dec 2008)	Braintree (numbers)	Braintree (%)	East (%)	GB (%)
Persons with qualifications at degree level or higher	20,000	22.9	26.1	29.0
No qualifications	12,000	13.8	11.8	12.4

**Table 19 Qualifications (2008)**

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 just above the East and Great Britain as a whole.

(Median earnings in pounds for employees living in the area.)

	Braintree (pounds)	Eastern (pounds)	GB (pounds)
<b>Gross weekly pay</b>			
Full-time workers	517.10	498.70	479.30
Male full-time workers	553.90	550.00	525.00
Female full-time workers	445.60	423.70	412.70

**Table 20 Gross Weekly Pay**



Gross hourly pay			
Full-time workers	12.91	12.44	12.01
Male full-time workers	13.77	13.27	12.72
Female full-time workers	11.99	11.26	10.96

**Table 21 Gross Hourly Pay**

*Source: Nomis*

- Average gross weekly pay for people residing in Braintree District stood at £517.10 in 2008. This is £18.40 above that received by workers in the East of England and £37.80 above that seen in Great Britain as a whole.
- Average weekly male wages in Braintree District are £553.90. This is above the regional amount of £550.00 and above the national value of £525.00.
- Average female wages in the district are recorded as £445.60 per week. This is above both regional and national values, standing at £423.70 and £412.70 respectively.
- Between 2002 and 2008, the Braintree average weekly wage has been above that of the East of England a total of 3 times across the 7 years covered, namely 2005 and 2007 - 2008. The district weekly wage has been above that of Great Britain across the entire period of study.
- The average weekly wage paid in the East of England has been above that found in Great Britain across the study although the 2008 figures show the smallest disparity between the two averaged weekly wages.
- The average weekly wages across all hierarchies show an annual increase between 2002 and 2008. Within Braintree District, this increase has been from £403.20 in 2002 to £517.10 in 2008. The district last witnessed a drop in average weekly wage between 2005 and 2006.

*Source: ECC SEA Baseline Information Profile 2009-2010*

## Employment and Jobs

Percentages are based on all persons in employment

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
<b>Major group 1-3</b>	<b>28,900</b>	<b>43.0</b>	<b>44.5</b>	<b>43.4</b>
1 Managers and senior officials	13,400	20.0	16.9	15.7
2 Professional occupations	6,800	10.1	13.1	13.0
3 Associate professional & technical	8,700	12.9	14.3	14.5
<b>Major group 4-5</b>	<b>15,100</b>	<b>22.5</b>	<b>22.5</b>	<b>22.3</b>
4 Administrative & secretarial	6,400	9.5	11.2	11.4
5 Skilled trades occupations	8,700	13.0	11.3	10.8
<b>Major group 6-7</b>	<b>10,600</b>	<b>15.7</b>	<b>15.0</b>	<b>15.8</b>
6 Personal service occupations	5,400	8.1	8.0	8.2
7 Sales and customer service occs	5,100	7.6	7.0	7.6
<b>Major group 8-9</b>	<b>12,600</b>	<b>18.8</b>	<b>18.0</b>	<b>18.5</b>
8 Process plant & machine operatives	5,400	8.1	7.1	7.1
9 Elementary occupations	7,200	10.7	10.9	11.4

**Table 22 Standard Occupation Classification (Jan 2008 - Dec 2008)**

Source: Nomis

- The proportion of people working in each SOC group shows a great deal of similarity.
- SOC Major Group 1 – 3 employs the highest proportion of workers at all three hierarchies with SOC Major Group 6 – 7 employing the least.
- Managers and senior officials is the SOC group which has the highest proportion of workers at all three hierarchies. In Braintree this proportion is 20%, above that of both regionally (16.9%) and nationally (15.7%).
- The SOC group within Braintree which shows the most deviation from the regional and national picture is that of 'Administrative and Secretarial'. At 9.5%, the district has a lower proportion of people occupied in this type of role than the region and nationally, who report 11.2% and 11.4% respectively.

- Braintree District shows the biggest under representation in the proportion of people who are considered to have skilled trade occupations. The proportion of 13% is below that of the East of England (11.3%) and England (10.8%).

*Source: ECC SEA Baseline Information Profile 2009-2010*

'Job density' is the term given to represent the number of jobs available for a single person of working age over a given area. For example, a job density of 1 would represent the fact that there is a single job available for every person of working age.

	Braintree (jobs)	Braintree (density)	Eastern (density)	GB (density)
Jobs Density	64,000	0.74	0.81	0.83

**Table 23 Job Density (2007)**

The density figures represent the ratio of total jobs to working-age population.  
Total jobs includes employees, self-employed, government-supported trainees and HM Forces.

Source: Nomis

	Braintree (employment jobs)	Braintree (%)	Eastern (%)	GB (%)
Total employee jobs	49,900	-	-	-
Full-time	34,600	69.3	68.3	69.0
Part-time	15,300	30.7	31.7	31.0
<b>Employee jobs by industry</b>				
Manufacturing	6,900	13.9	10.7	10.6
Construction	4,200	8.4	5.5	4.9
Services	36,100	76.3	81.8	83.0
Distribution, hotels & restaurants	12,400	24.9	24.7	23.3
Transport & communications	2,600	5.2	6.1	5.9
Finance, IT, other business activities	8,600	17.3	20.7	21.6
Public admin, education & health	11,800	23.7	25.5	26.9
Other service	2,600	5.2	4.8	5.2
Tourism-related	3,600	7.2	7.6	8.2

**Table 24 Employee Jobs (2007)**

Tourism-related includes employees also counted as part of the Services Industry Class.  
Employee jobs excludes self employed, government supported trainees and HM Forces.

Source: Nomis

- Between 2000 and 2007, job density in Braintree District increased from 0.65 to 0.74. This equals the previous highest value recorded in 2002. In 2007, the East of England reported a value of 0.81 whilst Great Britain reported the highest job density at 0.83.
- In comparison to 2006 figures, the job density in Braintree has increased from 0.69 to 0.74 in 2007 whilst decreasing in the East of England (0.84 to 0.81) and Great Britain (0.88 to 0.83).
- The previous table has split employment into 4 main categories, namely 'Manufacturing', 'Construction', 'Services' and 'Tourism-related'. Braintree District can be seen to have an above average proportion of people employed in the 'Manufacturing' and 'Construction' sectors and a lower proportion in 'Services'.
- The highest proportion of people at all hierarchies work in the Services industry. The proportion is the lowest in Braintree at 76.3%, compared to 81.8% in the East of England and 83% in Great Britain.
- 'Construction' is the service with the biggest relative overrepresentation from the regional and national picture, standing at 8.4% (7.5% in 2006) in the district, 5.5% (11% in 2005) in the region and 4.9% (10.9% in 2005) in Great Britain.
- The biggest relative deficit can be seen within the 'Finance, IT and other business services' sub-group, with 17.3% (up from 15.7% in 2006) of Braintree District's workforce being employed in this sector, compared to 20.7% regionally and 21.6% nationally.
- The general proportion of full-time to part time jobs, at approximately 2:1, is in line with regional and national averages.
- The district can be seen to be providing a range of employment opportunities, in line with Policy E3 of the draft East of England Plan. Policy E5 of the same plan states the need to support the growth of a variety of economic sectors.

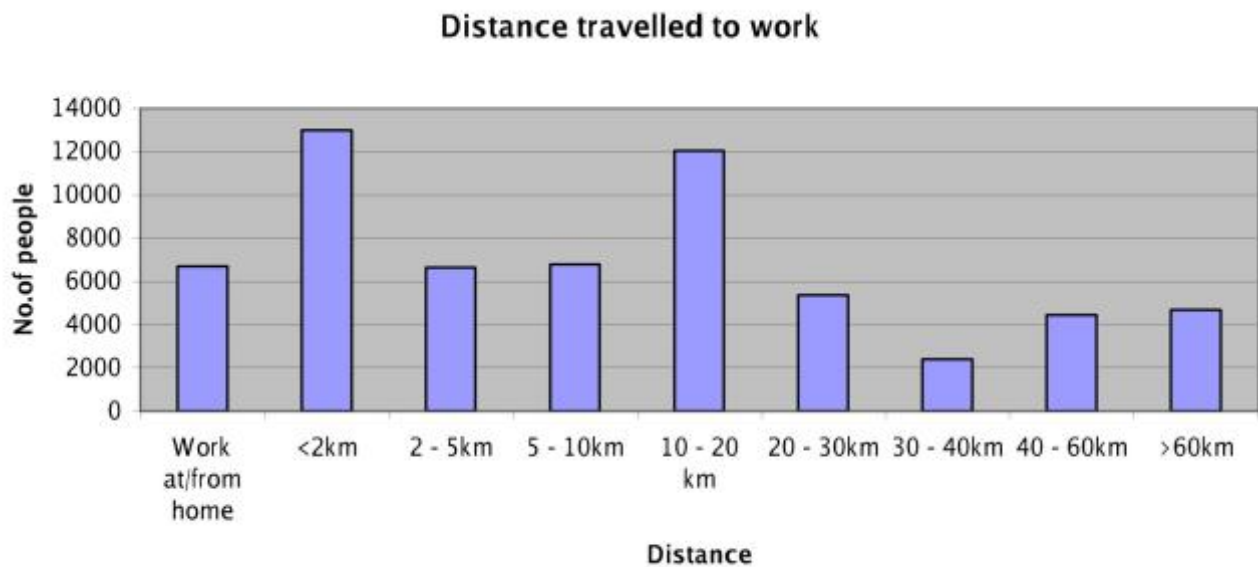
*Source: ECC SEA Baseline Information Profile 2009-2010*

## Travel to Work and Car Ownership

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 25 Travel to Work**

*Source: Census 2001*



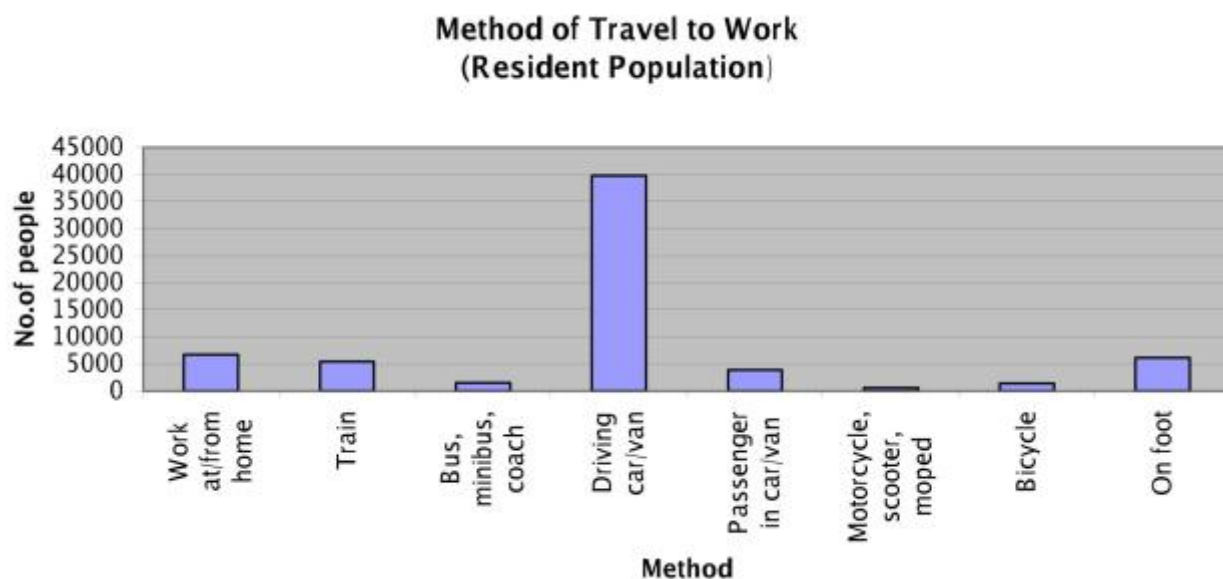
**Figure 6 Distance Travelled to Work**

*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*



**Figure 7 Method of Travel to Work (Resident Population)**

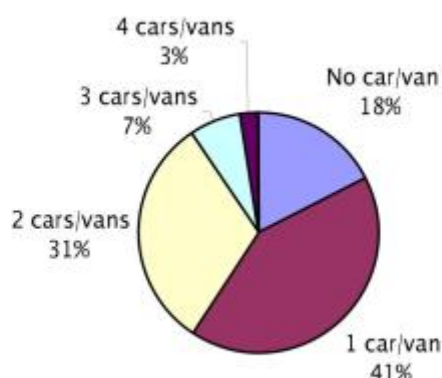
*Source: ONS, 2001*

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**



**Figure 8 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 26 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

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

Source: BDC Corporate Performance Plan 2008-2009. Figures for 2007-2008 (most recent currently available) 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 27 Crime Rates**

Source: BDC Corporate Performance Plan 2008-2009. Figures for 2007-2008 (most recent currently available) based on Best Value Performance Indicators

	Braintree District average		Essex average		England and Wales average	
	2007/08	Increase from 2006/07 (%)	2007/08	Increase from 2006/07 (%)	2007/08	Increase from 2006/07 (%)
Population	140,000	N/a	1,670,000	N/a	53,729,000	N/a
Households	57,000	N/a	696,000	N/a	22,310,000	N/a
Violence against the person offences recorded	1,484	0	23,145	1	944,642	-8
Sexual offences recorded	74	9	1,146	-6	52,683	-7
Robbery offences recorded	39	3	1,310	-14	83,660	-16
Burglary dwelling offences recorded	268	-3	6,144	0	280,696	-4
Theft of a motor vehicle offences recorded	203	-27	5,041	-10	169,724	-12
Theft from a vehicle offences recorded	634	-11	10,247	-20	428,980	-14
Recorded crime BCS comparator offences recorded	4,478	-5	69,883	-9	2,885,979	-11

**Table 28 Notable Offences**

- Braintree District has seen a percentage reduction in crime figures across a number of the indicators listed with the exception of sexual offences and robbery offences, which have experienced increases of 9% and 3% respectively. This is not representative of England as a whole where all reported criminal activity has fallen from the previous year's figures.
- The percentage increase for the number of sexual offences in the district is of particular concern as it is considerably higher than any other indicator's percentage change both county and nation wide.
- Theft of a motor vehicle offences has decreased more from 2006-2007 to 2007-2008 than any other indicator within Braintree District at -27%. This is a better performance than in Essex as a whole and nationally, with reductions of 10% and 12% respectively.

*Source: ECC SEA Baseline Information Profile 2009-2010 (Home Office 2009)*

## Deprivation

The Index of Multiple Deprivation 2007 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation. The Indices of Deprivation 2007 have been produced at Lower Super Output Area (LSOA) level, of which there are 32,482 in the country. LSOAs have between 1000 and 3000 people living in them with an average population of 1500 people. In most cases these are smaller than wards, thus allowing the identification of small pockets of deprivation.

There are also six district summary scores for each Local Authority district (there are 354 districts in England). A relative ranking of areas, according to their level of deprivation is then provided. There are also supplementary Indices measuring income deprivation amongst children and older people: the Income Deprivation Affecting Children Index (IDACI) and the Income Deprivation Affecting Older People Index (IDAOPI).

Together these various Indices make up the Indices of Deprivation 2007.

The Indices are used widely to analyse patterns of deprivation, identify areas that would benefit from special initiatives or programmes and as a tool to determine eligibility for specific funding streams. However, it is important to note that not all deprived people live in deprived areas and conversely, not everyone living in a deprived area is deprived.

At district level average deprivation is low, however, there are certain pockets of greater deprivation with some LSOAs around Braintree, Witham and Halstead towns falling into the 10% most deprived in particular reference to education skills and training; and barriers to housing and services are a problem in many of the rural areas of the District.

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 29 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: Communities and Local Government, ONS 2008*

## Open Spaces & Sports Provision

- 69% of residents satisfied with parks and open spaces.

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

- The public perception of the changing state of parks and open spaces has been largely positive with 85.62% of Braintree residents feeling that the availability of this facility has either got better or stayed the same over the last 3 years.
- This placed them 8th in Essex and in the 3rd Quartile nationally.

*Source: ECC SEA Baseline Information Profile 2009-20010/Sport England Active People Survey 2009*

- 73.6% of male Braintree residents were satisfied or very satisfied with sports provision in their local area. This is above the Essex average of 68.2% and an increase of 2.6% from previous figures (October 2005-2006). In contrast, 64.8% of females were satisfied or very satisfied with sports provision in their local area, a decrease of 6.4% from previous figures and below the county average of 68.9%.
- 16 – 34 year olds within the district are less satisfied than those aged 35 – 54 and both these demographics less satisfied than those aged 55+. Figures for all ages within the district are lower than the Essex county average.
- Those with a limiting disability in the district have become less satisfied with sports provision in their local area over the period 2005-2006 to 2007-2008, falling from 67.9% to 57.5%. This was above the Essex average of 66.1% in 2005-2006, but fell below the Essex average of 66.0% in 2007-2008.

*Source: ECC SEA Baseline Information Profile 2009-20010/Sport England Active People Survey 2009*

## House Prices, Tenure, and Household Types

	2002	2003	2004	2005	2006	2007	2008
Braintree	150,891	174,486	190,854	196,557	205,484	222,930	224,196
Essex	159,327	184,960	202,812	212,094	224,038	238,311	236,656
East of England	149,299	172,257	190,218	200,501	212,186	227,766	225,967
England	141,108	159,357	181,330	192,247	206,715	222,619	220,310

**Table 30 Mean Dwelling Prices Based on Land Registry Data (£)**

- In 2008 Braintree District had a comparatively lower mean dwelling price of £224,196 to the county and regional values of £236,656 and £225,967 respectively but greater than the national average of £220,310. Since 2002 the mean dwelling prices in Braintree District have been mainly above that of national values and below those for Essex.
- During the period of 2002 to 2007 there was an overall annual increase in mean dwelling prices for all geographical areas, however beyond 2007 only Braintree District maintained an increase.

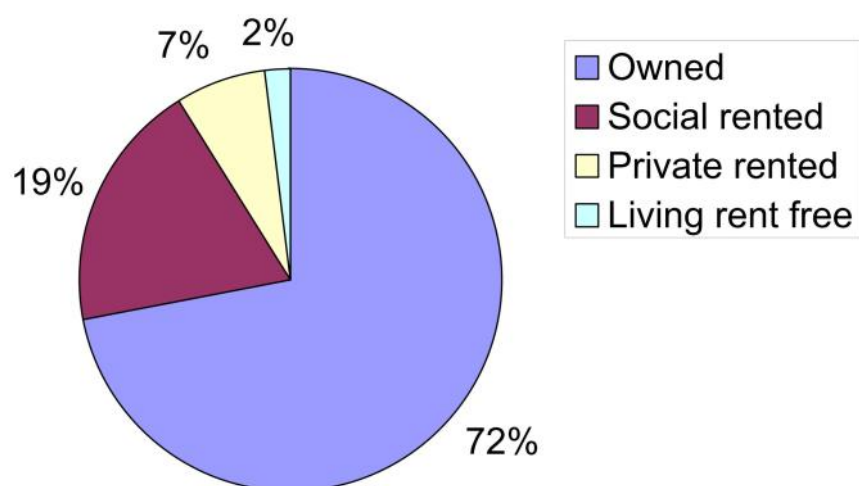
*Source: ECC SEA Baseline Information Profile 2009-2010/CLG 2009*

Dwelling Type	Braintree	East of England	England and Wales
Detached Dwellings	£355,687	£339,319	£342,488
Semi-detached Dwellings	£206,731	£211,788	£196,702
Terraced Dwellings	£175,041	£181,953	£176,286
Flat Dwellings	£128,619	£152,655	£199,878
All Dwellings	£224,196	£225,967	£220,310

**Table 31 Mean Dwelling Prices by Dwelling Type (Jan 08 - Dec 08)**

*Prices recorded at time of change of ownership*

*Source: ONS, Neighbourhood Statistics*



**Figure 9 Household Tenure 2001**

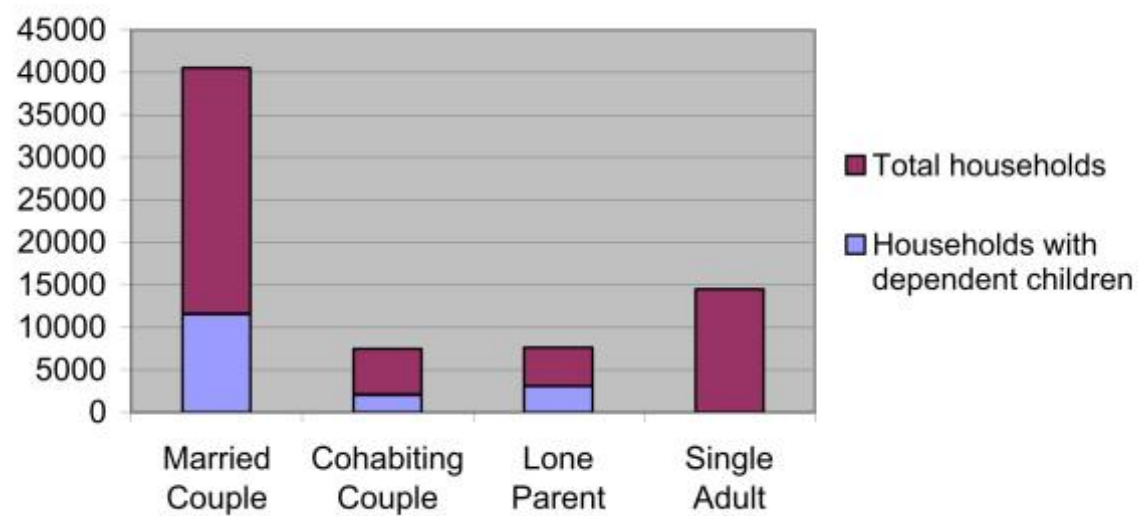
Source: Census, 2001

(The Council dwelling stock was transferred to *Greenfields Community Housing* in November 2007.)

Tenure	Total Number of Dwellings	Proportion
Owner occupied/private rented	50,769	83.3%
Local Authority	57	0.1%
Registered Social Landlord	10,100	16.6%
Other Public Sector	25	0%
Total	60,951	100%

**Table 32 Tenure Apr 08**

Source: ONS, Neighbourhood Statistics



**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
- 3190 Listed Buildings

### Conservation Areas

There are 39 Conservation Areas within the Braintree District. The areas in Halstead and Earls Colne were extended in 2007, and Witham (Town Centre) area was extended in 2008. Appraisals were undertaken for Bulmer, Cressing and Finchingfield Conservation Areas in 2008/9, and the boundaries of these were amended in 2009.

### The Witham Area Partnership Scheme

A Conservation Area Appraisal and Management Plan was produced for the Witham Conservation Area and funding has been secured towards grants for improvements, this is being administered through the Witham Area Partnership Scheme (APS).

The Witham APS is a 5 year English Heritage based grant scheme for the preservation and enhancement of the conservation area based around Newland Street. The objective is to put into sound repair the structure and exterior of those buildings that make a positive contribution to the conservation area. Works may include the reinstatement of lost features including traditional windows, doors and shopfronts.

The scheme started in April 2008 and will finish March 2013. The first 3 years of the scheme are the grant 'offer' period. The remaining 2 years are for completion of projects.

### Funding and administration:

English Heritage: £150,000  
 Essex County Council: £75,000  
 Braintree District Council: £45,000  
 Witham Town Council: £30,000  
**Total: £300,000**

£270,000 is available as grants towards repairs/improvements of buildings and £30,000 towards administration costs.

### Which buildings are eligible?

Traditional buildings in Newland Street including some properties in Bridge Street and Guithavon Street.



### What works are eligible?

1. Structural repairs and the repair of the external part of the building, e.g., brick walls, re-pointing, plaster repair, windows, doors, boundary walls/railings, roofs, dormers, chimney stacks and rainwater goods and associated decoration. Repainting alone is not eligible.
2. Reinstatement of traditional architectural details (e.g., shopfronts, sash windows, and railings).

### What level of grant is available?

Grants may be considered at up to 75% of eligible costs. All grants are discretionary and subject to the availability of finance and the approval of the project officer and the APS partnership.

Project	Works	Cost (£)	Grant (£)	Status
6 Newland Street	Front door, railings and windows	5,220	3,750	Completed.
9 Bridge Street	Window repair, replace cast iron downpipe.	1,396	1,047	Part completed.
40 Newland St(formerly Lisa Marie)	New shopfront and general improvements to the street frontages.	25,000	18,750	Works to be undertaken November 2009
88 Newland Street(Holts Butchers)	General repairs and improvements to street frontages.	37,357	28,018	Works to commence shortly.
2-6 Guithaven St	General repairs and improvements to front and rear elevations.	87,282	65,462	Works underway.
23-25 Bridge Street (listed Gd II*)	General repairs and improvements to front, rear and side elevations.	£120,825	£90,618	Works to be undertaken in two phases. Phase 1 pre-Christmas 2009, phase 2 Spring 2010.
<b>Total:</b>		<b>277,080</b>	<b>207,645</b>	

**Table 33 Witham APS Projects (at 26/10/09)**

All prices include VAT

Remainder grant available for building restoration works: £62,355 (£270 - £207,645)

## Listed Buildings

Listed buildings of special architectural or historic interest contribute to the character of the district and are protected under the Listed Buildings and Conservations Areas Act (1990). They are structures that are of national or architectural importance and therefore not limited to older buildings. Nearly a quarter (22.28%) of the Listed Buildings in Essex are located in Braintree District. The distribution of listed buildings within the district is fairly widely spread. Clusters of listed buildings can be found in the historic settlements such as Coggeshall and linear patterns are identifiable along historic transport routes.

Type of Listed Building	Total Number
Grade I	66
Grade II*	181
Grade II	2,939
Grade A (Church)	0
Grade B (Church)	4
<b>Total</b>	<b>3190</b>

**Table 34 Listed Buildings Composition for Braintree District**

*Source: ECC SEA Baseline Information Profile 2009-2010*

The *Historic Buildings at Risk Register* contains details of buildings known to be 'at risk' through neglect and decay, or vulnerable of becoming so. The objective of the register is to outline the state of repair of these buildings with the intention of instigating action towards securing their long term conservation. 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	27
2008	23

**Table 35 Listed Buildings at Risk**

*Source: ECC SEA Baseline Information Profile 2009-2010/Essex County Council, Historic Buildings at Risk Register*

## Transport and Spatial Connectivity

### Major Road Proposals

#### A120:

The Highways Agency scheme for improvements to the A120 (Braintree to Marks Tey) has been removed from the East of England region's programme. In line with their advice DfT have instructed the Highways Agency not to proceed any further with the development of this scheme.

#### A12:

A £6.8m scheme to improve safety and tackle congestion on the A12 between Hatfield Peverel (Junction 20b) and the Witham South Junction (Junction 21) began on 3 November and should be complete in March 2010. The work will provide an additional lane southbound between the two junctions, which will assist drivers joining and leaving the A12 at these junctions. In addition the existing carriageway will be resurfaced, additional street lighting and road signs will be installed and maintenance work to Woodend Bridge will also be carried out. There will also be on-slip improvements to the Hatfield Peverel northbound on-slip.

*Source: Highways Agency*

### Congestion

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.

For 2008/9 Essex County Council introduced a Congestion Busting Pledge, a one year programme to tackle 12 congestion hotspots around the county. Planned schemes for 2008/9 included reducing queues at the A131/A1017 Foley Corner junction, by making the signals more reactive to traffic flows. Works are now almost complete at all 12 sites.

*Source: Essex County Council website/Review of 2008 Pledges*

### Safer Roads

The number of people killed or injured on roads in Braintree District continued to fall in 2008; to 66, from 98 in 2007, and 106 in 2006. At 47.24 Killed or Seriously Injured (KSI) per 100,000 population, Braintree District has the 7th highest KSI rate in the County and a rate below the Essex average of 51.87 per 100,000 population.

Accidents involving motorbikes were responsible for the highest proportion of KSIs within Braintree, with 19 KSIs recorded.

Between 1994 and 2008, the number of reported child KSIs has reduced from 19 to 2 in Braintree District.

Current performance represents the biggest single year decrease and satisfies the 2008 interim target of 90. Current performance also satisfies the Department for Transport target of a 40% reduction of the 1994 -1998 KSI casualties by 2010, and a 50% reduction in child casualties by the same year.

*Source: ECC SEA/SA Baseline Assessment 2007-2008*

## **Passenger Transport**

### **Braintree Bus Park:**

Improvements to Braintree Bus Park were carried out by Essex County Council in October 2008. Works included the provision of a dedicated entrance for buses, new shelters, and telematic signs.

The introduction of concessionary travel, for all people over 60 and for people with disabilities led to a dramatic increase in the number of journeys made by bus; a 10% growth in bus patronage from 2006/7 to 2007/8 to 43.3 million passenger journeys in Essex. From 1st April 2008, a new 'Free in England Travel Concession' scheme started. In the Braintree District the passes are valid from 9 a.m. to midnight weekdays, and all day at weekends and bank holidays.

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 during the monitoring period as follows:

- Constance Close to Blue Mills Hill, Phase 1 of Blackwater Rail Trail improvements, Witham
- Portersfield to Maylon Close (across playing field) Phase 1 Gypsy Corner scheme, Braintree
- Cypress Road to Cut Throat Lane, Witham

## **Accessibility**

To improve accessibility within Braintree, a new pedestrian and cycle bridge is planned across the Braintree Branch railway line at Freeport Station. A Public Exhibition was held during November and December 2009. A planning application for the bridge is due to be submitted in Spring 2010 and construction of the bridge is due to commence in Autumn 2010 with completion in Spring 2011.

There are also plans for a footbridge to link Witham Station to the Easton Road car park, to improve pedestrian accessibility to the station. Preliminary design is ongoing, no planning application is required.



# 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 and a First Review of the LDS was approved in April 2007. A further draft has recently been prepared for approval by Go-East; the proposed timetable set out in the following pages is therefore a draft timetable.

### Statement of Community Involvement

The Statement of Community Involvement (SCI) was adopted on 13th July 2006. The SCI sets out our proposals for involving local people and organisations in the planning system. The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 came into force on 27th June 2008. These regulations changed the process for preparing Development Plan Documents (DPDs) and the requirements for consultation. The **Statement of Community Involvement Supplement** was approved by the Local Development Framework Panel of 2nd September 2009. The supplement explains how the Council intends to engage the community and stakeholders in the preparation of its Development Plan Documents under the revised Regulations and reviews each stage of the DPD process.

### 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 'One District-One Vision Draft Strategy for People and Places in the Braintree District to 2025'. This combined the Sustainable Community Strategy and Core Strategy draft documents. Public participation on this joint strategy (the "People and Places Consultation") took place from 31st October 2008 to 19th December 2008.

*(The Local Strategic Partnership (LSP) approved and published the Sustainable Community Strategy element of the draft document in June 2009; the draft Core Planning Policies and draft Growth Locations are subject to a separate approval process.)*

The results of the "People and Places Consultation" were reported to the Local Development Framework (LDF) Panel during Spring and Summer 2009, at which time amendments to the draft strategy were also approved by the Panel. Consultation on the draft Submission Strategy is currently anticipated March - May 2010, subject to approval of the draft Submission Strategy by the LDF Panel and the Council in February 2010.

## 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)

Document	Document Date
Mid Essex Economic Futures	October 2005
The North Essex Authorities Retail Study (Stages 1 & 2)	2006
Essex-Wide Gypsy and Traveller Accommodation Needs Assessment	February 2006
Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment	September 2006
Braintree District Futures 2025	October 2006
Review of Essex Gypsy and Traveller pitch requirement figures (draft report)	July 2007
Mid Essex Strategic Flood Risk Assessment (Main Report)	October 2007
Urban Capacity Study	October 2007
Employment Land Review	November 2007
Rural Services Survey	2008
Strategic Housing Market Assessment (SHMA)	February 2008
Highways and Transportation Study	July 2008
Mid Essex Strategic Flood Risk Assessment (Appendix A Braintree Supplementary Report)	July 2008
Braintree Green Spaces Strategy	September 2008
Settlement Fringe Landscape Capacity Analysis	November 2008
Water Cycle and Supply Study	November 2008
Braintree Town Centre Preliminary Development Analysis Report	April 2009
SHMA Update	April 2009
Essex Gypsy and Traveller Accommodation Assessment	November 2009

**Table 36 Completed Evidence Base Documents**

### Outstanding Documents:

- Strategic Housing Land Availability Assessment (SHLAA) (anticipated January 2010);
- Habitats Regulation Assessment (anticipated January 2010)
- Highways and Transportation Study update (anticipated January 2010)
- Retail Study update (anticipated February 2010)



- Equalities Impact Assessment (anticipated February 2010)
- Schedule of Infrastructure Requirements (anticipated February 2010)
- Housing Viability Assessment, approved by LDF Panel in November 2009 apart from one section to be approved January 2010
- Revised Local Development Scheme (LDS) (anticipated January 2010)
- SEA/SA of draft Submission Core Strategy (anticipated March 2010)

## Supplementary Planning Documents

Document	Document Date
Affordable Housing	April 2006
The Urban Plan Supplement	June 2007 <i>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)</i>
External Artificial Lighting	September 2009
Open Space	November 2009

**Table 37 Adopted Supplementary Planning Documents (SPDs)**

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
- New SPD on Sustainable Construction

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 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 has been used to inform decisions on amendments to the Draft Core Strategy following the public consultation on these proposals. A further SEA/SA is being prepared for the Submission Core Strategy document.

Following advice sought from Natural England, the Council commissioned a Habitats Regulation Assessment, 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.

### Amendments to Appendices:

The parking standards at Appendix 3 of the Local Plan Review have been superseded by revised Parking Standards that were adopted by the Council in November 2009. These can be viewed on the Council's website via:

<http://www.braintree.gov.uk/Braintree/planning/Planning+Policy/BraintreeDistrictLocalPlanReviewAdopted25thJuly2005.htm>

County Wildlife Sites (Appendix 6 of the Local Plan Review) are now called Local Wildlife Sites (LoWS); the reviewed list can be viewed on the Council's website via:

<http://www.braintree.gov.uk/Braintree/environment/landscape+services/Local+Wildlife+Sites.htm>

## Detailed Timetable for Each Local Development Document

(Please note that the early parts of the Core Strategy consultation were carried out under the 2004 Regulations.)

Core Strategy DPD	
<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>
Timetable and Milestones	
Issues and Options Consultation including early stakeholder engagement (Reg 25)	April - May 2007
Consideration of Representations, gathering of further evidence and amendment of document	June 2007 - August 2008
Member Approval of Consultation Document	September 2008
Public Participation (Reg 26)	October - December 2008
Consideration of Representations and amendment of document	January 2009 - January 2010
Member Approval of Consultation Document	February 2010
Pre Submission Consultation (Reg 27)	March - May 2010
Member Consideration of Representations to Pre Submission Consultation Document	June 2010
Submission to Secretary of State	July 2010
Pre Hearing Meeting	September 2010
Hearing (Reg 34)	November 2010
Receipt of Inspector's Report	April 2011
Date of Adoption (Reg 36)	June 2011

Development Management DPD	
<b>Role and Content</b>	<b>Sets out detailed planning policies to assist with the determination of planning applications.</b>
Timetable and Milestones	
Early Stakeholder Engagement (Reg 25)	August - September 2008
Member Approval of Consultation Document	July 2010
Public Participation (Reg 25)	September - October 2010
Consideration of Representations and amendment of document	December 2010 - June 2011
Member Approval of Consultation Document	July 2011
Pre Submission Consultation (Reg 27)	September - October 2011
Member Consideration of Representations to the Pre Submission Consultation Document	November 2011
Submission to Secretary of State (Reg 30)	December 2011
Pre Hearing Meeting	February 2012
Hearing	April 2012
Receipt of Inspector's Report	July 2012
Date of Adoption	September 2012

Allocations DPD	
<b>Role and Content</b>	<b>Sets out detailed allocations of land for housing, employment, retail and other major land uses</b>
Timetable and Milestones	
Early Stakeholder Engagement (Reg 25)	August - September 2010
Member Approval of Consultation Document	December 2010
Public Participation (Reg 25)	January - February 2011
Consideration of Representations and amendment of document	March - June 2011
Member Approval of Consultation Document	July 2011
Pre Submission Consultation (Reg 27)	September - October 2011
Member Consideration of Representations to the Pre Submission Consultation Document	November 2011
Submission to Secretary of State (Reg 30)	December 2011
Pre Examination Hearing	February 2012
Hearing	April 2012
Receipt of Inspector's Report	July 2012
Date of Adoption	September 2012

# 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 2009' 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: (Net) Employment land available - by type**

		B1a	B1b	B1c	B2	B8	Total
<b>BD1</b>	Gross (m <sup>2</sup> )	0	0	707	1,423	8,539	10,669 <sup>1</sup>
	Net (m <sup>2</sup> )	0	0	605	-5,177	7,939	3,367 <sup>2</sup>
<b>BD2</b>	Gross on PDL* (m <sup>2</sup> )	0	0	707	1,423	6,704	8,834 <sup>3</sup>
	% gross on PDL	0	0	100	100	78.51	82.80 <sup>4</sup>
<b>BD3</b>	hectares	6.36	0	1.25	0.14	0.54	18.29 <sup>5</sup>

**Table 41 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>)= 9,852; net (m<sup>2</sup>)= 1,506

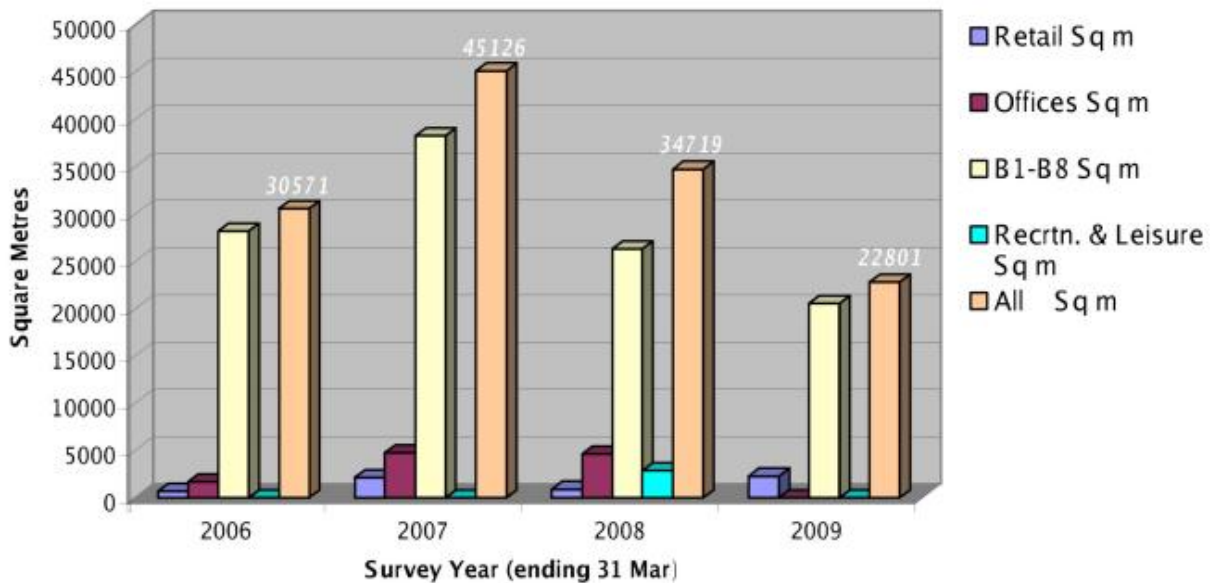
<sup>3,4</sup> B1-B8 Use Class completions on PDL:-  
gross (m<sup>2</sup>)= 4,687; % gross on PDL = 47.57

<sup>5</sup> Net available land for B1-B8 Use Class = 11.66

Overall employment land totals are therefore: - gross (m<sup>2</sup>)= 20,521; net (m<sup>2</sup>)= 4,873 of which gross on PDL (m<sup>2</sup>)= 13,521; % gross on PDL = 65.89; available land = 19.95 ha

**Note:**

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



**Figure 11 Gross Non-Residential Completions Year on Year Comparison**

**Losses from 1.4.08 - 31.3.09:**

***Non-Residential Use to Non-Residential Use***

**B1a and B1b:** none applicable within monitoring period.

**B1c:** A change of use from light industrial B1(c) to auto services at Priors Way, Coggeshall.

**B2:** A change of use from B2 to B8 at Crittall Road, Witham

**B8:** A change of use from B8 to A1 retail at High Garrett, Braintree.

**B1/2/8:** A change of use from industrial to vocational training at Cooper Drive, Braintree, and replacement of an existing building at Dunmow Road, Rayne.

***Non-Residential Use to Residential Use***

**B1/2/8:** Demolition of industrial buildings (Rayne Foundry) and erection of 82 dwellings and 2 offices at The Street, Rayne.



**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

		A1	A2	B1a	D2	Total
BD4 (i)	gross	1380	0	0	0	1380
	net	1380	0	0	0	1380
BD4 (ii)	gross	2280	0	0	0	2280
	net	2280	0	0	0	2280

**Table 42 Core Indicator BD4 ('town centre uses' floorspace)**

The A1 floorspace gain included the retail element (450m<sup>2</sup>) of a neighbourhood centre (mixed retail and residential uses) at Great Notley Garden Village.

## Housing

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

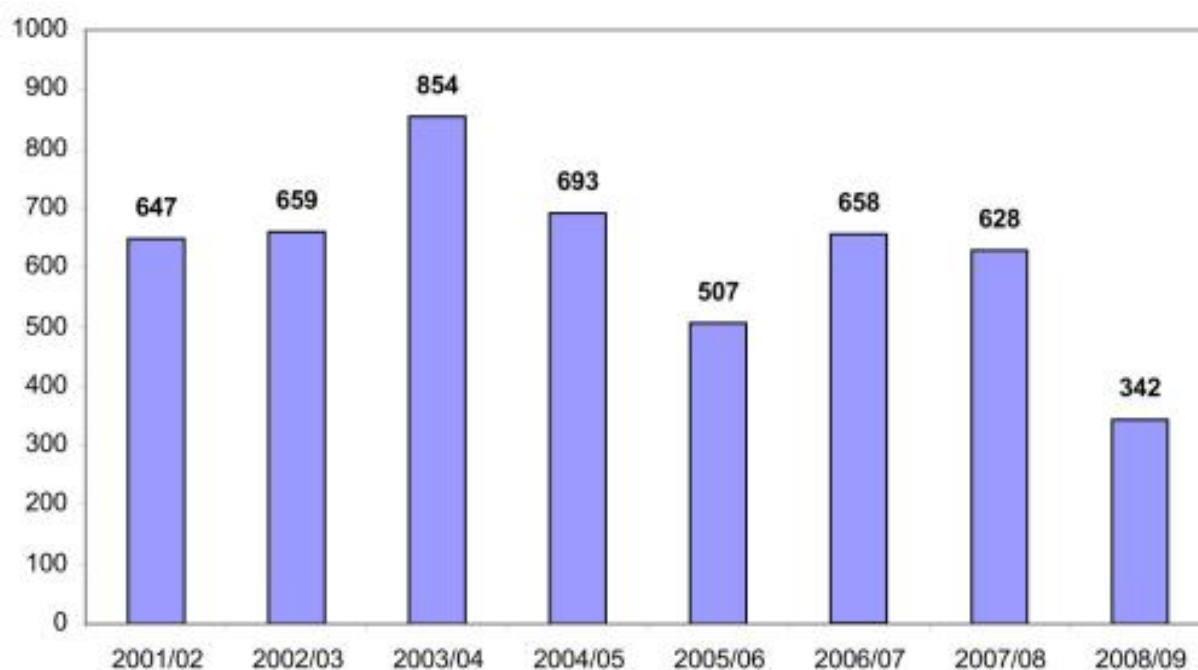
The relevant development plan is the East of England Plan (adopted in May 2008). The Plan Period for the East of England Plan is 2001-2021.

#### The housing target in the East of England Plan:

- The housing provision for the District in Policy H1 over the period 2001-2021 is 7,700 dwellings, expressed as a minimum requirement
- Taking into account dwellings built 2001/2009 (4,988), the residual housing provision to fulfil the target in the East of England Plan would be a minimum of 2,712 dwellings for the period 2009-2021, which would be an annual average of 226 dwellings

## 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 12 Net dwelling stock change, Braintree District, 2001-2009**

### 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 (taking account of housing supply achieved 2001/2006).

### Performance against target:

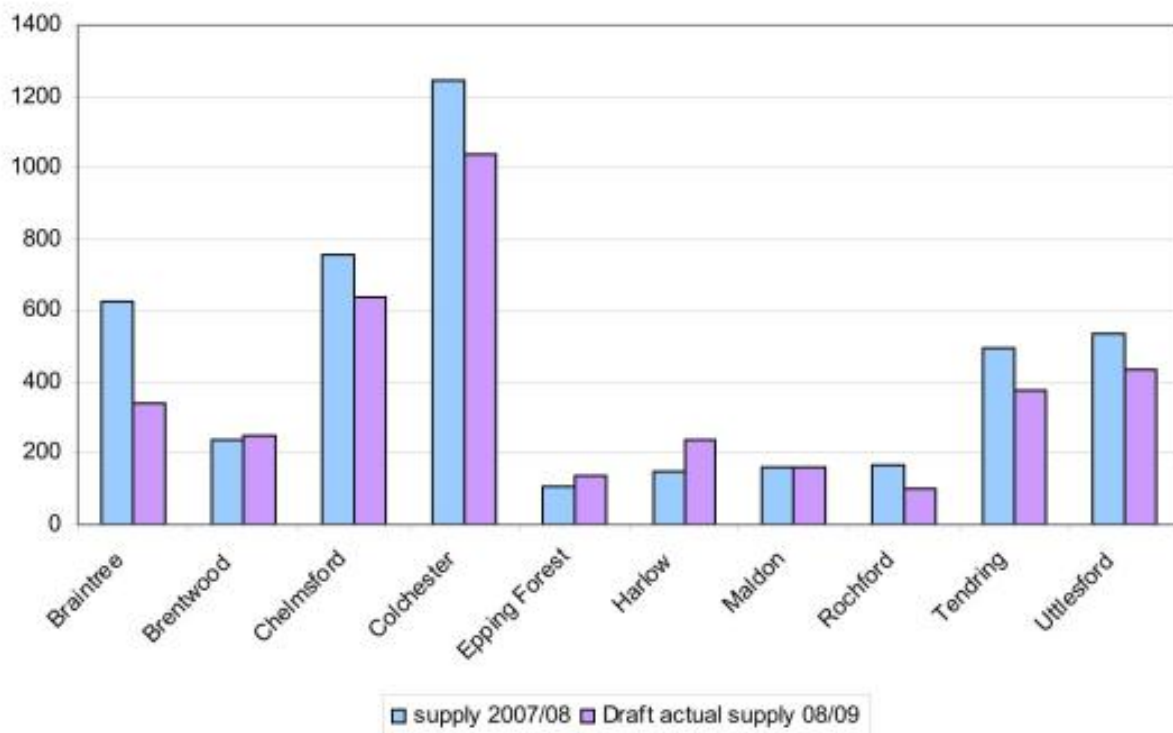
Performance has significantly exceeded the target; for the period 2001-2009 performance measured 162% against the target of annual average of 385 dwellings from 2001; and from 2006, performance has measured 187% against the target of an annual average of 290 dwellings from 2006.

### Commentary

For many parts of the region, and for the region overall, the East of England Plan proposed a step-change increase in housing supply but 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; but up until 2008 development rates had been much higher than proposed. This has led to continued pressure on housing-employment alignment and infrastructure (and proposals for infrastructure investment are focused on areas where high growth was planned to take place).

In the short term, the exceptional housing market conditions have slowed down delivery. The downturn in the housing market has not affected housing supply equally across the region. In the 2008 regional Annual Monitoring Report EERA anticipated a drop in completions of around 20% compared with 2007/2008, followed by a 45% reduction in 2009/2010. This expectation took into account CLG trend information on reported starts and completions. EERA forecast an upturn after 2009/2010. EERA noted that it was clear from the trajectory that land supply was not the most significant barrier to house-building at regional level; development was currently restricted by the housing market and mortgage liquidity.

Preliminary findings indicate that housing completions in some parts of the region have held up fairly well, but in Braintree District the number of dwelling completions was only 54% of the 2007/2008 level. The chart below compares 2007/2008 completions with the draft completion results for other Essex Districts as shown in the draft EERA annual monitoring return.



**Figure 13 Dwelling completion rates Essex Districts (2007/8 compared with draft 2008/9)**

In Braintree District, the large new neighbourhood sites at Great Notley and Marks Farm have now been completed, and a revised Master Layout Plan was being approved for development at Maltings Lane. The current economic climate has postponed the start of development on several sites, although development has progressed on some sites. Housing development on large sites in the District has been sustained by affordable housing development including transfers to housing association development (such as the 35 dwelling scheme at Braintree Football Club ground which became an all-affordable housing scheme) and other initiatives involving the Homes and Community Agency.

The main sites that contributed to dwelling supply in 2008/2009 are listed below (sites of more than 10 completions):

• Bocking Mill Bovingdon Road Bocking	45 dwellings
• Maltings Lane Witham	25 dwellings
• Bailey Bridge Road Bocking	40 dwellings
• The Depot Braintree	33 dwellings
• Land adj. Football Club, Clockhouse Way Braintree	35 dwellings
• Land south of Mill Hill Braintree	22 dwellings
• Former Leywood Centre Braintree	12 dwellings
• Land at Bramble Road Witham	11 dwellings

Nationally, property market analysts have noted that house prices and the volume house sales have been recovering from a low point in Winter/Spring 2008/2009, with steady increases from Summer 2009 in response to the unprecedented level of government stimulus to the economy. House prices are expected to flatten out now, but it is difficult to predict future house-building levels in such a volatile market, with so much depending on the availability of mortgage finance and future unemployment levels.

## National Indicator 154, Core output indicator H2 (b): Net additional dwellings for 2008/2009

The net addition to the dwelling stock for the reporting year, 2008/2009, was 342 dwellings.

### Policy target:

The East of England Plan provides for an annual average of 385 dwellings (minimum) over the period 2001-2021. Taking into account the 4,646 dwellings added to the stock in 2001/2008, the annual average needed at April 2008 to meet the housing provision target to 2021 (the “managed delivery target”) was a minimum of 235 dwellings.

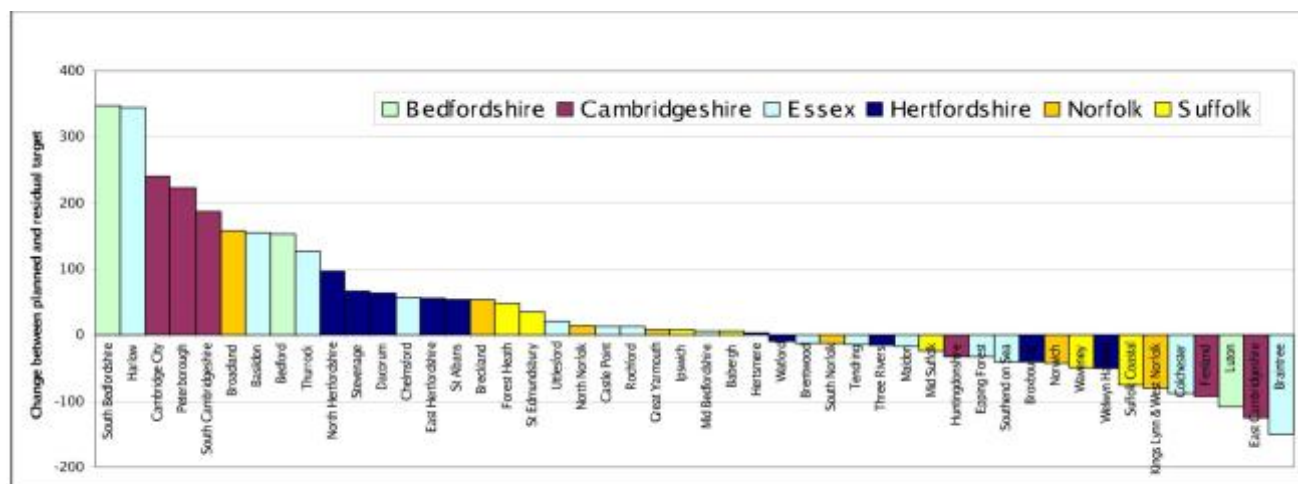
### Performance against target:

Performance exceeded the policy target. Performance (342) against target (235) in the year 2008/9 was 145.5%.

### 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 2007-2008, Figure 8.2, reproduced below). Actual housing supply exceeded the forecast supply set out in the 2007 Local Development Framework Annual Monitoring Report (545 dwellings). Although supply 2008/2009 was less than the 628 dwellings delivered in 2007/2008, it was well in excess of the policy target set out in the East of England Plan.

Copy extract: East of England Plan Annual Monitoring Report 2007/2008 (EERA).



Source: local authority annual monitoring returns

**Figure 14 Difference between policy H1 targets for 2001-21 and 2008-21 residuals**

(Braintree column is furthest to the right of the diagram)

## 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 10 dwellings or more):

- site development forecasts for sites of 10 or more dwellings that were identified in 2009.
- Additional sites identified in the draft Strategic Housing Land Availability Assessment
- Broad locations of growth identified in the Draft Core Strategy, which has been published for public consultation

The forecasts of supply from large sites were prepared in consultation with stakeholders, including landowners, developers and agents.

### Small sites (sites of less than 10 dwellings):

- An aggregate forecast of dwelling production from small sites based on existing commitments in the April 2009 residential land availability schedules, and small sites identified in the draft Strategic Housing Land Availability Assessment.

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

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

The projected supply of housing over the 5-year period 2010-2015 has been assessed, based on housing sites that are readily available for development. The sites included in the 5-year supply are available, suitable and achievable. Appendix 1 to this report lists sites included in the 5 year supply assessment (sites of 10 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 overleaf illustrates the projected supply of housing in the District over the period to 2015. This is compared with the annual average dwelling requirement set out in the East of England Plan for the period 2001-2021; and the annual average number of number of dwellings needed 2009-2021 to meet the housing provision in the Plan after taking into account the number of dwellings already completed (the Managed Delivery Target).

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

<b>Dwellings to build 2001-2021</b>	7,700 minimum	Annual average 385
<b>Dwellings built 2001-2009</b>	4,988	Annual average 624
<b>Dwellings to build 2009-2021</b>	2,712 minimum	Annual average 226

**Table 43 District Housing Provision: Summary of Progress - East of England Plan**

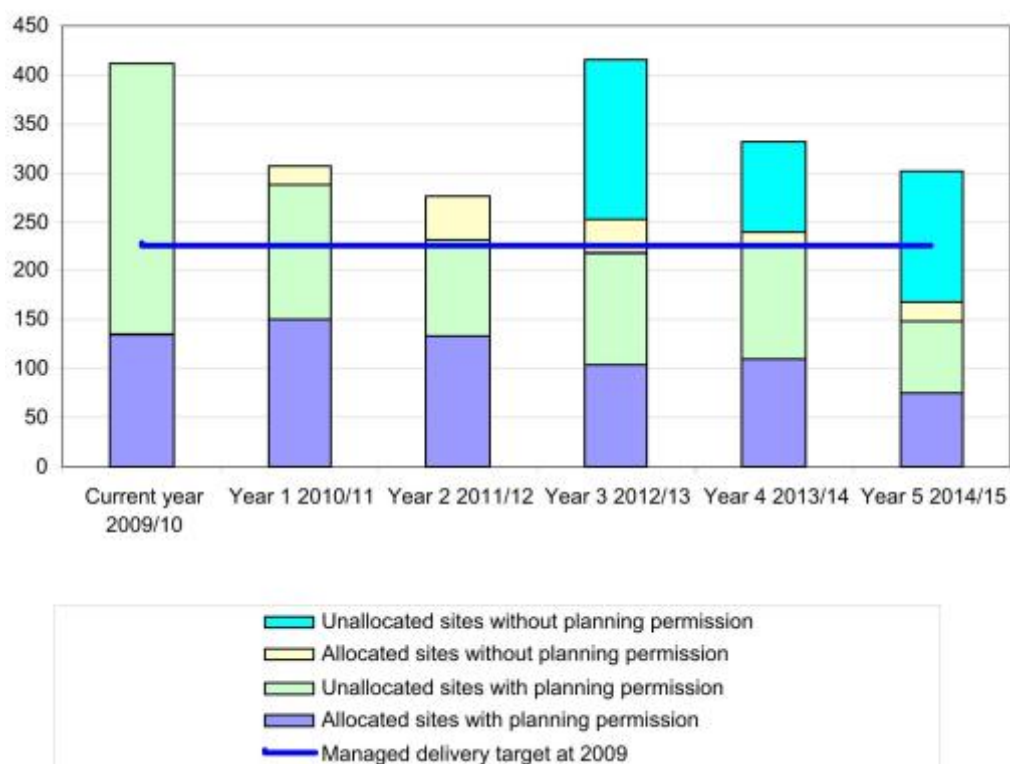
### Forecast supply over 5-year supply period 2010-2015:

	2009/10 (reporting year)	Year 1: 2010/11	Year 2: 2011/12	Year 3: 2012/13	Year 4: 2013/14	Year 5: 2014/15	Sum of years 1-5
Projected completions	412	308	277	415	332	302	1,634
Annual minimum target at start of year, taking into account past completions	226						

**Table 44 5 Year Supply Forecast 2010-2015**

The broad components of forecast supply over the 5 year period are illustrated in the chart below. Unallocated sites are sites not allocated for development in the Local Plan, and these comprise small sites and large sites that have come forwarded since the Local Plan allocations were made (windfall sites). There is no allowance for future windfall sites in the forecasts, and it can be seen that unallocated sites that have been granted planning permission form a large part of forecast supply in the current year. Looking further ahead, supply is supplemented by identified sites that are currently without planning permission and were not included in the 2005 Local Plan; such sites include, for example, the proposed redevelopment of the former Premdor works in Sible Hedingham where a planning application is expected to be submitted over the coming year. The draft broad locations of growth identified in the Local Development Framework Draft Core Strategy are not included in the forecast 5 year supply.





**Figure 15 Forecast housing supply by category of supply, 2009/10 and 5 year supply period**

### 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 2009, the residual housing provision from the East of England Plan was an annual average of a minimum of 226 dwellings, which means a 5 year supply target of a minimum of **1,130** dwellings.

### Performance:

The findings from consultation with the development industry as part of the Strategic Housing Land Availability Study indicated that development of some readily available sites was expected to be delayed in response to recent market conditions, and it is possible that the 5 year supply forecast will be exceeded in practice. The projected housing supply over the period 2010-2015 was a total of **1,634** dwellings. Of this total, 1,110 (68%) were from sites with planning permission at April 2009. The projected completion rate for each of the 5 years exceeds the annual average minimum rate required to meet the housing provision in the East of England Plan.

**Performance against target: 145% (1,634/1,130)**

### **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. This 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. Managing housing supply, including the timing of future large site allocations coming forward, is a key issue for the Local Development Framework. The supply assessment includes sites with planning permission, broad locations of growth identified in the Local Development Framework Draft Core Strategy, and other sites identified in the Strategic Housing Land Availability Assessment.

### **Projected dwelling completions for 15 year period 2009-2024:**

**(in addition projected supply 2024/25 and 2025/26, i.e. up to the end of the LDF period, shown for information)**

	Projected completions
Year 1: 2009/2010	412
Year 2: 2010/2011	308
Year 3: 2011/2012	277
Year 4: 2012/2013	415
Year 5: 2013/2014	332
Year 6: 2014/2015	302
Year 7: 2015/2016	331
Year 8: 2016/2017	306
Year 9: 2017/2018	280
Year 10: 2018/2019	235
Year 11: 2019/2020	215
Year 12: 2020/2021	212
Year 13: 2021/2022	229
Year 14: 2022/2023	295
Year 15: 2023/2024	273
2024/2025	215
2025/2026	205
15 year supply 2009/2025	4,422
Total supply 2009/2026	4,842

**Table 45 Projected dwelling completions for 15 year period 2009-2024 (in addition projected supply 2024/25 and 2025/26, i.e. up to the end of the LDF period, shown for information)**

*Note: The projection period for the 15 year supply is defined here as specified in Government Guidance (Regional Spatial Strategies and Local Development Framework Core Output Indicators – Update 2/2008, July 2008), with Year 1 being the current year 2009/2010. The supply requirement for that period is 3,867 (based on 12 years at 226 dwellings and 3 years at 385 dwellings). This differs from the supply period currently defined in regional monitoring, where the 15 year period starts at 2010/2011,*

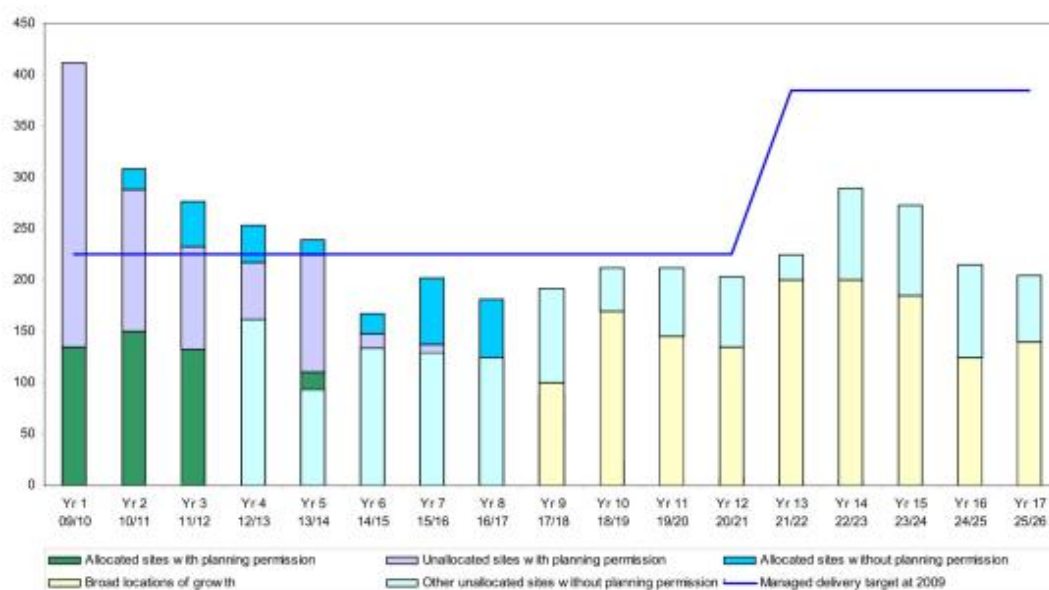
consistent with the Year 1 in the 5 year supply period (as explained above). The projected supply for Years 16 and 17 are shown for information. The projected 15 year supply for the period 2010/2025 is 4,225, compared with a supply requirement for that period, as at April 2009, of 4,025 – based on 11 years at 226 dwellings and 4 years at 385 dwellings).

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 2.

The components of supply are summarised in the tables and chart below:

Category of forecast supply	Forecast no. of dwellings	As percentage of total
From sites under construction as at April 2009	1,112	25.2%
From sites with permission and not yet started	738	16.7%
From large allocated sites without permission	322	7.3%
Broad locations of growth	1,135	25.7%
Other large sites without permission, included in SHLAA	887	20.1%
Small sites without permission, included in SHLAA	228	5.2%
<b>Total</b>	<b>4,422</b>	<b>100%</b>

**Table 46 Categories of supply in 15 year supply 2009-2024**



**Figure 16 Projected housing supply 2009-2024: components of site supply**

Category of site supply	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	2023-2024	Total
Large sites with permission, allocated in Plan	135	150	133	104	111	75	77	63	56	23	3	3	0	0	0	933
Large sites with permission, not allocated in Plan	237	78	39	54	53	13	0	0	0	0	0	0	0	0	0	474
Small sites with permission	40	60	60	60	60	60	60	43	0	0	0	0	0	0	0	443
Large sites without permission, allocated in Plan	0	20	45	35	15	20	65	75	32	0	0	5	5	5	0	322
Broad locations identified in LDF Draft Core Strategy	0	0	0	0	0	0	0	0	100	170	145	135	200	200	185	1,135
Other large sites without permission, contingent sites included in SHLAA	0	0	0	146	84	125	119	105	70	20	45	45	0	65	63	887
Small sites without permission, contingent sites included in SHLAA	0	0	0	16	9	9	10	20	22	22	22	24	24	25	25	228
Total	412	308	277	415	332	302	331	306	280	235	215	212	229	295	273	4,422

**Table 47 Projected supply 15 year period 2009-2024: components of site supply as at April 2009**

**Notes:**

RLA09: Residential Land Availability 2009, published by Braintree District Council 2009,  
 LDF Draft Core Strategy: Local Development Framework Draft Core Strategy, published by Braintree District Council 2008  
 Planning status of sites (with/without permission) as listed here reflects the position as at April 2009  
 Allocated in Plan: refers to Braintree District Review Local Plan, 2005  
 SHLAA: Draft Strategic Housing Land Availability Assessment, Braintree District Council, 2010

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

### **The Development Plan Target**

The Development Plan Target for the whole of the Plan Period 2001-2021 was a minimum annual average of 385 dwellings per year; this was adjusted in the adopted Plan to take into account dwelling completions 2001-2006 and rebase the provision to 2006.

The Development Plan Target for the period 2006-2021 is a minimum annual average of 290 dwellings (reduced from 385 dwellings to take account of dwellings built 2001-2006).

The Development Plan Target for the years 2021/2024 (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.

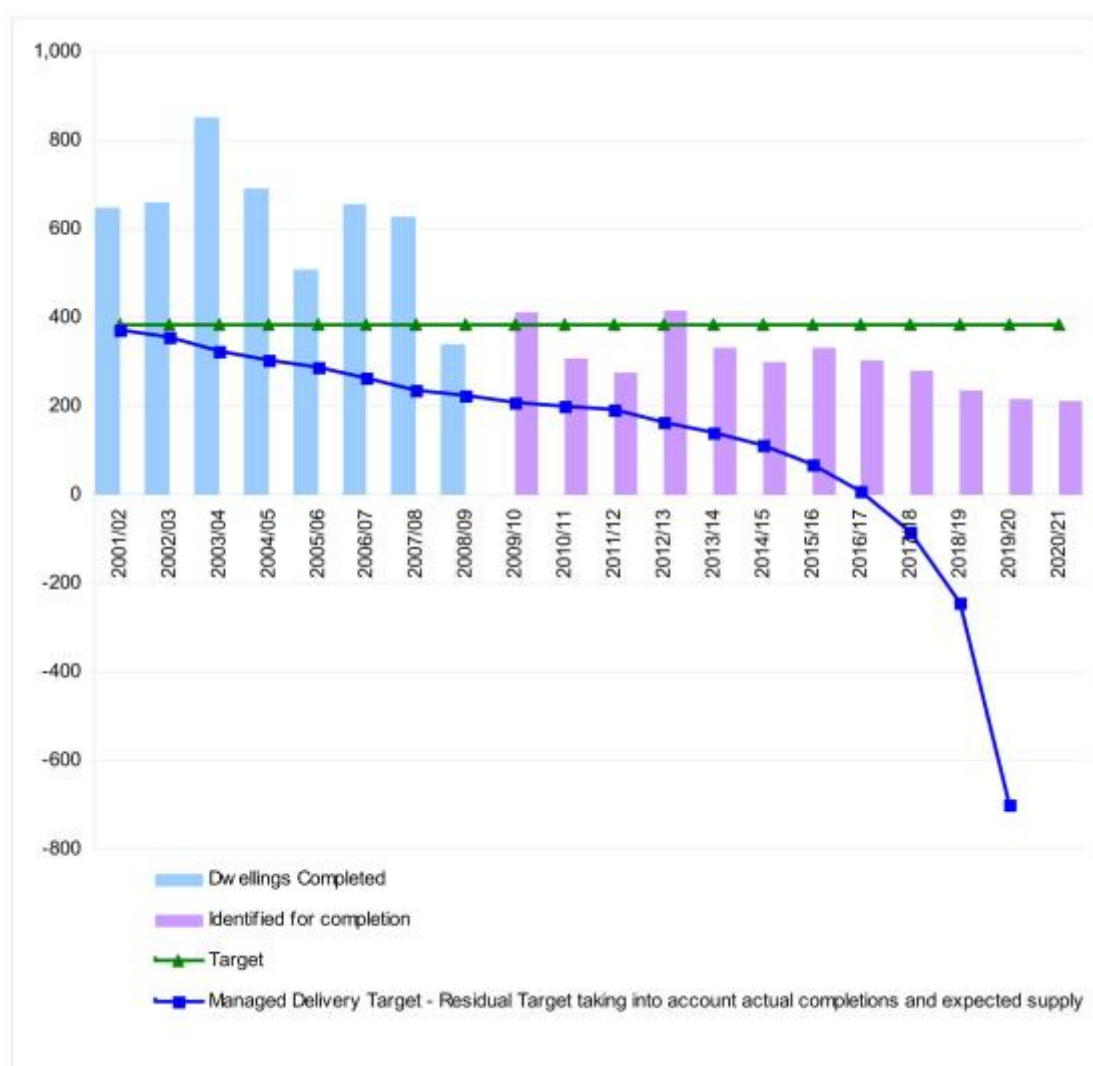
In the case of Braintree District, supply so far has substantially exceeded the annual average set out in the development plan, and this has the effect of decreasing the target in future years to meet the minimum housing provision for the plan period.

As at April 2009, the Managed Delivery Target to 2021 was a minimum annual average of 226 dwellings.

The schedule and chart overleaf illustrate the changes to the Managed Delivery Target from 2001 to 2021, taking into account actual and then projected dwelling completions.

	Dwellings completed	Projected completions	Cumulative completions	Cumulative Development Plan Target	Monitor – no. of dwellings above cumulative DP target	Managed Delivery Target for following year – residual target taking into account actual/projected completions to 2021 to fulfil Development Plan	Number of years left in Plan Period
2001/02	647		647	385	262	371	19
2002/03	659		1,306	770	536	355	18
2003/04	854		2,160	1,155	1,005	326	17
2004/05	693		2,853	1,540	1,313	303	16
2005/06	507		3,360	1,925	1,435	289	15
2006/07	658		4,018	2,310	1,708	263	14
2007/08	628		4,646	2,695	1,951	235	13
2008/09	342		4,988	3,080	1,908	226	12
2009/10		412	5,400	3,465	1,935	209	11
2010/11		308	5,708	3,850	1,858	199	10
2011/12		277	5,985	4,235	1,750	199	9
2012/13		415	6,400	4,620	1,780	191	8
2013/14		332	6,732	5,005	1,727	163	7
2014/15		302	7,034	5,390	1,644	138	6
2015/16		331	7,365	5,775	1,590	111	5
2016/17		306	7,671	6,160	1,511	67	4
2017/18		280	7,951	6,545	1,406	7	3
2018/19		235	8,186	6,930	1,256	-84	2
2019/20		215	8,401	7,315	1,086	-243	1
2020/21		212	8,613	7,700	913	-701	0

**Table 48 The Managed Delivery Target and projected dwelling completions for the Plan period 2001-2021**



**Figure 17 The Managed Delivery Target according to the East of England Plan 2001-2021 Braintree District**

### Policy target:

The Development Plan target supply target, taking into account housing supply achieved up to April 2009, is **2,712** dwellings (expressed as a minimum).

Calculation as follows:

*7,700 RSS provision for the period 2001-21*

*- 4,988 net dwelling supply 2001-09)*

*= 2,712 residual dwelling supply needed 2009-2021*

### Performance:

The projected housing supply 2009-2021 is **3,625** dwellings.

**Performance against target:**

Performance exceeds the target minimum by **913** dwellings.

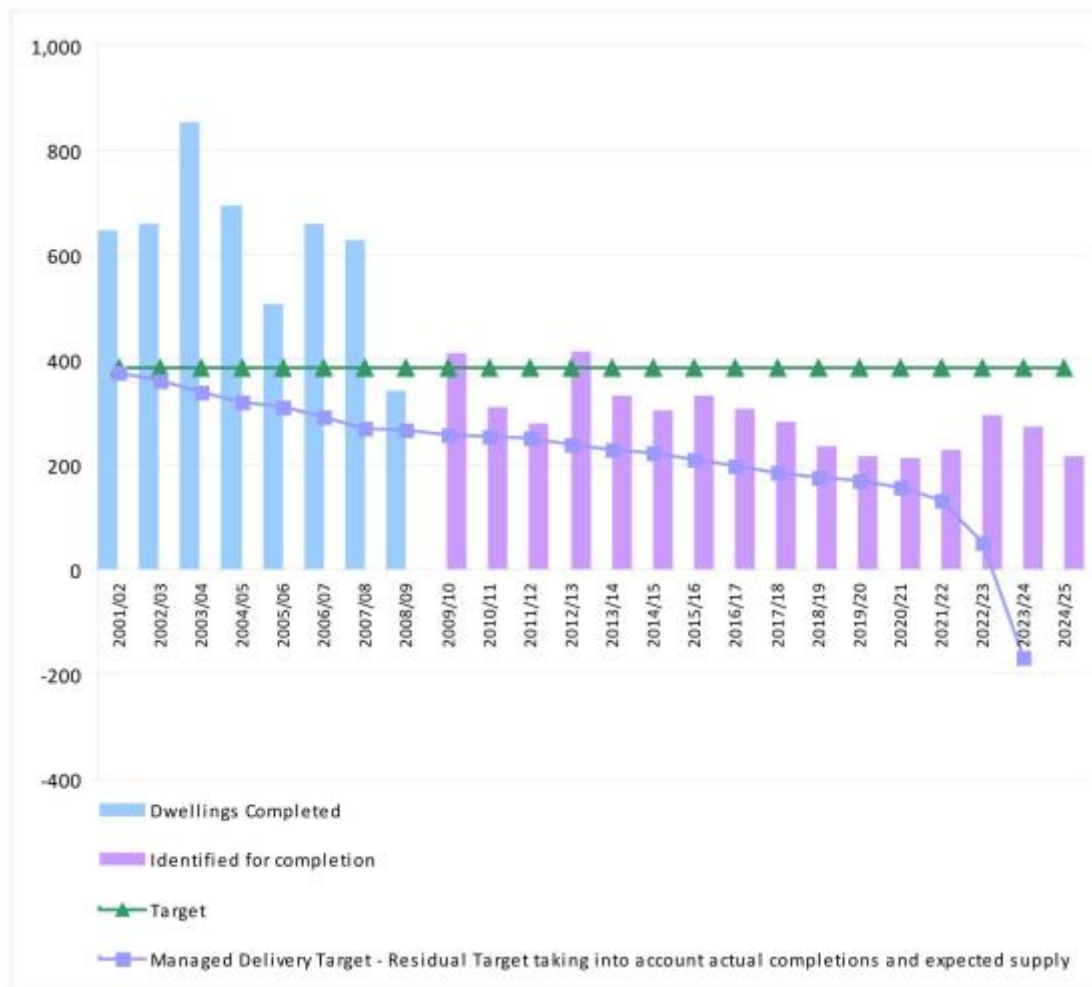
Performance against target is **134%**.

The schedule and chart overleaf show the Managed Delivery Target in relation to a 15 year supply; for the purposes of illustration the trend over the 15 year period, the target is calculated on the total provision for that 15 year period.



	Dwellings completed	Projected completions	Cumulative completions	Cumulative Development Plan Target	Monitor – no. of dwellings above cumulative DP target	Managed Delivery Target for following year – residual target taking into account actual/projected completions	Number of years left in delivery period at end of year
2002/03	659		1,306	770	536	361	22
2003/04	854		2,160	1,155	1,005	337	21
2004/05	693		2,853	1,540	1,313	319	20
2005/06	507		3,360	1,925	1,435	309	19
2006/07	658		4,018	2,310	1,708	290	18
2007/08	628		4,646	2,695	1,951	270	17
2008/09	342		4,988	3,080	1,908	266	16
2009/10		412	5,400	3,465	1,935	256	15
2010/11		308	5,708	3,850	1,858	252	14
2011/12		277	5,985	4,235	1,750	250	13
2012/13		415	6,400	4,620	1,780	237	12
2013/14		332	6,732	5,005	1,727	228	11
2014/15		302	7,034	5,390	1,644	221	10
2015/16		331	7,365	5,775	1,590	208	9
2016/17		306	7,671	6,160	1,511	196	8
2017/18		280	7,951	6,545	1,406	184	7
2018/19		235	8,186	6,930	1,256	176	6
2019/20		215	8,401	7,315	1,086	168	5
2020/21		212	8,613	7,700	913	157	4
2021/22		229	8,842	8,085	757	133	3
2022/23		295	9,137	8,470	667	52	2
2023/24		273	9,410	8,855	555	-170	1
2024/25		215	9,625	9,240	385		

**Table 49 The Managed Delivery Target and projected dwelling completions for 15 year period 2009-2024**



**Figure 18 The Managed Delivery Target for the 15 year supply period 2009-2024  
Braintree District**

### Policy target:

The 15 year supply target, taking into account housing supply achieved up to April 2009, is **3,867** dwellings (expressed as a minimum)

Calculation as follows:

- 7,700 RSS provision for the period 2001-21 (4,988 dwellings completed 2001-09)*
- 4,988 net dwelling completions achieved 2001-2009*
- + (385 X 4) for the period 2021-2024*

### Performance:

The projected housing supply 2009-2024 is **4,422** dwellings.

**Performance against target:**

Performance exceeds the target minimum by **555** dwellings.

Performance against target is **114%**.

### 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. The results for Braintree District 2008/2009 were as follows:

- Total gross dwelling completions 2008/2009: 415
- Gross dwelling completions on previously developed land: 322
- Percentage of gross dwelling completions which were on previously developed land: **77.59%**

#### 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 2008/2009 at **77.59%** exceeded the target.

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

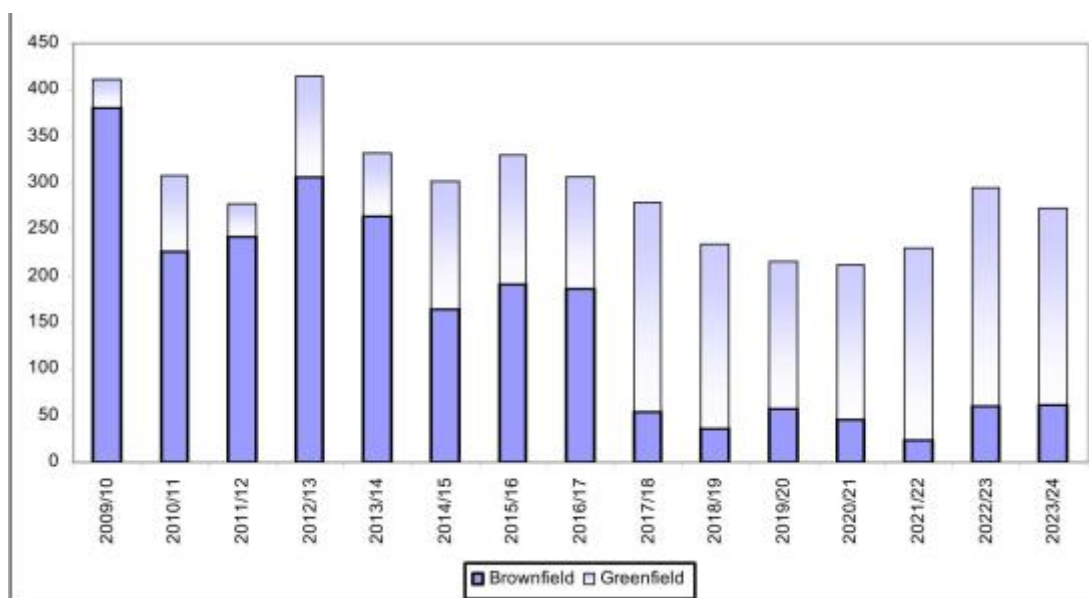
Information on completions on previously developed land is set out below.

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. The Marks Farm and Great Notley new neighbourhoods have now been completed, and completion rates at Maltings Lane were relatively low this year – in part awaiting the planning consent for the increased capacity on the remainder of the site.

Year	Total gross dwelling completions	Completions on Previously Developed Land	Percentage built on Previously Developed Land
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%
2008/2009	415	322	77.59%
<b>8 year total 2001/2009</b>	<b>5,255</b>	<b>3,031</b>	<b>57.68%</b>

**Table 50 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. The chart below illustrates the projected trajectory of housing supply from previously developed sites in comparison with projected supply from greenfield sites.



**Figure 19 Forecast housing supply 2009-2024: forecast supply from previously developed sites (net housing supply)**

The Council has examined the potential from previously developed land in urban areas and there are many such sites included in the Strategic Housing Land Availability Assessment (including large sites at the former Premdor Works at Sible Hedingham and at the former Crittall Works site at Silver End). However, the full extent of supply that needed to be identified could not be met wholly from previously developed land and the broad locations of growth proposed to meet future housing needs are all greenfield sites.

Year	% of supply from PDL sites	Year	% of supply from PDL sites
2009/10	92.7	2017/18	19.3
2010/11	73.4	2018/19	15.7
2011/12	87.7	2019/20	26.5
2012/13	74.0	2020/21	21.7
2013/14	79.8	2021/22	10.5
2014/15	54.3	2022/23	20.3
2015/16	57.7	2023/24	23.1
2016/17	60.8		

**Table 51 Percentage Completions on PDL: Performance Since 2001**

Forecast performance on this indicator dips sharply from 2017/18, reflecting the change in constituents of housing land supply. The trajectory forecasts supply from the broad locations of growth as being timed from 2017/2018, being brought forward then to maintain housing supply.

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

There is no longer a national Performance Indicator that measures the proportion of housing supply from previously developed sites. The relevant new national indicator is NI 170, which aims to measure 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 in 2001. This indicator is calculated by Government using data from the National Land Use Database (NLUD), and is published on the Data Interchange Hub.

The most recent published result as at December 2009 is from the 2007 NLUD survey; however analysis revealed that the result as published by Government is incorrect. The CLG 2007 Braintree District NI 170 result was originally based on the 2007 NLUD data which was in error published in its uncorrected form. There were mistakes in the assessment of 14 of the 21 sites included in the category of long term vacant/derelict sites/buildings; 4 should not have been included because they were built; 1 should not have been included because it was under construction; 6 should not have been included because they were incorrectly classified, and the site areas of 3 sites were stated as larger than they actually were. This has been drawn to the attention of the Government, who have

indicated that this should be addressed by the update of NI 170 data, as NI 170 will have a base year of 2008 (this update has not yet been published). As at end of December, a revised figure was published for Braintree which was approximately half way between the original entry and the correct figure. The CLG revised figure remains incorrect; no explanation has been received from CLG and the basis for the revised figure is unclear. The Council has audited the data and calculated what the corrected figure should be, and this is shown below.

No target is able to be defined for this indicator (see Data Interchange Hub).

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: 0.16%**

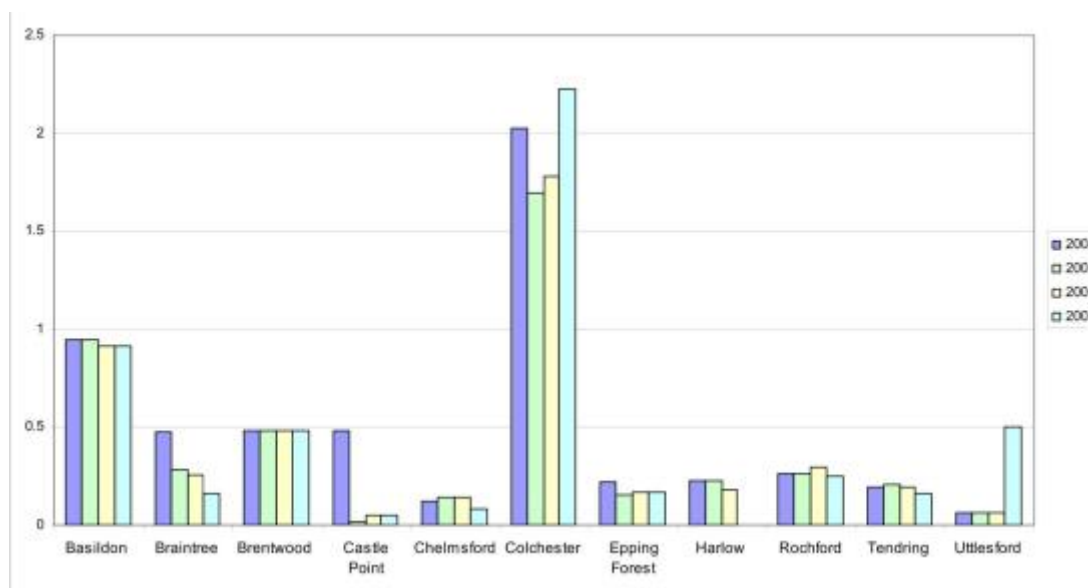
Year	Braintree District Percentage
2004	0.48
2005	0.28
2006	0.26
2007	0.16 (0.52/0.38)

**Table 52 Previously Developed Land: NI 170**

Data is available for 2004, 2005, 2006 and 2007 (source: DCLG; uncorrected 2007 figures shown in brackets)

#### **Comparison with other Essex Districts:**

The chart overleaf illustrates the performance of Braintree District compared with other Essex Districts in the Essex Local Strategic Partnership (source: DCLG, Braintree 2007 data corrected)



**Figure 20 NI 170: Long term vacant/derelict land/buildings as % of all developed land**

### Housing Location and Density:

The table below sets out information on the density of housing development in 2008/2009, and a comparison with the results for the previous two years. The results are based on analysis of sites of 10 or more dwellings.

Density (dwellings per hectare)	2008/2009 results	2007/2008 results	2006/2007 results
Less than 30 dwellings	0%	2.04%	0%
Between 30 and 50 dwellings	16.73%	21.94%	44.2%
Above 50 dwellings	83.27%	76.02%	55.8%

**Table 53 Dwelling Density 2008/2009 & Comparison with previous two years**

(Source: Essex County Council Planning)

The total area covered by gross dwelling additions was 13.345 hectares; this compares with 19.724 hectares in 2007/2008 (source: Essex County Council Residential Development Survey 2009).

### 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 100%.

### Commentary:

The proportion of completions on sites with densities of above 50 dwellings per hectare has increased from 76.02% to 83.27%. 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	Percent (2007/2008 in brackets)
Population between 25,000 and 50,000 at 2001	241	58.1% (32.9%)
Population between 3,000 and 25,000 at 2001	137	33.0% (53.7%)
Population less than 3,000 at 2001	37	8.9% (13.4%)
Total	415	100%

**Table 54 Location Geography of Completions**

A high proportion of completions occurred in the urban areas of the three main towns (87.7%), with a further 8.8% occurring in the six key service villages defined in the draft Local Development Framework Core Strategy (Coggeshall; Earls Colne; Hatfield Peverel; Kelvedon; Sible Hedingham, and Silver End).

### 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 55 Core Indicator H4 (net additional pitches (Gypsy & Traveller))**

Authorised Sites							
Name	Location	Date Opened	Type	No. Of Pitches	Caravan Capacity	Status	Management
Sandiacres		1989	Residential	13 (inc 1 Transit)	24	Public	ECC
Ridgewell	Ridgewell	1995	Residential	12	24	Public	ECC
Half-Acres	Cressing	-	Transit	12	-	Private	-
Station Road	Earls Colne	-	-	-	-	Private	-
	Great Saling*	-	-	1	-	Private	-
Ferriers Farm Lane	Bures Hamlet	-	-	1	2	Private	-
Total				39+	50+	-	-

**Table 56 Authorised Gypsy and Traveller Sites**

\* no planning permission - permitted through established usage

- not known

There are two travelling showpersons sites in Braintree District; one at Rivenhall End (3 pitches) and one at Blackwater Lane, Witham (2 pitches).

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 57 Unauthorised Gypsy and Traveller Sites**

Count	Authorised sites (with planning permission)		Unauthorised sites (without planning permission)				Total All Caravans
	No. Of Caravans	No. Of Caravans	No. Of Caravans on Sites on Gypsies own land		No. Of Caravans on Sites on land not owned by Gypsies		
	Socially Rented	Private	"Tolerated"	Not "Tolerated"	"Tolerated"	"Not tolerated"	
Jan 2009	33	7	1	5	0	0	46
Jul 2008	33	7	1	5	0	4	50
Jan 2008	32	7	1	5	0	0	45
Jul 2007	29	7	1	5	4	4	50

**Table 58 Gypsy Caravan Counts**

Source: Count of Gypsy and Traveller Caravans 19th January 2009: Last Five Counts ([www.communities.gov.uk](http://www.communities.gov.uk))

Following a single issue review of the Regional Spatial Strategy (East of England Plan), to address the needs of Gypsies and Travellers, updated pitch requirements were published in July 2009: -

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	25	50
East of England	1782	1237	3019

**Table 59 RSS Policy H3: Provision for Gypsies and Travellers**

*Source: Accommodation for Gypsies and Travellers and Travelling Showpeople in the East of England - A Revision to the Regional Spatial Strategy for the East of England, July 2009*

Beyond 2011 provision should be made for an annual 3% increase in the level of overall residential pitch provision<sup>1</sup>. This equates to an additional 8 pitches by 2016 and a further 9 pitches by 2021. In 2008 the Council agreed to take steps to authorise the existing site as Twin Oaks, Stisted which would provide 21 pitches and 2 further pitches could be provided at the Sandiacres site. This leaves a balance of 19 pitches to be provided during the period 2011 to 2021, it is proposed that these should be identified through the Local Development Framework or development control processes.

Provision for travelling showpeople is to be identified in conjunction with other Essex authorities, local travelling showpeople and the Showmen's Guild.

## 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 100 gross dwelling completions/71 net dwelling completions (Source: Essex County Council Planning Services Development Progress System) This represents 24% of gross completions and 21% 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 (in May 2008) to be affordable.

### Performance against target:

Performance 2008/9 met the Council's target of 100 dwellings per year.

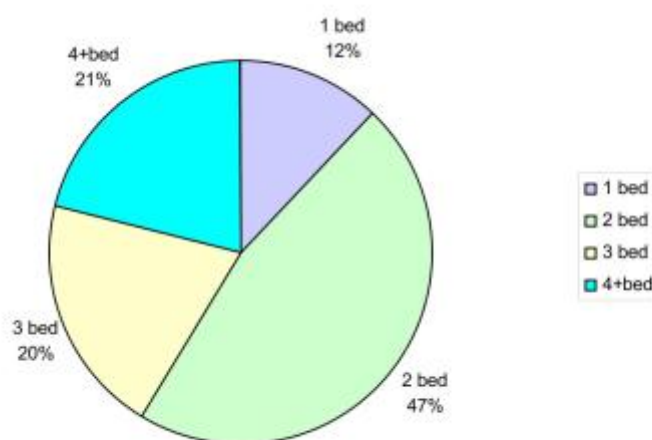
Review of contributions secured through planning permissions:

The Local Plan and East of England Plan affordable housing targets relate to planning permissions rather than dwelling completions. Using information from the ECC Development Progress System, analysis showed that a total of 737 dwellings were granted permission 2008/2009 of which 632 were permitted after May 2008. However, many of the sites were too small for it to be realistic to expect a proportion of the dwellings to be an affordable housing contribution. In terms of the Local Plan threshold for requiring a contribution to affordable housing, a total of 510 dwellings were granted permission on a total of 15 sites that were stated as 15 dwellings or more or 0.5 hectares or more. However, further analysis revealed that 8 of those sites were too small for it to be realistic to expect a contribution to affordable housing (e.g. sites for 1 or 2 dwellings, including sites that were the redevelopment of a dwelling), and it appears that the stated site area was in some cases higher than the actual site area should have been.

Of the sites that realistically met the criteria of the Local Plan policy, an affordable housing contribution was associated with each of these sites. In some cases a commuted sum for affordable housing development elsewhere has been negotiated instead of, or as well as, dwelling units on-site. The sites where the Local Plan policy could realistically be applied are listed below together with information on the affordable housing contribution:

Site address	Total site capacity	Affordable housing dwellings	Contribution in form of commuted sum
Notley Road Garage site Braintree	28	0	£212,400
Stilemans Wood Cressing	14	0	£212,400
Rayne Foundry	82	25	
Nether Priors Halstead	21	8	
Priory Hall Halstead	86	20	£60,000
Maltings Lane Witham	268	30% (c. 80)	
River View Witham	55	55 (Housing Association)	
<b>Total</b>	<b>554</b>	<b>188</b>	<b>£484,800</b>

The chart below illustrates dwelling completions by dwelling type in the Braintree District 2008/2009 (source: Essex County Council Planning)



**Figure 21 Net dwelling completions by size of dwelling**

#### 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 largest category of house types completed was 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 61 Core Indicator H6 (Building for Life Assessments)

- Data not available

Braintree District Council now has a *Building for Life* Assessor. Further work is needed to enable reporting against Core Output Indicator H6 for the next monitoring period.



## Environmental Quality

### Planning Permissions Granted Contrary to Flood Risk Grounds

	Flooding	Quality	Total
E1	0	0	0

**Table 62 Core Indicator E1(Planning Permissions Granted Contrary to Environment Agency Advice)**

With regard to planning applications, the Environment Agency initially objected to eleven planning applications on flood risk grounds and none on water quality grounds during the monitoring period. Seven applications were withdrawn before determination (reasons for doing so not analysed herein). One application (08/00024/FUL) was refused by the Council on the grounds of flood risk. Three 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.

Source: 'Monitoring Local Development Frameworks' [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

### Changes in Areas of Biodiversity Importance

	Loss	Addition	Total
E2	0	0	0

**Table 63 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 64 SSSIs in Braintree District**

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

- **7 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)
- Marks Farm Woodlands (designated Jan 2009)

(Rodbridge Picnic Site, Foxearth on the District border is part of the *Suffolk County Council* Local Nature Reserve at Rodbridge)

Further Local Nature Reserves are proposed at:

- Former Gravel Pits, Gosfield
- 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.

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 overleaf.

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.*

<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 65 Species and Habitats Requiring Action in Braintree District**

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

## 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 66 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 was required, the Council approved two planning applications which included wind turbines, two

planning applications were approved for solar installations, and two were approved for combined heat and power (CHP) units. 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 12 grants were approved for renewable energy; 137 Council Tax credits were given to residents for installing cavity wall and/or loft insulation, and; 203 residents received a full grant for cavity wall and/or loft insulation. Funding is also available from the Low Carbon Buildings Programme towards renewable technologies.



## 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 fourteen 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.

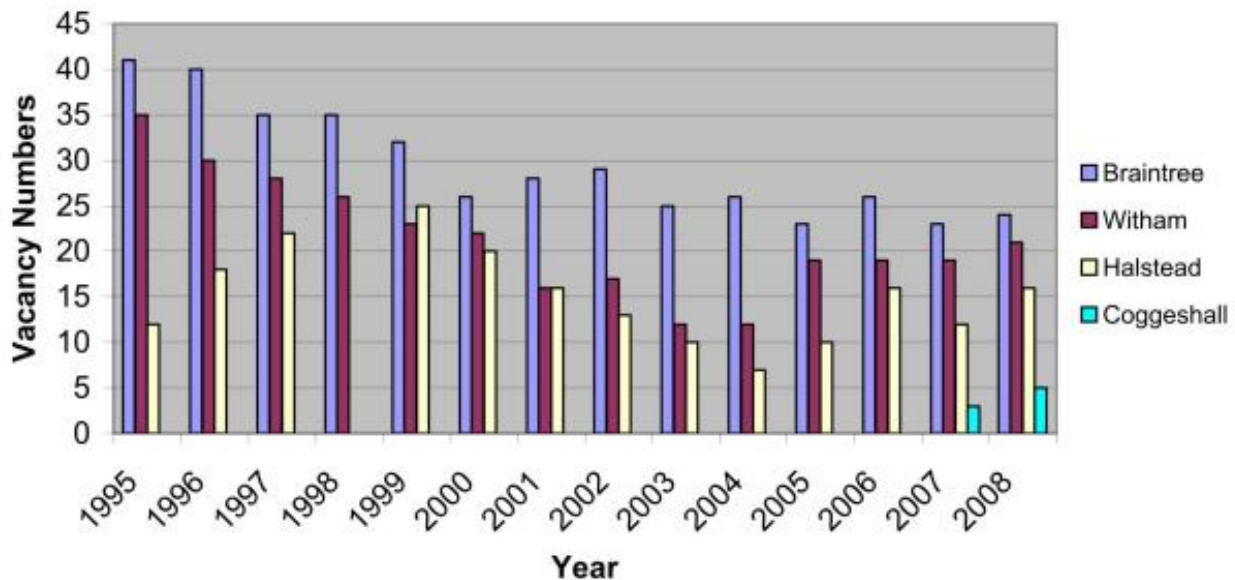
In April 2007 the Council published a 'Local Air Quality Management Progress Report'. Diffusion tube monitoring results show that there are no current or predicted exceedences of the NO<sub>2</sub> annual mean objective, even at busy kerbside locations. Concentrations at the A12 roadside site at Hatfield 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.

No planning applications have been granted contrary to Policy RLP 63 (Air Quality) or RLP 64 (Contaminated Land) of the adopted Local Plan Review, during the monitoring period.

*Source: Environmental Health Department, Braintree District Council, Braintree District Council Draft Core Strategy SEA/SA, ECC SEA/SA Baseline Assessment 2009-2010*

## 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 survey was undertaken in September/October/November 2008.



**Figure 22 Town Centre Vacancy Levels**

*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 adopted its Open Space Supplementary Planning Document in November 2009. It will come into effect on 1st April 2010.

## Award Winning Parks

Braintree District has three parks (Halstead Public Gardens and Silver End Memorial Gardens that are owned and managed by Braintree District Council, and Essex County Council's Great Notley Country Park) which all hold a green flag (awards announced in July 2009).

## 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)(National Indicator 175)

A net total of 342 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 = 340 dwellings (99.42%)
- ii. Hospital = 340 dwellings (99.42%)
- iii. Primary School = 338 dwellings (98.83%)
- iv. Secondary School = 338 dwellings (98.83%)
- v. Areas of Employment = 338 dwellings (98.83%)
- vi. Major Retail Centre = 340 dwellings (99.42%)

### 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 2009*

## Policy Performance Conclusions

## 5 Policy Performance Conclusions

Over the past year the recession has had a marked effect on housing supply in the District; housing supply was reduced by 46% compared with the previous year. Nonetheless, housing supply met the plan target for the District. Forecast development rates are lower than during the housing boom of recent years, and closer aligned to the East of England Plan housing provision for the District, although forecast housing supply more than meets the targets from the East of England Plan.

Housing growth has continued to be concentrated at the three main towns, and the proportion of dwelling completions that were on previously built land more than met the Government target of 60%.

Approximately 20 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, and it is important to ensure that allocated employment land continues to be safeguarded for employment.

## 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 67 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**EXPIRED*

RLP24

Subdivision of Dwellings

RLP25

Garden Extensions within Built-Up Areas

RLP26

Garden Extensions into the Countryside

**Chapter 4 Employment****Policy Reference****Policy Name**

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**EXPIRED*

**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
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	
Policy Reference	Policy Name
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

Saved Local Plan Review Policies:	
<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
Chapter 12 Utilities	
Policy Reference	Policy Name
RLP161	Utilities Development
RLP162	Telecommunications Development
Chapter 13 Implementation, Monitoring and Review	
Policy Reference	Policy Name
RLP163	Infrastructure and Community Facilities
RLP164	Environmental Impact Assessment
<i>RLP165</i>	<i>EXPIRED</i>
RLP166	Enforcement

**Table 68 Saved Local Plan Review Policies**

## Appendix 2: Schedule of sites included in assessment of Five Year Supply 2010-2015



## Appendix 2: Schedule of sites included in assessment of Five Year Supply 2010-2015

Appendix 2 Site by site details												
SHLAA site ref/Planning application ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Total residual number of dwellings under construction, permitted/allocated	Number of dwellings that are expected to be completed in 5 year supply period	2009/10 current year	Yr 1 2010/11	Yr 2 2011/12	Yr 3 2012/13	Yr 4 2013/14	Yr 5 2014/15	
Formally Identified (politically agreed and site specific)												
Extant Planning Permissions on Allocated Sites												
BON14 BTE/00/0525/FUL BTE/03/0246/FUL	Full	Bocking North	Bovingdon Road	116	70	46	50	20	0	0	0	Site is under construction
BOS01 BTE/01/2078/FUL	Full	Bocking South	Rear of 49-57 Church Lane (land at Eagle Lane)	17	17	0	0	0	0	6	11	
BR01, 03, 04 BTE/07/1010/OUT	Outline	Braintree South	Riverside Centre site and land at St John's Avenue	55	55	0	0	0	20	35	0	Has outline permission for 114, but capacity estimated on basis of revised plans expected to be submitted for affordable housing development of 55 dwellings.
BR26 BTE/99/0003/FUL BTE/07/0985/FUL BTE/05/1074/FUL	Full	Braintree South	Land south of Mill Hill	193	98	15	15	20	21	21	21	Site is under construction.
BR32 BTE/08/0683/FUL	Full	Braintree South	Former Garage site Notley Road	28	28	0	0	28	0	0	0	Site has full planning permission.
HSA02 BTE/86/0185 BTE/08/0470	Full	Halstead St Andrews	Balls Chase/Tidings Hill	184	12	0	0	3	3	3	3	Site is under construction
HSA33 BTE/08/1714	Full	Halstead St Andrews	Priory Hall Colchester Road	86	86	0	0	40	30	16	0	
RAY01	Full	Rayne	Rayne Foundry site	82	52	30	30	22	0	0	0	Under construction
WIS04 BTE/06/1143	Outline (part full)	Witham South	Land south of Matings Lane	268	155	0	55	0	30	30	40	Under construction

SHLAA site ref/Planning application ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Total residual number of dwellings under construction, permitted/ allocated	Number of dwellings that are expected to be completed in 5 year supply period	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	
Existant Planning Permissions on Unallocated Large Sites												
BOB20 BTE/07/0089/FUL	Full	Bocking Blackwater	Former Garage site at Falkland Court/Land north of Edinburgh Gardens	12	12	0	0	0	0	12	0	
BOB38 BTE/07/1757/FUL	Full	Bocking Blackwater	Former Health Clinic site Coggeshall Road	14	14	0	0	0	14	0	0	
BON29 BTE/07/0315/FUL BTE/04/1326/FUL	Full	Bocking North	St Francis Place Broad Road	18	18	0	10	8	0	0	0	Under construction, part completed. Revised plans recently approved for several plots. BTE/09/0330. Development currently on hold due to market conditions; planned to recommence with completions starting 2010/11.
BOS06 BTE/06/1912/FUL	Full	Bocking South	Williams Drive/Friars Lane	14	14	0	0	0	0	14	0	
BRC35 BTE/05/1092/FUL	Full	Braintree Central	Plumbase site Station Approach	16	16	0	0	0	16	0	0	
BRC30 BTE/08/1956/OUT	Outline	Braintree Central	Land adj Telephone Exchange South Street	14	14	0	0	0	0	14	0	
BRC36 BTE/06/2293/FUL	Full	Braintree Central	Former Garage site South Street	31	31	0	0	31	0	0	0	
COG30 BTE/04/0776 BTE/08/2288	Full	Coggeshall	Land at Surrex Colchester Road	10	10	0	0	0	10	0	0	Development currently being marketed; development expected to start 2010; completions could start earlier than shown in forecast.
HSA15 BTE/08/0272	Full	Halstead St Andrews	Nether Priors Colchester Road	21	13	8	0	0	0	0	13	
HSA36 BTE/07/2018	Full	Halstead St Andrews	Church View (Former Bayer Works) Colchester Road	43	13	30	13	0	0	0	0	Under construction
HAT13 BTE/07/0338	Full	Hatfield Peverel	Universal Garage site The Street	13	13	0	0	0	0	13	0	
WCC04 BTE/08/1801	Full	Witham Chipping Hill & Central	River View	55	55	0	55	0	0	0	0	Under construction
WCC55 BTE/08/1012	Full	Witham Chipping Hill & Central	Coach House Way	14	14	0	0	0	14	0	0	

SHLAA site ref/Planning application ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Total residual number of dwellings under construction, permitted/allocated	Number of dwellings that are expected to be completed in 5 year supply period	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	
Extant Planning Permissions Small Sites (aggregate figures for sites of less than 10 dwellings)												
	Full	Braintree District		373	300	40	60	60	60	60	60	All with full planning permission
Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)												
BRC08	Allocation	Braintree Central	Land at WJC Hospital London Road	15	15	0	0	0	0	15	0	
BRS07 BTE/09/0270/FUL	Allocation	Braintree South	Rifle Hill Works	65	65	0	20	45	0	0	0	Under construction
WIS19	Allocation	Witham South	Land between Constance Close and A12 Witham by-pass	100	55	0	0	0	35	0	20	Planning application expected to be submitted 2009/2010.
Informally Identified (may not be politically accepted or site specific)												
Contingent sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth)												
LDFBOB02		Bocking Blackwater	Land off Deerleap Way	14	14	0	0	0	0	14	0	Site proposed by landowner, development estimated at 14 dwellings completed 2011/2012, former school "bulge area"; considered surplus; will be released for development from 2012.
BON32 BTE/09/1036		Bocking North	Christy House and Chantry House Church Street	10	10	0	0	0	0	0	10	Now part of care home complex at the Old Deanery. Current permission for mixed use including 14 dwgs is not planned to be implemented. Current planning application BTE/09/1036 (granted Nov 09) is mainly C3 but includes 10 independent units, cottages with own kitchens, bathrooms, living rooms and gardens. CLG has indicated these 10 can be counted.
BOS10		Bocking South	Causeway House Bocking End	70	70	0	0	0	70	0	0	Surplus public sector site; offices will be relocated; site to be vacated 2010 and sold for development.
BRC76		Braintree Central	Crossman House Station Approach	10	10	0	0	0	0	10	0	Surplus public sector site; site to be vacated 2009/2010 and sold for development.
COG20		Coggeshall	Rear of Walford Way	10	10	0	0	0	0	0	10	Site subject of previous planning permission under previous land ownership. Landowner has indicated intention to develop site within 5 years.

SHLAA site ref/Planning application ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Total residual number of dwellings under construction, permitted/ allocated	Number of dwellings that are expected to be completed in 5 year supply period	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	
LDFEAR07		Earls Colne	East Essex Hunt Kennels Halstead Road	15	15	0	0	0	0	0	15	Site proposed by landowner for development. Timing of inclusion of site in forecasts linked to allocations document.
SIB06		Sible Hedingham	Coopers Yard Swan Street	24	24	0	0	0	24	0	0	Developer in discussions with BDC Strategic Housing about affordable housing scheme. Agent has indicated expectation that site will come forward within c. 12 month.
SIB22		Sible Hedingham	Premdor site Station Road	200	150	0	0	0	50	50	50	Outline planning application expected to be submitted soon - expected supply c. 50 per year from 2013. Boundary now extended to include Rockways, Station Road, additional c. 0.7 hectares. Estimated capacity revised pro-rata, site area increased to 7.6 ha., estimated capacity increased to 200.
SVE06		Silver End	Car park at Sheepcotes Lane	12	12	0	0	0	2	10	0	Site has full planning permission.
LDFWIW01		Witham West	Land at Blunts Hall Road	40	40	0	0	0	0	0	40	Surplus public sector land to be disposed of for development. Timing related to allocations document.
		Identified small sites without permission at April 2009	Braintree District	323	34	0	0	0	16	9	9	A total net supply of 65 dwgs were granted full planning permission between April 2009 and Dec 2009, with a further 4 granted outline planning permission. Taking this into account, the estimated net supply included in the 5-year-supply forecasts here, of 34 dwgs from sites identified with planning permission, may be exceeded.
Total				2,585	1,634	169	308	277	415	332	302	



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

### Appendix 3 Site by site details, all sites in 15 year supply

HLAA site ref/Planning application ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/ allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Identified Supply***
Formally Identified (politically agreed and site specific)																													
Extant Planning Permissions on Allocated Sites																													
BON01 BTE/06/2540/FUL	Full	Bocking North	Bailey Bridge Road	Brownfield	Yes	Yes	Yes	40	31	71	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31
BON14 BTE/00/0525/FUL BTE/03/0246/FUL	Full	Bocking North	Bovingdon Road	Brownfield	Yes	Yes	Yes	59	116	175	70	46	50	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	116
BOS01 BTE/01/2078/FUL	Full	Bocking South	Rear of 49-57 Church Lane (land at Eagle Lane)	Brownfield	Yes	Yes	Yes	0	17	17	17	0	0	0	0	6	11	0	0	0	0	0	0	0	0	0	0	0	17
BRS01, 03, 04 BTE/07/1010/OUT	Outline	Braintree South	Riverside Centre site and land at St John's Avenue	Brownfield	Yes	Yes	Yes	0	55	55	55	0	0	0	20	35	0	0	0	0	0	0	0	0	0	0	0	0	55
BRS26 BTE/99/0003/FUL BTE/07/0985/FUL BTE/05/1074/FUL	Full	Braintree South	Land south of Mill Hill	Greenfield	Yes	Yes	Yes	87	193	280	98	15	15	20	21	21	21	20	20	20	20	0	0	0	0	0	0	0	193
BRS32 BTE/08/0683/FUL	Full	Braintree South	Former Garage site Notley Road	Brownfield	Yes	Yes	Yes	0	28	28	28	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28
CRS02 BTE/07/1637	Full	Cressing	Land at Stilemans Wood north of A120	Greenfield	Yes	Yes	Yes	0	14	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	14
HSA02 BTE/86/0185 BTE/08/0470	Full	Halstead St Andrews	Balls Chase/Tidings Hill	Greenfield	Yes	Yes	Yes		184	184	12	0	0	3	3	3	3	3	3	3	3	3	3	3	0	0	0	0	30
HSA18 BTE/05/1316	Full	Halstead St Andrews	Beridge Mews, Pitchards, Beridge Road	Brownfield	Yes	Yes	Yes	10	2	12	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
HSA33 BTE/08/1714	Full	Halstead St Andrews	Priory Hall Colchester Road	Brownfield	Yes	Yes	Yes	0	86	86	86	0	0	40	30	16	0	0	0	0	0	0	0	0	0	0	0	0	86
HTR07 BTE/05/0978	Full	Halstead Trinity	Land north of Ronald Road	Brownfield	Yes	Yes	Yes	13	11	24	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
RAY01 WIS04 BTE/06/1143	Outline (part full)	Rayne Witham South	Rayne Foundry site Land south of Maltings Lane	Brownfield Greenfield	Yes Yes	Yes Yes	Yes Yes	0 0	82 268	82 268	52 155	30 0	30 55	22 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	82 268
Extant Planning Permissions on Unallocated Large Sites																													
BOB20 BTE/07/0089/FUL	Full	Bocking Blackwater	Former Garage site at Falkland Court/Land north of Edinburgh Gardens	Brownfield	Yes	Yes	Yes	0	12	12	12	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
BOB38 BTE/07/1757/FUL	Full	Bocking Blackwater	Former Health Clinic site Coggeshall Road	Brownfield	Yes	Yes	Yes	0	14	14	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14
BON29 BTE/07/0315/FUL BTE/04/1326/FUL	Full	Bocking North	St Francis Place Broad Road	Brownfield	Yes	Yes	Yes	13	18	31	18	0	10	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
BOS06 BTE/06/1912/FUL	Full	Bocking South	Williams Drive/Friars Lane	Brownfield	Yes	Yes	Yes	0	14	14	14	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
BRC22 BTE/07/0438/FUL	Full	Braintree Central	Old St Michaels, Chadwick Drive	Brownfield	Yes	Yes	Yes	0	70	70	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70
BRC29 BTE/08/0714/FUL	Full	Braintree Central	Water Towers Swan Side	Brownfield	Yes	Yes	Yes	0	14	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
BRC35 BTE/05/1092/FUL	Full	Braintree Central	Plumbase site Station Approach	Brownfield	Yes	Yes	Yes	0	16	16	16	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16
BRC30 BTE/08/1956/OUT	Outline	Braintree Central	Land adj Telephone Exchange South Street	Brownfield	Yes	Yes	Yes	0	14	14	14	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
BRC36 BTE/06/2293/FUL	Full	Braintree Central	Former Garage site South Street	Brownfield	Yes	Yes	Yes	0	31	31	31	0	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31
BRE22 BTE/06/0501/FUL	Full	Braintree East	Land adj Pyefleet Lodge Leywood Close	Brownfield	Yes	Yes	Yes	1	13	14	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
COG30 BTE/04/0776 BTE/08/2288	Full	Coggeshall	Land at Surrex Colchester Road	Brownfield	Yes	Yes	Yes	0	10	10	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
HSA15 BTE/08/0272	Full	Halstead St Andrews	Nether Priors Colchester Road	Brownfield	Yes	Yes	Yes	0	21	21	13	8	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	21
HSA22 BTE/07/2018	Full	Halstead St Andrews	Greenwood School	Brownfield	Yes	Yes	Yes	6	5	11	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
HSA36 BTE/07/2018	Full	Halstead St Andrews	Church View (Former Bayer Works) Colchester Road	Brownfield	Yes	Yes	Yes	0	43	43	13	30	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43
HAT13 BTE/07/0338	Full	Hatfield Peverel	Universal Garage site The Street	Brownfield	Yes	Yes	Yes	0	13	13	13	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13
KEL04 BTE/05/1787	Full	Kelvedon	Former Coal Depot site Station Road	Brownfield	Yes	Yes	Yes	0	13	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
BTE/07/1897	Full	Pebmarsh	Land at Water Lane	Greenfield	Yes	Yes	Yes	0	10	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
WCC04 BTE/08/1801	Full	Witham Chipping Hill & Central	River View	Brownfield	Yes	Yes	Yes	0	55	55	55	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55
WCC55 BTE/08/1012	Full	Witham Chipping Hill & Central	Coach House Way	Brownfield	Yes	Yes	Yes	0	14	14	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14
WIW10	Full	Witham West	Land south of Bentley Road	Brownfield	Yes	Yes	Yes	11	74	85	0	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74
Extant Planning Permissions Small Sites (aggregate figures for sites of less than 10 dwellings)																													
	Outline	Braintree District			Yes	Yes	Yes		70	70	0	0	0	0	0	0	0	27	43	0	0	0	0	0	0	0	0	0	70
	Full	Braintree District			Yes	Yes	Yes		373	373	300	40	60	60	60	60	60	33	0	0	0	0	0	0	0	0	0	0	373

SHLAA site ref/Planning application ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/ Brownfield	Available	Suitable	Achievable	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/ allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Identified Supply***				
Residual allocated sites (Currently allocated)																																	
BRC08	Allocation	Braintree Central	Land at WJC Hospital London Road	Brownfield	Yes	Yes	Yes	0	15	15	15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15			
BRC20	Allocation	Braintree Central	Land rear of Horse and Groom PH Rayne Road	Mixed		Yes	Yes	0	20	20	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	20			
BRC31	Allocation	Braintree Central	Silks Way off South Street	Brownfield		Yes	Yes	0	10	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10			
BRC37 BTE/09/0293/OUT	Allocation	Braintree Central	Land east of Station Approach (PG Bones yard)	Brownfield	Yes	Yes	Yes	0	40	40	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	40			
BRS07 BTE/09/0270/FUL	Allocation	Braintree South	Rifle Hill Works	Brownfield	Yes	Yes	Yes	0	65	65	65	0	20	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65			
HSA03	Allocation	Halstead St Andrews	Land at Balls Farm	Greenfield		Yes	Yes	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	0	15				
HSA14	Allocation	Halstead St Andrews	East of the High Street	Brownfield		Yes	Yes	0	10	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10				
HSA63	Allocation	Halstead St Andrews	Former Bluebridge Garage site Colchester Road	Brownfield		Yes	Yes	0	15	15	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15				
KEL06	Allocation	Kelvedon	Works and garage adjacent Kelvedon rail station	Brownfield		Yes	Yes	0	32	32	0	0	0	0	0	0	0	0	10	22	0	0	0	0	0	0	0	0	32				
WIS19	Allocation	Witham South	Land between Constance Close and A12 Witham by-pass	Greenfield	Yes	Yes	Yes	0	100	100	55	0	0	0	35	0	20	45	0	0	0	0	0	0	0	0	0	0	100				
Contingent sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth)																																	
LDFBOB02		Bocking Blackwater	Land off Deerleap Way	Brownfield	Yes	Yes	Yes	0	14	14	14	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14			
BON30		Bocking North	48-54 Church Street	Brownfield		Yes	Yes	0	10	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10			
BON32			Christy House and Chantry House Church Street	Brownfield		Yes	Yes	0	10	10	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10			
BTE/09/1036 BON33		Bocking North Bocking North	Braintree College site Church Lane	Brownfield		Yes	Yes	0	118	118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	40	40	118			
LDFBON18		Bocking North	Edith Borthwick School site Bocking Church Street	Brownfield		Yes	Yes	0	30	30	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	30			
BOS10		Bocking South	Causeway House Bocking End	Brownfield	Yes	Yes	Yes	0	70	70	70	0	0	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70			
BOS12		Bocking South	Former DWP offices Panfield Lane	Brownfield	Yes	Yes	Yes	0	14	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14			
BRC76		Braintree Central	Crossman House Station Approach	Brownfield	Yes	Yes	Yes	0	10	10	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10			
BRE25		Braintree East	Braintree Football Club site Clockhouse Way	Greenfield	No	Yes	Yes	0	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	0	50			
BRE26		Braintree East	Braintree Tennis Club off Clockhouse Way	Brownfield	No	Yes	Yes	0	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	0	0	35				
LDFBRE01		Braintree East	Former playing field Chapel Hill	Greenfield	No	Yes	Yes	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	30				
COG20		Coggeshall	Rear of Walford Way	Brownfield	Yes	Yes	Yes	0	10	10	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10			
LDFEAR01A		Earls Colne	Land rear of Halstead Road	Greenfield	No	Yes	Yes	0	15	15	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15			
LDFEAR07		Earls Colne	East Essex Hunt Kennels Halstead Road	Brownfield		Yes	Yes	0	15	15	15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15			
LDFHSA07		Halstead St Andrews	The old wood yard site Fenn Road	Brownfield	Yes	Yes	Yes	0	35	35	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0	35			
LDFHTR03		Halstead Trinity	Blamsters, south west of Acorn Avenue	Greenfield	No	Yes	Yes	0	13	13	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	13			
LDFRAY05		Rayne	Oak Meadow Gore Road Rayne	Greenfield	No	Yes	Yes	0	10	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10			
SIB06		Sible Hedingham	Coopers Yard Swan Street	Brownfield	Yes	Yes	Yes	0	24	24	24	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24			
SIB22		Sible Hedingham	Premdor site Station Road	Brownfield	Yes	Yes	Yes	0	200	200	150	0	0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	0	0	200			
SVE06		Silver End	Car park at Sheepcotes Lane	Brownfield	Yes	Yes	Yes	0	12	12	12	0	0	0	0	2	10	0	0	0	0	0	0	0	0	0	0	0	0	12			
SVE14		Silver End	Crittall Works	Brownfield	No	Yes	Yes	0	80	80	0	0	0	0	0	0	0	0	0	0	15	35	30	0	0	0	0	0	80				
LDFWCH03		Witham Chipping Hill & Central	Bellfields Braintree Road	Greenfield	No	Yes	Yes	0	30	30	0	0	0	0	0	0	0	0	0	0	5	10	15	0	0	0	0	0	30				
WCC50		Witham Chipping Hill & Central	Rear of Braintree Road	Brownfield	Yes	Yes	Yes	0	15	15	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15				
WCC74		Witham Chipping Hill & Central	Gimsons	Greenfield	No	Yes	Yes	0	90	90	0	0	0	0	0	0	0	0	20	70	0	0	0	0	0	0	0	0	90				
WIN07		Witham North	Land south of Lime Close	Greenfield	No	Yes	Yes	0	12	12	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12				
LDFWIW01		Witham West	Land at Blunts Hall Road	Greenfield		Yes	Yes	0	40	40	40	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	40				
LDFBON13																																	
LDFBOS06																																	
LDFBOS08		Bocking North	West of Panfield Lane	Greenfield	No	Yes	Yes	0	500	500	0	0	0	0	0	0	0	0	0	0	70	70	60	60	60	60	50	70	500				
LDFRIV02		Rivenhall	East of Forest Road	Greenfield	No	Yes	Yes	0	300	300	0	0	0	0	0	0	0	0	0	0	0	0	0	65	65	50	50	70	300				
LDFWIS06		Witham South	Lodge Farm	Greenfield	No	Yes	Yes	0	600	600	0	0	0	0	0	0	0	0	0	100	100	75	75	75	75	75	25	0	600				
		Identified small sites without permission at April 2009	Braintree District		Yes	Yes	Yes		323	323	34	0	0	0	16	9	9	10	20	22	22	22	24	24	25	25	25	25	278				
										0	0																		0				
Total									5,041	5,281	1,634	412	308	277	415	332	302	331	306	280	235	215	212	229	295	273	215	205	4,842				

15 yr supply 2010/2025 4,225  
 15 yr supply 2009/2024 4,422  
 total supply 2009-2026 4,842  
 15 yr supply requirement 2010-2025 4026  
 15 yr supply requirement 2009-2024 3867  
 supply 2009-2021 3,625