



# Monitoring Report

**1 April 2013 - 31 March 2014**



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# Introduction

This report monitors the period from 1st April 2013 to 31st March 2014 in Braintree District.

The monitoring report aims to assess progress in meeting policy targets and milestones, and to present information on housing trajectories demonstrating the delivery of the provision of new homes.

## Further information

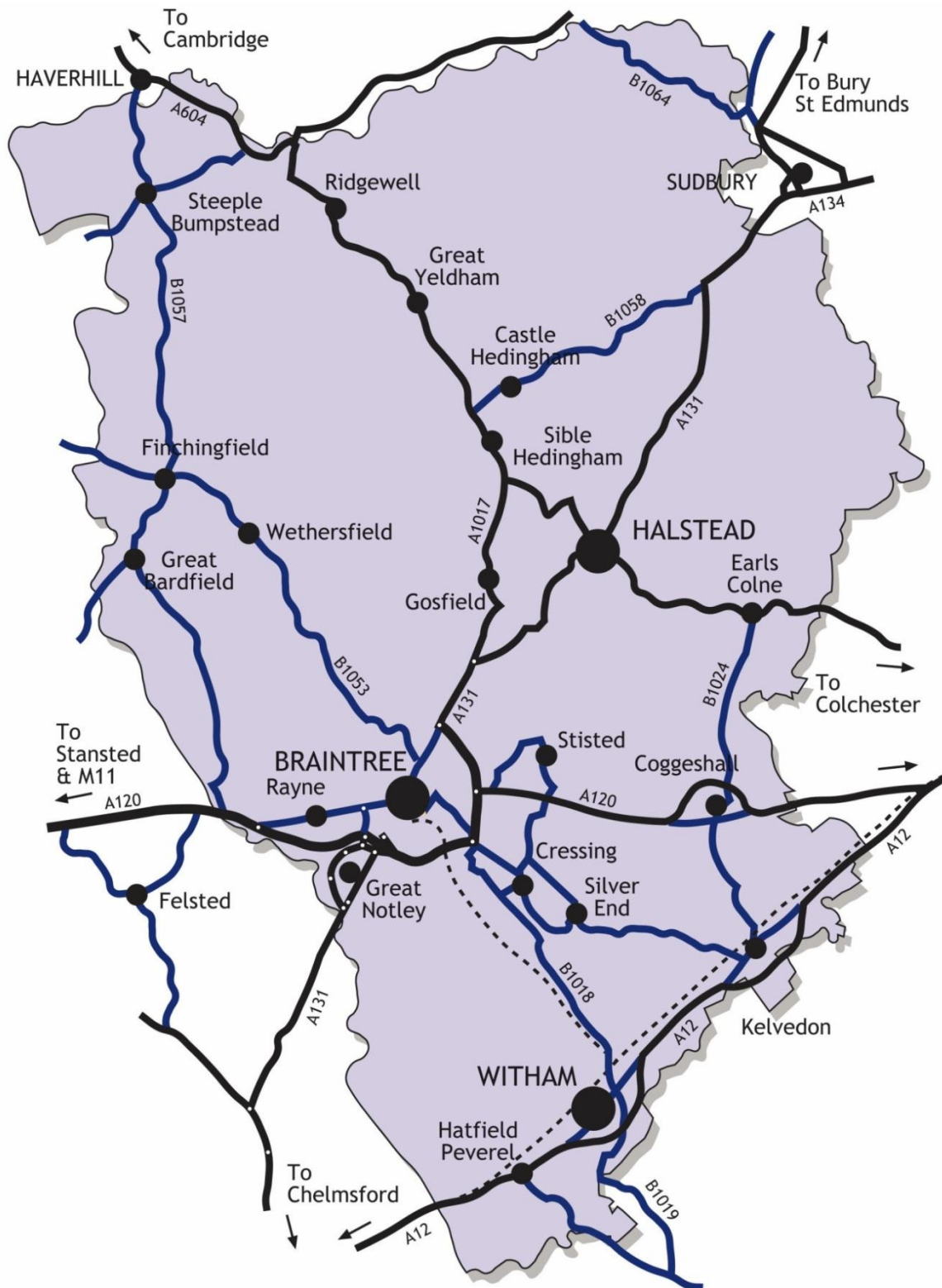
If you have any queries relating to this monitoring report, please contact the Planning Policy team on 01376 551414 extensions 2576 and 2567, or email [planningpolicy@braintree.gov.uk](mailto:planningpolicy@braintree.gov.uk)

General information about the new Local Plan and about the Local Development Framework Core Strategy can be found on [http://www.braintree.gov.uk/info/200230/local\\_development\\_framework\\_and\\_planning\\_policy/701/new\\_local\\_plan](http://www.braintree.gov.uk/info/200230/local_development_framework_and_planning_policy/701/new_local_plan)

and

[http://www.braintree.gov.uk/info/200230/ldf\\_and\\_planning\\_policy/250/core\\_strategy\\_and\\_proposals\\_map](http://www.braintree.gov.uk/info/200230/ldf_and_planning_policy/250/core_strategy_and_proposals_map)

**Figure 1: Map of Braintree District**



## Local Development Scheme

The Planning and Compulsory Purchase Act 2004 requires the Council to prepare a Local Development Scheme (LDS). This sets out the rolling programme for the preparation of planning documents that will form Braintree District Council's Local Plan. It identifies the key stages in the preparation of the Council's Local Development Documents. It also sets out what resources will be required in order to try to ensure that the work will be completed in accordance with the timetable and identifies the risks that could result in delay.

Near the start of the Monitoring Year, in February 2013 the Council published an update to the LDS, with a further update published near the end of the Monitoring Year in February 2014. The extent to which the milestones in the LDS were achieved in the Monitoring Year 2013/2014 is assessed in this Monitoring Report, below.

### Review of implementation of the 2013 LDS milestones

Site Allocations and Development Management Plan:

Consideration of representations and amendment of document: planned to take place March-May 2013: commenced as planned in March; extended to July 2013. This extension, in order to consider all of the representations received, had a consequent impact on the following stages. Council approval of Pre-Submission Document, planned for June 2013, took place in September 2013. The Pre Submission Consultation, planned for June/July 2013, took place February/March 2014. Member consideration of Representations to the Pre Submission Consultation Document, planned for August-September 2013, took place April 2014.

The subsequent stages - submission to the Secretary of State; the Pre-Examination Hearing; the Hearing and the receipt of the Inspectors Report and Adoption – were all affected by the Council's decision to stop work on the Site Allocations Document

In September 2014, after the end of the monitoring year, the Council determined to not continue the work on the Draft Site Allocations and Development Management Plan but instead to progress work on a new Local Plan. This decision is supported by an Interim Planning Policy Statement which provides further information and is, for ease of reference, reproduced in full below. Given the significance of this development, although these changes are beyond the end of the monitoring year, readers wishing to understand the position in relation to the Local Development Scheme are encouraged to examine the proposed 2015 update to the LDS which is set out in a report to the Council's Local Plan Sub Committee meeting of 12 January 2015. The updated LDS addresses:

- The status of the Site Allocations and Development Management Plan;
- The Local Plan timetable. Once completed, the new Local Plan will incorporate draft work done to date on the Site Allocations and

Development Management Plan and will replace the Council's Core Strategy 2011 and Local Plan Review 2005.

- Information on evidence base documents has been updated where a review or new documents are to be produced to aid the production of the new Local Plan;
- General updates to the wording of the LDS; and
- An update on Neighbourhood Planning. The Localism Act 2011 introduced neighbourhood development plans which help communities with or without a Parish or Town Council to establish general planning policies for the development and use of land in a neighbourhood. The LDS reports on the progress which has been made by communities in preparing neighbourhood plans including the approved Neighbourhood Planning area for Cressing and that Feering has applied for a neighbourhood planning area which is currently the subject of a public consultation.

In September 2014 the Council approved an Interim Planning Policy Statement which sets out the position of the Council in relation to the Local Development Framework, including the Draft Site Allocations and Development Plan; and work on the new Local Plan. For ease of reference, that Statement is reproduced in full below:

**Interim Planning Policy Statement.  
Approved Full Council 15<sup>th</sup> September 2014.**

This statement sets out the Braintree District Council position in relation to the site allocations and development management policies which are contained within the Braintree District Pre Submission Site Allocations and Development Management Plan (ADMP), including the further proposed amendments which were agreed by Full Council on the 23rd April 2014.

BDC has been working on the Site Allocations and Development Management Plan (ADMP), to build on the strategic policies set out in the Core Strategy, since the adoption of the Core Strategy in 2011. This was to complete the suite of documents required in the Local Development Framework to guide development in the District. The ADMP and in particular the site allocations and development boundaries contained within it have been the subject of extensive public and stakeholder engagement. Over 500 sites in the District were submitted to the Council for a variety of uses and each was investigated individually for their suitability for development.

Once this officer assessment had been completed, between 2011 and 2012, officers contacted each Parish and Town Council in the District and either corresponded via letter/email or arranged a meeting to discuss the issues for each area and any land allocations which were required for either protection of land for uses such as open space, allotments and community uses and considered options for new residential, retail and employment development. Development boundaries were also reviewed and changes were discussed as appropriate. These were approved for a first formal round of public consultation through 14 meetings of the LDF Sub Committee.

A first stage of formal public consultation was then held in 2013 to which there were over 1600 comments. This included the Council's preferred option for growth as well

as the alternative options which had been considered. These were also subject to individual consideration and were reported back to 8 meetings of the LDF Sub Committee in 2013, where changes to the ADMP were proposed and these were agreed by Full Council in September 2013.

A second formal period of public engagement was then held in February and March 2014 when around 800 comments were received and reported back to a meeting of the LDF Sub Committee and Full Council to agree further amendments which were subject to a further 6 week public engagement period in May and June 2014.

The ADMP has also been the subject of a full assessment in terms of the evidence base produced to support it. This has included work with key stakeholders on highways improvements, education, healthcare, water and drainage. The ADMP has also been the subject of a full Sustainability Appraisal/Strategic Environment Assessment (SA/SEA) and a Habitats Regulation Screening Report, all of which are set out on the Council's website.

Due to changes in national government policy and the requirement to meet an objectively assessed need for housing in full within Local Plans, despite the much progressed state of the ADMP, the Council is not intending to submit the Pre Submission ADMP for examination by the Planning Inspectorate. Work has begun on a new Local Plan which will include new strategic policies and site allocations, as well as the non-strategic sites and policies which are contained in the Pre Submission ADMP (unless new evidence or further changes in government policy require changes to be made).

However in the interim period, whilst the new Local Plan is emerging, the Council must maintain a housing land supply for the District and ensure that housing and other types of development continue to come forward to meet the needs of local residents, providing that the necessary infrastructure is also in place. The Council must also ensure that sites identified for community uses or open space are protected for those purposes.

The Council believes that the site allocations and policies contained within the Pre Submission ADMP are based on robust and credible evidence and have undergone a significant amount of public consultation and Member engagement. The Council therefore consider these are acceptable in principle.

The Council accordingly adopts the land allocations and development management policies detailed within the ADMP for use within development management decision-making. The Council is of the view that these robust and clear statements should be given appropriate weight in all matters under consideration and that these are material considerations for the Council.

The Council actively encourages the development of sites and allocations in accordance with these principles and will seek to support those who conform to the requirements of the NPPF and other statutory development plans. The Council recognises that the emerging local plan will gain weight as it is developed, however this statement provides a clear indication of the Council's position in the interim period.

The 2014 update to the Local Development Scheme included the introduction of a timetable for the production of a new Local Plan, and a new section on Neighbourhood Planning.

Other milestones in the 2013 LDS related to Supplementary Documents and the Evidence Base:

The Open Space Action Plan was planned to be reviewed in 2013; this was carried out, and the Action Plan was approved by the LDF Sub Committee in March 2013.

The Strategic Housing Market Assessment (SHMA) and Housing Needs Study was planned to be reviewed in 2013; this was commissioned in Spring 2013, and the final report was published in 2014.

The Strategic Housing Land Availability Assessment was planned to be reviewed in 2013: a Call for Sites was issued in 2014 as part of work on the preparation of a new Local Plan. The information gathered from the Call for Sites will be used in the SHLAA update, which is currently being prepared.

## Profile of the District: Population Count and Broad Age Group

The mid-2013 population of the District is shown in the table below, which indicates the age structure by broad age group. Table 2 compares the District age structure with county, regional and England averages. Braintree District has a higher proportion of the population in age groups 5-19 and 45-64 than the regional or national average. In age groups 20-44 and 65 and over, the District had a lower proportion than the regional and national averages.

**Table 1: Population of Braintree District June 2013**

	Number	As proportion of total
Total persons Braintree District	149,100	100%
Persons aged 0 - 4	9,300	6.2%
Persons aged 5 - 19	26,600	17.8%
Persons aged 20 - 44	45,600	30.6%
Persons aged 45 - 64	40,400	27.1%
Persons aged 65 and over	27,300	18.3%

Source: Office for National Statistics, mid-2013 population estimates, published 2014

**Table 2: Population age structure mid-2013, Braintree District compared with East of England Region and England averages**

	Braintree	East region	England
Persons aged 0 - 4	6.2%	6.3%	6.3%
Persons aged 5 - 19	17.8%	17.5%	17.5%
Persons aged 20 - 44	30.6%	31.7%	33.7%
Persons aged 45 - 64	27.1%	25.9%	25.2%
Persons aged 65 and over	18.3%	18.7%	17.3%

Source: Office for National Statistics, mid-2013 population estimates, published 2014

## Population Density

The density of population of the District in 2011 was 240 people per square kilometre, compared to 217 ppsk in 2001 (Source: 2001 Census, 2011 Census).

## Parish population and number of homes

The population and number of homes by parish at 2011 is listed in the table below, using information from the 2011 Census.

Small area population estimates for 2013 have been published by the Office for National Statistics, but not for parishes as such. The geographic areas available include lower and middle layer Super Output Areas; for more information on the ONS 2013 estimates see:

<http://www.ons.gov.uk/ons/rel/sape/small-area-population-estimates/mid-2013/index.html>

**Table 3: Population and number of homes by parish, 2011 Census**

Small Area Name	Homes	Population	Small Area Name	Homes	Population
Alphamstone	94	200	Halstead	5,384	11,906
Ashen	142	323	Hatfield Peverel	1,866	4,376
Bardfield Saling	80	193	HelionsBumpstead	180	439
Belchamp Otten	73	164	Kelvedon	1,523	3,587
Belchamp St Paul	164	362	Lamarsh	86	187
Belchamp Walter and Borley	155	328	Little Maplestead	115	270
Birdbrook	157	397	Little Yeldham	128	331
Black Notley	938	2,478	Middleton	61	128
Bradwell	218	509	Ovington and Tilbury Juxta Clare	90	205
Braintree& Bocking	18,569	43,751	Panfield	381	841
Bulmer	266	584	Pebmarsh	234	570
Bures Hamlet	341	749	Pentlow	92	227
Castle Hedingham	546	1,201	Rayne	914	2,299
Coggeshall	2,113	4,727	Ridgewell	225	509
Colne Engaine	394	1,008	Rivenhall	318	742
Cressing	738	1,612	Shalford	332	747
Earls Colne	1,616	3,699	Sible Hedingham	1,744	3,994
Fairstead and Faulkbourne	116	290	Silver End	1,512	3,861
Feering	832	2,035	Stambourne	169	409
Finchingfield	625	1,471	SteepleBumpstead	674	1627
Foxearth and Liston	153	296	Stisted	261	662
Gestingthorpe	181	421	Sturmer	194	492
Gosfield	643	1,362	Terling	314	764
Great Bardfield	556	1,227	Toppesfield	222	507
Great & Little Henny	79	191	Twinstead	71	155
Great Maplestead	154	343	Wethersfield	548	1,269
Great Notley	2,337	6,496	White Colne	204	540
Great Saling	137	282	White Notley	224	522
Great Yeldham	724	1,844	Wickham St Paul	144	321
Greenstead Green & Halstead Rural	269	670	Witham	11,084	25,353

Notes: Five parishes in the District were below the population size threshold for release of Census statistics, because of restrictions placed to protect confidentiality. These parishes were aggregated together with adjacent parishes; as a result the parish data given in the 2011 for the neighbouring parish is also affected, meaning that Census data is not available at parish level for 10 parishes in Braintree District. The parishes below the Census size threshold are Borley (which is included with Belchamp Walter); Faulkbourne (which is included with Fairstead); Liston (which is included with Foxearth); Little Henny (which is included with Great Henny); and Ovington (which is included with Tilbury Juxta Clare).

Braintree and Bocking are unparished. The Council has calculated the figures for Braintree and Bocking by deducting the sum of the parishes from the District total. This is greater than the sum of the Braintree and Bocking Wards; for example High Garrett is within Gosfield and Greenstead Green Ward but not within either parish; and Great Notley and Braintree West Ward is larger than Great Notley parish.

## Ward Profiles

The Local Government Association have published online profiles on District Electoral Wards, selected using a drop down menu. The profiles look at the population structure and provide information on the economic, housing and educational achievement of the Ward. The profiles can be accessed via: <http://reports.esd.org.uk/Reports/15?oa=E07000067&pa=E07000067%3AAdministrativeWard&a=E05004037>

## Ward population and number of homes

The population of the District, and the number of homes by ward according to the 2011 Census is shown in Table 4, below, together with the recently published estimated population as at mid-2013

Table 4: Population and number of homes by Ward			
Ward	Population 2011	Homes 2011	<i>Estimated population 2013</i>
Black Notley & Terling	4,054	1,592	4,071
Bocking Blackwater	8,183	3,215	8,231
Bocking North	4,728	1,968	4,915
Bocking South	5,796	2,462	5,783
Bradwell, Silver End & Rivenhall	5,112	2,048	5,043
Braintree Central	8,622	4,108	9,026
Braintree East	7,557	3,107	7,607
Braintree South	7,477	3,204	7,875
Bumpstead	2,558	1,048	2,533
Coggeshall & North Feering	5,201	2,309	5,152
Cressing & Stisted	2,311	999	2,401
Gosfield & Greenstead Green	2,465	1,078	2,485
Great Notley & Braintree West	7,451	2,676	7,468
Halstead St Andrews	7,014	3,238	7,037
Halstead Trinity	4,892	2,146	4,891
Hatfield Peverel	4,376	1,866	4,381
Hedingham & Maplestead	6,550	2,884	6,606
Kelvedon	5,148	2,159	5,266
Panfield	2,063	930	2,097
Rayne	2,299	914	2,372
Stour Valley North	2,166	993	2,164
Stour Valley South	2,180	966	2,201
The Three Colnes	5,241	2,214	5,217
Three Fields	3,967	1,729	4,011
Upper Colne	2,145	915	2,158
Witham Chipping Hill & Central	4,566	2,264	4,648
Witham North	4,809	2,033	4,904
Witham South	9,018	3,887	9,390
Witham West	6,960	2,900	6,998
Yeldham	2,175	852	2,177
Braintree District	147,770	62,704	149,100
Braintree Bocking & Great Notley	49,814	20,740	50,905
Halstead	11,906	5,384	11,928
Witham	25,353	11,084	25,940

Source: 2011: Office for National Statistics, 2011 Census of Population

2013: Office for National Statistics, Experimental Ward Population Estimates, published October 2014

## District population change

Table 5 below illustrates estimated population change year on year between 2001 and 2013, according to the Office for National Statistics mid-year population estimates.

<b>Table 5: Population change by year, Braintree District, 2001/02 to 2012/13</b>			
	Estimated population at start mid-year	Estimated population at end mid-year	Estimated population change
2001-2002	132,482	134,272	+1,790
2002-2003	134,272	135,767	+1,495
2003-2004	135,767	137,426	+1,659
2004-2005	137,426	139,160	+1,734
2005-2006	139,160	140,921	+1,761
2006-2007	140,921	142,344	+1,423
2007-2008	142,344	143,894	+1,550
2008-2009	143,894	144,589	+695
2009-2010	144,589	145,972	+1,383
2010-2011	145,972	147,514	+1,542
2011-2012	147,514	148,384	+ 870
2012-2013	148,384	149,108	+724
Sum total change 12 year period 2001-2013			16,626

Source: Office for National Statistics, 30 April 2013 (revised 2001 to 2011 mid-year sub-national population estimates), and mid-2012 and mid-2013 sub-national population estimates

Table 6 below illustrates estimated population change and estimated components of population change in the District between 2001/2002 and 2012/2013, using data from the revised mid-year estimates published by the Office for National Statistics following publication of the 2011 Census.

<b>Table 6: Components of estimated population change Braintree District 2001/2002 to 2012/2013 ('thousands)</b>					
	Births	Deaths	Net natural change	Migration and other changes	Sum net change
2001-02	1.5	1.3	0.1	1.7	1.8
2002-03	1.5	1.4	0.2	1.3	1.5
2003-04	1.6	1.3	0.3	1.4	1.7
2004-05	1.6	1.3	0.3	1.4	1.7
2005-06	1.6	1.2	0.4	1.4	1.8
2006-07	1.8	1.2	0.6	0.8	1.4
2007-08	1.8	1.3	0.5	1.1	1.6
2008-09	1.7	1.3	0.4	0.3	0.7
2009-10	1.8	1.3	0.6	0.8	1.4
2010-11	1.8	1.3	0.5	1.1	1.5
2011-12	1.8	1.4	0.4	0.4	0.9
2012-13	1.7	1.4	0.4	0.4	0.7

(figures may not sum correctly due to rounding)

Source: ONS, sub-national population estimates components of change

**Figure 2: Braintree District Population Trend 2001/2002 to 2012/2013 Components of change, expressed in thousands**



Source: Office for National Statistics, sub-national mid-year population estimates, components of change, 2013 and 2014

The number of births to mothers resident in Braintree District decreased from 1,788 in 2012 to 1,659 in 2013.

The number of births in 2013 was approximately a hundred less in the calendar year 2013 than was forecast for the District for the year mid-2012 to mid-2013 in the ONS 2012 based sub national population forecasts or in the Edge Analytics Greater Essex Demographic Forecasts, and the Generalised Fertility Rate (the number of births per 1,000 women aged 15-44) was also lower, at 1.88 compared to 2.0 in the sub national projections.

There were 1,353 deaths of residents of the District in the calendar year 2013, which was 45 more than forecast in the Edge Analytics forecasts for mid-2012 to mid-2013 (the ONS sub national projections projected 1.4 thousand deaths, rounded to the nearest hundred).

In the past, the District experienced high levels of net in-migration which outweighed the influence of natural change (births over deaths). According to information published by ONS, most migration has come from other parts of this country rather than from international migration. Net migration has reduced in recent years. In the year mid-2012/2013, in terms of long term international migrants, the inflow approximately equalled the outflow. In terms of internal migration (flows within the UK), net-in migration was approximately 300 persons.

The 2012 based projections projected higher net-in flows – forecasting net in migration of 100 persons from long term international migration and 600 persons from internal migration. The ONS estimate of in-migration was slightly lower than had been projected, and estimated out-migration was slightly higher than had been projected.

Table 7: Migration statistics, Braintree District				
Mid-year to Mid-year	Long term international migration		Internal migration within UK	
	Inflow	Outflow	Inflow	Outflow
2005-2006	700	500	7000	6000
2006-2007	600	900	7400	6400
2007-2008	500	400	6900	6000
2008-2009	400	500	5700	5500
2009-2010	300	200	6700	6100
2010-2011	400	300	6700	6000
2011-2012	400	300	6700	6300
2012-2013	300	300	6600	6300

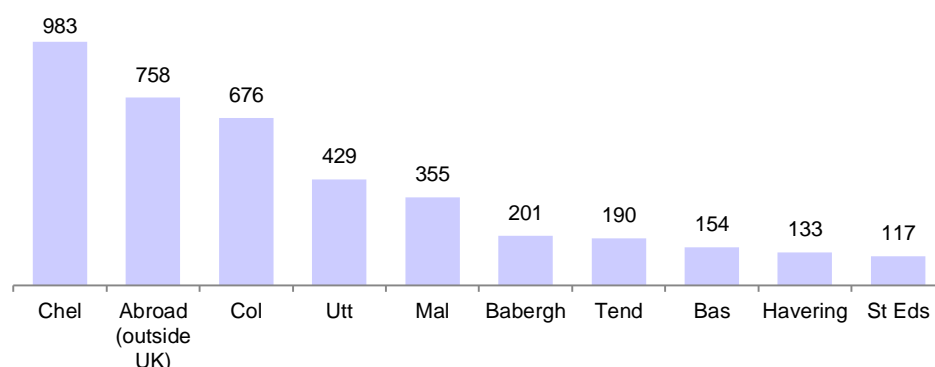
Source: ONS Migration statistics; data rounded to the nearest hundred. Note: There have been improvements to ONS data on migration. The new methods for distributing immigration figures down to local authority level have been applied to the years ending mid-2006 onwards.

In July 2014, the 2011 Census Origin-Destination tables were published providing information on migration in terms of the number of residents aged 1 year or over who lived at a different address one year previously.

The total number of in-migrants into the District was 6,915; the total number of out-migrants to a different address in the UK was 5,680, suggesting a net in-flow according to the 2011 Census (excluding out-migration to outside the UK) of 1,235. The 2011 Census figures suggest slightly higher net-in-migration 2010/2011 than indicated in the ONS estimates (400 estimated international in-migration plus 700 net internal migration = 1,100), but there are some definitional differences. The International in-migration in the ONS-mid-year estimates is long term migrants whereas the 2011 Census count would include all international migrants; also the Census cannot identify out-migration to outside the UK.

The 2011 Census data on Internal moves – people who had a different address a year ago but had moved within Braintree District – totalled 7,630. Internal moves (i.e. staying within Braintree District) formed 38% of total moves from a different address the previous year. The top ten sources of in-migration (see chart below) were - in descending order- Chelmsford; From abroad; Colchester; Uttlesford; Maldon; Babergh, Tendring; Basildon; London Borough of Havering, and St Edmundsbury:

**Figure 3: Top 10 sources of in-migration according to the 2011 Census, Braintree District:**



Source: 2011 Census, Nomis, Table MM01CEW\_ALL

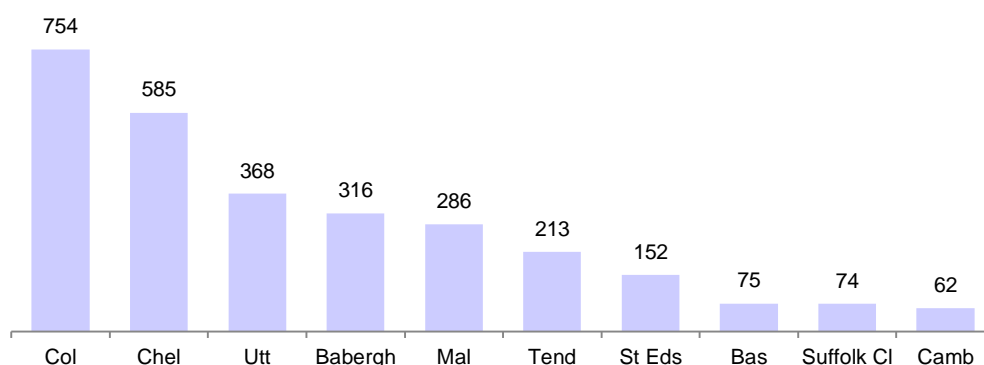
In terms of international migrants; the top ten countries of origin were:

- Poland (84)
- Australia (70)
- Spain - including Canary Islands (62)
- United States (47)
- Philippines (39)
- Ireland (29)
- France (25)
- South Africa (24)
- Hungary (20)
- Lithuania (19)

Source: 2011 Census, Nomis, Table MM02EW

The top ten destinations of out-migration are shown in the chart below (note the Census cannot identify out-migration to outside the UK). In descending order, they were: Colchester; Chelmsford; Uttlesford; Babergh; Maldon; Tendring; St Edmundsbury; Basildon; Suffolk Coastal, and Cambridge:

**Figure 3: Top 10 destinations of out-migration to other parts of the UK according to the 2011 Census, Braintree District:**



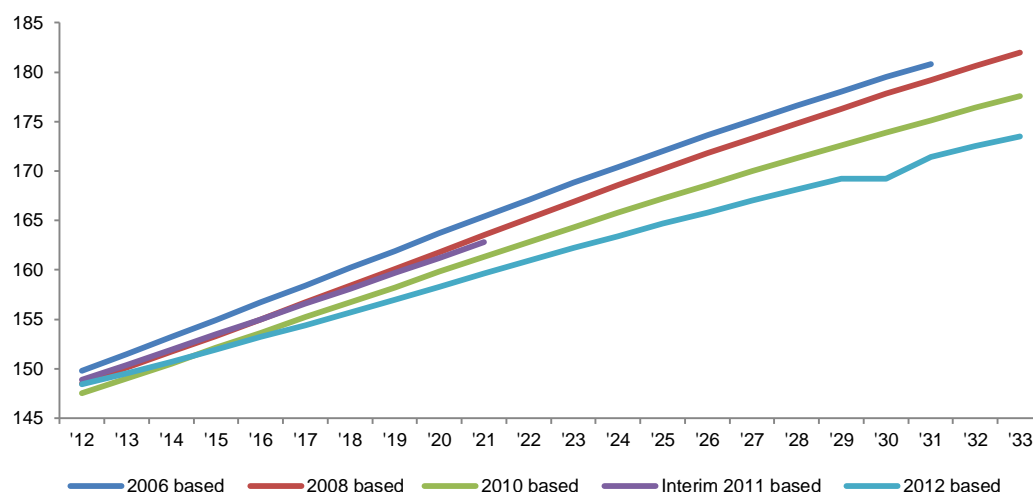
Source: 2011 Census, Nomis, Table MM01CEW\_ALL

## Projected Population Change

The Office for National Statistics produces projections of future population change by age and sex over the next 25 years. These are trend-based projections, which means assumptions for future levels of births, deaths and migration are based on observed levels mainly over the previous 5 years; they show what the population would be if those trends continued and do not take into account the impact of policy (for example the scale and distribution of planned housing development). The most recent set of these projections are 2012-based, and were published in 2014. The previous set - the 2011-based - were only Interim projections. The 2012 based projections take into account information from the 2011 Census, and also there have been methodological improvements.

The chart below illustrates the difference in the projected population of Braintree District from 2012 according to the five most recent sets of ONS population projections.

**Figure 5: Future population of Braintree District, according to the 5 most recent sets of ONS projections**



The table below compares projected population change in Braintree for the first two years of the ONS 2010-based sub-national projections (SNPP), by components of change, and estimated actual population change according to ONS revised Mid-Year Estimates (taking into account 2011 Census results). The projected population change for the first two years (in the 2010-based SNPP) was 23% higher than stated in the mid-year estimates, and projected net-in-migration was 25% higher in the projections than in the estimates.

<b>Table 8: Braintree District, 2010/2012 change: ONS 2010-based projections compared with ONS estimated actual change</b>			
	<b>Net migration</b>	<b>Natural Change</b>	<b>Total</b>
<b>2010 based SNPP (ONS, as detailed in Edge Analytics Phase 3 report)</b>			
2010/2011	922	544	1,466
2011/2012	958	538	1,496
Sum 2010/2012	1,880	1,082	2,962
<b>ONS Revised Mid-Year Population Estimates, Components of Change</b>			
2010/2011	1,100	500	1,600
2011/2012	400	400	800
Sum 2010/2012	1,500	900	2,400
<b>Difference between 2010 based projections and estimated actual (MYE)</b>			
2010/2011	-178	44	-134
2011/2012	558	138	696
Sum 2010/2012	380	182	562
<b>% difference between 2010 based projections and estimated actual (MYE)</b>			
2010/2011	-16%	9%	-8%
2011/2012	140%	35%	87%
Sum 2010/2012	25%	20%	23%

## Unattributable Population Change

Following publication of the 2011 Census results, ONS carried out research to consider differences between the Census population and the expected 2011 resident population of areas. Information on births and deaths is considered reliable, the more difficult part of population change to estimate being migration. After considering the impact of known factors such as changes to methodology, the remaining difference was termed by ONS Unattributable Population Change. ONS have not included this element in the 2012-based population projections, after concluding that an adjustment to include UPC should only be made if it could be demonstrated that UPC measures a bias in the trend data that will continue into the future. The ONS view, taking into account in particular the improvements to migration estimates, is that UPC is unlikely to be seen in continuing sub-national trends (see *ONS, Consultation on the 2012-based Subnational Population Projections for England: Summary of Responses, May 2014*).

## Greater Essex Demographic Forecasts

Government planning guidance indicates that the Government's household projections should be the starting point for local authorities in considering the appropriate level of housing to plan for; Councils should then consider the projections in the context of other evidence. The 2012-based Government household projections, scheduled for release in February 2015, will be the first set that takes into account the 2011 Census results; the 2011-based projections were interim and have relatively little weight, and the 2008 based Government household projections are now somewhat dated.

In order to consider what level of provision of new homes should be proposed in the new Local Plan, the Council is working on an objective assessment of the likely future population of the District. Essex Planning Officers Association commissioned Edge Analytics to provide a set of technical assessments and demographic forecasts that would be robust and consistent across Greater Essex. This work resulted in a range of forecasts representing a variety of scenarios including economic-led; the subnational population projections; and migration led according to 10-year and 5-year trends.

Emerging evidence indicates a range of average annual requirement figures for new homes which the Council will consider alongside other evidence, and interpret using local knowledge. Phase 6 of this work, published September 2014, takes into account data from the 2011 Census; the 2013 regional economic forecasts (the East of England Forecasting Model); and the 2012-based subnational population projections published by ONS.

Phase 7 of the Greater Essex Demographics work, due in Spring 2015, will include updates to consider 2012-based Government household projections; the latest mid-year population estimates and the 2014 regional economic forecasts. The Council is, jointly with Chelmsford City Council and Colchester Borough Council, commissioning further research to consider the emerging evidence and advise on the scale of "objectively assessed housing need" and the appropriate range of development of new homes for which to plan.

The table below sets out the suggested annual average requirement for new homes for each of the scenarios in the Phase 6 work, adjusted to relate to the Plan Period 2014-2033. The work so far indicates a likely average requirement 2014-2033 of 750-950 homes per year, based on the scenarios in the draft Edge Analytics Phase 6 work. A range of 750-950 homes per year is consistent with the findings of the 2014 Strategic Housing Market Assessment, which defined the total need as being between 761 homes per year (low end of range) and 883 homes per year (high end of range). It is higher than the figure suggested by the 2012 based sub national population projections (732 homes per year).

The projections based on net nil migration and natural change are much lower than the other scenarios and are included for comparison; it would not be realistic to seek to base the Local Plan on either of these two scenarios. The next lowest scenario is that based on migration trends over 5 years. The migration-led scenario based on trends over ten years, which is higher; covers an economic cycle. The scenarios based on past migration trends include options in relation to the Unattributable Population Change factor. In the case of Braintree District, the Edge Analytics scenarios that include UPC are higher than those that do not.

The highest scenarios are the two economic-led ones based on forecasts of the numbers of jobs or the number of employed people. In addition to changes in employment numbers, these forecasts are affected by changes in the age structure which suggest that in the future, a lower proportion of the population will be economically active and therefore more households will be needed to supply the workforce for a given number of future jobs. Providing sufficient housing to not constrain economic development is an important policy consideration, but economic projections are volatile and difficult to predict accurately at district level. Assumptions about future commuting levels from Braintree District to larger employment centres such as London and Chelmsford are a further complicating factor to be examined.

<b>Table 9: Estimated annual average dwelling requirement 2014-2033 based on Edge Analytics Greater Essex Demographic Forecasts, Phase 6:</b>	
Scenario based on:	New homes p.a.
Jobs forecasts	961
Employed people forecasts	938
Sub National Population Projections 2012 based	732
Sub National Population Projections 2010 based	814
Migration-led, 10 yr trend	758
Migration-led, 10 yr trend excl. unattributable population change element	678
Migration-led, 5 yr trend	678
Migration-led, 5 yr trend excl. unattributable population change element	649
Average of the eight scenarios above:	783
For comparison:	
Natural change (births and deaths, no migration)	255
Net nil migration	225

At this stage, subject to the outcome of the research that has been commissioned and Phase 7 of the Edge Analytics work; the emerging evidence suggests that the new Local Plan will need to plan for development in the range of 750-950 homes per annum for the period 2014-2033. The analysis and other evidence gathered will feed into a final figure which will be contained with the new Local Plan.

## Household size

Although Braintree District has experienced continuing high net in migration, as with recent sets of ONS Population Projections, recent past CLG Household Projections have tended to overstate growth in the District to date. According to the 2011 Census there were 61,043 households in the District in March 2011, an increase of 6,713 (an average of 671 per year) from the 2001 Census figure. The 2011 Census results indicated that the CLG Household Projections over-stated the reduction in household size to date. The District average household size in 2001 was 2.41 (i.e. population in private households divided by number of private households); this had reduced to 2.38 in 2011 but the 2008-based CLG Household Projections (SNHP) projected an average household size in 2011 of only 2.33. According to Census data, 1-person households formed 26.6% of households in the District in 2001; in 2011 this had increased to 27.1%. The CLG 2008 SNHP included 1-person households as 30.0% of households in 2008, rising to 36.1% in 2033. The Interim 2011 SHPP included 1-person households as 27.6% of households in 2011, and projected that they would form 27.8% of households in 2021. Table 10 provides information from the 2011 Census on household composition and indicates change 2001-2011 in Braintree District. Future work on CLG household projections would be expected to review assumptions about future household formation against evidence from the Census and other sources. This modelling is complex and sensitive; even small changes in assumptions in the model have implications for the quantum of new homes needed; it is important that this evidence is kept under review.

<b>Table 10: Household composition, 2011 Census</b>					
<b>Household type</b>		<b>Braintree 2011</b>	<b>Braintree, change 2001-11</b>	<b>Region 2011, %</b>	<b>England 2011, %</b>
All households		61,043	+ 6,713		
One person, pensioner	number	7,224	+136		
	percentage	11.8%	-1.3%	12.7%	12.4%
One person, other	number	9,313	+1,958		
	percentage	15.3%	+1.8%	15.8%	17.9%
One family, all pensioners	number	5,326	+359		
	percentage	8.7%	-0.4%	9.4%	8.1%
One family, couple with no children	number	12,439	+904		
	percentage	20.4%	-0.8%	18.9%	17.6%
One family, couple with dependent children	number	13,663	+453		
	percentage	22.4%	-1.9%	21.0%	19.3%
One family, couple, all children non-dependent	number	4,076	+300		
	percentage	6.7%	-0.3%	6.4%	6.1%
Lone parent with dependent children	number	4,038	+1,182		
	percentage	6.6%	+1.3%	6.2%	7.1%
Lone parent, all children non-dependent	number	1,933	+526		
	percentage	3.2%	+0.6%	3.2%	3.5%
Other households with dependent children	number	1,002	+313		
	percentage	1.6%	+0.3%	2.2%	2.6%
Other households, all full-time students	number	11	+11		
	percentage	-	-	0.3%	0.6%
Other households, all pensioner	number	123	-67		
	percentage	0.2%	-0.2%	0.3%	0.3%
Other household types, other	number	1,895	+638		
	percentage	3.1%	+0.8%	3.7%	4.5%

Source: National Statistics, 2011 Census, Key Statistics Table KS105EW, and 2001 Census



## Economy

### Employment, Labour Supply, and Unemployment

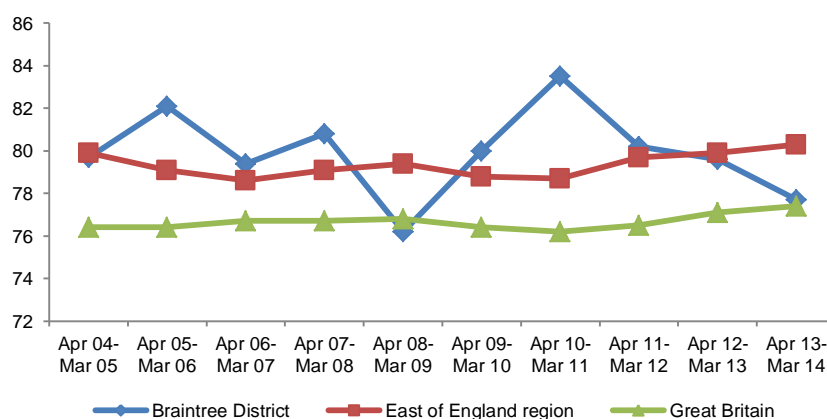
Table 11 sets out information from the Annual Population Survey on labour supply in the District compared with the regional and Great Britain averages.

Table 11: Labour Supply (April 2013 - March 2014)				
	Braintree	Braintree (%)	Eastern (%)	GB (%)
<b>All people</b>				
Economically active	72,900	77.7	80.3	77.4
In employment	68,700	73.1	75.5	71.7
Employees	57,900	62.5	64.2	61.4
Self employed	10,700	10.6	11.0	9.8
Unemployed (model based)	4,300	5.9	5.8	7.2
<b>Males</b>				
Economically active	41,700	89.0	86.6	83.3
In employment	40,100	86.0	80.8	76.5
Employees	32,300	70.3	65.9	62.7
Self employed	7,800	15.2	14.8	13.5
Unemployed (model based)	*	*	6.2	7.6
<b>Females</b>				
Economically active	31,200	66.4	74.1	71.6
In employment	28,600	60.6	70.0	66.7
Employees	25,600	54.6	62.4	60.0
Self employed	*	*	7.1	6.2
Unemployed (model based)	*	*	5.3	6.7

\*Data unavailable, sample size too small for reliable estimate Source Nomis Labour Market Profile/APS

The Annual Population Survey data uses sample survey and is less reliable at lower geographic levels, such as LA districts. That is illustrated in the graph, Figure 6 below, which compares the economic activity rate trend according to the Annual Population Survey, for Braintree, the region and Great Britain.

**Figure 6: Economic activity rate trend 2004/05 to 2013/14** Source Annual Population Survey/Nomis



<b>Table 12: Percentage unemployment April 2013-March 2014</b>		
	<b>Model Based unemployment rate April 2013-March 2014</b>	<b>Claimant count based unemployment rate April 2014</b>
Braintree	5.9	1.4%
East Region	5.8	1.6%
UK	7.2	2.2%

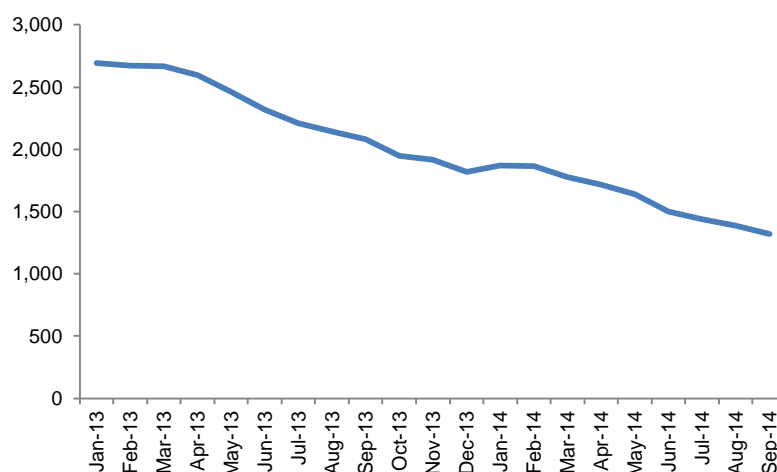
Source: Nomis. Model based unemployed: Number and % of unemployed people aged 16-59/64 expressed as % of the economically active population aged 16-59/64.

The unemployment rate in the District is below that of the East of England Region, and Great Britain as a whole. Table 23 and Figure 7, below, show the unemployment trend in Braintree District over the monitoring year.

<b>Table 13: Unemployment trend 2013/2014 Braintree District</b>					
Date	Claimants	Date	Claimants	Date	Claimants
March 2013	2,669	August 2013	2,144	Jan 2014	1,872
April 2013	2,596	Sept 2013	2,079	Feb 2014	1,863
May 2013	2,463	Oct 2013	1,949	March 2014	1,779
June 2013	2,318	Nov 2013	1,916	April 2014	1,718
July 2013	2,208	Dec 2013	1,816		

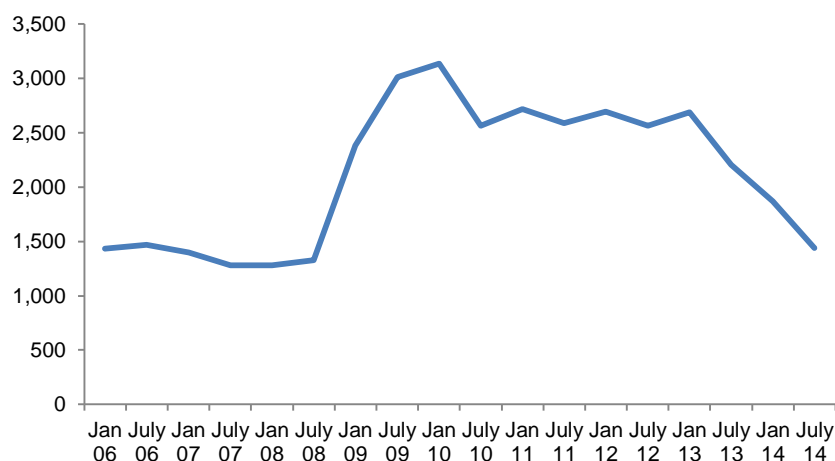
Source: Nomis, Labour Market Statistics, Local Authority Profile

**Figure 7: Claimant count unemployment, Braintree District, 2013 to 2014**



Source: Nomis, Local Authority Labour Market Profile

The chart below, Figure 8, illustrates the longer term trend in unemployment in Braintree District and shows the impact of the recession, and the progress of recovery from the recession.

**Figure 8: Unemployment trend: Claimant count, January 2006 to July 2014**

Source: ONS Labour Market Statistics

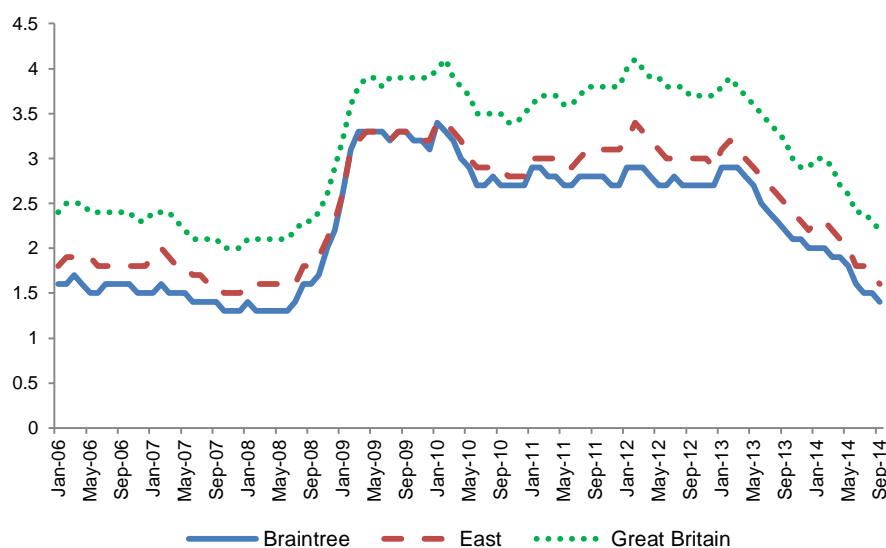
The percentage of people claiming Job Seekers Allowance in the District has reduced over the year and has remained lower than the regional and national average. Compared to the number of claimants in the District in April 2013; the number of male claimants reduced by 587 (that is, by 37%), and the number of female claimants has reduced by 291 (that is, by 29%).

**Table 14: Job Seekers Allowance Claimants April 2014**

	Braintree (number)	Braintree (%)	Eastern (%)	UK (%)
All people	1,718	1.9	2.1	2.7
Males	996	2.2	2.7	3.5
Females	722	1.5	1.6	1.9

Source: Nomis, Labour Market Statistics, Local Authority Profile

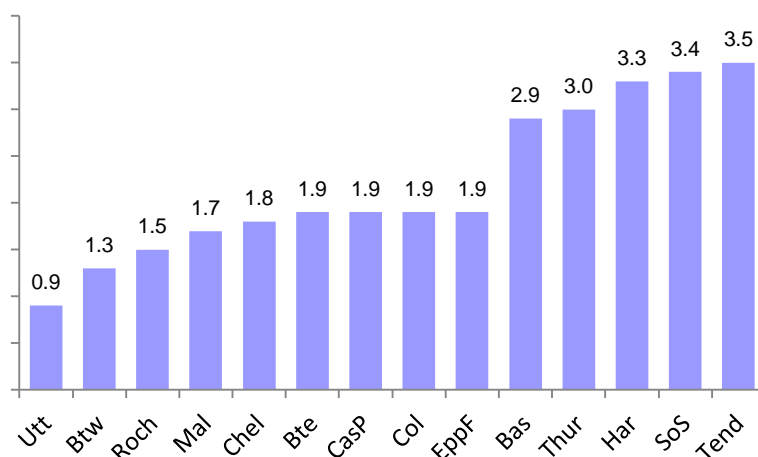
Figure 9 shows the unemployment rate trend (claimants as a percentage of residents aged 16-64) for Braintree, the Region, and Great Britain.

**Figure 9: Unemployment rate, Braintree District, Region and Great Britain, 2006 to 2014**

Source: Nomis Labour Market Statistics

Figure 10 compares the unemployment claimant rate in Essex Districts as at April 2014 (the rate is defined here as a percentage of working age residents).

**Figure 10: Job Seekers Allowance claimants: unemployment rate as at April 2014**



Source: Nomis Labour Market Statistics, Local Authority Profiles

The number of claimants increased in all Essex Districts over 2012/2013 but declined in all Essex Districts over 2013/2014. The number in Braintree District reduced by 34% over the year, which was one of the highest rate of reductions in Essex. The table below examines the change in the number of claimants April 2013 – April 2014 across Greater Essex.

The number of Braintree District resident claimants unemployed for over 12 months reduced from 620 in April 2013 to 445 in April 2014.

**Table 15: Change in number of JSA claimants in Greater Essex April 2013-April 2014, in absolute and percentage change terms**

	Change (no.)	Change (%)		Change (no.)	Change (%)
Basildon	-1,396	-30%	Harlow	-702	-29%
<b>Braintree</b>	<b>-878</b>	<b>-34%</b>	Maldon	-251	-29%
Brentwood	-297	-34%	Rochford	-373	-33%
Castle Point	-551	-36%	Southend on Sea	-1,134	-24%
Chelmsford	-805	-29%	Tendring	-608	-19%
Colchester	-936	-30%	Thurrock	-1,209	-28%
Epping Forest	-649	-30%	Uttlesford	-197	-30%

Source: Nomis Labour Market Statistics, Labour Market Profiles

## Skills, Qualifications and Earnings

According to the 2011 Census results, the proportion of all residents aged 16 or over who had achieved Level 4 or higher qualifications was as follows:

- Braintree 22.2%
- East of England Region 25.7%
- England 27.4%

The 2011 Census indicated that the proportion of residents aged 16 and over with no qualifications was 22.8% in Braintree District compared with an average of 22.5% for the region and for England.

Table 16, below, shows the proportion of residents at various skill levels according to the ONS Annual Population Survey 2013 (2012 figures in brackets). There is a need for caution in comparing Annual Population Survey data because of the relatively small sample size at district level.

<b>Table 16: Qualifications of residents aged 16-64: Jan 2013-Dec 2013</b>				
	Braintree no.	Braintree %	East Region %	Great Britain %
NVQ4 and above	22,700 (24,900)	25.5 (27.5)	33.2 (32.9)	35.2 (34.4)
NVQ3 and above	42,800 (42,200)	48 (46.6)	53.6 (53.7)	55.8 (55.1)
NVQ2 and above	61,100 (63,100)	68.5 (69.8)	72.7 (72.0)	72.5 (71.8)
NVQ1 and above	75,500 (77,900)	84.6 (86.1)	85.8 (85.5)	84.4 (84.0)
Other qualifications	5,100 (5,200)	5.7 (5.7)	5.8 (6.1)	6.3 (6.3)
No qualifications	8,600 (7,400)	9.7 (8.1)	8.4 (8.5)	9.3 (9.7)

Source: Nomis, ONS Annual Population Survey

In the academic year 2012/13, the percentage of pupils achieving 5 or more A\* -C GCSEs or Equivalent, Including English and Maths, was lower for residents of Braintree District than average, at 55.7% compared with averages of 59.7% for the East of England region and 60.6% for England.

## Employment and Jobs

### Job density

'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. The most recent published figure for the District is as at 2012.

<b>Table 17: Job Density (2012)</b>			
	<b>Braintree</b>	<b>Eastern</b>	<b>GB</b>
Job Density	0.61	0.77	0.78

Source: Nomis, Labour Market Profile for Braintree, ONS Jobs Density.

The job density figures represent the ratio of total jobs to working-age population. "Total jobs" includes employees, self-employed, government-supported trainees and HM Forces. Job Density in the District remained below the regional and national average.

When compared with other local authorities in the East of England region, Braintree had the joint third lowest jobs density figure in 2012 (with East

Cambridgeshire and Fenland) out of 47 local authorities; only Rochford and Castle Point were lower.

Table 35 shows the reported job density for Braintree District over the period 2001 to 2012.

<b>Table 18: Job density, Braintree District</b>			
Year	Reported Jobs Density	Year	Reported Jobs Density
2001	0.64	2007	0.70
2002	0.71	2008	0.64
2003	0.70	2009	0.65
2004	0.67	2010	0.60
2005	0.67	2011	0.60
2006	0.66	2012	0.61

Source: Nomis, Labour Market Profile for Braintree, ONS Jobs Density.

The data above is based on sample surveys.

Data from the 2011 Census has been published on the percentage change between workplace population and usually resident population for people aged 16-74; the workday population (aged 16-74) is calculated by redistributing the usually resident population that work to their places of work, while those not in work are recorded at their usual residence.

The percentage change in population aged 16-74 during a workday in Braintree District was calculated as -15.5% (that is, the workday population of that age was 15.5% less than the usually resident population of that age). Table 19 sets out comparable information across Greater Essex.

<b>Table 19: Greater Essex: % change in population aged 16-74 during workday</b>					
1. Basildon	- 0.1%	6. Brentwood	- 4.4%	<b>11. Braintree</b>	<b>- 15.5%</b>
2. Uttlesford	- 0.8%	7. Southend-o.S.	- 7.4%	12. Maldon	- 15.9%
3. Harlow	- 1.0%	8. Tendring	- 10.8%	13. Rochford	- 23.1%
4. Colchester	- 1.4%	9. Thurrock	- 11.5%	14. Castle Point	- 24.8%
5. Chelmsford	- 3.0%	10. Epping Forest	- 15.4%		

Source: 2011 Census, data published January 2014

The East of England Forecasting Model 2014 Baseline Forecasts estimated net-out-commuting from Braintree District in 2011 at 14,734 (*note: this is subject to the outcome of a current review of the EEFM 2014 forecasts*). The 2011 Census results showed commuting inflow of 15,184, and commuting out-flow of 31,765, with net out-commuting of 16,581 – somewhat higher than estimated in the EEFM forecasts (*source: 2011 Census Origin/destination statistics, Nomis, Location of usual residence and place of work by sex*).

The table below illustrates estimated net commuting across Greater Essex. The level of net-out-commuting from Braintree District was the highest in Greater Essex.

**Table 20: Net commuting according to EEFM 2014 Baseline forecasts, and according to 2011 Census Travel to Work data**

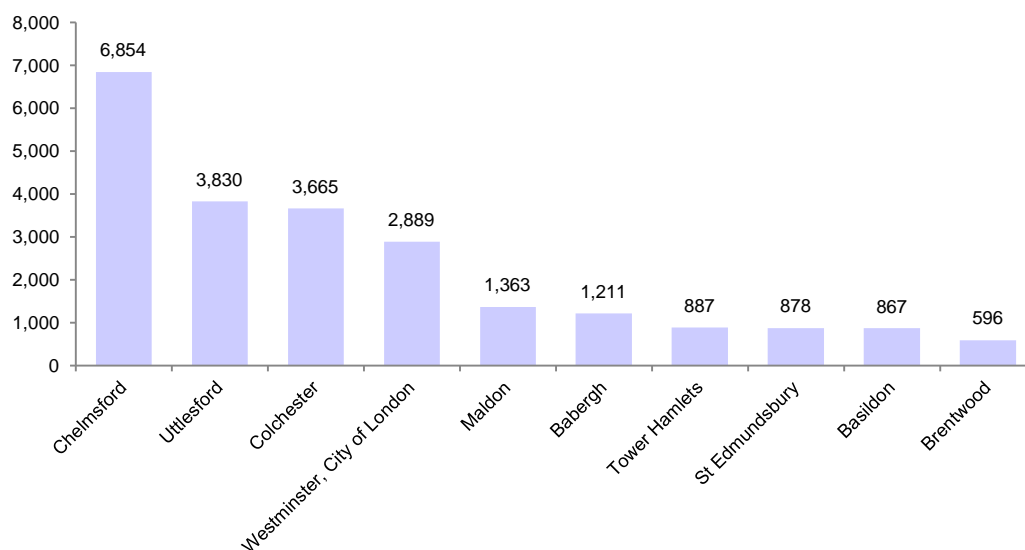
	2011 Census Travel to Work data			EEFM 2014 Baseline FC est. net commuting 2011
	Inflow	Outflow	Net flows	
Basildon	36,071	36,243	-172	3,017
Braintree	15,184	31,765	-16,581	-14,734
Brentwood	17,745	20,103	-2,358	1,754
Castle Point	7,467	23,573	-16,106	-16,284
Chelmsford	30,575	34,430	-3,855	7,949
Colchester	22,968	24,850	-1,882	1,543
Epping Forest	21,509	35,628	-14,119	-8,330
Harlow	15,994	16,561	-567	-1,791
Maldon	6,513	13,782	-7,269	-7,543
Rochford	10,411	24,441	-14,030	-17,099
Tendring	6,763	17,412	-10,649	-6,595
Uttlesford	17,618	18,110	-492	-834
Southend on Sea	20,661	29,946	-9,285	-16,489
Thurrock	21,804	35,032	-13,228	-10,164

Source: ONS, Nomis; Origin/destination: location of usual residence and place of work, Table WU01UK  
EEFM Baseline Forecasts 2014 – subject to the outcome of a current review of the forecasts

According to the 2011 Census, 26,964 residents of Braintree District work within the District. This represents 46% of the total 58,579 residents in work. (Source: 2011 Census Table WU01UK).

The top ten destinations for residents of the District travelling to work outside the District are shown below, according to the 2011 Census:

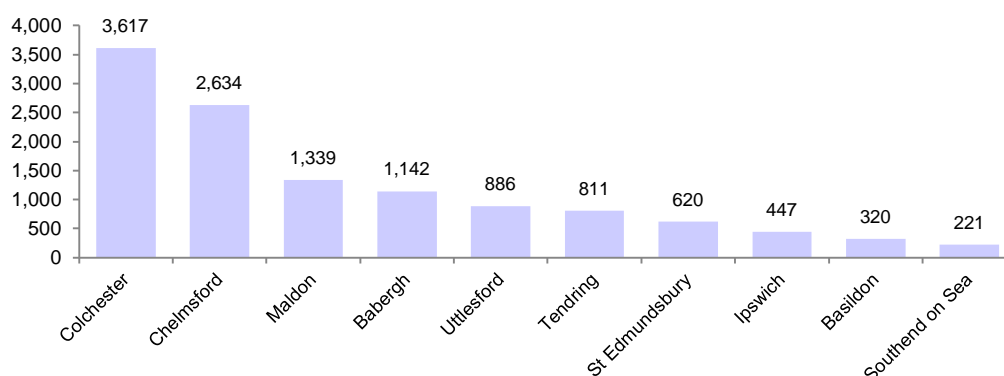
**Figure 11: Commuting out of Braintree District: Top 10 destinations**



Source: 2011 Census Table WU01UK

The top ten sources for people commuting into Braintree District are:

**Figure 12: Commuting into Braintree District: Top 10 sources**



Source: 2011 Census Table WU01UK

The average distance commuted to work by District residents in 2011 was 21.1 km. which was the third highest in the East of England region (with Uttlesford and Maldon districts being higher).

The average distance travelled to work had increased, from 20.1 km. in 2001. The average distance travelled to work by Braintree residents in 2011 was the 12<sup>th</sup> highest out of 326 local authority areas in England. (Source: 2011 Census, Nomis, Census Table QS702EW).

## Workplace Population: People working in the District

The 2011 Census workplace population is an estimate of the population working in an area. It includes usual residents aged 16 to 74 whose usual place of work is in the area; the definition is equivalent to the workplace population used in the 2001 Census. People who work mainly at or from home or do not have a fixed place of work are included in their area of usual residence. Those with a place of work in the area but who are not usually resident in England and Wales, and short-term residents, are excluded from the workplace population of an area.

The table below compares the 2011 Census Workplace statistics estimates of persons working in an area with the EEFM 2014 Baseline Forecasts estimates of people working in an area, for Greater Essex. The estimates from these two sources are quite close for Braintree District, but there are greater differences between the estimates for some of the other districts in Greater Essex.

Given that Braintree has strong travel to work links with districts such as Chelmsford and Uttlesford, these differences may merit further consideration.

**Table 21: Estimated number of people working in the area, Greater Essex, 2011; 2011 Census compared to East of England Baseline Forecasts 2014**

	2011 Census	2014 EEFM	Difference (EEFM minus Census)
Basildon	82,802	83,682	880
<b>Braintree</b>	<b>57,625</b>	<b>57,282</b>	<b>-343</b>
Brentwood	33,868	37,037	3,169
Castle Point	25,388	23,938	-1,450
Chelmsford	82,621	91,304	8,683
Colchester	83,688	82,757	-931
Epping Forest	47,610	51,606	3,996
Harlow	39,814	37,219	-2,595
Maldon	23,037	21,970	-1,067
Rochford	26,660	22,404	-4,256
Southend on Sea	72,074	62,233	-9,841
Tendring	44,323	46,690	2,367
Thurrock	64,202	64,987	785
Uttlesford	40,286	38,769	-1,517

Source: 2011 Census Table WP101EW; EEFM Baseline Forecasts 2014 (subject to the outcome of a current review of the EEFM 2014 forecasts)

The estimated total number of persons employed in the District at 2011 was 57,625 according to the 2011 Census Workplace statistics, based on the new workplace zones. According to the 2011 Census, 43% of residents in work travelled to work outside the District. The figure included in the EEFM Oxford Economics 2014 Baseline Forecasts for the estimated total number of persons employed in the District at 2011 was 57,282 (those forecasts were taken into account in the Greater Essex Demographic Forecasts produced by Edge Analytics for Essex Planning Officers Association). The tables below compare the estimates and forecasts of employment, unemployment and net out-commuting in Braintree District according to the most recent (2014) EEFM Baseline forecasts, and according to the 2013 and 2012 EEFM Baseline forecasts, illustrating the volatility of the forecasts of employment at district level at 2031. Information is also provided, for comparison, from the 2011 Census.

**Table 22: East of England Forecasting Model Baseline Forecasts for Braintree District: 2012, 2013 and 2014 forecasts compared: data for 2011, 2012 and 2031**

<b>2012 Baseline Forecasts EEFM</b>	<b>2011</b>	<b>2012</b>	<b>2031</b>	<b>Change 2012-31</b>
Total employment (jobs)	57,617	57,343	64,630	7,287
Total Workplace employed people	53,858	53,590	60,266	6,676
Residence based employment	71,026	71,065	81,723	10,658
Net out commuting	17,167	17,475	21,457	3,982
Unemployment (Nomis, Claimant count)	2,582	2,907	2,143	-764
<b>2013 Baseline Forecasts EEFM</b>	<b>2011</b>	<b>2012</b>	<b>2031</b>	<b>Change 2012-31</b>
Total employment (jobs)	60,271	61,045	68,855	7,810
Total Workplace employed people	56,768	57,525	64,948	7,423
Residence based employment	72,016	71,858	80,912	9,054
Net out commuting	15,248	14,334	15,964	1,630
Unemployment (Nomis, Claimant count)	2,582	2,750	1,706	-1044
<b>2014 Baseline Forecasts EEFM</b>	<b>2011</b>	<b>2012</b>	<b>2031</b>	<b>Change 2012-31</b>
Total employment (jobs)	60,189	60,485	75,434	14,949
Total Workplace employed people	57,282	57,490	72,129	14,639
Residence based employment	72,016	70,749	83,424	12,675
Net out commuting	14,734	13,259	11,295	-1,964
Unemployment (Nomis, Claimants)	2,582	2,583	1,893	-690

Source: EEFM Baseline Forecasts; 2014 forecasts are subject to the outcome of a current review

**Table 23: Employment, unemployment and net out-commuting according to the Census (and unemployment according to the Nomis claimant count), March 2011**

Total Workplace employed people	57,625
Residence based employment	74,200
Net out commuting	16,525
Unemployment (Census)	4,014
(for comparison: Unemployment, Nomis, claimant count)	(2,668)

Alternative projections produced by Cambridge Econometrics for Essex County Council in 2014 estimated total employment in the District at 2011 at 56,913; this is an estimate of the total *number of jobs* rather than the *number of persons employed*; the comparable figure in the EEFM forecasts was 60,189. The measure of employment as *jobs* differs from the measure of employment as persons employed. Some jobs are part time (the metric is not full time equivalent jobs). The actual number of *people* employed in each area can be less than the number of jobs; for example some people may have more than one job. The measure of employment includes self-employment, whether on a full-time or part-time basis. Jobs data in the Cambridge Econometrics projections are consistent with local area estimates from the Business Register and Employment Survey (BRES) but are made consistent with more recently-published ONS estimates of jobs at a regional level.

**Table 24: Estimated total number of jobs, Greater Essex districts, 2011: EEFM 2014 Baseline Forecasts and Cambridge Econometrics 2014 projections**

	2014 EEFM	Cambs 2014	Difference (EEFM minus Cambs)
Basildon	88,950	88,635	315
<b>Braintree</b>	<b>60,189</b>	<b>56,913</b>	<b>3,276</b>
Brentwood	38,627	37,944	683
Castle Point	24,991	22,170	2,821
Chelmsford	95,922	96,510	-588
Colchester	91,162	87,450	3,712
Epping Forest	59,102	54,077	5,025
Harlow	41,335	42,612	-1,277
Maldon	24,396	21,544	2,852
Rochford	25,307	23,164	2,143
Southend on Sea	72,943	71,993	950
Tendring	45,843	41,255	4,588
Thurrock	67,522	68,328	-806
Uttlesford	43,315	40,586	2,729

Source: EEFM Baseline Forecasts 2014, Oxford Economics; and Cambridge Econometrics

For Braintree District, the estimated number of jobs at 2011 was over 3,000 higher according to the EEFM Baseline forecasts than in the Cambridge Econometrics projections. This gap widens over the projection period.

## Forecast employment change

The East of England Forecasting Model (EEFM) was developed by Oxford Economics to project economic, demographic and housing trends in a consistent fashion. The latest forecasts are the Spring 2014 report. Oxford Economics attached a cautionary note to users of district level data: *“The data used in the EEFM is largely based on survey data. As such, large ‘jumps’ in data can occur as a result of survey errors. In particular, fluctuations in some indicators (notably employment) in an individual area, may be mirrored in a neighbouring area. Whilst Oxford Economics attempt to account for this in the BRES consultation*

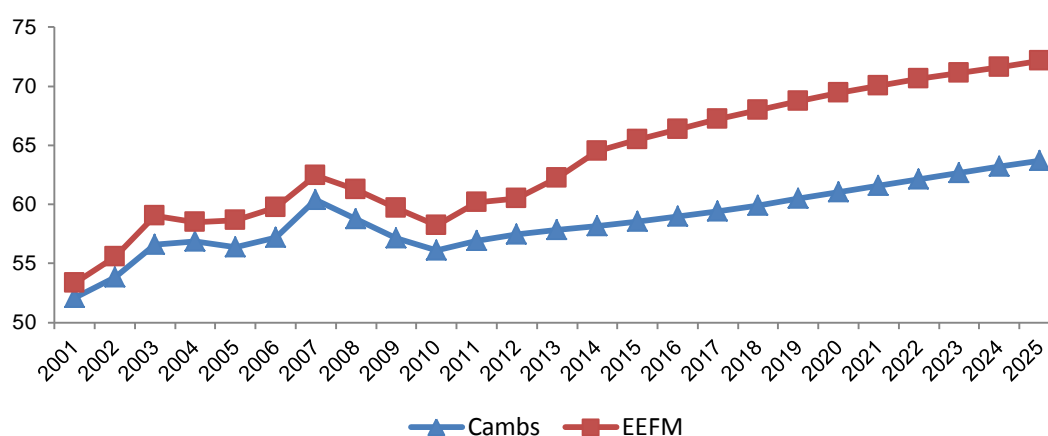
exercise, such errors can still occur.” **Note: the 2014 EEFM forecasts are subject to the outcome of a current review.**

Cambridge Econometrics produced economic forecasts extending to 2025 for Essex County Council, published July 2014. These forecasts model future population using the Interim 2011-based Population Projections. Both Oxford Economics and Cambridge Econometrics used commuting assumptions from the 2001 Census. The technical report notes (section 2.4) “*In local economic forecasts, population impacts on output and employment primarily through the demand-side impacts on population-related sectors such as retail, public administration, education, health and miscellaneous services and by stimulating investment in housing, public services and other social infrastructure – demand which will be met to some extent by the local construction and related sectors. Economic growth in LEFM is not assumed to be constrained by the supply-side impacts of population (and labour supply) growth, for example through a shortage of labour with the required skills for a particular employer.*”

Use of employment projections to guide the appropriate level of housing development in the future could be to some extent a circular argument.

The chart below compares forecast total employment 2001-2025 according to the EEFM/Oxford Economics Spring 2014 Baseline Forecasts with forecast employment according to the Cambridge Econometrics ECC July 2014 report.

**Figure 13: Forecast total employment ('000 jobs) Braintree District 2001-2025**



**Table 25: Estimated/Forecast employment ('000 jobs) Braintree District 2001-2025 according to EEFM Baseline Forecasts 2014 and Cambridge Econometrics Projections 2014**

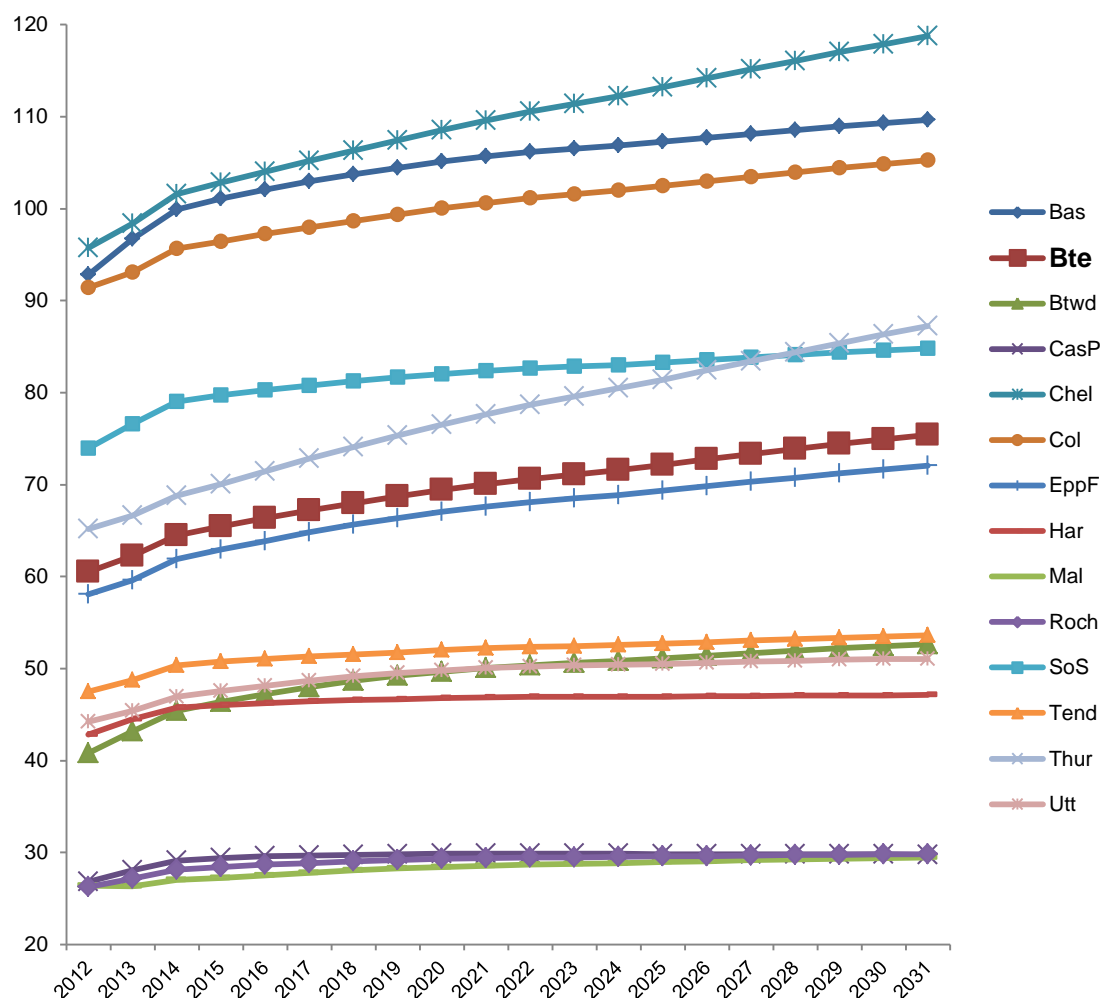
Year	EEFM/Oxford	Cambs	Year	EEFM/Oxford	Cambs
2001	53.3	52.1	2014	64.5	58.1
2002	55.5	53.8	2015	65.5	58.6
2003	59.0	56.6	2016	66.4	59.0
2004	58.5	56.9	2017	67.2	59.4
2005	58.6	56.4	2018	68.0	59.9
2006	59.7	57.2	2019	68.7	60.5
2007	62.4	60.4	2020	69.4	61.1
2008	61.2	58.8	2021	70.0	61.6
2009	59.7	57.2	2022	70.6	62.1
2010	58.2	56.1	2023	71.1	62.7
2011	60.2	56.9	2024	71.6	63.2
2012	60.5	57.5	2025	72.1	63.7
2013	62.2	57.8			

Table 26 summarises the baseline employment forecasts for Greater Essex according to the EEFM. The results are illustrated in Figure 14, below.

	2011	2016	2021	2026	2031
Basildon	89.0	102.1	105.7	107.7	109.6
Braintree	60.2	66.4	70.0	72.7	75.4
Brentwood	38.6	41.4	50.0	51.4	52.6
Castle Point	25.0	29.6	29.9	29.8	29.7
Chelmsford	95.9	104.0	109.6	114.2	118.7
Colchester	91.2	97.2	100.6	103.0	105.3
Epping Forest	59.1	63.9	67.6	69.8	72.0
Harlow	41.3	46.2	46.9	47.0	47.1
Maldon	24.4	27.5	28.6	29.1	29.5
Rochford	25.3	28.7	29.4	29.6	29.8
Tendring	45.8	51.1	52.2	52.9	53.6
Uttlesford	43.3	48.1	50.0	50.6	51.1
Southend on Sea UA	72.9	80.3	82.4	83.5	84.8
Thurrock UA	67.5	71.4	77.6	82.4	87.2

Source: East of England Forecasting Model, 2014, Oxford Economics

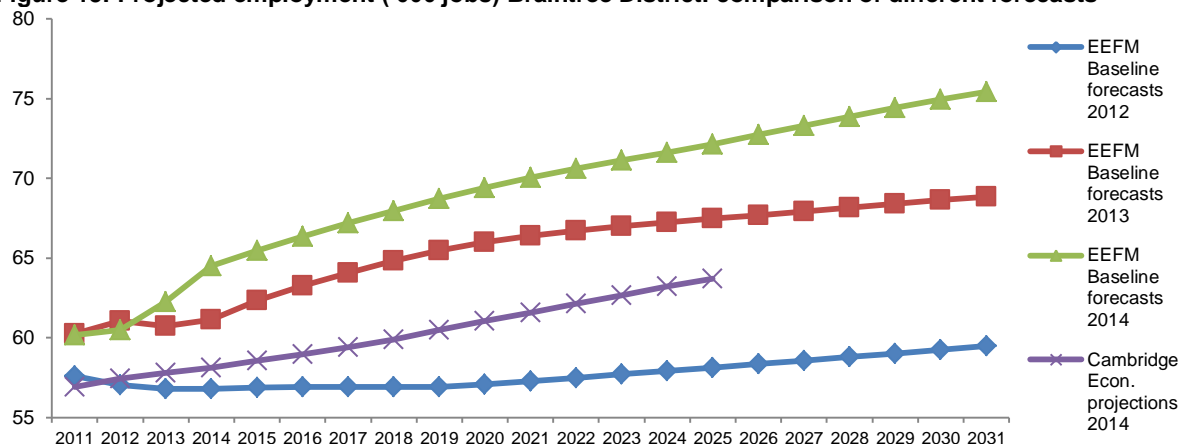
**Figure 14: EEFM 2014 Baseline Forecasts of Employment ('000 jobs): Greater Essex \***



\* subject to the outcome of a current review of the EEFM Baseline Forecasts 2014

The chart below compares projected total employment in Braintree District from 2011 according to 2014 Cambridge Econometrics projections; 2014 EEFM Baseline Forecasts; and the 2012 and 2013 EEFM Baseline Forecasts. This illustrates the volatility of forecasts at District level.

**Figure 15: Projected employment ('000 jobs) Braintree District: comparison of different forecasts**



## Employment by sector

### The labour supply: industry in which residents worked

Table 27 summaries information from the 2011 Census of the industries in which residents are employed. Braintree had a higher than average proportion of residents working in Manufacturing and in Construction.

**Table 27: Industry of employment of residents, March 2011**

	B'tree no.	B'tree (%)	Eastern(%)	England(%)
All usual residents aged 16-74 in employment	74,200			-
<b>Employee jobs by industry</b>				
Agriculture, Forestry & Fishing	755	1.0	1.1	0.8
Mining & Quarrying	46	0.1	0.1	0.2
Manufacturing	7,442	10.0	8.7	8.8
Electricity, Gas, Steam, Air Conditioning Supply	185	0.2	0.4	0.6
Water Supply, Sewerage, Waste Management&Remediation Activities	600	0.8	0.7	0.7
Construction	7,828	10.5	8.6	7.7
Wholesale & Retail Trade; Repair of Motor Vehicles&Motor Cycles	12,125	16.3	16.4	15.9
Transport & Storage	4,422	6.0	5.3	5.0
Accommodation & Food Service Activities	2,896	3.9	4.7	5.6
Information & Communication	2,268	3.1	3.9	4.1
Financial & Insurance Activities	4,263	5.7	5.0	4.4
Real Estate Activities	1,102	1.5	1.4	1.5
Professional, Scientific & Technical Activities	4,625	6.2	6.8	6.7
Administrative & Support Service Activities	3,457	4.7	4.8	4.9
Public Admin & Defence, Social Security	4,181	5.6	5.6	5.9
Education	6,581	8.9	9.9	9.9
Human Health & Social Work Activities	8,076	10.9	11.5	12.4
Other	3,348	4.5	5.0	5.0

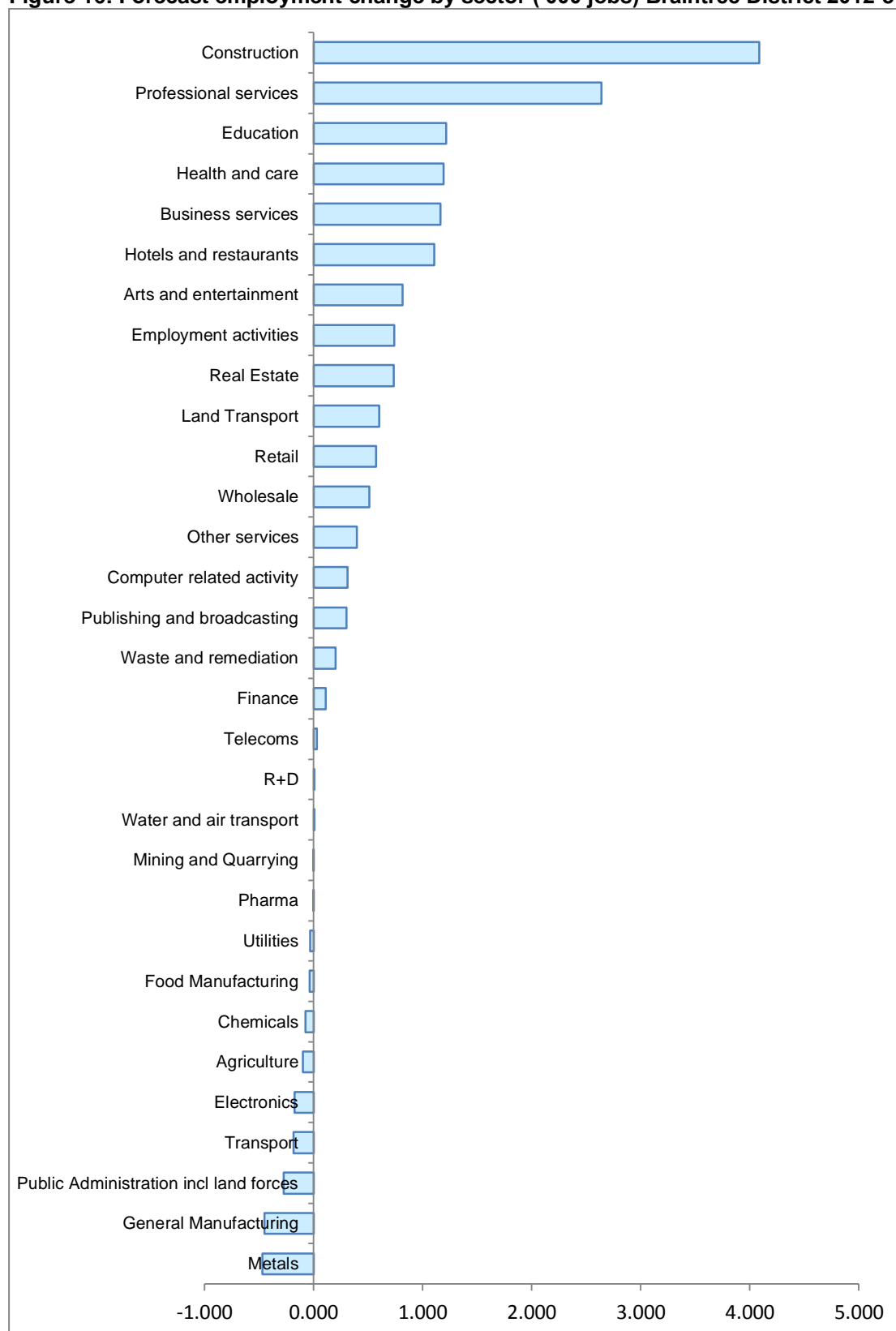
Source: 2011 Census, Key Statistics Table KS605EW

The 2011 Census Workplace Statistics estimates of people working in the District by industrial category, using the new workplace zone geography, was published in 2014. This information, which is workplace based rather than residence based, is set out in the table below.

<b>Table 28: Number of persons working in Braintree District by industry of employment, 2011</b>	
Total all categories: Industry	57,625
G Wholesale and retail trade; repair of motor vehicles and motor cycles	9,912
F Construction	7,228
C Manufacturing, including:	
C10-12: Manufacturing: Food, beverages and tobacco: 995	
C13-15: Manufacturing: Textiles, clothes and leather and related products: 185	
C16, 17: Manufacturing: Wood, paper and paper products: 228	
C19-22: Manufacturing: Chemicals, chemical products, rubber and plastic: 593	
C23-25: Manufacturing: Low-tech: 1,517	
C26-30: Manufacturing: High tech: 1,359	
C18, 31, 32: Manufacturing, Other: 1,762	
	6,639
Q Human health and social work activities	6,061
P Education	5,402
M Professional, scientific and technical activities	3,245
O Public administration and defence; compulsory social security	2,855
R,S Arts, entertainment and recreation; other service activities	2,737
N Administrative and support service activities	2,696
H Transport and storage	2,659
I Accommodation and food service activities	2,604
K Financial and insurance activities	1,651
J Information and communication	1,637
L Real estate activities	843
A Agriculture, forestry and fishing	732
E Water supply, sewerage, waste management and remediation activities	510
D Electricity, gas, steam and air conditioning supply	131
T Activities of households as employers; undifferentiated goods - and services - producing activities of households for own use	55
B Mining and quarrying	24
U Activities of extraterritorial organisations and bodies	4

Source: 2011 Census, Table WP605EW – Industry (Workplace Population), ONS from Nomis

Figure 16 and the accompanying table illustrate forecast employment change by sector (expressed in terms of thousands of jobs, people working in Braintree District) over the period 2012 to 2031, according to the EEFM 2014 Baseline Forecasts (*subject to the outcome of a current review of the EEFM 2014 Baseline Forecasts*).

**Figure 16: Forecast employment change by sector ('000 jobs) Braintree District 2012-31**

Source: East of England Forecasting Model Baseline Forecasts Spring 2014

**Table 29: Forecast employment change by sector ('000 jobs) Braintree District 2012-2031**

	2012	2031	2012-31 change
Industrial sector			
Agriculture	0.772	0.676	-0.096
Mining and Quarrying	0.008	0.004	-0.004
Food Manufacturing	1.257	1.222	-0.036
General Manufacturing	1.820	1.370	-0.450
Chemicals	0.877	0.801	-0.076
Pharmaceuticals	0.155	0.150	-0.005
Metals	1.808	1.338	-0.471
Transport	0.513	0.331	-0.182
Electronics	0.618	0.442	-0.176
Utilities	0.204	0.171	-0.033
Waste and remediation	0.506	0.709	0.202
Construction	6.667	10.755	4.088
Wholesale	4.292	4.806	0.514
Retail	5.723	6.298	0.575
Land Transport	2.816	3.417	0.601
Water and air transport	0.014	0.016	0.001
Hotels and restaurants	3.306	4.412	1.107
Publishing and broadcasting	0.441	0.744	0.303
Telecoms	0.095	0.127	0.032
Computer related activity	0.791	1.104	0.313
Finance	1.333	1.443	0.111
Real Estate	0.905	1.638	0.733
Professional services	4.983	7.623	2.640
R+D	0.014	0.017	0.002
Business services	2.334	3.499	1.165
Employment activities	1.528	2.268	0.740
Public Administration including land forces	1.858	1.586	-0.272
Education	5.720	6.936	1.216
Health and care	5.903	7.096	1.192
Arts and entertainment	1.848	2.664	0.816
Other services	1.376	1.772	0.396
Total	60.485	75.434	14.949

Source: East of England Forecasting Model Baseline Forecasts Spring 2014

## Self-employment

Self-employment rates were higher in the District than the national average, but the percentage of residents who are self-employed has now fallen below the regional average. The table below shows the number and proportion of economically active residents who are self-employed, according to the Annual Population Survey, over the period 2004-2012. The 2011 Census indicated a higher figure for the number of self-employed, with 12,410 people self-employed according to the Census; the number of self-employed persons in Braintree District was the seventh highest in the region.

<b>Table 30: Braintree residents who were self-employed, 2004-2012, and compared with regional average</b>			
<b>Year (April/March)</b>	<b>Braintree, number</b>	<b>Braintree, %</b>	<b>East region, %</b>
2004/2005	13,100	14.4	10.1
2005/2006	11,900	13.3	10.2
2006/2007	10,000	10.5	10.7
2007/2008	9,800	10.6	10.6
2008/2009	10,500	10.9	10.0
2009/2010	10,900	11.1	10.1
2010/2011	10,400	10.5	10.0
2011/2012	8,100	8.6	10.2
2012/2013	10,700	10.6	11.0

*Source ONS Annual Population Survey*

## Business development

Information is taken from the 'Non-Residential Land Availability Survey 2014' produced by Essex County Council. Non-residential land monitoring is undertaken by the County Council under a Service Level Agreement.

### Size Threshold

Threshold sizes are applied; only developments above the following sizes are monitored and recorded by the ECC development progress system:

- Use Class A1 and A2: 250 square metres
- Use Class B1a (Business): 250 square metres
- Use Class B1-B8: 100 square metres
- Use Class D: 1,000 square metres

### The Base Date

The information set out in these results represents sites identified at 31 March 2014 involving additional development, or loss of, the land uses listed above. Planning permissions granted or development that has occurred after this base date will be taken into account in future monitoring.

## Results Summary

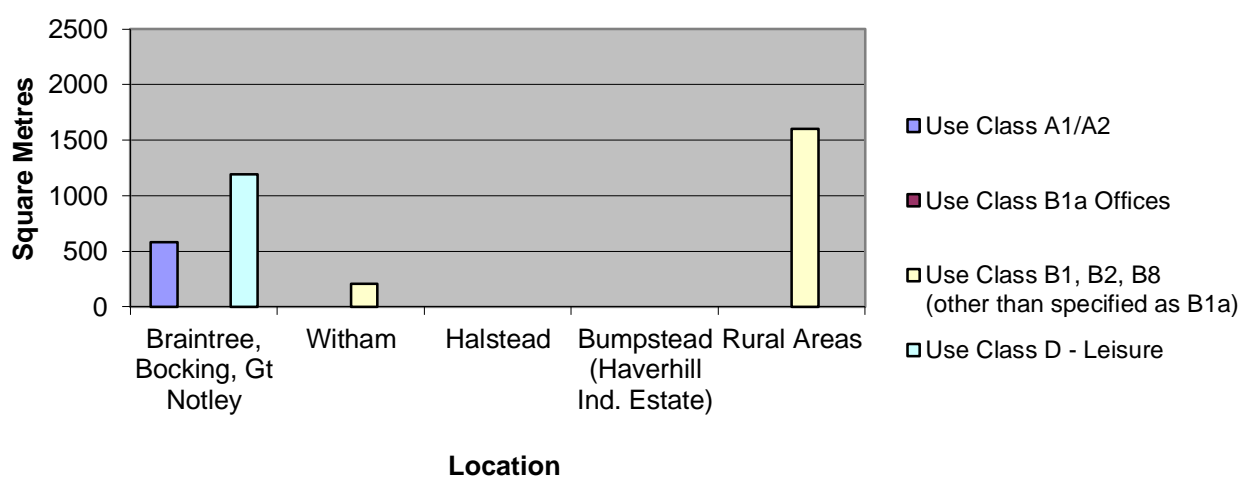
Table 31 provides information on the completed non-residential floorspace for the whole of the District, in square metres by use class, in the survey year 2013/2014, and also shows the amount of additional floorspace on previously developed land.

<b>Table 31: Non-residential floorspace completed 2013/2014</b>					
	Use Class A1/A2	Use Class B1a Offices	Use Class B1, B2, B8 (other than specified as B1a)	Use Class D – Leisure	Total
Gross Floorspace developed 2013/14, sq. m	580	0	1,810	1,195	3,585
of which previously developed land (PDL) (Gross)	580 (100%)	-	210 (12%)	1,195 (100%)	1,985 (55%)
Floorspace losses 2013/14, sq. m	0	1,317	20,169	0	21,486
Floorspace redevelopment Non-Res to Non-Res	0	0	1,625	0	1,625
Floorspace loss Non-Res to Res	0	1,317	18,544	0	19,861
Net change in floorspace 2013/14, sq. m	580	-1317	-18,359	1,195	-17,901

Table 32 and Figure 17 summarise the development of floorspace (gross) by location of development and by use class.

**Table 32: Location of development by Use Class 2013/2014**

	Use Class A1/A2	Use Class B1a Offices	Use Class B1, B2, B8 (other than specified as B1a)	Use Class D - Leisure	Total
Braintree, Bocking, Gt Notley	580	0	0	1,195	1,775
Witham	0	0	210	0	210
Halstead	0	0	0	0	0
Bumpstead (Haverhill Ind. Estate)	0	0	0	0	0
Total Urban	580	0	210	0	790
Rural Areas	0	0	1,600	0	1,600
Total District	580	0	1,810	0	2,390

**Figure 17: Location of Development by Use Class**

## Employment development in previous years

Tables 33 to 35 provide information on net development in employment floorspace, for A1-B8 Use Classes in square metres, over the five-year period 2009-2014.

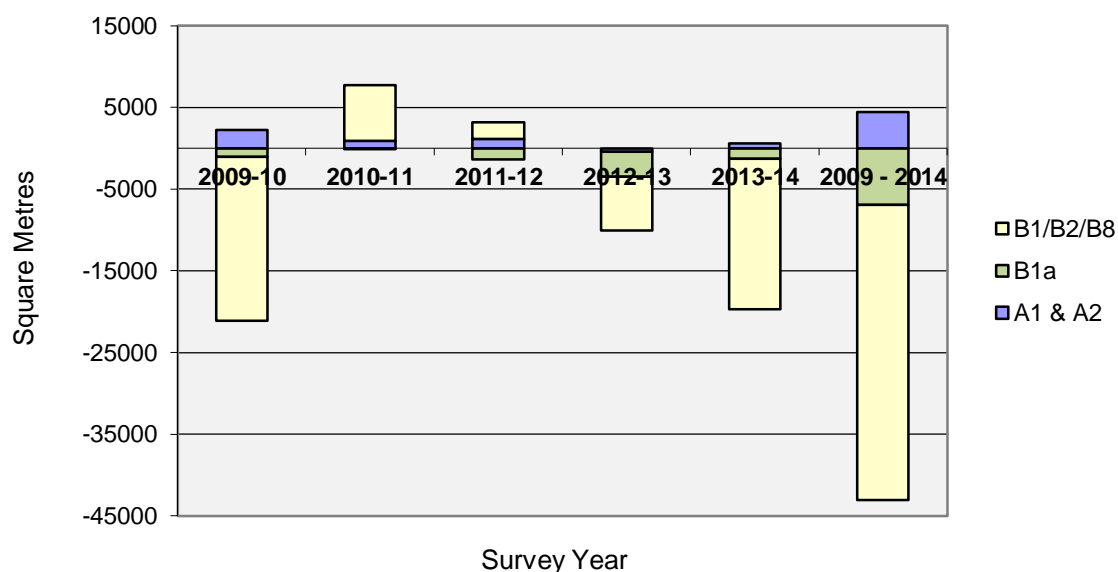
<b>Table 33: Net retail development: 2009-2014</b>						
A1 Retail & A2 Financial and Professional Services						
	2009-10	2010 -11	2011 -12	2012 -13	2013-14	2009-2014
Net fspace developed	2,245	937	1,130	-458	580	4,434

<b>Table 34: Net office development: 2009-2014</b>						
B1a Offices						
	2009-10	2010 -11	2011 -12	2012 -13	2013-14	2009-2014
Net fspace developed	-1,092	-148	-1,351	-3,047	-1,317	-6,955

<b>Table 35: Net B1/B2/B8 development: 2009-2014</b>						
B1/B2/B8						
	2009-10	2010 -11	2011 -12	2012 -13	2013-14	2009-2014
Net fspace developed	-20,020	6,816	2,030	-6,562	-18,359	-36,095

The net change in floorspace from development by use class and survey year is illustrated in Figure 18.

**Figure 18: Net change in floorspace (sq. m) from development, Braintree District**



When referring to Non-Residential reports prior to 2006, the effect of the recession on development can clearly be seen from 2007/08 onwards. The particularly large loss of B1/B2/B8 floorspace that occurred in the 2009-2010 survey year consisted, in the main, of the demolition of obsolete non-original factory buildings (15,600 sq m) on the former Crittall Works site in Silver End, which is identified for regeneration in the Core Strategy. The majority of the B1/2/8 floorspace lost in the current survey year occurred at the former Premdor site (18,274 sq m), also identified as a regeneration area in the Core Strategy. The master plan for the Premdor site identifies 0.1ha for a business hub.

## Outstanding permissions for future development

Table 36 provides information on potential non-residential floorspace with planning permission for the whole of the District, in square metres by use class, and also shows the amount of potential additional floorspace with planning permission on previously developed land.

<b>Table 36: Potential sq. m of non-residential floorspace (with planning permission) identified as at 31<sup>st</sup> March 2014 by Use Class</b>					
	A1/A2	B1a Offices	B1, B2, B8 (other than specified as B1a)	D - Leisure	Total
Outstanding fspace with permission	15,217	14,407	37,402	3,935	70,961
of which PDL (Gross)	12,835 (84%)	918 (6%)	10,555 (28%)	3,935 (100%)	28,243 (40%)
Outstanding fspace redevelopment/losses with permission	0	3,404	11,700	0	15,104
Potential fspace redevelopment Non-Res to Non-Res	0	0	11,544	0	11,544
Potential Fspace loss Non-Res to Res	0	3,404	156	0	3,560
Net additional floorspace outstanding with permission	15,217	11,003	25,702	3,935	55,857

Although the percentage of potential development on previously developed land is low, the development with planning permission that is to take place on greenfield land is, in the main, on sites allocated for such purposes through the development plan; for example the business park and neighbourhood centre at Maltings Lane, Witham; and Skyline 120 Business Park, Great Notley. (These figures do not include sites allocated in the development plan that have yet to secure planning permission.)

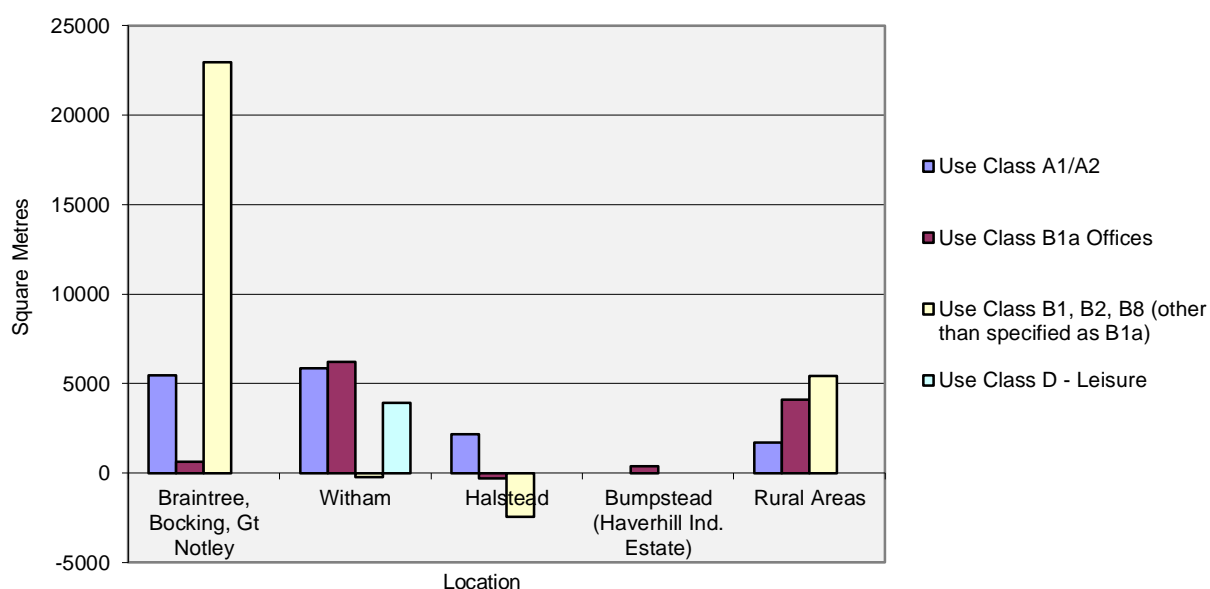
Whilst redundant employment sites can provide a source of brownfield sites for housing and reduce the need for greenfield housing sites, it is important to monitor and review the loss of commercial sites to consider the impact on employment land availability, and there are policy objectives on protecting employment sites from change of use. This is considered further in the update of the Employment Land Review.

## Location of potential floorspace with planning permission

Table 37 and Figure 19 summarise the floorspace capacity for potential development and losses on sites with planning permission by location and Use Class, as at April 2014.

	Use Class A1/A2	Use Class B1a Offices	Use Class B1, B2, B8 (other than specified as B1a)	Use Class D - Leisure	Total
Braintree, Bocking, Gt Notley	5,464	635	22,961	0	29,060
Witham	5,867	6,206	-240	3,935	15,768
Halstead	2,168	-300	-2,457	0	-589
Bumpstead (Haverhill Ind. Estate)	0	371	0	0	371
Total Urban	13,499	6,912	20,264	3,935	44,610
Rural Areas	1,718	4,091	5,438	0	11,247
Total District	15,217	11,003	25,702	3,935	55,857

**Figure 19: Location of Potential Development (with planning permission) by Use Class, 2014**



## Potential development from sites without planning permission

In addition to sites with outstanding planning permission, as at April 2014, a further 41.71 hectares of land that have not yet secured planning permission is identified for employment purposes through the development plan: this is

summarised in this document in the schedule 'Vacant sites with a specific employment/comprehensive development area allocation in the Local Plan Review/Core Strategy'.

33.5 hectares of employment sites are set out in Core Strategy Table CS4.

### **Total remaining land identified for non-residential uses**

<b>Table 38: Total remaining land identified for non-residential uses as at 31<sup>st</sup> March 2014</b>		
	Outstanding floorspace with permission (A1-B8 uses)	Vacant Allocated Employment Land (hectares)
Braintree, Bocking, Gt Notley	29,060	35.8
Witham	11,833	1.75
Halstead	-589	1.64
Bumpstead (Haverhill Ind. Estate)	371	2.33
Total Urban	40,675	40.52
Rural Areas	11,247	1.19
Total District	51,922	41.71

### **Future business land needs and work on the new Local Plan**

An employment land needs assessment has been commissioned and will report in 2015. It will review existing employment sites and will consider future employment land needs.

In Autumn 2014 the Council issued a call for sites to identify potential future development sites for new homes, employment or other uses. Developers, landowners and other interested parties have suggested sites that they believe are suitable for development. These responses will help to inform work on preparation of the new Local Plan, although the call for sites does not determine if a site should be allocated for development.

## Town Centres:

In 2012 the Council published an update to the Braintree Retail Study. This is available to view on line via the Council website, as part of the Evidence Base to the Local Development Framework, at:

[http://www.braintree.gov.uk/downloads/download/120/evidence\\_base-retail\\_and\\_town\\_centre](http://www.braintree.gov.uk/downloads/download/120/evidence_base-retail_and_town_centre)

## Development in Town Centres

### Total floorspace for 'town centre uses'\* developed in town centre areas

\* town centre uses are here defined as Use Class Orders A1, A2, B1a, & D2; town centre boundaries are as defined in the adopted Local Plan. Floorspace figures taken 'Non-Residential Land Availability Survey 2014'

**Table 39: Braintree, Halstead and Witham town centres: Development of 'town centre uses' floorspace (sq. m) 2013/2014**

		A1	A2	B1a	D2
Braintree	gross	580 (A1/A2/B1 split not detailed)			-580
	net	580 (A1/A2/B1 split not detailed)			-580
Halstead	gross	0	0	0	0
	net	0	0	0	0
Witham	gross	0	0	0	0
	net	0	0	0	0
Sum 3 Town Centres	gross	580 (A1/A2/B1 split not detailed)			-580
	net	580 (A1/A2/B1 split not detailed)			-580

**Table 40: Braintree, Halstead and Witham town centres: Development sites: Use Class A1 as at 31st March 2014**

Town Centre	Outstanding floorspace with PP, sq. m	Outstanding floorspace losses with PP, sq. m	Net additional floorspace outstanding with PP, sq. m
Braintree	0	0	0
Halstead	0	0	0
Witham	971	0	971
Sum 3 town centres	971	0	971

**Table 41: Braintree, Halstead and Witham town centres: Development sites: Use Class A2 as at 31st March 2014**

Town Centre	Outstanding floorspace with PP, sq. m	Outstanding floorspace losses with PP, sq. m	Net additional floorspace outstanding with PP, sq. m
Braintree	0	0	0
Halstead	0	0	0
Witham	0	0	0
Sum 3 town centres	0	0	0

**Table 42: Braintree, Halstead and Witham town centres: Development sites: Use Class B1a as at 31<sup>st</sup> March 2014**

Town Centre	Outstanding floorspace with PP, sq. m	Outstanding floorspace losses with PP, sq. m	Net additional floorspace outstanding with PP, sq. m
Braintree	0	0	0
Halstead	0	300	-300
Witham	0	0	0
Sum 3 town centres	0	300	-300

**Table 43: Braintree, Halstead and Witham town centres: Development sites: Use Class D2 as at 31<sup>st</sup> March 2014**

Town Centre	Outstanding floorspace with PP, sq. m	Outstanding floorspace losses with PP, sq. m	Net additional floorspace outstanding with PP, sq. m
Braintree	0	0	0
Halstead	0	0	0
Witham	0	0	0
Sum 3 town centres	0	0	0

## Homes

Table 44 shows the stock of homes in the District by tenure as at 2013; the information in these tables on local authority and housing association stock is as reported by local authorities through the Housing Strategy Statistical Appendix (HSSA). The total stock figures use the Census 2011 count as a baseline, with information on subsequent changes to the stock of homes collected annually through the Housing Flows Reconciliation Form. Private rented accommodation is here included within the overall private sector.

**Table 44: Estimated dwelling stock Braintree District at 31 March 2013**

	Number of homes, 2013	Estimated change 2012/2013
Total	63,180	+170
Local authority	30	0
Private registered provider (Housing association)	10,320	+20
Other public sector	60	0
Private sector	52,780	+160

Table 45 compares the change in the number of homes in Braintree 2001-2013 with that in other Greater Essex districts, according to CLG data. Braintree had the third highest level of growth in percentage terms. In terms of the number of net additional homes 2001-2013, Braintree was second only to Colchester (which had been designated as a Key Centre for Development and Change – KCDC - in the East of England Plan. Growth in Braintree was higher than all the other proposed KCDCs in Essex (including Chelmsford, Basildon and Harlow). KCDCs were designated as centres of employment, services and facilities (the East of England Plan was revoked January 2013).

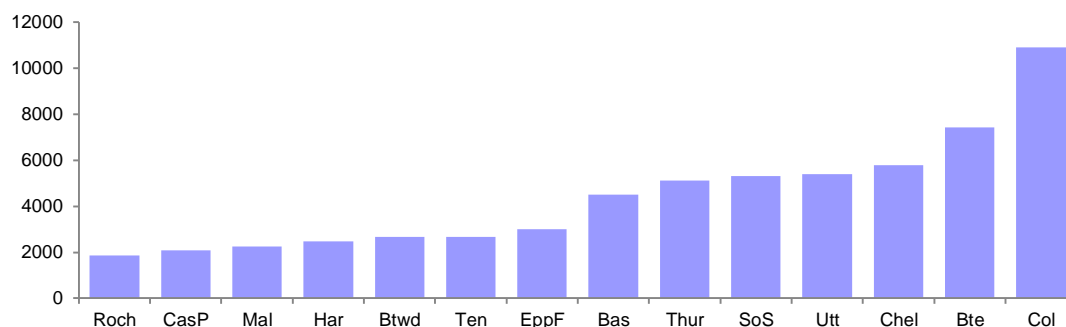
**Table 45: Change in number of homes 2001-13, Greater Essex (rounded to nearest ten)**

	Number of homes 2001	Number of homes 2013	Change 2001-2013	% Change 2001-2011
Basildon	70,820	75,330	4,510	6.37%
<b>Braintree</b>	<b>55,760</b>	<b>63,180</b>	<b>7,420</b>	<b>13.31%</b>
Brentwood	29,730	32,410	2,680	9.01%
Castle Point	35,770	37,850	2,080	5.81%
Chelmsford	65,910	71,710	5,800	8.80%
Colchester	65,330	76,230	10,900	16.68%
Epping Forest	51,810	54,820	3,010	5.81%
Harlow	33,780	36,260	2,480	7.34%
Maldon	25,180	27,420	2,240	8.90%
Rochford	32,700	34,570	1,870	5.72%
Tendring	64,720	67,400	2,680	4.14%
Uttlesford	28,530	33,930	5,400	18.93%
Essex			51,070	9.12%
Southend on Sea	73,870	79,190	5,320	7.20%
Thurrock	59,410	64,520	5,110	8.60%
<i>Percentage rates for comparison:</i>				
England				9.57%
East of England Region				11.17%
South East Region				10.30%
Inner London				14.27%
Outer London				7.33%

Source: Communities and Local Government, Live Tables, Table 125

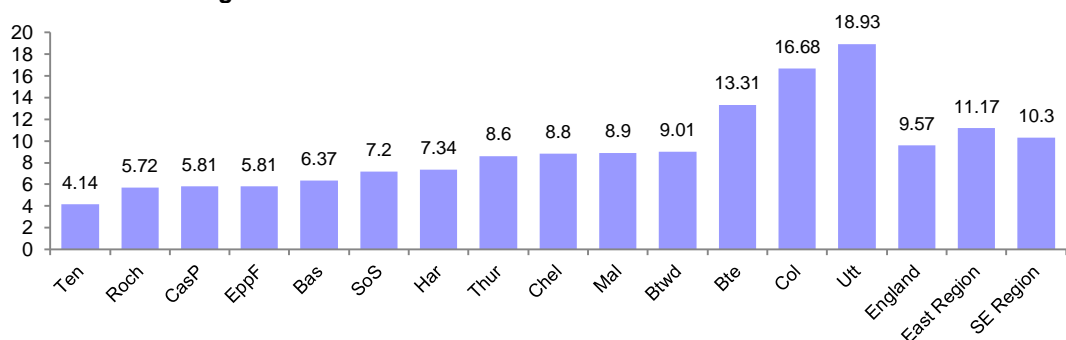
Figures 20 and 21 compare the increase in the stock of homes in Braintree District with that in other Districts in Essex.

**Figure 20: Increase in number of homes, 2001-2013, Greater Essex districts**



Source: CLG Live Tables, Table 125

**Figure 21: Percentage increase in number of homes, 2001-2013, Greater Essex, England, South East and East of England**



Source: CLG Live Tables, Table 125

## Vacant and second homes

According to the 2011 Census, in March 2011 there were 1,700 homes in Braintree District with no usual residents - 2.7% of the stock of homes, as compared with a regional average of 4.4% and an England average of 4.3%. Table 46 shows the District trend in vacant homes, and the trend in long term vacant homes, according to information published by the Department for Communities and Local Government, taken from the Council Tax base. Long term is defined as homes unoccupied and substantially unfurnished for over 6 months. The data is as at October of the relevant year.

**Table 46: Vacant homes Braintree District 2004-2013**

Year	Total vacant homes	Long term vacant homes	Year	Total vacant homes	Long term vacant homes
2004	1,714	700	2009	1,947	805
2005	1,724	757	2010	1,821	827
2006	1,842	768	2011	1,711	747
2007	1,850	841	2012	1,652	622
2008	1,901	755	2013	1,549	535

Source: CLG, Live Tables, Table 615, from Council Tax Base

The trend in the number of vacant homes and the number of long-term vacant homes in the District over the period 2004-2013 is shown below, using CLG data from the Council Tax base. The number of vacant properties in the District peaked in 2009 and has steadily declined since then.

**Figure 22: Braintree District: Vacant and long term vacant homes 2004-2013**

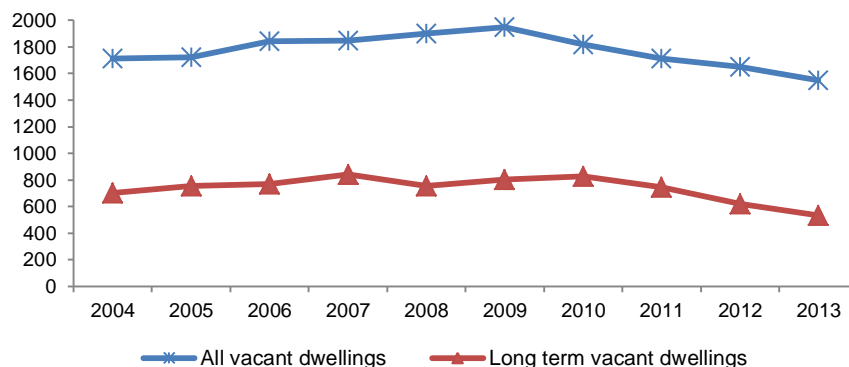


Table 47 compares the number of vacant homes in the District with those in other Essex Districts in 2013.

<b>Table 47: Vacant homes October 2013, Essex Districts</b>		
District	No. of vacant homes 2013	No. of long term vacant homes 2013
Basildon	1,738	470
Braintree	1,549	535
Brentwood	603	119
Castle Point	950	291
Chelmsford	1,372	276
Colchester	1,869	627
Epping Forest	1,476	451
Harlow	563	144
Maldon	636	177
Rochford	881	257
Tendring	2,338	703
Uttlesford	826	221

Source: CLG: Table 615, from Council Tax base. Long term vacant dwellings are vacant over 6 months.

## House Prices

According to Land Registry data, the median average house price in Braintree District in 2012 was £185,000, compared to an England average of £183,500. Braintree District was the 146<sup>th</sup> highest district out of 326 districts listed. (Source: CLG Live Tables, Housing Market Statistics, Table 586).

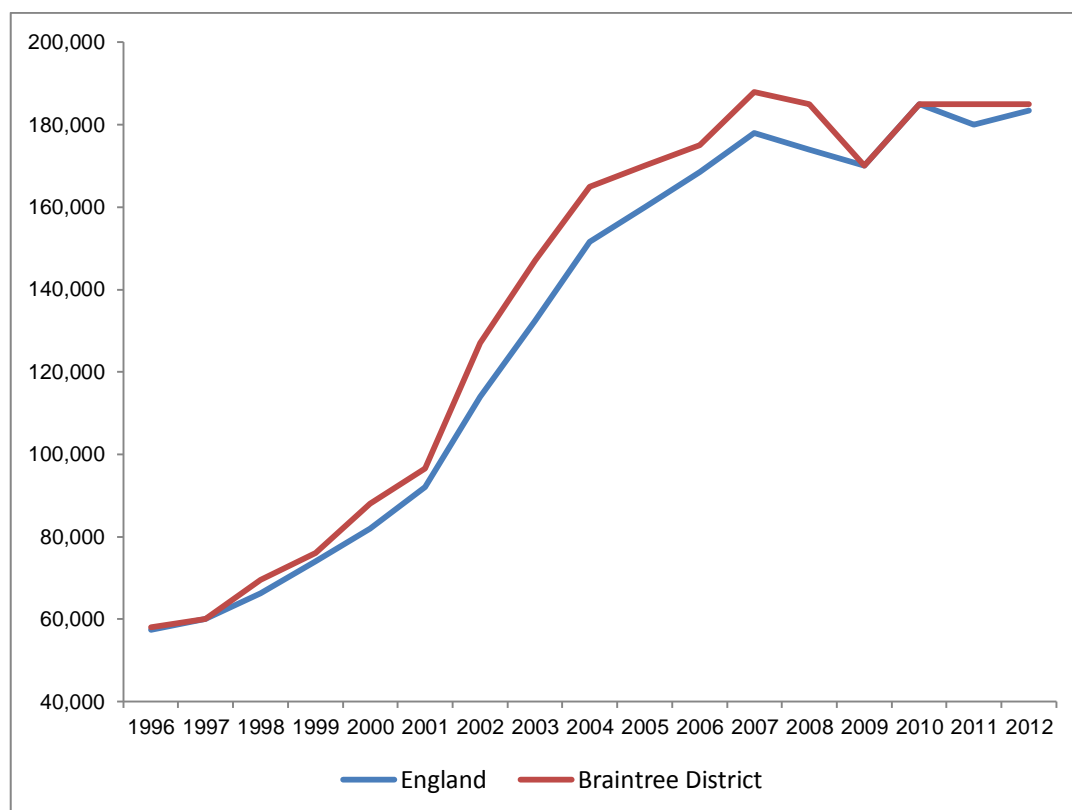
The median average house price in the District increased by **219%** over the period 1996-2012; compared with an England average increase over the same period of **219%**.

Over the period 2001-2012, the median average house price in the District increased by **92%**, compared with an England average of **99%**.

Over the period 2007-2012, in the course of the recession, the median average house price in the District declined: **-2%**, compared with an England average change of **+ 3%**.

Table 48 and Figure 23 illustrate the change in median house price in Braintree District compared with the change in the England average median house price over the period 1996-2012.

**Figure 23: Change in median house price in Braintree District compared with the change in the England average, 1996-2012**

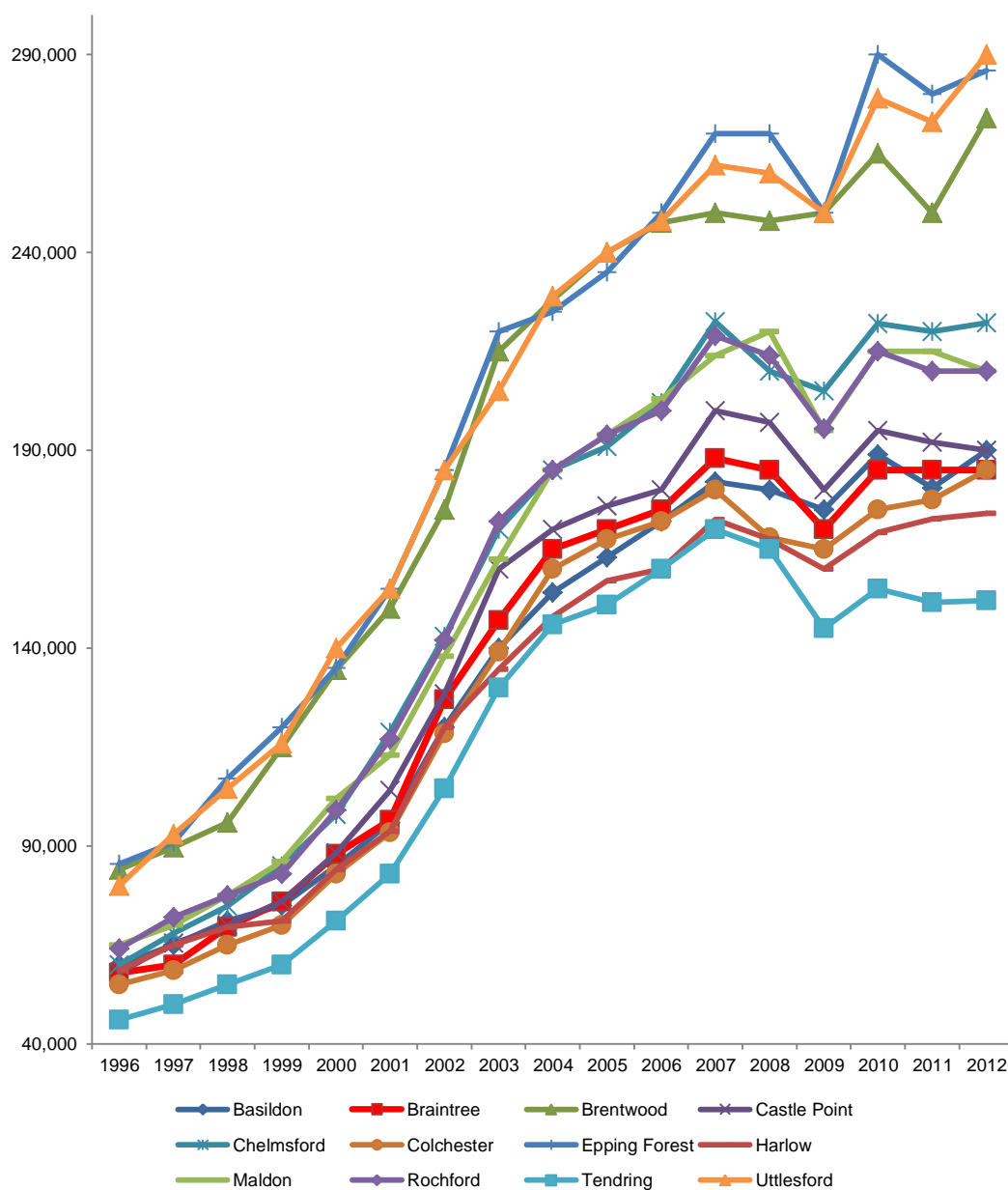


**Table 48: Change in median average house price, Braintree District compared with England average**

Year	Braintree District	England	Year	Braintree District	England
1996	57,998	57,500	2005	170,000	159,950
1997	60,000	60,000	2006	175,000	168,500
1998	69,500	66,250	2007	188,000	178,000
1999	75,995	74,000	2008	185,000	174,000
2000	88,000	82,000	2009	169,995	170,000
2001	96,500	92,000	2010	184,950	185,000
2002	127,000	114,000	2011	185,000	180,000
2003	147,000	132,500	2012	185,000	183,500
2004	165,000	151,500			

Figure 24 illustrates the change in median house price in Essex Districts over the period 1996-2012.

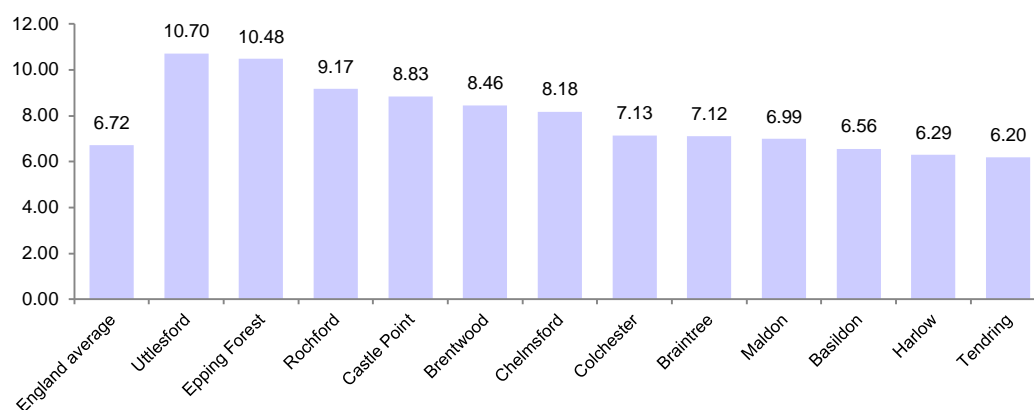
**Figure 24: Change in median house price in Essex Districts, 1996-2012**



### House prices and affordability:

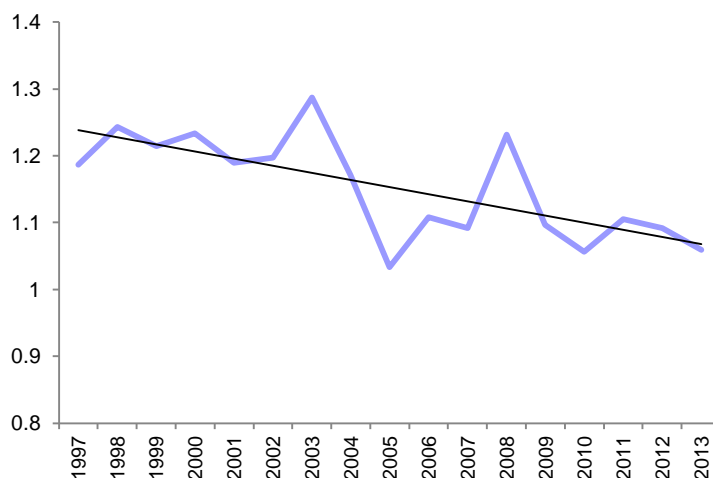
Figure 25 illustrates the ratio in 2013 of house prices to median earnings in Greater Essex and compared with the England average.

In 1997 and 2001, the ratio in Braintree was the sixth highest out of the twelve Essex districts. In 2013, the ratio in Braintree was the eighth highest out of the twelve districts.

**Figure 25: Ratio of median house price to median earnings Essex District (2013)**

Sources: ONS Annual Survey of Hours and Earnings and HM Land Registry

The chart below illustrates the trend over time in the relationship between the ratio of median house price to median earnings in Braintree District, compared to (indexed to) the England average for this ratio. The accompanying table provides information on the ratio of median house price to median earnings in Braintree District between 1997 and 2013.

**Figure 26: Relationship between Braintree District house price to earnings ratio and England average house price to earnings ratio, 1997-2013**

Sources: ONS Annual Survey of Hours and Earnings and HM Land Registry

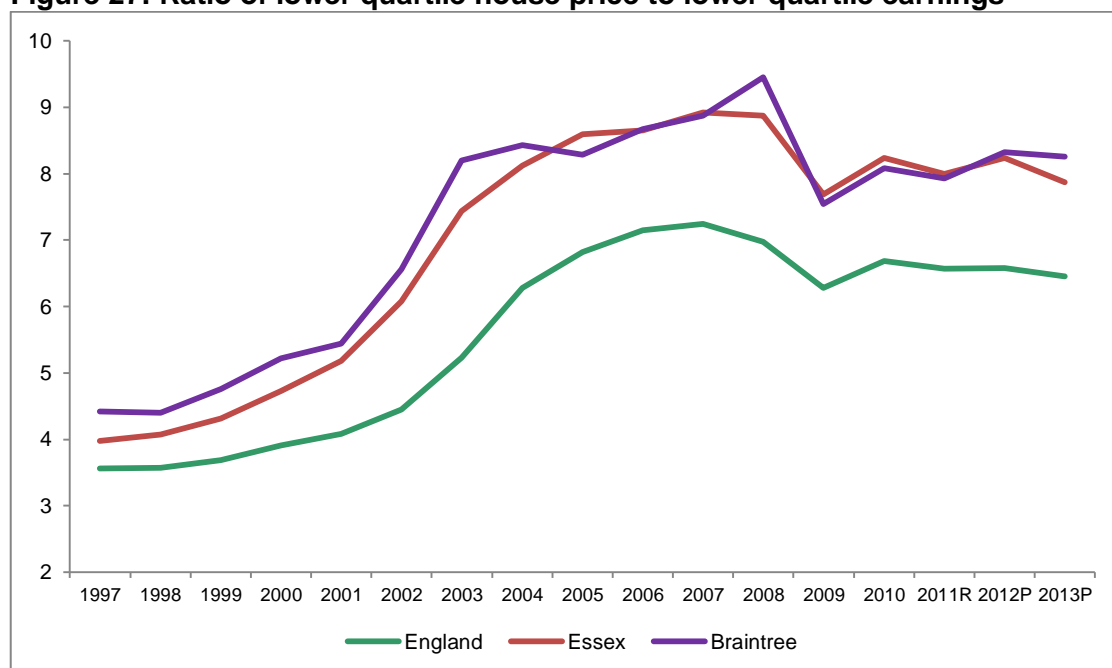
**Table 48: Ratio of median house price to median earnings Braintree District 1997-2013**

1997	4.20	2006	7.72
1998	4.56	2007	7.90
1999	4.68	2008	8.54
2000	5.19	2009	6.87
2001	5.31	2010	7.41
2002	6.07	2011	7.40
2003	7.51	2012	7.49
2004	7.71	2013	7.12
2005	7.04		

Sources: ONS Annual Survey of Hours and Earnings and HM Land Registry

Figure 27 and Table 49 illustrate the ratio between lower quartile house prices and lower quartile earnings from 1997, comparing this ratio for Braintree, Essex and England. The data on house prices is from Land Registry. The earnings data comes from the Annual Survey of Hours and Earnings (ASHE); it is based on a 1% sample of employees; excludes the self-employed, and is workplace based (that is, a 1% sample of employees who work in the District rather than a 1% sample of employees who live in the District). Workplace based earnings tend on average to be lower than residence based earnings in Braintree District, as on average the earnings of residents who commute out of the District tend to be higher than those of people who work in the District.

**Figure 27: Ratio of lower quartile house price to lower quartile earnings**



Source: CLG Live Tables, Table 576

Table 49: Ratio of lower quartile house price to lower quartile earnings			
Year	Braintree	Essex	England
1997	4.42	3.98	3.57
1998	4.40	4.07	3.57
1999	4.76	4.32	3.68
2000	5.22	4.73	3.91
2001	5.44	5.18	4.08
2002	6.56	6.08	4.45
2003	8.20	7.44	5.23
2004	8.43	8.12	6.28
2005	8.29	8.60	6.82
2006	8.68	8.65	7.15
2007	8.88	8.92	7.25
2008	9.45	8.87	6.97
2009	7.54	7.69	6.28
2010	8.09	8.24	6.69
2011#	7.93	8.00	6.57
2012#	8.32	8.24	6.58
2013#	8.26	7.87	6.45

Source: CLG Live Tables, Table 576. # denotes provisional data

## **The planning strategy: performance on delivery of new homes**

### **Net additional homes in previous years**

#### **Background**

In November 2013, the Department for Communities and Local Government (CLG) published revised figures for net supply of new homes and stock of homes by District, to take into account data from the 2011 Census. In the previous version, before this adjustment, CLG stated “All figures are provisional pending the release of the dwelling count from the 2011 Census”. The revised data was published on the CLG website in Live Tables Table 122 (Net dwelling supply by year) and Table 125 (Dwelling stock estimates by year). CLG has confirmed that these tables have National Statistics status and that the Government will use this revised data to assess the supply of new homes in a district and to compare supply across districts. These revised CLG net supply figures are now being used in modelling; for example they have been used in the East of England Forecasting Model Baseline Forecasts 2014. CLG figures for each year are rounded to the nearest ten homes.

The post-Census adjustment made by the Office of National Statistics to the back series of mid-population estimates is supported by ONS research into possible explanations, albeit that - after adjustments to estimated migration - there remained a residual factor of Unattributable Population Change. In the case of the adjustment to the supply of homes, CLG compared the 2001 and 2011 dwelling stock of districts; then compared the change according to this source with the sum of the figures for supply of homes as previously submitted by local planning authorities for the years 2001/2 to 2010/11, and then apportioned the difference between these two change figures equally across the decade (i.e. one tenth of the total adjustment to each year).

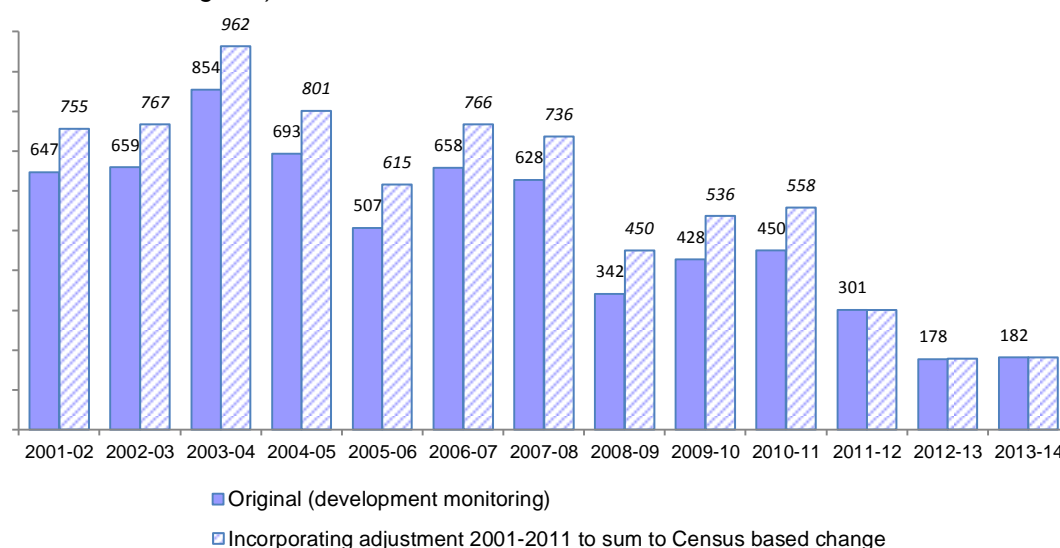
In the case of Braintree District, there was an additional complication as a result of a transcribing error in the figure for net supply 2003/2004, whereby the figure of 854 homes reported from Planning development monitoring was reported to CLG in 2004 as 554. As a result, the CLG overall adjustment factor 2001/2011 is higher than the true difference between the Census-based change and the monitoring based change, and 140 homes were added to each year rather than 110. The CLG adjusted figure for change 2003/2004 remains lower than it should have been, and the adjusted figures for change for the other years in the decade are correspondingly higher than they should have been. The table below shows net supply of homes in the District by year according to development monitoring; according to the CLG revised Live Tables; and according to the CLG figures following adjustment by the Council to correct for the transcribing error in 2004. The adjustment made by the Council uses the same methodology as CLG but with the correct base figure for 2003/2004, adding 110 to the submitted figure for each year and rounding the result to the nearest ten.

**Table 50: Net supply of homes Braintree District 2001-2011: development monitoring results compared with CLG figures adjusted to inter-censal change**

	BDC/ECC development monitoring	Revised CLG figures (Live Tables)	Adjusted revised CLG figures, correcting 2003/04 transcribing error
2001/2002	647	780	760
2002/2003	659	790	770
2003/2004	854	680	960
2004/2005	693	830	800
2005/2006	507	650	620
2006/2007	658	800	770
2007/2008	628	770	740
2008/2009	342	480	450
2009/2010	428	570	540
2010/2011	450	590	560

The chart below presents information on the supply of new homes by year over the period 2001-2014. The chart shows both the change according to development monitoring, and as adjusted to take into account inter-Censal change as described above (but here not rounded to nearest ten).

**Figure 28: The supply of new homes Braintree District 2001 to 2014**  
(net; unrounded figures)



If the revised figures are more accurate, this suggests that either:

- an average of 110 new home completions per year had been missed by the development monitoring in Braintree District
- there may be definitional differences in the dwelling count used in the 2011 Census and/or 2001 Census, and the dwelling count used in measuring net supply of new homes; or
- there may be inaccuracies or inconsistencies in the 2001 or 2011 Census dwelling counts (although the 2011 dwelling count is said to be accurate).

The definition of a dwelling is in some respects not consistent between official national statistical sources, in particular in respect of “granny annexes”; retirement; student and other similar types of accommodation.

Within Braintree District, comparing net completions by parish with the 2001 - 2011 Census figures, differences in some of the rural areas suggest the explanation may be linked to the definition of a dwelling such as in retirement/sheltered accommodation - although as the pattern is not the same in all areas with sheltered housing there may have been inconsistencies. Parishes with more homes shown in the 2011 Census than expected include rural areas such as Black Notley (+16); Coggeshall (+58); Finchingfield (+58); Hatfield Peverel (+15); Cressing (+24); Feering (+16); Rayne (+16); Kelvedon (+21); Panfield (+15); Rivenhall (+12); Sible Hedingham (+22); Silver End (+27); Steeple Bumpstead (+19); Stisted (+11), and Wethersfield (+13). Halstead and Witham had 84 and 131 respectively more than expected.

The scale of adjustment in some parts of the country has been significant:

- London overall: increase of 40,000 in estimated supply of new homes (but still less than indicated from the London Plan Monitoring Report)
- Haringey: estimated supply of new homes increased from 4,590 to 10,530 (cf. Haringey Monitoring Report indicates 6,250) ;
- Kings Lynn and West Norfolk: estimated supply of new homes increased from 6,350 to 10,720
- Tendring: estimated supply of new homes reduced from 4,080 to 2,210
- Leeds: estimated supply of new homes reduced from 27,110 to 22,050

The consequences for modelling future change of the revision of past house building figures are not yet clear, in that they are used in EEFM Baseline forecasts and then reflected in the Greater Essex Demographic Forecasts.

CLG is using its revised dwelling supply data to measure the supply of homes in a district. Nonetheless, in the absence of adequate explanation of the differences between past supply of new homes based on development monitoring and past supply of new homes based on the Census (as used by CLG), this report provides information on supply compared to planning targets according to both alternative measures of supply 2001/2011.

## **Plan period and target for the supply of new homes**

The adopted development plan for the new homes target as at April 2014 was the Braintree District Local Development Framework Core Strategy (adopted September 2011). This is based on a planned provision for the District 2001-2026 of 9,625 new homes.

The proposed new Local Plan will define a new target which is expected to be considerably higher than in the adopted Core Strategy, but at this stage it is not yet known what that target will be.

The weight given to assessments of housing need indicated in the emerging evidence, the SHMA, the Edge Analytics work and the household projections should take account of the fact that these have not been tested, and that the process of testing could evidence a different housing requirement. For

example, past events which affected the projections may be unlikely to occur again; market signals may indicate a change; or relevant constraints such as environmental or infrastructure may moderate against the projections. The Government expects councils to actively consider the new evidence over time; the Government has confirmed that the new evidence – such as a SHMA – should not automatically be seen as a proxy for a final housing requirement in Local Plans; it does not immediately or in itself invalidate housing numbers in existing Local Plans.

The Government recognises that councils will need to consider the housing evidence in the context of other matters, including whether there are constraints which will impact upon their overall final housing requirement, before the council's approach is tested at examination by an Inspector. The Government has confirmed that each council will need to work through this process to take account of particular local circumstances in responding to emerging evidence such as Strategic Housing Market Assessments or household projections (which are a starting point rather than a determining factor). This is intended to be a managed and plan-led process. (*letter from Minister of State for Housing and Planning to Chief Executive of the Planning Inspectorate, 19 December 2014*)

## **The target for delivery of homes**

### **Calculated based on development monitoring 2001/02 to 2013/14:**

- The provision for the District based on the adopted Plan target for the period 2001-2026 was 9,625 new homes
- The number of homes built 2001-2014 was 6,527, which represents an annual average of 502 homes
- Taking into account homes built 2001/2014, the residual provision to fulfil the target was 3,098 new homes for the period 2014-2026, which represents an annual average of 258 homes.

### **Calculated based on the adjusted CLG net dwelling supply statistics, taking into account the Census results:**

- The provision for the District based on the adopted Plan target for the period 2001-2026 was 9,625 new homes
- The number of homes built 2001-2014 was 7,630, which represents an annual average of 587 homes
- Taking into account homes built 2001-2014 (7,630), the residual provision to fulfil the target was 2,016 homes for the period 2014-2026, which represents an annual average of 168 homes.

**Policy target:**

The adopted Plan target for the period 2001-2026 was an annual average of 385 new homes.

**Performance against target:**

The annual average number of new homes completed over the period 2001-2014 was 502 according to the development monitoring results, and 585 if calibrated to the Census results. Performance measured against the target of an annual average of 385 new homes was 130% based on development monitoring, and 152% if calibrated to the Census results.

**Commentary**

The planned rate of growth for Braintree District set out in the Local Development Framework Core Strategy provided for a slowing down of growth from 2001 compared to the high rates experienced in the past. The past high rates of housing and population growth led to worsening alignment with employment and pressure on infrastructure. Development rates in the District since 2001 have generally been fuelled by in-migration and local labour market estimates published by the Office for National Statistics indicate that the jobs density figure for the District is lower than regional or national averages, and has deteriorated.

Housing market conditions slowed down delivery from 2008, but the market is now showing signs of recovery, with active development on several large sites (see Appendices 2 and 3).

A net total of 135 new homes were completed 2013/2014 on small sites (91 on private sites and 44 on public sector sites). This is a marked increase on the previous two years. Small sites formed 74% of supply in 2013/2014, compared with 31% in 2012/2013. There were seven garage court redevelopments on Greenfields housing association sites, yielding a total of 34 homes. Based on the annual development monitoring, an average of 94 homes per year were completed on small sites over the period 2001-2014; although this figure may understate supply from small sites over the period, having regard to the post-Censal adjustment of supply figures by CLG.

**Net additional new homes for 2013/2014**

Net supply for the reporting year, 2013/2014, was 182 homes.

**Policy target:**

The adopted Plan target provides for 9,625 homes to be built 2001-2026. Net supply 2001-2013 was 6,345 according to development monitoring results; and 7,425 if supply 2001-2011 is calibrated against the Census. The residual target to be built 2013-26 is 3,280 new homes according to the unadjusted development monitoring results (an average of 252 p.a.) and 2,200 if supply 2001-2011 is calibrated against the Census (an averages of 169 p.a.).

### **Performance against target:**

Based on the adopted target, performance against target 2013/2014 was 72% if based on unadjusted development monitoring results; and 108% if based on dwelling supply 2001-2011 being calibrated against the Census.

### **Commentary:**

Braintree District was one of the highest performers in the region in delivering new homes since 2001, and was above the national average. Of the 45 local authority areas in the region for which the Government Live Tables list the data for 2001-2013, Braintree was the 8<sup>th</sup> highest in terms of the number of new homes built. In terms of percentage growth, according to the CLG Live Tables data (rounded to the nearest ten homes), growth 2001-2013 was 13.3% in Braintree District compared with an England average of 9.6%.

According to the CLG Live Tables, Table 100 (revised), net supply of new homes in Braintree District over the period 2001-2013 was within the top 15% of local planning authorities in proportionate terms (i.e. net stock change 2001-2013 as a proportion of the stock of homes in 2001).

As a result of the exceptional market conditions of the recession, supply in the District over the year 2013/2014 was low, as was expected. However, current construction activity indicates outturn for the year 2014/2015 will be higher.

### **Net additional new homes in future years**

The Council has assessed future supply in the District using information from the annual residential land survey, from planning permissions granted and sites in the development pipeline, and taking into account draft site allocations which were proposed by the Council for future development.

Several large sites are now under construction.

- A full planning application was approved for the development of 193 homes on Earls Garden at Sible Hedingham (the Premdor site) in June 2013; following site preparation works the first plots were commenced in March 2014; as at August 2014 40 plots were under construction.
- The next phase of the Maltings Lane new neighbourhood in Witham, Maltings Park (135 homes) was granted planning permission in June 2014 and is now under construction
- Templar's Green, Constance Close at Witham (94 homes, with 34 plots completed and 51 plots under construction by December 2014)
- Silk Meadows at Braintree (74 homes in current phase)
- Redevelopment of the former DWP offices, at Chinnery's Court Braintree was completed in 2014/2015 (32 retirement homes)
- Redevelopment of the WJC Hospital site Braintree is under construction (29 homes)
- Phases 2 and 3 of the retirement development at Priory Hall in Halstead are under construction (33 homes, with a further 20 homes – Phase 4 - not yet started).

- The next phase of the redevelopment of the Riverside site is under construction (55 homes).
- Sites for conversion of former offices have come forward via the Prior Approval process and are under construction, including the former George Wimpey offices at Crittall Road Witham (32 homes approved as at April 2014, and a planning application subsequently approved for a further 14) and the former Inland Revenue offices at Icen House Witham (31 homes).

The strategic allocations of the Growth Location sites at Braintree and Witham and the regeneration sites at Sible Hedingham and Silver End are already adopted allocations in the LDF Core Strategy.

Master Plans were approved by the Council in 2012 for the development of the North West Braintree Growth Location (estimated 600 homes). The Environmental Impact Assessment scoping opinion for the North West Braintree Growth Location site has already been considered by the Council; development on this site could commence 2015/16, and a planning application is expected to be submitted 2014/2015.

A planning application is expected to be submitted 2014/2015 for the South West Witham Growth Location site, for a minimum of 700 homes. The developer is currently working on a Master Plan, and construction is expected to start in 2016.

A planning application is expected to be submitted over the coming year for development of the Growth Location site to the North East of Witham, with an estimated capacity of 300 homes.

A planning application is expected to be submitted in Spring 2015 for the proposed site at London Road/Pods Brook Braintree, with an estimated capacity of 150 homes.

The draft site allocations proposed by the Council in 2013/2014 are starting to come forward with planning applications (see comments in Appendix 3) and the supply will be supplemented by additional sites following consideration of the response to the Council's Call for Sites in Autumn 2014, in the update to the Strategic Housing Land Availability Assessment for Braintree District.

### **Windfall sites**

Government policy guidance on housing supply in the National Planning Policy Framework allows local planning authorities to make a realistic allowance for windfall sites, including in the 5-year supply assessment.

The Council has examined the evidence that this will contribute to the supply of new homes in the District and supplement identified sites. On the basis of past experience it would be expected that windfalls will come forward and supplement identified supply. The table below shows the findings of analysis

of permissions on windfall sites in Braintree District, both for total windfalls and for those on previously developed land (as defined in June 2010).

<b>Table 51: Windfall site permissions, Braintree District</b>						
Year (April/March)	Previously Developed windfalls			Total all windfalls		
	total	losses	net	total	losses	net
2001/2002	111	20	91	131	20	111
2002/2003	162	26	136	191	26	165
2003/2004	183	49	134	229	49	180
2004/2005	85	29	56	184	29	155
2005/2006	237	31	206	281	31	250
2006/2007	197	24	173	232	24	208
2007/2008	234	33	201	296	34	262
2008/2009	118	20	98	146	21	125
2009/2010	98	24	74	123	24	99
2010/2011	72	17	55	89	17	72
2011/2012	65	16	49	108	17	91
2012/2013	135	18	117	160	18	142
2013/2014	211	35	176	243	35	208
Total 12 years 2001/14	1,908	342	1,566	2,413	345	2,068
Annual average 2001/14	147	26	120	186	27	159
Total 5 years 2009/14	581	110	471	723	111	612
Annual average 2009/2014	116	22	94	145	22	122
Permissions 8 months 1 April 2014 to 1 Dec 2014	144	20	124	176	20	156

The recession has affected windfall supply in recent years, as it has new homes supply generally in the District as in the country, but even so windfall sites, and previously developed windfall sites, have continued to add to the supply of new homes, and the rate of supply has increased compared to the previous year (as was also the case in 2012/2013).

With continued recovery in the housing market in future years, the scale of additional supply from windfall sites is expected to increase in terms of market homes. In terms of affordable/social housing, the main social housing provider in the district (Greenfields Community Gateway housing association) is continuing to actively pursuing a comprehensive programme of identifying, bringing forward and developing previously developed windfall sites such as garage courts.

A net total of 124 additional potential homes on brownfield windfall sites have been identified from planning permissions or approvals over the 8 month period from April to 1 December 2014 (with permission granted for a further 32 homes on greenfield sites over this period).

Taking the above information into account, it would be reasonable to expect a contribution from windfall sites (as referred to in paragraph 48 of the National Planning Policy Framework) of an average of 110 homes per year.

The projected supply of new homes in the District utilises information on the planning status and a review of current information on the sites (including Discharge of Conditions, Building Control and marketing information).

## **Expiry rates**

Expiry rates in recent years have been influenced by the recession and by the reduction in the time period for an unimplemented planning permission from 5 years to 3 (there are instances of planning permissions expiring but work starting afterwards; and of an agent obtaining discharge of conditions the day before the permission expired, presumably unaware of this). Where sites are now in flood protection zones, this which can affect whether a new application is likely to be approved and also whether development finance is obtained. More recent permissions are less likely to be within flood protection zones, so in the future there should be fewer such sites where permission expires.

The assessment of future supply should not assume that all sites where planning permission expires should be discounted. The results of a review of sites where planning permission show that within the following few years, some of those sites will come forward for development.

Some of the sites where permission has expired were the subject of redevelopment proposals where there was no net increase to the dwelling supply. In some such cases, the occupier has chosen instead to improve and/or extend their existing home rather than redevelop it.

The results of a review of expired permissions for the development of homes in Braintree District over the period 2008/2009 to 2014 are set out below:

### **Permissions which expired 2008/2009:**

There were a total of 11 sites. After 5 years, 1 home was completed. 2 sites, with a net capacity of 11 homes, now have an extant planning permission. 8 sites, with a total net capacity of 13 homes, remained without permission of which 3 sites were proposed redevelopment sites.

### **Permissions which expired 2009/2010:**

There were a total of 23 sites. After 4 years, 6 sites, for a net 36 homes, were built. 2 sites, for a net 15 homes, were under construction. 3 sites, for a net 22 homes, now have a new and extant permission, where development has not yet started. 12 sites, with a total net capacity of 22 homes, remained without permission of which one was a proposed redevelopment site.

### **Permissions which expired 2010/2011:**

There were a total of 27 sites. After 3 years, 3 sites, for a net total of 9 homes, were built. 2 sites, with a net capacity of 1 home, were under construction. 3 sites, with a net capacity of 9 homes, now have a new and extant planning permission, and development has not yet started. One site was the subject of a new planning application for 14 homes that had been approved in principle subject to the signing of a Section 106 Agreement, and

another site was now the subject of a planning permission for a 32-bed care home which was under construction. A further 17 sites, for an estimated net capacity of 39 homes, were without permission; these sites included the Universal Garage site in Hatfield Peverel (13 homes) which has recently been marketed as a potential redevelopment site.

#### **Permissions which expired 2011/2012:**

There were a total of 16 sites. After 2 years, 1 site, for a net total of 9 homes, had been completed. 3 sites, with a net capacity of 14 homes, were under construction. 1 site, with a net capacity of 11 homes, now has a new and extant planning permission and work is expected to start in the near future. 11 sites, with a total net capacity of 28 homes, remained without planning permission of which 2 sites were proposed redevelopment sites.

#### **Permissions which expired 2012/2013:**

There were a total of 12 sites. After 1 year, one home had been completed. One home, was under construction (work appears to have started after the permission expired on this site). 3 sites, with a net capacity of 5 homes, now have a new and extant planning permission. 7 sites, with a total net capacity of 21 homes, remained without planning permission.

#### **Permissions which expired 2013/2014:**

There were a total of 9 sites, with a net capacity for 23 homes. Since April 2014, none of the sites have been granted new permissions for residential Use Class C3.

However, one site (which previously had permission for 9 homes) has been granted permission for 20 supported living units for homeless people; one site was a redevelopment site with no net gain; and one site was the subject of a discharge of conditions application which was granted in January 2014 one day before the permission for 2 homes expired (suggesting the site may come forward in the future).

## Projected completions of new homes for a 5 year period from April 2015

The projected supply of new homes over the 5-year period 2015-2020 has been assessed, based on sites that are readily available for development.

Appendix 1 to this report lists sites included in the 5 year supply assessment. The projected completion rates exceed the adopted development plan targets and satisfy the requirement for a 5-year supply of land. Sufficient sites have been identified to support a significant increase in the development rate, and the new sites being identified in the Call for Sites as part of work on the new Local Plan will add to the supply that is already identified. Some sites did not yet have planning permission as at April 2014, but are expected to be developed within the five year period to 2020; the comments in the schedule demonstrate that many of the sites without permission at April 2014 are already coming forward and now have planning permission, and some are already under construction. The assessment includes a realistic allowance for windfall sites which are expected to be added to the supply.

**Table 52: Braintree District provision for new homes: Summary of progress so far, Local Development Framework Core Strategy:**

**A: Based on development monitoring results**

Homes to build 2001-2026	9,625	Annual average 385
Homes built 2001-2014	6,527	Annual average 502
Homes to build 2014-2026	3,098	Annual average 258

**B: Based on Adjusted Government Net Dwelling Supply statistics:**

Homes to build 2001-2026	9,625	Annual average 385
Homes built 2001-2014	7,630	Annual average 587
Homes to build 2014-2026	1,995	Annual average 166

The table set out below illustrates projected supply of new homes in the District over the period to 2020. This is then compared with the annual average number of number of homes needed 2015-2020 to meet the plan provision in the Core Strategy after taking into account the number of homes already completed by 2014 (the Managed Delivery Target).

Although Year 1 of the 5 year supply is 2015/2016, the residual annual average requirement is based on the position as at April 2014 and is not adjusted to take into account forecast completions 2014/2015 (termed the “current year”).

In order to acknowledge the Government’s revised official net dwelling supply statistics for the period 2001-2011, these calculations are worked through firstly on the basis of past dwelling supply as shown from development monitoring results; and then on the basis of post-Census revision statistics.

**Table 53: Forecast supply over the 5-year supply period 2015-2020**

	2014/15 (current yr)	Year 1: 2015/16	Year 2: 2016/17	Year 3: 2017/18	Year 4: 2018/19	Year 5: 2019/20	Sum years 1-5
Projected completions	446	519	770	972	1,060	889	<b>4,210</b>
Annual target, LDF Core Strategy; past supply based on LA development monitoring results	258						<b>1,291</b>
Annual target, LDF Core Strategy; past supply taking into account CLG post-Census revision of 2001/2011 net dwelling supply statistics	166						<b>830</b>

If completion rates are as projected, the managed delivery target would change as shown in the table below.

**Table 54: The Managed Delivery Target over the 5-year supply period****A: Based on LA Development Monitoring Results of past supply**

	2014/15 (current yr)	Year 1: 2015/16	Year 2: 2016/17	Year 3: 2017/18	Year 4: 2018/19	Year 5: 2019/20
Projected completions	446	519	770	972	1,060	889
Annual target at start of year, taking into account past completions	258	241	213	151	49	-96

**B: Taking into account CLG revision to past dwelling supply statistics in the light of the 2011 Census results**

	2014/15 (current yr)	Year 1: 2015/16	Year 2: 2016/17	Year 3: 2017/18	Year 4: 2018/19	Year 5: 2019/20
Projected completions	446	519	770	972	1,060	889
Annual target at start of year, taking into account past completions	166	141	103	29	-89	-253

**Policy target:**

The level of provision of new homes to be delivered is based on the provision in the Development Plan adjusted to reflect the supply of homes that has already been delivered. The policy target for Braintree District is set out in the adopted Local Development Framework (LDF) Core Strategy.

As at April 2014, the residual Core Strategy provision was an annual average of 258 homes, and a 5 year supply target of **1,291** homes, if based on development monitoring results 2001-2014.

If based on the CLG revision to net dwelling supply statistics, taking into account the 2011 Census results; the residual Core Strategy provision was an annual average of 166 homes, and a 5 year supply target of **830** homes

### **Performance:**

The projected supply over the period 2015-2020 was a total of **4,210** homes. This would more than satisfy the requirement to identify a potential 5% buffer to ensure delivery of the target (the target plus 5% amounts to 1,355 homes).

If based on development monitoring results, the forecast supply in the 5-year supply period 2015-2020 represented a 16.31 years supply compared to the residual adopted Plan target as at 1 April 2014 (4,210 divided by 258), or a 15.53 year supply if measured against the adopted Plan target plus a 5% buffer.

Taking into account the CLG revision to past net dwelling supply statistics, having regard to the 2011 Census results, the forecast supply in the 5-year supply period 2015-2020 represented a 25.32 years supply compared to the residual adopted Plan target as at 1 April 2014 (4,210 divided by 166), or a 24.12 year supply if measured against the adopted Plan target plus a 5% buffer.

### **Projected completion of homes for the remainder of the Plan Period**

This aspect of the trajectory should illustrate the level of net additional homes expected to come forward over the longer term, for the remainder of the Plan Period.

The Council has relaxed the phasing controls on some of the largest sites proposed in the Draft Local Development Framework in order to provide for the supply of new homes to be increased early on.

Although it appears, from the current housing trajectory, that supply is low in later years, the new Local Plan will allocate additional housing sites for the longer term, and will extend the Plan Period to 2033.

The list of sites put forward for the Council to consider is being published by the Council by the end of 2014. The current work on the Call for Sites and the review of the Strategic Housing Land Availability Assessment is already identifying and assessing additional potential housing sites in the District.

The timetable for the production of the new Local Plan, and the update to the SHLAA, provides for housing supply to be maintained in a plan-led approach for the longer term, without restricting supply in the early years.

**Table 55: Existing identified supply and projected completion of new homes 2014-2026 \***

Notes 2014-2026			
Year	Projected completions	Year	Projected completions
		2020/2021	10
2014/2015	446	2021/2022	38
2015/2016	519	2022/2023	20
2016/2017	770	2023/2024	0
2017/2018	972	2024/2025	20
2018/2019	1,060	2025/2026	40
2019/2020	889	Supply to end of Plan Period 2014/2026 *	4,784 *
Compared with target 2014/2026 based on LDF Core Strategy:			
A: Based on LA Development Monitoring results			3,098
B: Taking into account CLG revision to net dwelling supply 2001-2011 in the light of the 2011 Census results			1,995

***\* Projected completions will exceed the supply figures set out in the table above, because this table reflects the information on currently identified supply. It does not take into consideration that the new Local Plan is providing additional allocations of sites for new homes for future housing needs.***

The details of the supply forecasts are shown in the schedule in Appendix 3.

## **The Managed Delivery Target**

The Managed Delivery Target takes into account actual and projected delivery of new homes and compares the cumulative effect of this delivery with the annual average target set out in the Development Plan.

As at April 2014, the Managed Delivery Target to 2026 was an average of 258 homes per year if based on development monitoring results; and an average of 166 homes per year if based on the CLG assessment of past dwelling supply adjusted to take in to account the Census results.

The schedule and chart overleaf illustrate the changes to the Managed Delivery Target from 2001 to 2026, taking into account actual and then projected completion of new homes. This is calculated first based on development monitoring results; and then taking into account the CLG post-Census adjustment of estimated dwelling supply 2001-2011.

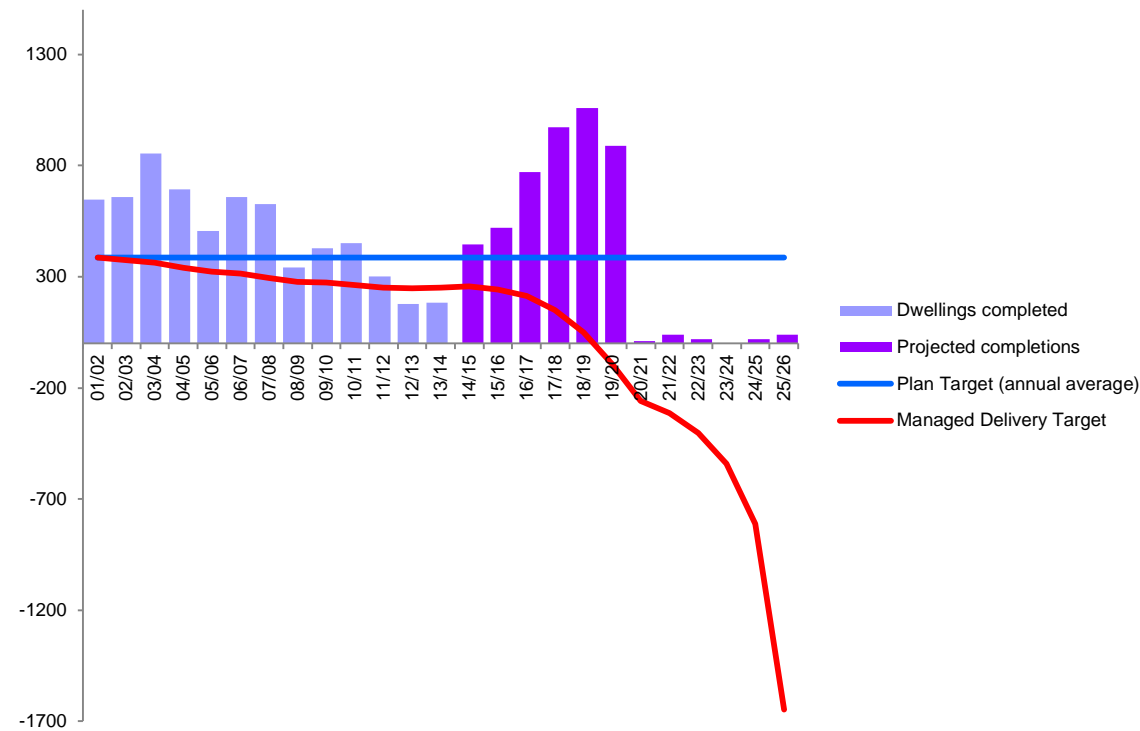
<b>Table 56: The Managed Delivery (MD) Target and the LDF Core Strategy A: 2001-2014 dwelling supply based on development monitoring results</b>							
	Homes completed	Projected completions	Cumulative completions	Cumulative Development Plan target	No. of homes above cumulative target	Managed Delivery target for following year, taking account of completions	No. of years left in Plan Period
2001-2002	647		647	385	262	374	25
2002-2003	659		1,306	770	536	362	24
2003-2004	854		2,160	1,155	1,005	339	23
2004-2005	693		2,853	1,540	1,313	322	22
2005-2006	507		3,360	1,925	1,435	313	21
2006-2007	658		4,018	2,310	1,708	295	20
2007-2008	628		4,646	2,695	1,951	277	19
2008-2009	342		4,988	3,080	1,908	273	18
2009-2010	428		5,416	3,465	1,951	263	17
2010-2011	450		5,866	3,850	2,016	251	16
2011-2012	301		6,167	4,235	1,932	247	15
2012-2013	178		6,345	4,620	1,725	252	14
2013-2014	182		6,527	5,005	1,522	258	13
2014-2015		446	6,973	5,390	1,583	241	12
2015-2016		519	7,492	5,775	1,717	213	11
2016-2017		770	8,262	6,160	2,102	151	10
2017-2018		972	9,234	6,545	2,689	49	9
2018-2019		1,060	10,294	6,930	3,364	-96	8
2019-2020		889	11,183	7,315	3,868	-260	7
2020-2021		10	11,193	7,700	3,493	-314	6
2021-2022		38	11,231	8,085	3,146	-402	5
2022-2023		20	11,251	8,470	2,781	-542	4
2023-2024		0	11,251	8,855	2,396	-813	3
2024-2025		20	11,271	9,240	2,031	-1646	2
2025-2026		40	11,311	9,625	1,686		1

**Table 57: The Managed Delivery (MD) Target and the LDF Core Strategy  
B: 2001-2014 dwelling supply revised to take into account the Census results**

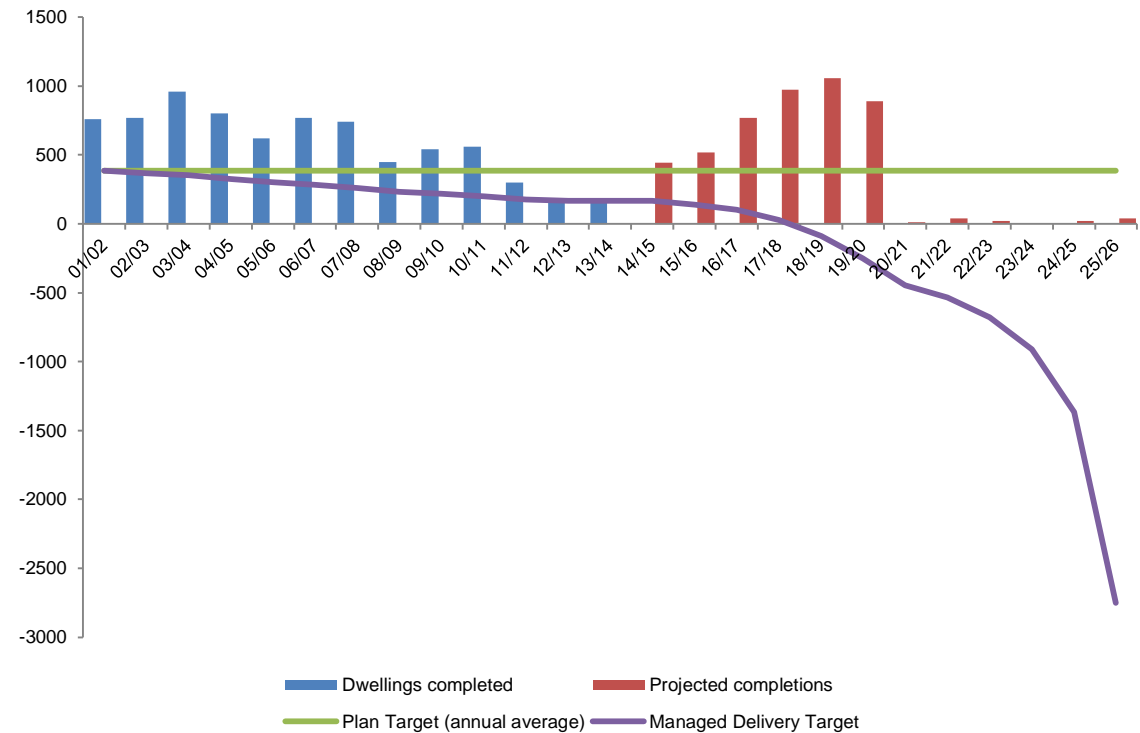
	Homes completed	Projected completions	Cumulative completions	Cumulative Development Plan target	No. of homes above cumulative target	Managed Delivery target for following year, taking account of completions	No. of years left in Plan Period
2001-2002	760		760	385	375	369	25
2002-2003	770		1,530	770	760	352	24
2003-2004	960		2,490	1,155	1,335	324	23
2004-2005	800		3,290	1,540	1,750	302	22
2005-2006	620		3,910	1,925	1,985	286	21
2006-2007	770		4,680	2,310	2,370	260	20
2007-2008	740		5,420	2,695	2,725	234	19
2008-2009	450		5,870	3,080	2,790	221	18
2009-2010	540		6,410	3,465	2,945	201	17
2010-2011	560		6,970	3,850	3,120	177	16
2011-2012	300		7,270	4,235	3,035	168	15
2012-2013	180		7,450	4,620	2,830	167	14
2013-2014	180		7,630	5,005	2,625	166	13
2014-2015		446	8,076	5,390	2,686	141	12
2015-2016		519	8,595	5,775	2,820	103	11
2016-2017		770	9,365	6,160	3,205	29	10
2017-2018		972	10,337	6,545	3,792	-89	9
2018-2019		1,060	11,397	6,930	4,467	-253	8
2019-2020		889	12,286	7,315	4,971	-444	7
2020-2021		10	12,296	7,700	4,596	-534	6
2021-2022		38	12,334	8,085	4,249	-677	5
2022-2023		20	12,354	8,470	3,884	-910	4
2023-2024		0	12,354	8,855	3,499	-1,365	3
2024-2025		20	12,374	9,240	3,134	-2,749	2
2025-2026		40	12,414	9,625	2,789		1

**Figure 37: The Managed Delivery Target 2001-2026 Braintree District**

**A: 2001-2014 Based on Development Monitoring Results**



**The Managed Delivery Target 2001-2026 Braintree District**  
**B: 2001-2014 adjusted to take into account 2011 Census results**



## Policy target:

For ease of reference, the calculations that follow show first the figure based on development monitoring results 2001-2014, followed by the figure that takes into account the adjustment made to the Government net dwelling supply figures to take into account the Census results (i.e. Development Monitoring Based/*Post-Census Adjusted*).

The Local Development Framework Core Strategy Development Plan target supply target for 2014-2026, taking into account supply achieved up to April 2014, is 3,098/1,995 homes.

## Calculation as follows:

9,625 LDF Core Strategy provision for the period 2001-2026  
 - 6,527/7,630 net homes supplied 2001-2014  
 = 3,098/1,995 residual new homes needed 2014-2026

## Performance:

The projected supply 2014-2026 is 4,784 homes.

## Performance against target:

Forecast performance exceeds the target minimum by 1,686/2,789 homes. The projected supply compared to the managed delivery target of 258/166 homes p.a. as at April 2014 represents a 18.5/28.8 years' supply.

*Note:*

*The Local Plan will identify additional sites for new homes in the District to meet the needs of the District for the period up to 2033. The Local Plan will also review the scale of growth needed in the District, taking into account emerging evidence. The change to identified supply and to the target will be reflected in future Monitoring Reports.*

## Distribution of supply within the District

The Local Development Framework Core Strategy, Table CS1, sets out a distribution of new home provision within the District. The information in the table below is intended to assist in monitoring the distribution of supply against the distribution of provision in Table CS1, updating the information to 2014 from the Core Strategy base date of 2009.

The figures in Table CS1, which forms part of Policy CS1, were rounded up in defining the distribution and sum to a higher figure (4,800 in the District for 2009-

2026) than the overall District provision stated at the start of Policy CS1 (4,637 for the period 2009-2026).

The calculations in this table are based on the Council's development monitoring results. It is not possible to produce a table based on the Government's revised official net dwelling supply statistics below District level, and taking into account that Table CS1 uses a 2009 start date.

From examining the Census data, it appears that a large part of the increase identified by using the Census data relates to the Braintree CS1 policy area, but because of the effect of the 2004 boundary changes and the creation of Great Notley parish it is not possible to provide an exact figure.

The Census data indicated 136 more dwellings added in the Key Service Villages 2001-2011 than is shown from development monitoring (with 58 of that difference relating to Coggeshall; 27 relating to Silver End; 22 relating to Sible Hedingham; 21 relating to Kelvedon; 15 relating to Hatfield Peverel, and 7 less in Earls Colne from the Census than was indicated from development monitoring).

In Witham, the Census indicated 131 more dwellings added than is shown from development monitoring; and in Halstead the Census indicated an additional 84.

The requirement for a five year supply of readily available land does not apply below District level.

**Table 58: Monitoring and review of distribution of provision for new homes in Table CS1 of the LDF Core Strategy**

(Notes: The overall total derived from the broad distribution defined in Table CS1 is greater than the total district housing provision set out in Policy CS1.

CS1 policy area	Provision 2009-2026, Table CS1	Proposed revision to CS1 provision	Proposed revised CS1 provision	Net supply of new homes 2009-2014	Residual homes to provide 2014-2026
Braintree ( <i>Braintree, Bocking, Gt Notley, Stileman's Wood; excl. Growth Location</i> )	1,300			724	576
Braintree NW Growth Location	600			0	600
Witham ( <i>excluding Growth Locations</i> )	800	-100	700	240	460
Witham SW Growth Location	600	+100	700	0	700
Witham NE Growth Location	300			0	300
Halstead	300			145	155
Key Service Villages	600			150	450
Other Villages	300			280	20
District Total	4,800			1,539	3,261

## Homes built on previously developed land

This indicator shows the gross number of completions (new build homes plus gains from changes of use and conversions) on previously developed land, as a percentage of total gross completions. The results for Braintree District 2013/2014 were as follows:

- Total gross completion of new homes 2013/2014: 221
- Gross completion of new homes on previously developed land: 163
- Percentage of gross completion of new homes which were on previously developed land: 73.76%%

In June 2010, the Government changed the definition of previously developed land so as to exclude development in part of the garden of an existing dwelling (so called "garden-grabbing"). The 2014 Monitoring Report uses the new definition, and permissions granted before June 2010 have been reclassified to allow a consistent approach, although there remains some uncertainty on the technical details of how the new definition is applied (primarily in relation to sites that include redevelopment or conversion). As a result, and bearing in mind that many local planning authorities are not reclassifying pre-June 2010 permissions, it is not possible to directly compare one district with another on this indicator. It is also difficult to directly compare performance in Braintree District over time on this indicator because of the change in definition, as earlier Monitoring Reports used the pre-June 2010 definition of previously developed land. The table below demonstrates the proportion of gross completion of new homes that were on previously developed land for the years 2009/10 (translated to reflect the new definition); 2010/11; 2011/12; 2012/13 and 2013/14.

**Table 59: Completion of new homes on Previously Developed Land Braintree District 2009-2014, according to the revised definition issued in June 2010**

	Total Gross completions	Number that were on previously developed land	% that were on previously developed land
2009/10	449	276	61.57%
2010/11	480	342	71.25%
2011/12	322	206	63.98%
2012/13	203	154	75.86%
2013/14	221	163	73.76%

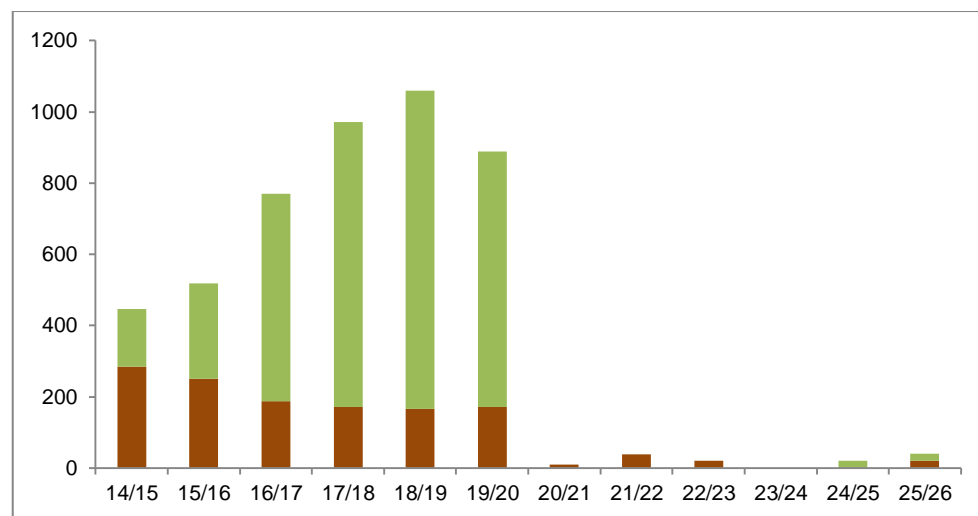
### Policy target:

There is no national or local target on this. The Government abolished the national policy target on this indicator and changed the definition of previously developed land to exclude part garden sites. The LDF Core Strategy did not set a locally defined target for the District, and although Monitoring Framework set out in Chapter 10 of the Core Strategy lists the old national target of 60% (based on the old definition) as a performance target to be monitored, it should be borne in mind that this national target has now been abolished and

the definition has changed - the equivalent proportion of the 60% under the old definition, translated to the new definition, would have been lower.

The chart below illustrates the projected trajectory of net supply of homes from previously developed sites 2014-2026 in comparison with projected net supply from greenfield sites. This trajectory does not take into account the potential contribution from windfall sites which may come forward during the plan period, some of which would be on previously developed land.

**Figure 30: Forecast supply of homes 2014-26: forecast supply from previously developed sites (June 2010 definition, shown as brown) compared with forecast supply from greenfield sites (shown as green).**



The Council has examined the potential from previously developed land in urban areas, 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 needs to be identified could not be met wholly from previously developed land and the three major growth locations proposed in the Local Development Framework Core Strategy are all greenfield sites.

## Travellers

According to the 2011 Census, in March 2011 there were 132 people in the District who defined their ethnic group as White, Gypsy or Irish Traveller.

The adopted Core Strategy Policy CS3 sets out the following requirements for Travellers and Travelling Showpersons in Braintree District:

- A minimum of 50 authorised traveller residential pitches by 2011
- A minimum of 67 authorised traveller residential pitches by 2021
- 5 traveller transit pitches by 2013
- 6 traveller transit pitches by 2021
- 1 additional travelling showpersons plot by 2021

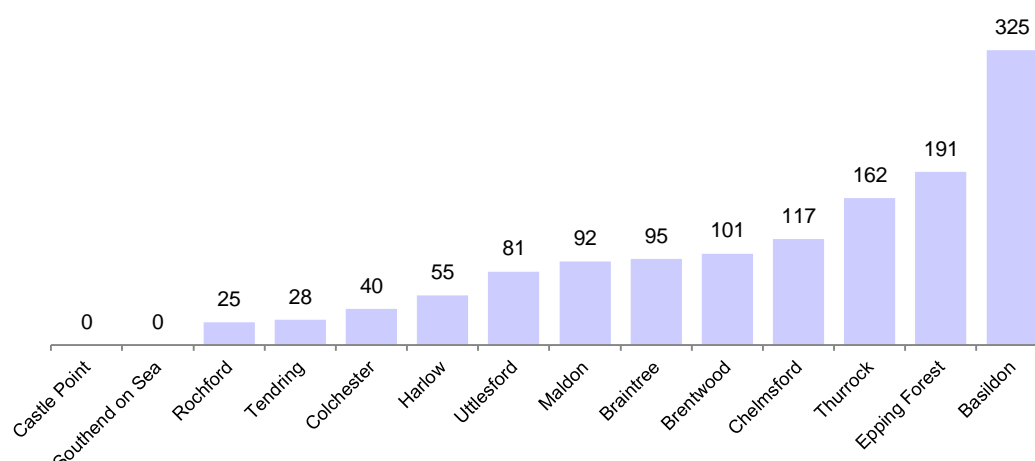
The number of traveller caravans in Braintree District for the five counts between July 2012 and July 2014 is shown in the table below, based on figures published by the Department for Communities and Local Government.

<b>Table 60: Number of traveller caravans</b>					
	July 2012	Jan 2013	July 2013	Jan 2014	July 2014
Socially rented	47	40	38	40	40
Private caravans with planning permission	29	28	40	26	39
Caravans on Travellers' own land:					
Tolerated	0	0	0	0	21
Not tolerated	30	29	28	29	0
Caravans on land not owned by Gypsies:					
Tolerated	0	1	0	0	0
Not tolerated	0	0	0	0	0
<b>Total all caravans</b>	<b>106</b>	<b>95</b>	<b>106</b>	<b>95</b>	<b>100</b>

Source: Communities and Local Government, 2014, and Braintree District Council Surveys

Figure 31 below illustrates the number of Traveller Caravans in Greater Essex Districts in January 2014.

**Figure 31: Count of Traveller Caravans in Greater Essex districts January 2014**



Source: Communities and Local Government Live Tables, Traveller Caravan Count, 2014

The details of the results of the April 2013 survey of Gypsy and Traveller sites are set out in the table below. As at April 2013, the provision totalled 38 authorised traveller pitches, and 21 unauthorised traveller pitches, making a total of 59 pitches.

An appeal decision on 24 April 2014 confirmed that a site at Spring Lane Hatfield Peverel (included in the with planning permission category) should no longer be included in the traveller site count; this decision was retrospective and the site was one pitch/one caravan. The total number of pitches in July 2014 would be 58, taking into account this decision.

## Future provision

In 2008 the Council agreed to take steps to authorise the existing site as Twin Oaks, Stisted which would provide 21 authorised pitches, when highway improvements are secured. If the Twin Oaks site had achieved authorisation, the target of 50 authorised pitches by 2011 would have been met. Planning permission was granted for this site in October 2014 (after the end of the 2013/2014 Monitoring Year). The number of pitches identified as authorised or with planning permission, plus the Twin Oaks site and taking into account the deletion of the site at Hatfield Peverel, comes to a total of 58 pitches which leaves a balance of 9 pitches to be provided during the period to 2021, to be identified through the local plan or development control processes. The table below lists the traveller pitches in Braintree District.

<b>Table 61: Location of Traveller sites in Braintree District as at April 2013</b>		
Type of site	Location of site	Number of pitches
<b>Local Authority sites</b>		
	Ridgewell	12
	Sandiacres, Cressing	14
<b>Total pitches on Local Authority sites</b>		<b>26</b>
<b>Private sites with Permanent Planning Permission</b>		
	Half Acres, Cressing	4
	Station Road, Earls Colne	2
	Ferriers Farm Road, Bures	1
	Custom Hall, Toppesfield	1
	Compasses Lane, Pattiswick	2
	Lay By, Blake End	1
<b>Total pitches on Private sites with Permanent Permission</b>		<b>11</b>
<b>Private sites with Temporary Permission</b>		<b>0</b>
<b>Tolerated Sites – Long-term without planning permission</b>		<b>0</b>
<b>Unauthorised Developments</b>		
	Twin Oaks, Stisted	21
<b>Total pitches on Unauthorised Developments</b>		<b>21</b>
<b>Total Pitches</b>		<b>58</b>

The Council needs to identify a 5 year supply of potential additional authorised/ permitted gypsy and traveller pitches. A total of 67 pitches are required by 2021; the existing supply was 37 authorised/permitted pitches, which means an additional 30 pitches were needed by 2021 and the 5 year supply target is 21 pitches (30/7 X 5). The Twin Oaks site (21 pitches) achieved occupation with planning permission in October 2014. The Council therefore has met the requirement for a 5 year supply of potential additional authorised/permitted pitches.

## Affordable Homes Completions

A net total of 97 affordable homes were completed in the District over the year 2013/14, as reported from Planning site checks and Building Control records. A loss of 16 homes was recorded in the year as part of the Walford Way Coggeshall regeneration development (which is now under construction; there will be a net gain of 20 homes on this site overall, with the 16 losses counted in the year 2013/2014 and 36 new homes to be recorded the following year). The net total of affordable homes from development in 2013/2014 was 81, which amounted to 45% of total net new home completions and compares with 63 completed in 2012/2013; 61 completed in 2011/2012; 86 affordable homes completed in 2010/11 and 157 affordable homes completed in 2009/2010. The affordable homes completion figures for 2013/2014 according to the Planning monitoring process are listed in the table below. A total of 34 homes were built from the redevelopment of garage courts.

<b>Table 62: Net completions 2013/2014, affordable homes</b>	
Garage court at Tabor Avenue Braintree	6
Land rear of 19-21 Bocking End Braintree	6
Station Approach Braintree (Thomas Way)	11
Beaumont House Coggeshall	16
Walford Way Coggeshall	-16
Harold Sims House, Earls Colne	13
Garage court at Capel Road Rayne	7
Park Court Sible Hedingham	8
Garage court at Sarcel Stisted	6
64 Braintree Road Witham	9
Garage court at Phillip Road Witham	5
Garage court at Turstan Road Witham	2
Garage court at Siward Road Witham	5
Garage court at Christina Road Witham	3
Net total Planning based affordable homes additions to supply	81
Total net new home completions 2013/2014	182
Proportion of net new completions that were affordable	45%

The Council's Strategic Housing Service reported 103 affordable homes completed in the year 2013/2014, using a definition that included 60 affordable rented homes; 2 shared ownership homes, 15 Shared Equity homes; 10 supported housing units and 16 open market purchase of existing properties for use at affordable rent. This definition includes the purchase of existing homes, rather than being limited to the development of new homes. There are also differences arising from the technical definition of a dwelling, in the case of the development schemes for conversion of properties with shared bathroom/kitchen facilities. Government monitoring of affordable homes supply through reporting from councils' Housing services is specified as being in terms of gross supply and including new build and acquisition of existing homes from the private sector, but does not include losses through demolitions or sales. Prior to 2013/2014, First Buy (effectively mortgage subsidy) was included in affordable housing supply figures (that is, for 2010/11, 2011/12, and 2012/13) but the Government has changed the definition to take into account the definition of affordable housing in the National Planning Policy Framework. In addition, some of the homes built around the start or the end of the financial year may have been included by

development monitoring checks in one year, but included in a different year according to the Strategic Housing handover date. Taking these matters into account, the figure for affordable homes completed according to the Planning development monitoring definition is likely to differ from that used for Strategic Housing monitoring purposes.

In terms of future development, affordable homes completed forecast for the year 2014/15 are:

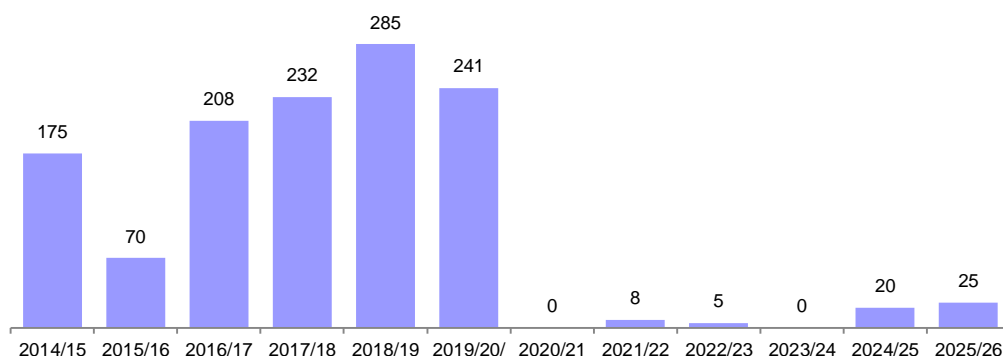
- Riverside Braintree (55 homes)
  - Templar's Green (Constance Close) Witham (28 homes)
  - South Street Garage site Braintree (24 homes)
  - Ronald Road Halstead (4 homes)
  - Walford Way Coggeshall (36 homes)
  - Sarcel Stisted (8 homes)
  - Bendlowes Road Great Bardfield (5 homes)
  - Symonds Court Halstead (15 homes)
- (Total 175)

Affordable home completions currently forecast for the year 2015/16 are:

- Chapel Road Ridgewell (4 homes)
  - Oxford Meadow Sible Hedingham (2 homes)
  - WJC Hospital site Braintree (9 homes))
  - Premdor site Phase 1 Sible Hedingham (9 homes)
  - Maltings Lane Witham (20 homes)
  - Lancaster Way Braintree (5 homes)
  - Garage site at Bailey Bridge Road Braintree (2 homes)
  - Garage site at Arnhem Grove Braintree (2 homes)
  - Mill Hill Braintree (shared ownership, 2 dwellings)
  - Nash Court Halstead
- (Total 70)

An estimated affordable homes trajectory is shown below, based on information on known sites plus a proportion of homes on new large sites being provided as affordable homes in line with the Council's planning policies. As with the overall housing trajectory, this is subject to review and the inclusion of supply from additional sites that will be identified in the new Local Plan and from potential future windfall sites.

**Figure 32: Indicative affordable housing trajectory 2014-2026**



## **Specialist Homes and Care Homes:**

Work is continuing on the development of the Priory Hall retirement village at Colchester Road Halstead. A 70 bed retirement home (Colne View) and Phase 1 (16 homes) were completed prior to the monitoring year; 53 homes remain outstanding of which Phase 3 is now under construction and Phase 4 is not yet started.

The development of 32 sheltered apartments was under construction at Panfield Lane Braintree. Construction is expected to commence in early 2015 on a 62 bed care home at the Riverside site, Notley Road Braintree. A 32 unit care home at Duggers Lane Braintree is now under construction, and permission was recently granted for 14 sheltered apartments at Leywood Close Braintree. 20 supported housing units are forecast to be completed in the year 2015/16 at 271-275 Rayne Road Braintree; and 18 supported homes are proposed to be developed 2016/17 at Crossman House Braintree.

Sites have been proposed for the future development of specialist housing at Church Lane Braintree and at Blamsters Halstead.

## 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. An appraisal for Sible Hedingham was carried out in 2011 and its boundary was altered the same year, with the appraisal and management plan approved in March 2011. An appraisal of Pebmarsh Conservation Area was carried out in 2011/2012 and its boundary was altered in 2012. The Council has commissioned an appraisal of Silver End Conservation Area, and plans to consider a draft appraisal in Spring 2014 (the appraisal was approved in June 2014, after the end of the monitoring year).

## Listed Buildings

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. There were two Listed Buildings in the 2014 English Heritage "at risk" schedule: the Parish Church at Stisted (for which a Heritage Lottery Fund grant for repairs was accepted in February 2014) and the Parish Church, Hall Road, Borley.

Table 63: Number of Listed Buildings at Risk Braintree District 2004-14					
2004	27	2008	23	2013	1
2005	32	2009	20	2014	2
2006	31	2010	2		
2007	27	2011	3		

There were two Conservation Areas at risk – Silver End and Sible Hedingham South – which is an improvement on the previous year when there were four. Braintree Town Centre and Bradford Street; and Witham Town Centre (2 areas) are no longer considered at risk *Source: English Heritage, Historic Buildings at Risk Register 2014*. There were four scheduled monuments at risk.

## **Policy Performance Conclusions**

Over the past year the recession has continued to have a marked effect on the supply of new homes in the District, and supply in the District was low although Braintree remains “ahead” on the Managed Delivery Target according to the approved development plan and is on course to meet the plan target for the District; forecast supply of new homes more than meets the plan targets.

Revised net supply figures published by the Government, taking into account the 2011 Census results, indicate a higher level of development in the District in the decade to 2011 than had previously been recorded (an additional approximately 1,100 homes).

Evidence demonstrates that the development rate will increase in the District in the future. Large sites having been coming forward over the monitoring year and are now under construction including the Premdor site at Sible Hedingham and Maltings Park at Witham; supply is being boosted by conversion of office premises through the Prior Approval process including 46 homes at Crittall Road Witham and 31 homes from the former Inland Revenue offices in Witham, and there continue to be new brownfield sites identified such as the redevelopment of garage courts. The draft site allocations identified in the Pre Submission Site Allocations and Development Management Document are now starting to come forward, and work on identifying potential additional development sites through the plan process has progressed, with a new Call for Sites.

With business development, there were net losses of floorspace in the B1a Office and B1/2/8 business use classes, and there were net increases in Retail and Leisure. Overall, business floorspace reduced over the monitoring year.

Outstanding planning permissions for business uses provided for a potential net increase of 55,857 sq m, and in addition there were 41.71 hectares of land without planning permission but identified for business development.

**Appendix 1: 2014 housing trajectory: The Five Year Supply**

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes
<b>Sites under construction</b>													
BTE/04/1481	576468	219037	Full	White Notley	Black Notley & Terling	Elms Farm Barn Green Lane	1	0	1	0	0	0	
BTE/08/0932	578626	218055	Full	White Notley	Black Notley & Terling	Land adj 20 Vicarage Avenue	1	1	0	0	0	0	
BTE/11/1728 BTE/13/0695	576058	223990	Full	Braintree (unparished)	Bocking Blackwater	The Kings Head Inn 52 Bradford Street	3	3	0	0	0	0	Site under construction, part completed; application for 4 dwellings replacing the 3 new build not yet started (BTE/14/0777, approved in principle subject to signing of S106).
BTE/13/1397 BTE/07/2612	581054	219905	Full	Silver End	Bradwell Silver End and Rivenhall	Car park at Sheepcotes Lane	12	0	0	12	0	0	
BTE/02/2109	574851	222738	Full	Braintree (unparished)	Braintree Central	24 Maple Avenue	1	1	0	0	0	0	
BTE/08/0653	575925	222717	Full	Braintree (unparished)	Braintree Central	Land rear of 36 Station Road	2	2	0	0	0	0	
BTE/06/1210	576555	222961	Full	Braintree (unparished)	Braintree Central	Land to rear of 17-19 Manor Street	4	0	4	0	0	0	
BTE/11/0348	575852	222793	Full	Braintree (unparished)	Braintree Central	Land rear of 68-70 South Street	4	4	0	0	0	0	
BTE/13/0585	575104	222804	Full	Braintree (unparished)	Braintree Central	Land rear of 45 Clare Road	1	1	0	0	0	0	
BTE/13/0692	575307	222648	Full	Braintree (unparished)	Braintree Central	WJC Hospital site London Road	19	19	0	0	0	0	4 plots completed by December 2014
BTE/99/0356	576705	223285	Full	Braintree (unparished)	Braintree East	Rear of 12/14 Cressing Road	2	0	0	2	0	0	
BTE/06/1434	576671	223275	Full	Braintree (unparished)	Braintree East	Land rear of 8a to 8b Cressing Road	1	0	1	0	0	0	
BTE/10/1112	577510	222618	Full	Braintree (unparished)	Braintree East	Land between 275 - 277 Cressing Road	1	1	0	0	0	0	
BTE/07/09 BTE/13/1461	576882	222659	Full	Braintree (unparished)	Braintree South	Land south of Mill Hill	78	35	35	8	0	0	Part completed; revised plans for phase of 74 homes, including 12 affordable homes - BTE/13/1461, developer Bellway Homes - under construction.
BTE/13/1174	576094	221710	Full	Braintree (unparished)	Braintree South	Land adjacent 32 Milton Avenue	1	1	0	0	0	0	
BTE/13/0036	567839	241052	Full	Steeple Bumpstead	Bumpstead	Land adj Broadgate House 15 Church Street	1	1	0	0	0	0	
BTE/09/1300	564543	241320	Full	Helions Bumpstead	Bumpstead	Barn at Helions Farm Sages End Road	1	1	0	0	0	0	
BTE/10/1248	569578	244008	Full	Sturmer	Bumpstead	The Spinning Wheel Rowley Hill	9	2	3	4	0	0	Plots 1 2 and 3 under construction

**Appendix 1: 2014 housing trajectory: The Five Year Supply**

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes
<b>Sites under construction</b>													
BTE/11/0949	569750	242064	Full	Steeple Bumpstead	Bumpstead	Rylands Farm Barn, Broad Green	1	1	0	0	0	0	
BTE/11/0243	584976	221036	Full	Coggeshall	Coggeshall and North Feering	Scrips Farm Bungalow Cuthedge Lane	1	1	0	0	0	0	
BTE/13/0635	586377	222771	Full	Coggeshall	Coggeshall and North Feering	44 Colchester Road	1	1	0	0	0	0	
BTE/13/0116	584983	223265	Full	Coggeshall	Coggeshall and North Feering	Adj 2 Westfield Drive	1	0	1	0	0	0	
BTE/11/0945	578070	220946	Full	Cressing	Cressing and Stisted	Land Adjacent 8 Wrights Avenue	1	1	0	0	0	0	
BTE/11/1083	578554	229532	Full	Gosfield	Gosfield and Greenstead Green	Between 4-12 Greenway	3	3	0	0	0	0	3 homes completed May 2013
BTE/09/0807	576254	230860	Full	Gosfield	Gosfield and Greenstead Green	Bounces Farm Barn Liston Hall Lane	1	1	0	0	0	0	Barn conversion
BTE/07/0237	574518	221676	Full	Great Notley	Great Notley and Braintree West	Land at Maydale Queenborough Lane	1	1	0	0	0	0	
BTE/86/0185 BTE/11/1494	581516	229783	Full	Halstead	Halstead St Andrews	Balls Chase/Tidings Hill, Ozier Field and Stanstead Road	19	5	5	5	4	0	Development part completed
BTE/13/0004	581664	229832	Full	Halstead	Halstead St Andrews	Land off Stanstead Road	8	8	0	0	0	0	Part of Balls Chase housing estate; under construction.
BTE/10/0509 BTE/10/0084	582066	230509	Full	Halstead	Halstead St Andrews	Priory Hall Colchester Road	20	20	0	0	0	0	Phases 2 & 3, 33 homes under construction. Phase 4, 20 homes not yet started.
BTE/05/0740	581222	231796	Full	Halstead	Halstead St Andrews	The Stables The Howe Howe Chase	2	2	0	0	0	0	
BTE/08/1409	581476	230733	Full	Halstead	Halstead St Andrews	5-7 Market Hill	6	6	0	0	0	0	
BTE/12/0763	579309	211913	Full	Hatfield Peverel	Hatfield Peverel	Priory Court The Street	3	0	3	0	0	0	
BTE/12/0926	579552	211625	Full	Hatfield Peverel	Hatfield Peverel	Part garden 1 New Road	1	1	0	0	0	0	
BTE/10/0808	581165	233821	Full	Great Maplestead	Heddingham and Maplestead	Land adj 8 Mill Lane	1	1	0	0	0	0	
BTE/04/1469	577908	234301	Full	Sible Heddingham	Heddingham and Maplestead	Adj The Village Hall	7	2	2	3	0	0	
BTE/05/0424	577747	233949	Full	Sible Heddingham	Heddingham and Maplestead	Adj Sandpipers 83 Alexandra Rd	1	0	1	0	0	0	
BTE/10/1182	577803	233444	Full	Sible Heddingham	Heddingham and Maplestead	Workshop at Cobbs Fenn	1	1	0	0	0	0	

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes

[illegible]

## Appendix 1: 2014 housing trajectory: The Five Year Supply

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes
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### Sites under construction

BTE/12/0699	571954	230318	Full	Wethersfield	Three Fields	The Nook Braintree Road	1	0	1	0	0	0	
BTE/13/0251	574481	242517	Full	Ashen	Upper Colne	Part garden (south of) Upper Lea (Plot 1) Ashen Hill	1	1	0	0	0	0	
BTE/08/0112	575155	243460	Full	Ashen	Upper Colne	Barn at Stours Lower Stokes Rd	2	1	1	0	0	0	
BTE/10/1438	573465	237275	Full	Toppesfield	Upper Colne	Berwick Hall Farm Barns Park Lane	3	1	1	1	0	0	
BTE/11/0567	581776	214670	Full	Witham	Witham Chipping Hill & Central	Land adj Valley House Guithavon Valley	2	2	0	0	0	0	
BTE/13/0013	582637	215205	Full	Witham	Witham Chipping Hill & Central	Crittall Court; Former Wimpey offices at 1 Crittall Road	32	32	0	0	0	0	Work started June 2013. Permission granted October 2014 for additional 14 homes, making total 46. Completion scheduled Summer 2015.
BTE/12/1620	582650	213574	Full	Witham	Witham South	Land between Constance Close and A12 Witham by-pass	44	44	0	0	0	0	Work started June 2013. Includes 28 affordable homes. At March 2014, 41 plots under construction of which 13 affordable and 28 market. First completions (18) June 2014.
BTE/13/0166	576329	237415	Full	Great Yeldham	Yeldham	West Cottage Poole Street	1	1	0	0	0	0	
BTE/13/0294	577145	239067	Full	Little Yeldham	Yeldham	66 Little Yeldham Road	1	1	0	0	0	0	

Capacity outstanding on sites under construction	504	274	119	89	22	0
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### With Full Planning Permission, sites not yet under construction

BTE/12/1042	574836	221357	Full	Black Notley	Black Notley & Terling	163 London Road	1	1	0	0	0	0	Redevelopment; 2 homes replacing 1 home
BTE/13/1471	574960	216024	Full	Fairstead	Black Notley & Terling	Fuller Street Garage	1	0	1	0	0	0	Site being cleared pre development
BTE/11/0864	575921	223287	Full	Braintree (unparished)	Bocking Blackwater	Former Health Clinic site Coggeshall Road	14	0	0	14	0	0	
BTE/12/1138	575927	223266	Full	Braintree (unparished)	Bocking Blackwater	Land adjacent 17 Coggeshall Road	2	0	2	0	0	0	
BTE/13/0300	576080	224135	Full	Braintree (unparished)	Bocking Blackwater	106 Bradford Street	4	0	4	0	0	0	
BTE/13/0749	575753	225496	Full	Braintree (unparished)	Bocking North	Christy House and Chantry House Church Street	17	9	8	0	0	0	Site work started

**Appendix 1: 2014 housing trajectory: The Five Year Supply**

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes
With Full Planning Permission, sites not yet under construction													
BTE/12/1160	574624	226927	Full	Braintree (unparished)	Bocking North	Bovingdon Hall Barns Bovingdon Road	3	0	3	0	0	0	
BTE/12/0352	576826	225325	Full	Braintree (unparished)	Bocking North	Land part garden of Evegate Broad Road	1	1	0	0	0	0	Construction started post April 2014
BTE/13/0278	576826	225262	Full	Braintree (unparished)	Bocking North	Evegate, and stables to rear of Evegate, 1 Thistley Green Road/Broad Road	4	0	1	0	3	0	Building Regulations Initial Notice received for conversion of stables to 1 home; conversion of Evegate from 1 home to 4 homes (net supply of 3) forecast to be developed later
BTE/11/0129	575672	223238	Full	Braintree (unparished)	Bocking South	Upper floor 1 Bocking End	1	0	1	0	0	0	Now with permission for conversion to 2 homes, BTE/13/1452
BTE/12/1538	575932	224511	Full	Braintree (unparished)	Bocking South	Land rear of 49-57 Church Lane	15	6	9	0	0	0	With planning permission for 19 homes (15 net capacity)
BTE/13/0854	575409	223943	Full	Braintree (unparished)	Bocking South	Garage site rear of 1-13 Arnhem Grove	2	2	0	0	0	0	Housing association; completion scheduled for October 2015
BTE/13/0846	575327	224072	Full	Braintree (unparished)	Bocking South	Garage block at Bailey Bridge Road	2	2	0	0	0	0	Housing association
BTE/13/1171	575152	224094	Full	Braintree (unparished)	Bocking South	Land adjacent 210 Panfield Lane	1	0	1	0	0	0	
BTE/12/1616	576175	222821	Full	Braintree (unparished)	Braintree Central	Land rear of 180 South Street	6	6	0	0	0	0	
BTE/12/1344	575495	222838	Full	Braintree (unparished)	Braintree Central	Blandford House site 7 London Road	14	0	14	0	0	0	Now under construction
BTE/13/0105	576409	223165	Full	Braintree (unparished)	Braintree Central	44-54 Albert Road	5	0	0	5	0	0	Building Control Initial Notice received
BTE/13/0780	576738	223344	Full	Braintree (unparished)	Braintree East	Rear of 272 Coggeshall Road	1	0	1	0	0	0	New application (bungalow) now approved in principle subject to signing of S106 Agreement
BTE/11/1122	577258	222900	Full	Braintree (unparished)	Braintree East	179a/179b Cressing Road	-2	-2	0	0	0	0	Proposed conversion to Red Balloon Learning Centre
BTE/13/1206	576062	221985	Full	Braintree (unparished)	Braintree South	36 Challis Lane	2	2	0	0	0	0	Construction started Sept 2014
BTE/12/1575	567913	241105	Full	Steeple Bumpstead	Bumpstead	Site of Old Builders Yard Church St (adj no.16)	1	0	1	0	0	0	
BTE/10/1568	565025	241552	Full	Helions Bumpstead	Bumpstead	Crossroads Water Lane	1	1	0	0	0	0	
BTE/13/0939	572383	229145	Full	Sturmer	Bumpstead	Part garden 11 Crunch Croft	1	0	1	0	0	0	
BTE/11/1149	583245	221723	Full	Coggeshall	Coggeshall and North Feering	Curds Hall Farm Cut Hedge Lane Kelvedon Rd	4	2	2	0	0	0	

**Appendix 1: 2014 housing trajectory: The Five Year Supply**

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes
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**With Full Planning Permission, sites not yet under construction**

BTE/12/1600	583279	221679	Full	Coggeshall	Coggeshall and North Feering	Stablehands Cottage Curds Hall Farm Cut Hedge Lane Kelvedon Road	1	1	0	0	0	0	
BTE/13/1048	586214	223554	Full	Coggeshall	Coggeshall and North Feering	Barn at Monskdown Farm Tey Road	1	0	0	1	0	0	
13/0005/COUPA	588790	221748	Full	Feering	Coggeshall and North Feering	Units 1 and 2 Tey Grove Gt Domseys Farm Domsey Chase	11	11	0	0	0	0	Prior Approval application for conversion of offices to 11 X 2-bed homes
BTE/09/1326	577703	221329	Full	Cressing	Cressing and Stisted	Lightfoots Braintree Road	0	0	0	0	0	0	
BTE/13/0484	578051	220871	Full	Cressing	Cressing and Stisted	Land adjacent 9 Claud Ince Avenue	1	0	0	1	0	0	
BTE/13/1213	577442	226634	Full	High Garrett	Gosfield and Greenstead Green	Part garden 100 High Garrett	1	1	0	0	0	0	
BTE/13/0173	577982	227340	Full	High Garrett	Gosfield and Greenstead Green	Conversion of Water Tower, land south of Three Counties Crematorium, Halstead Road	1	0	0	0	1	0	
BTE/13/1154	201401	201701	Full	Greenstead Green	Gosfield and Greenstead Green	Adjacent Mill House Church Road	1	1	0	0	0	0	
BTE/12/1046	574341	220571	Full	Great Notley	Great Notley and Braintree West	176 & land rear of 174 & 176 London Rd	1	1	0	0	0	0	Redevelopment; gross 3 net 2
BTE/13/0061	574186	220189	Full	Great Notley	Great Notley and Braintree West	The Paddocks 222 London Road Great Notley	2	0	0	2	0	0	Proposed redevelopment incl extension to care home & erection of 3 homes, net supply 2
BTE/12/900	581953	230463	Full	Halstead	Halstead St Andrews	Flint Cottages (former outbuildings) Nether Priors Colchester Road	2	2	0	0	0	0	Now under construction, commenced August 2014
BTE/14/0041	581959	230402	Full	Halstead	Halstead St Andrews	Land south of Nether Priors Colchester Road	2	0	2	0	0	0	
BTE/11/0462	581408	230683	Full	Halstead	Halstead St Andrews	Premaberg House 22-24 High Street	3	3	0	0	0	0	
BTE/13/1460	581739	230996	Full	Halstead	Halstead St Andrews	Adjacent 1 Sudbury Road	1	0	1	0	0	0	
BTE/12/0498	581308	230576	Full	Halstead	Halstead St Andrews	Premier Travel, 63 High Street	1	1	0	0	0	0	
BTE/12/501	581308	230576	Full	Halstead	Halstead St Andrews	Bakehouse R/O 63-65 High Street	1	1	0	0	0	0	
BTE/11/0122	581862	230396	Full	Halstead	Halstead St Andrews	First floor 114 Gardeners Road	1	1	0	0	0	0	
BTE/12/0167	581497	230731	Full	Halstead	Halstead St Andrews	Workshop/shed r/o 3 Market Hill (Building A)	1	0	0	1	0	0	
BTE/13/0491	581492	230759	Full	Halstead	Halstead St Andrews	Shed rear of 3 Market Hill (Building C)	1	0	0	1	0	0	

**Appendix 1: 2014 housing trajectory: The Five Year Supply**

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes
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**With Full Planning Permission, sites not yet under construction**

BTE/13/007	581185	230524	Full	Halstead	Halstead St Andrews	First floor 24-34 Bridge Street	8	8	0	0	0	0	Conversion of offices; Building Regulations Initial Notice received
BTE/13/0770	581171	230340	Full	Halstead	Halstead St Andrews	Land adjacent 137 Kings Road	1	0	1	0	0	0	
BTE/13/0813	581821	230702	Full	Halstead	Halstead St Andrews	Land adjacent The Chase Pretoria Road	1	0	0	1	0	0	
BTE/13/1075	580941	230499	Full	Halstead	Halstead St Andrews	Trinity House Trinity Street	1	1	0	0	0	0	Change of use from offices
BTE/13/836	580844	229630	Full	Halstead	Halstead Trinity	Parkfields Baptist Church White Horse Avenue	3	0	3	0	0	0	
BTE/11/0650	578148	234029	Full	Sible Hedingham	Hedingham and Maplestead	Coopers Place, Coopers Yard Swan Street	12	12	0	0	0	0	Now under construction
BTE/12/1614	578708	232068	Full	Sible Hedingham	Hedingham and Maplestead	Barn at Tilekiln Farm A1017	1	0	1	0	0	0	Building Regulations Initial Notice received
BTE/12/1549	578272	233696	Full	Sible Hedingham	Hedingham & Maplestead	The Swan Inn Swan Street	1	0	0	1	0	0	Proposed conversion of PH & flat to 2 homes (net supply = 1)
BTE/13/0691	577604	234252	Full	Sible Hedingham	Hedingham & Maplestead	The White Horse Inn 39-41 Church Street	2	0	2	0	0	0	Change of use of former PH to 2 homes
BTE/13/0599	577714	234621	Full	Sible Hedingham	Hedingham & Maplestead	Garages and land adjacent Civil Defence Hut Oxford Meadow	2	2	0	0	0	0	Affordable homes, redevelopment of garage court and adjacent land. Completion scheduled for March 2016.
BTE/13/0687	578653	235630	Full	Castle Hedingham	Hedingham and Maplestead	Land rear of 1 and 3 Castle Lane	1	0	0	0	1	0	
BTE/13/0699	580173	233353	Full	Great Maplestead	Hedingham and Maplestead	Kilowen Farm Dynes Hall Road	1	1	0	0	0	0	
BTE/13/0328	580719	234401	Full	Great Maplestead	Hedingham and Maplestead	Adjacent Mount View Church Street	1	0	1	0	0	0	
BTE/12/0945	580888	234727	Full	Great Maplestead	Hedingham and Maplestead	Monks Ley Lucking Street	3	3	0	0	0	0	Redevelopment, loss of one home and erection of 4 homes; construction started July 2014
BTE/11/0821	582962	236531	Full	Wickham St Paul	Hedingham and Maplestead	Shellards Farm Shellards Lane	1	0	0	1	0	0	Building Regulations application recently submitted
BTE/12/1177	583666	236413	Full	Wickham St Paul	Hedingham and Maplestead	Scriveners Field Old Road	1	0	1	0	0	0	Building Regulations application recently submitted
BTE/11/1638	585779	218512	Full	Kelvedon	Kelvedon	Outbuilding at The Red House Church Street	1	0	1	0	0	0	Building Regulations application submitted
BTE/13/0074	586886	219788	Full	Feering	Kelvedon	Part garden 2 Sherwood Way	1	0	0	1	0	0	Building Regulations Initial Notice received

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes

[illegible]

**Appendix 1: 2014 housing trajectory: The Five Year Supply**

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes

**With Full Planning Permission, sites not yet under construction**

BTE/11/0130	581879	215515	Full	Witham	Witham Chipping Hill & Central	Adj 14 Chalks Road	1	1	0	0	0	0	
BTE/11/0324	581913	214946	Full	Witham	Witham Chipping Hill & Central	Land rear of 4-8 Guithavon Valley	2	2	0	0	0	0	
BTE/13/0985	582195	214473	Full	Witham	Witham Chipping Hill & Central	The Old Chapel Maldon Road	4	4	0	0	0	0	Building Regulations Initial Notice received.
BTE/13/0801	582066	214463	Full	Witham	Witham Chipping Hill & Central	Former office at Langley House 72a Newland Street	3	3	0	0	0	0	Conversion of office
BTE/07/1765	576097	238157	Full	Great Yeldham	Yeldham	Fear God House High Street	2	0	2	0	0	0	
BTE/13/1210	578906	239032	Full	Little Yeldham	Yeldham	Car park at former PH North End Road	1	1	0	0	0	0	Building Regulations Initial Notice received.

Capacity outstanding on sites with full permission and not yet under construction	224	104	75	40	5	0
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**With Outline Planning Permission**

BTE/11/0295	576732	214995	Outline	Terling	Black Notley and Terling	Land adj Norman House Norman Hill	1	0	1	0	0	0	
BTE/11/1595 BTE/14/1009	575874	222721	Outline	Braintree (unparished)	Braintree Central	Land adj Telephone Exchange South Street	14	14	0	0	0	0	Now with full planning permission, BTE/14/1009; marketing indicates construction planned to start soon
BTE/12/0563	576033	221930	Outline	Braintree (unparished)	Braintree South	The Rose and Crown PH site Masefield Road	14	0	14	0	0	0	Site cleared and currently being marketed. Full planning application for 14 dwellings; BTE/14/1115 granted December 2014.
BTE/13/0557	585164	222889	Outline	Coggeshall	Coggeshall and North Feering	Rear of 41a Queen Street	1	0	0	0	1	0	
BTE/12/0073	584986	221976	Outline	Coggeshall	Coggeshall and North Feering	Adj 5 Kelvedon Road	1	0	1	0	0	0	
BTE/09/1629	574350	220520	Outline	Great Notley	Great Notley and Braintree West	The Laurels 180 London Road	2	2	0	0	0	0	Now with full permission, BTE/14/0369, and Building Regulations Initial Notice received
BTE/11/0645	581916	230837	Outline	Halstead	Halstead St Andrews	Land at East Mill	2	0	0	2	0	0	
BTE/11/1258	585142	230379	Outline	Colne Engaine	The Three Colnes	Redundant builders yard Church Street	8	2	2	4	0	0	Full planning application approved August 2014. Now under construction; plots 1 and 2 commenced August 2014
BTE/13/0488	568836	232553	Outline	Finchingfield	Three Fields	Adj Barley Croft Vicarage Road	1	0	0	0	1	0	

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes

BTE/12/1071	581249	213244	Outline	Witham	Witham South	Land south of Maltings Lane	213	50	50	35	30	48	Remainder of part completed new neighbourhood; 135 homes of this capacity granted full permission June 2014 - BTE/14/0100 - and now under construction. Includes 40 affordable homes, 20 scheduled for completion Nov 2015 and 20 scheduled for completion August 2016.
BTE/12/1651	582611	213672	Outline	Witham	Witham South	Land adj 9 Carraways	4	0	0	0	4	0	
BTE/10/0322	581929	213172	Outline	Witham	Witham South	Home Farm Howbridge Hall Road	4	4	0	0	0	0	Full planning application for 5 homes (net 4); BTE/14/1113, since granted permission

Growth Location Sites, Without Planning Permission													
BOS6H BOS8H	575171	224503	Without	Braintree (unparished)	Bocking South	West of Panfield Lane	600	0	150	150	150	150	Site allocated in LDF Core Strategy. Master Layout Plan agreed.
RIV2H	582749	216213	Without	Rivenhall	Bradwell Silver End & Rivenhall	NE Witham Growth Location, East of Forest Road	300	0	0	0	150	150	Site allocated in LDF Core Strategy
WIS6H	580719	213366	Without	Witham	Witham South	South West Witham Growth Location, off Hatfield Road	700	0	130	190	180	200	Site allocated in LDF Core Strategy

Other sites Without Planning Permission[illegible]

**Appendix 1: 2014 housing trajectory: The Five Year Supply**

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes

**Other sites Without Planning Permission**

BRC6H	575561	223245	Without	Braintree (unparished)	Braintree Central	Land north of Rayne Road, south of Bunyan Road	20	0	0	0	20	0	
BRC76H BTE/14/0831	576216	222788	Without	Braintree (unparished)	Braintree Central	Crossman House Station Approach	18	0	18	0	0	0	Surplus public sector site, vacated ECC offices. Recent planning application for 18 homes; proposed affordable homes scheme.
BRE25H	577158	222745	Without	Braintree (unparished)	Braintree East	Braintree Football Club site Clockhouse Way	90	0	0	25	30	35	
BRE26H	577044	222685	Without	Braintree (unparished)	Braintree East	Braintree Tennis Club off Clockhouse Way	65	0	0	0	35	30	
BRE1H	576979	222658	Without	Braintree (unparished)	Braintree East	Former playing field Chapel Hill	30	0	0	0	30	0	
BRE17H	577602	222336	Without	Braintree (unparished)	Braintree East	300/302 Cressing Road (Kalestead Works)	14	0	0	0	0	14	
STE1H	567684	241094	Without	Steeple Bumpstead	Bumpstead	Land at Water Lane	20	0	0	20	0	0	
COG12H	585659	222622	Without	Coggeshall	Coggeshall and North Feering	Cookfield, East Street	12	0	0	12	0	0	
BRC7H	574812	222182	Without	Great Notley	Great Notley and Braintree West	Land between London Road, Pods Brook and A120	150	0	50	50	50	0	
HAS17H	581480	229875	Without	Halstead	Halstead St Andrews	Land at Balls Farm	15	0	0	0	15	0	
HAS7H	582381	230571	Without	Halstead	Halstead St Andrews	The old wood yard site Fenn Road	30	0	0	0	30	0	
HAS11H	582474	230117	Without	Halstead	Halstead St Andrews	Central Park site	90	0	0	30	30	30	
HAS26CD	581448	230520	Without	Halstead	Halstead St Andrews	Land east of the High Street, off St Andrews Road	50	0	0	15	35	0	Partly former public sector land, under option to developer
HTR6H	581066	230357	Without	Halstead	Halstead Trinity	Former Senior Citizens Centre site New Street	10	0	10	0	0	0	Site cleared. Affordable homes. Completions scheduled for March 2017.
HAT17H	578776	211835	Without	Hatfield Peverel	Hatfield Peverel	Sorrells Field	50	0	10	40	0	0	
SIB2H (part) BTE/14/0688	578059	234813	Without	Sible Hedingham	Hedingham & Maplestead	Rockways site Station Road	34	0	0	10	10	14	Site allocated in LDF Core Strategy. Outline application for up to 38 homes approved in principle subj. to signing of S106 Agreement.
FEE4H	587418	219833	Without	Feering	Kelvedon	Land at London Road	15	0	0	15	0	0	Draft Site Allocation
EAR1H	585313	228908	Without	Earls Colne	The Three Colnes	Land rear of Halstead Road	40	0	0	40	0	0	Draft Site Allocation

**Appendix 1: 2014 housing trajectory: The Five Year Supply**

Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	2015/16	2016/17	2017/18	2018/19	2019/20	Notes

**Other sites Without Planning Permission**

EAR3H	585472	229265	Without	Earls Colne	The Three Colnes	Land at Station Road	48	0	0	0	48	0	Draft Site Allocation
RID1H	573812	241036	Without	Ridgewell	Upper Colne	Land rear of Kings Head PH Chapel Road	5	0	0	0	0	5	
WCH8H BTE/08/1012	582582	215097	Without	Witham	Witham Chipping Hill & Central	Land adj Coach House Way	10	0	0	0	10	0	Planning application submitted for 14 homes, parking standards suggest 10 more realistic
WCH21H	581993	215087	Without	Witham	Witham Chipping Hill & Central	Sherbourne House 71 Collingwood Road	10	0	0	0	0	10	
WCH14CD	582040	214542	Without	Witham	Witham Chipping Hill & Central	Land at Newlands Centre Newland Street	15	0	0	0	0	15	Part of regeneration proposals for Newlands / Coach House Way area
WCH27X BTE/14/1182	582459	214839	Without	Witham	Witham Chipping Hill & Central	Former Magistrates Court site Chess Lane/Newland Street	14	0	0	14	0	0	Surplus public sector site being sold for redevelopment; site under offer as at August 2014. Current planning application.
WIN7H	582404	216173	Without	Witham	Witham North	Former Forest Road Community Hall site	30	0	30	0	0	0	Surplus public sector site cleared in preparation for development for affordable homes, scheduled for completion March 2017. Full planning application recently submitted for 31 dwellings, BTE/14/1644
WIN3CD	582163	216135	Without	Witham	Witham North	Land at Dorothy Sayers Drive/Laburnum Avenue	23	0	0	0	0	23	Surplus public sector site, approved development brief for regeneration development.
WIS10X	581303	213627	Without	Witham	Witham South	Old Ivy Chimneys and adjacent land off Hatfield Road	20	0	0	20	0	0	Surplus public sector site being sold for redevelopment. Full application submitted for 4 homes from conversion of Old Ivy Chimneys (BTE/14/1529); Outline application submitted for 20 homes on land adjacent.(BTE/14/1528)
GRY3H	575819	238293	Without	Great Yeldham	Yeldham	Nuns Walk Field	25	0	10	15	0	0	Draft Site Allocation
GRY5X BTE/14/1254	576008	238030	Without	Great Yeldham	Yeldham	Hunnable Industrial Estate	35	0	0	0	35	0	Draft Site Allocation; outline planning application submitted for up to 60 homes
Currently identified sites without planning permission							1167	19	128	362	417	241	
Plus windfall allowance, without permission							450	50	100	100	100	100	
Total forecast supply							<b>4,210</b>	<b>519</b>	<b>770</b>	<b>972</b>	<b>1,060</b>	<b>889</b>	

## Appendix 2: 2014 housing trajectory

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## Appendix 2: 2014 housing trajectory

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Sites under construction																					
BTE09/0256	574405	220512	Full	Black Notley	Black Notley & Terling	283 London Road	0		1	0	0	0	0	0	0	0	0	0	0	1	
BTE/12/1500	576704	220728	Full	Black Notley	Black Notley & Terling	Reindeer PH site 111 The Street	0		1	0	0	0	0	0	0	0	0	0	0	1	Since completed
BTE/07/2620	574683	217425	Full	Fairstead	Black Notley & Terling	Ashcroft Ranks Green	0		1	0	0	0	0	0	0	0	0	0	0	1	
BTE/04/1481	576468	219037	Full	White Notley	Black Notley & Terling	Elms Farm Barn Green Lane	1		0	0	1	0	0	0	0	0	0	0	0	1	
BTE/08/0932	578626	218055	Full	White Notley	Black Notley & Terling	Land adj 20 Vicarage Avenue	1		0	1	0	0	0	0	0	0	0	0	0	1	
BTE/11/1728 BTE/13/0695	576058	223990	Full	Braintree (unparished)	Bocking Blackwater	The Kings Head Inn 52 Bradford Street	3		2	3	0	0	0	0	0	0	0	0	0	5	3 built and 2 under construction from conversion of PH and outbuildings; plus new build 3 not started but planning application for 4 dwellings replacing the 3 new build not yet started (BTE/14/0777, approved in principle subject to signing of S106).
BTE/13/338	574984	225606	Full	Braintree (unparished)	Bocking North	Choats Farm Panfield Lane	0		0	0	0	0	0	0	0	0	0	0	0	0	
BTE/13/0664	575729	225558	Full	Braintree (unparished)	Bocking North	18 Deans Walk	0		2	0	0	0	0	0	0	0	0	0	0	2	Since completed
BOS5H BTE/12/0898	575597	223341	Full	Braintree (unparished)	Bocking South	Former DWP offices Panfield Lane (sheltered housing)	0		32	0	0	0	0	0	0	0	0	0	0	32	Since completed
BTE/12/1034	582399	222206	Full	Bradwell	Bradwell Silver End & Rivenhall	Bradwell Trout Farm The Slades Cuthedge Lane	0		1	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/1397 BTE/07/2612 SIL7H	581054	219905	Full	Silver End	Bradwell Silver End and Rivenhall	Car park at Sheepcotes Lane	12		0	0	0	12	0	0	0	0	0	0	0	12	
BTE/09/1254	580722	219705	Full	Silver End	Bradwell Silver End & Rivenhall	Garage Court r/o shops Broadway	0		7	0	0	0	0	0	0	0	0	0	0	7	Since completed

Appendix 2: 2014 housing trajectory

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission (Without, Outline, Full)	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	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 2014-2026	Notes
BTE/11/0799	582560	218321	Full	Rivenhall	Bradwell Silver End & Rivenhall	Ford Farm Church Road	0		1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/02/2109	574851	222738	Full	Braintree (unparished)	Braintree Central	24 Maple Avenue	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/08/0653	575925	222717	Full	Braintree (unparished)	Braintree Central	Land rear of 36 Station Road	2		0	2	0	0	0	0	0	0	0	0	0	0	2	
BTE/06/1210	576555	222961	Full	Braintree (unparished)	Braintree Central	Land to rear of 17-19 Manor Street	4		0	0	4	0	0	0	0	0	0	0	0	0	4	
BTE/11/0348	575852	222793	Full	Braintree (unparished)	Braintree Central	Land rear of 68-70 South Street	4		0	4	0	0	0	0	0	0	0	0	0	0	4	
BTE/07/1715	574476	222912	Full	Braintree (unparished)	Braintree Central	Rear of 305 Rayne Road	0		7	0	0	0	0	0	0	0	0	0	0	0	7	Nearing completion
BRC 36H BTE/13/0660	576210	222828	Full	Braintree (unparished)	Braintree Central	Former Garage site South Street	0		24	0	0	0	0	0	0	0	0	0	0	0	24	Affordable homes development, since completed
BRC 81H BTE/12/0086	575166	222789	Full	Braintree (unparished)	Braintree Central	Land rear of 37-45 Clare Road	0		4	0	0	0	0	0	0	0	0	0	0	0	4	Since completed
BTE/12/1489	575718	223042	Full	Braintree (unparished)	Braintree Central	Unit 6B First Floor New Street	0		1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/0585	575104	222804	Full	Braintree (unparished)	Braintree Central	Land rear of 45 Clare Road	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BRC 08H BTE/13/0692	575307	222648	Full	Braintree (unparished)	Braintree Central	WJC Hospital site London Road	19		10	19	0	0	0	0	0	0	0	0	0	0	29	4 plots completed by December 2014
BTE/99/0356	576705	223285	Full	Braintree (unparished)	Braintree East	Rear of 12/14 Cressing Road	2		0	0	0	2	0	0	0	0	0	0	0	0	2	
BTE/06/1434	576671	223275	Full	Braintree (unparished)	Braintree East	Land rear of 8a to 8b Cressing Road	1		0	0	1	0	0	0	0	0	0	0	0	0	1	
BTE/09/0241	576885	223375	Full	Braintree (unparished)	Braintree East	Land adjacent 324 Coggeshall Road	0		1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/10/1112	577510	222618	Full	Braintree (unparished)	Braintree East	Land between 275 - 277 Cressing Road	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/0548	577047	222877	Full	Braintree (unparished)	Braintree East	40 Clockhouse Way	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Since completed
BTE/13/0767	576422	221635	Full	Braintree (unparished)	Braintree South	Rear of 73 Park Drive	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Since completed
BRS 02H, BRS 03H, BRS 04H BTE/12/1605	575954	222644	Full	Braintree (unparished)	Braintree South	The Riverside St John's Avenue	0		55	0	0	0	0	0	0	0	0	0	0	0	55	Under construction, part completed. Planning permission granted April 2013 for final phase revision, replaces 48 market homes with 55 affordable homes.
BRS 26H BTE/99/0003/FUL BTE/07/0985/FUL BTE/05/1074/FUL	576882	222659	Full	Braintree (unparished)	Braintree South	Land south of Mill Hill	78		25	35	35	8	0	0	0	0	0	0	0	0	103	Under construction, part completed; estimated completions 2013/14 listed above and not included here to avoid double counting. Total capacity includes part site subject of revised plans for phase of 74 homes, including 12 affordable homes, BTE/13/1461, developer Bellway Homes - under construction. Includes 2 affordable dwellings scheduled for completion January 2016.
BTE/13/0060	576252	222395	Full	Braintree (unparished)	Braintree South	Adjacent 15 Strawberry Close	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Since completed
BTE/13/1174	576094	221710	Full	Braintree (unparished)	Braintree South	Land adjacent 32 Milton Avenue	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/0036	567839	241052	Full	Steeple Bumpstead	Bumpstead	Land adj Broadgate House 15 Church Street	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/09/1300	564543	241320	Full	Helions Bumpstead	Bumpstead	Barn at Helions Farm Sages End Road	1		1	1	0	0	0	0	0	0	0	0	0	0	2	
BTE/10/1248	569578	244008	Full	Sturmer	Bumpstead	The Spinning Wheel Rowley Hill	9		0	2	3	4	0	0	0	0	0	0	0	0	9	Plots 1 2 and 3 under construction
BTE/11/0949	569750	242064	Full	Steeple Bumpstead	Bumpstead	Rylands Farm Barn, Broad Green	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/10/1121	584540	222417	Full	Coggeshall	Coggeshall and North Feering	The Vineyard West Street	0		1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/11/1036	582409	226422	Full	Coggeshall	Coggeshall and North Feering	Barn at Great Nuntys Nuntys Lane	0		1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/10/1054	584264	222719	Full	Coggeshall	Coggeshall and North Feering	The Milking Barn, Highfields West Street	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Since completed
BTE/11/0243	584976	221036	Full	Coggeshall	Coggeshall and North Feering	Scrips Farm Bungalow Cuthedge Lane	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/12/1224	585532	222242	Full	Coggeshall	Coggeshall and North Feering	Part ground floor of the Abbotts Lodging The Abbey Abbey Lane	0		1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/0635	586377	222771	Full	Coggeshall	Coggeshall and North Feering	44 Colchester Road	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/0189	585003	222854	Full	Coggeshall	Coggeshall and North Feering	Land at Walford Way Coggeshall	0		36	0	0	0	0	0	0	0	0	0	0	0	36	Affordable homes development. Exhibition carried out by developer December 2012, stating intention to develop with occupation late 2014.
BTE/13/0116	584983	223265	Full	Coggeshall	Coggeshall and North Feering	Adj 2 Westfield Drive	1		0	0	1	0	0	0	0	0	0	0	0	0	1	
BTE/13/1180	585021	222553	Full	Coggeshall	Coggeshall and North Feering	3-7 Market End	0		2	0	0	0	0	0	0	0	0	0	0	0	2	Creation of 2 flats within cellar; under construction
BTE/11/0938	579260	220938	Full	Cressing	Cressing and Stisted	Ashes Garage The Street	0		3	0	0	0	0	0	0	0	0	0	0	0	3	
BTE/11/0945	578070	220946	Full	Cressing	Cressing and Stisted	Land Adjacent 8 Wrights Avenue	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/12/0697	580075	224764	Full	Stisted	Cressing and Stisted	Part garden 64 Sarcel	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Completed June 2014
BTE/13/0790	580122	224569	Full	Stisted	Cressing and Stisted	Land adjacent 36 Sarcel	0		8	0	0	0	0	0	0	0	0	0	0	0	8	Housing association development; Completed August 2014
BTE/11/1083	578554	229532	Full	Gosfield	Gosfield and Greenstead Green	Between 4-12 Greenway	3		2	3	0	0	0	0	0	0	0	0	0	0	5	3 homes completed May 2013
BTE/09/0807	576254	230860	Full	Gosfield	Gosfield and Greenstead Green	Bounces Farm Barn Liston Hall Lane	1		0	1	0	0	0	0	0	0	0	0	0	0	1	Barn conversion
BTE/05/2192	577646	226831	Full	High Garrett	Gosfield and Greenstead Green	Land adj 15 Sunnyfields Road	0		1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/07/0237	574518	221676	Full	Great Notley	Great Notley and Braintree West	Land at Maydale Queenborough Lane	1		1	1	0	0	0	0	0	0	0	0	0	0	2	
HAS2H BTE/86/0185 BTE/11/1494	581516	229783	Full	Halstead	Halstead St Andrews	Balls Chase/Tidings Hill, Ozier Field and Stanstead Road	19		3	5	5	5	4	0	0	0	0	0	0	0	22	Development part completed
BTE/13/0004	581664	229832	Full	Halstead	Halstead St Andrews	Land off Stanstead Road	8		0	8	0	0	0	0	0	0	0	0	0	0	8	Part of Balls Chase housing estate; under construction.

## Appendix 2: 2014 housing trajectory

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission (Without, Outline, Full)	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	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 2014-2026	Notes
HAS 22H BTE/08/1714 BTE/10/0509 BTE/10/0084	582066	230509	Full	Halstead	Halstead St Andrews	Prory Hall Colchester Road	20		33	20	0	0	0	0	0	0	0	0	0	0	53	Phase 1 (16 homes) completed. 70 bed Care home (not included in figures) completed 2012/2013. Revised plans approved 2012/2013 Phases 2 and 3, 33 homes under construction, 8 plots completed July 2014. Phase 4 20 homes not yet started.
BTE/05/0740	581222	231796	Full	Halstead	Halstead St Andrews	The Stables The Howe Howe Chase	2		0	2	0	0	0	0	0	0	0	0	0	0	2	
BTE/11/0458	581914	230910	Full	Halstead	Halstead St Andrews	Rear of 39 Colne Road	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Since completed
BTE/13/0513	581573	230503	Full	Halstead	Halstead St Andrews	Symonds Court St Andrews Road	0		15	0	0	0	0	0	0	0	0	0	0	0	15	
BTE/13/0567	581474	230682	Full	Halstead	Halstead St Andrews	5 High Street	0		2	0	0	0	0	0	0	0	0	0	0	0	2	
BTE/08/1409	581476	230733	Full	Halstead	Halstead St Andrews	5-7 Market Hill	6		0	6	0	0	0	0	0	0	0	0	0	0	6	
BTE/06/2111	581003	230303	Full	Halstead	Halstead Trinity	Land between 68 and 54 Trinity Road	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Since completed
BTE/07/1509	580800	229762	Full	Halstead	Halstead Trinity	8 Abels Road	0		1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/0047	581235	229827	Full	Halstead	Halstead Trinity	Garage site Ronald Road (HA)	0		4	0	0	0	0	0	0	0	0	0	0	0	4	Social housing development, since completed.
BTE/12/0763	579309	211913	Full	Hatfield Peverel	Hatfield Peverel	Prory Court The Street	3		0	0	3	0	0	0	0	0	0	0	0	0	3	
BTE/12/0926	579552	211625	Full	Hatfield Peverel	Hatfield Peverel	Part garden 1 New Road	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/0693	578904	211658	Full	Hatfield Peverel	Hatfield Peverel	Baswin Church Road	0		3	0	0	0	0	0	0	0	0	0	0	0	3	Since completed
BTE/13/0976	578517	235515	Full	Castle Heddingham	Heddingham and Maplestead	1-3 Queen Street	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Subdivision of 1 home to form 2 homes; under construction
BTE/13/0642	581605	236971	Full	Gestingthorpe	Heddingham and Maplestead	Mountview Moat Street	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Since completed
BTE/09/1417	579315	233268	Full	Great Maplestead	Heddingham and Maplestead	Hulls Mill Farm Hulls Mill Lane	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Since completed
BTE/10/0808	581165	233821	Full	Great Maplestead	Heddingham and Maplestead	Land adj 8 Mill Lane	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/04/1469	577908	234301	Full	Sible Heddingham	Heddingham and Maplestead	Adj The Village Hall	7		1	2	2	3	0	0	0	0	0	0	0	0	8	
BTE/05/0424	577747	233949	Full	Sible Heddingham	Heddingham and Maplestead	Adj Sandpipers 83 Alexandra Rd	1		0	0	1	0	0	0	0	0	0	0	0	0	1	
BTE/10/1182	577803	233444	Full	Sible Heddingham	Heddingham and Maplestead	Workshop at Cobbs Fenn	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/1027	577921	234741	Full	Sible Heddingham	Heddingham and Maplestead	Land adjacent 5 Station Road	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Since completed
SIB2H (part) BTE/13/00416	578083	234889	Full	Sible Heddingham	Heddingham & Maplestead	Earl's Garden (Premdor site) Station Road	168		25	50	50	50	18	0	0	0	0	0	0	0	193	
BTE/10/0053	586056	219569	Full	Kelvedon	Kelvedon	Land adjacent 5 Observer Way	1		0	1	0	0	0									

## Appendix 2: 2014 housing trajectory

[illegible]

Capacity outstanding on sites under construction	504	432	274	119	89	22	0	0	0	0	0	0	0	936
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**With Full Planning Permission, sites not yet under construction**

BTE/12/1042	574836	221357	Full	Black Notley	Black Notley & Terling	163 London Road	1	0	1	0	0	0	0	0	0	0	0	0	0	1	Redevelopment; 2 homes replacing 1 home
BTE/13/1471	574960	216024	Full	Fairstead	Black Notley & Terling	Fuller Street Garage	1	0	0	1	0	0	0	0	0	0	0	0	0	1	Site being cleared pre development
BOB 38H BTE/11/0864	575921	223287	Full	Braintree (unparished)	Bocking Blackwater	Former Health Clinic site Coggeshall Road	14	0	0	0	14	0	0	0	0	0	0	0	0	14	
BTE/10/0407	577334	224078	Full	Braintree (unparished)	Bocking Blackwater	Land adjacent 28 Cavendish Gardens	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/12/1138	575927	223266	Full	Braintree (unparished)	Bocking Blackwater	Land adjacent 17 Coggeshall Road	2	0	0	2	0	0	0	0	0	0	0	0	0	2	
BTE/13/0300	576080	224135	Full	Braintree (unparished)	Bocking Blackwater	106 Bradford Street	4	0	0	4	0	0	0	0	0	0	0	0	0	4	
BON32H BTE/13/0749	575753	225496	Full	Braintree (unparished)	Bocking North	Christy House and Chantry House Church Street	17	3	9	8	0	0	0	0	0	0	0	0	0	20	Site work started
BTE/12/1160	574624	226927	Full	Braintree (unparished)	Bocking North	Bovingdon Hall Barns Bovingdon Road	3	0	0	3	0	0	0	0	0	0	0	0	0	3	Now with full permission, granted October 2012
BTE/12/0352	576826	225325	Full	Braintree (unparished)	Bocking North	Land part garden of Evegate Broad Road	1	0	1	0	0	0	0	0	0	0	0	0	0	1	Construction started post April 2014
BTE/13/0278	576826	225262	Full	Braintree (unparished)	Bocking North	Evegate, and stables to rear of Evegate, 1 Thistley Green Road/Broad Road	4	0	0	1	0	3	0	0	0	0	0	0	0	4	Building Regulations Initial Notice received for conversion of stables to 1 home; conversion of Evegate from 1 home to 4 homes (net supply of 3) forecast to be developed later
BTE/11/0129	575672	223238	Full	Braintree (unparished)	Bocking South	Upper floor 1 Bocking End	1	0	0	1	0	0	0	0	0	0	0	0	0	1	Current application for conversion to 2 homes, BTE/13/1452
BOS10H BTE/12/1538	575932	224511	Full	Braintree (unparished)	Bocking South	Land rear of 49-57 Church Lane	15	0	6	9	0	0	0	0	0	0	0	0	0	15	With planning permission for 19 homes (15 net capacity)
BTE/13/0854	575409	223943	Full	Braintree (unparished)	Bocking South	Garage site rear of 1-13 Arnhem Grove	2	0	2	0	0	0	0	0	0	0	0	0	0	2	Housing association; completion scheduled for October 2015
BTE/13/0846	575327	224072	Full	Braintree (unparished)	Bocking South	Garage block at Bailey Bridge Road	2	0	2	0	0	0	0	0	0	0	0	0	0	2	Housing association
BTE/13/1171	575152	224094	Full	Braintree (unparished)	Bocking South	Land adjacent 210 Panfield Lane	1	0	0	1	0	0	0	0	0	0	0	0	0	1	
BTE/13/016/COUPA	575677	223253	Full	Braintree (unparished)	Bocking South	Suite 3, 9-13 Bocking End First Floor	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Building Regulations application submitted
BTE/12/1616	576175	222821	Full	Braintree (unparished)	Braintree Central	Land rear of 180 South Street	6	0	6	0	0	0	0	0	0	0	0	0	0	6	
BTE/11/1048	575500	223146	Full	Braintree (unparished)	Braintree Central	42 Rayne Road	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/12/1344	575495	222838	Full	Braintree (unparished)	Braintree Central	Blandford House site 7 London Road	14	0	0	0	14	0	0	0	0	0	0	0	0	14	Now under construction
BTE/13/0105	576409	223165	Full	Braintree (unparished)	Braintree Central	44-54 Albert Road	5	0	0	0	5	0	0	0	0	0	0	0	0	5	Building Control Initial Notice received
BTE/13/0780	576738	223344	Full	Braintree (unparished)	Braintree East	Rear of 272 Coggeshall Road	1	0	0	1	0	0	0	0	0	0	0	0	0	1	
BTE/11/1122	577258	222900	Full	Braintree (unparished)	Braintree East	179a/179b Cressing Road	-2	0	-2	0	0	0	0	0	0	0	0	0	0	-2	Proposed conversion to Red Balloon Learning Centre
BTE/13/1206	576062	221985	Full	Braintree (unparished)	Braintree South	36 Challis Lane	2	0	2	0	0	0	0	0	0	0	0	0	0	2	
BTE/12/1575	567913	241105	Full	Steeple Bumpstead	Bumpstead	Site of Old Builders Yard Church St															

## Appendix 2: 2014 housing trajectory

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission (Without, Outline, Full)	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	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 2014-2026	Notes
BTE/13/0173	577982	227340	Full	High Garrett	Gosfield and Greenstead Green	Conversion of Water Tower, land south of Three Counties Crematorium, Halstead Road	1		0	0	0	0	1	0	0	0	0	0	0	0	1	
BTE/13/1154	201401	201701	Full	Greenstead Green	Gosfield and Greenstead Green	Adjacent Mill House Church Road	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/12/1046	574341	220571	Full	Great Notley	Great Notley and Braintree West	176 & land rear of 174 & 176 London Rd	1		1	1	0	0	0	0	0	0	0	0	0	0	2	Redevelopment; gross 3 net 2
BTE/13/0061	574186	220189	Full	Great Notley	Great Notley and Braintree West	The Paddocks 222 London Road Great Notley	2		0	0	0	2	0	0	0	0	0	0	0	0	2	Proposed redevelopment including extension to care home and erection of 3 homes, net supply 2; now with full permission, S106 signed April 2013
BTE/12/900	581953	230463	Full	Halstead	Halstead St Andrews	Flint Cottages (former outbuildings) Nether Priors Colchester Road	2		0	2	0	0	0	0	0	0	0	0	0	0	2	Now under construction, commenced August 2014
BTE/14/0041	581959	230402	Full	Halstead	Halstead St Andrews	Land south of Nether Priors Colchester Road	2		0	0	2	0	0	0	0	0	0	0	0	0	2	
BTE/11/0462	581408	230683	Full	Halstead	Halstead St Andrews	Premaberg House 22-24 High Street	3		0	3	0	0	0	0	0	0	0	0	0	0	3	
BTE/13/1460	581739	230996	Full	Halstead	Halstead St Andrews	Adjacent 1 Sudbury Road	1		0	0	1	0	0	0	0	0	0	0	0	0	1	
BTE/12/0498	581308	230576	Full	Halstead	Halstead St Andrews	Premier Travel, 63 High Street	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/12/501	581308	230576	Full	Halstead	Halstead St Andrews	Bakehouse R/O 63-65 High Street	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/11/0122	581862	230396	Full	Halstead	Halstead St Andrews	First floor 114 Gardeners Road	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/11/0009	580847	230560	Full	Halstead	Halstead St Andrews	Pitchards Coach House Trinity Street	0		1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/12/0167	581497	230731	Full	Halstead	Halstead St Andrews	Workshop/shed rear of 3 Market Hill (Building A)	1		0	0	0	1	0	0	0	0	0	0	0	0	1	
BTE/13/0491	581492	230759	Full	Halstead	Halstead St Andrews	Shed rear of 3 Market Hill (Building C)	1		0	0	0	1	0	0	0	0	0	0	0	0	1	
BTE/13/007	581185	230524	Full	Halstead	Halstead St Andrews	First floor 24-34 Bridge Street	8		0	8	0	0	0	0	0	0	0	0	0	0	8	Conversion of offices; Building Regulations Initial Notice received
BTE/13/0770	581171	230340	Full	Halstead	Halstead St Andrews	Land adjacent 137 Kings Road	1		0	0	1	0	0	0	0	0	0	0	0	0	1	
BTE/13/0813	581821	230702	Full	Halstead	Halstead St Andrews	Land adjacent The Chase Pretoria Road	1		0	0	0	1	0	0	0	0	0	0	0	0	1	
BTE/13/1075	580941	230499	Full	Halstead	Halstead St Andrews	Trinity House Trinity Street	1		0	1	0	0	0	0	0	0	0	0	0	0	1	Change of use from offices
BTE/13/836	580844	229630	Full	Halstead	Halstead Trinity	Parkfields Baptist Church White Horse Avenue	3		0	0	3	0	0	0	0	0	0	0	0	0	3	
SIB 06H BTE/11/0650	578148	234029	Full	Sible Hedingham	Hedingham and Maplestead	Coopers Place, Coopers Yard Swan Street	12		0	12	0	0	0	0	0	0	0	0	0	0	12	Now under construction
BTE/12/1614	578708	232068	Full	Sible Hedingham	Hedingham and Maplestead	Barn at Tileiln Farm A1017	1		0	0	1	0	0	0	0	0	0	0	0	0	1	Building Regulations Initial Notice received
BTE/12/1549	578272	233696	Full	Sible Hedingham	Hedingham & Maplestead	The Swan Inn Swan Street	1		0	0	0	1	0	0	0	0	0	0	0	0	1	Proposed conversion of PH & flat to 2 homes (net supply = 1)
BTE/13/0691	577604	234252	Full	Sible Hedingham	Hedingham & Maplestead	The White Horse Inn 39-41 Church Street	2		0	0	2	0	0	0	0	0	0	0	0	0	2	Change of use of former PH to 2 homes
BTE/13/0599	577714	234621	Full	Sible Hedingham	Hedingham & Maplestead	Garages and land adjacent Civil Defence Hut Oxford Meadow	2		0	2	0	0	0	0	0	0	0	0	0	0	2	Affordable housing, redevelopment of garage court and adjacent land. Completion scheduled for March 2016.
BTE/13/0687	578653	235630	Full	Castle Hedingham	Hedingham and Maplestead	Land rear of 1 and 3 Castle Lane	1		0	0	0	0	1	0	0	0	0	0	0	0	1	
BTE/13/0699	580173	233353	Full	Great Maplestead	Hedingham and Maplestead	Kilowen Farm Dynes Hall Road	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/0328	580719	234401	Full	Great Maplestead	Hedingham and Maplestead	Adjacent Mount View Church Street	1		0	0	1	0	0	0	0	0	0	0	0	0	1	
BTE/12/0945	580888	234727	Full	Great Maplestead	Hedingham and Maplestead	Monks Ley Lucking Street	3		0	3	0	0	0	0	0	0	0	0	0	0	3	Redevelopment, loss of one home and erection of 4 homes; construction started July 2014
BTE/11/0821	582962	236531	Full	Wickham St Paul	Hedingham and Maplestead	Shellards Farm Shellards Lane	1		0	0	0	1	0	0	0	0	0	0	0	0	1	Building Regulations application recently submitted
BTE/12/1177	583666	236413	Full	Wickham St Paul	Hedingham and Maplestead	Scriveners Field Old Road	1		0	0	1	0	0	0	0	0	0	0	0	0	1	Building Regulations application recently submitted
BTE/11/1638	585779	218512	Full	Kelvedon	Kelvedon	Outbuilding at The Red House Church Street	1		0	0	1	0	0	0	0	0	0	0	0	0	1	Building Regulations application submitted
BTE/13/0074	586886	219788	Full	Feering	Kelvedon	Part garden 2 Sherwood Way	1		0	0	0	1	0	0	0	0	0	0	0	0	1	Building Regulations Initial Notice received
BTE/13/0127	569079	225365	Full	Bardfield Saling	Panfield	Betts Farm Barns Stebbing Road	1		0	0	0	1	0	0	0	0	0	0	0	0	1	Building Regulations Initial Notice received
BTE/13/0523	572383	229145	Full	Shalford	Panfield	Shalford Hall Farm Barns The Street	2		0	0	1	1	0	0	0	0	0	0	0	0	2	
BTE/13/1208	573192	227565	Full	Shalford	Panfield	Abbots Farm Water Lane	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/0063	578324	241392	Full	Belchamp St Paul	Stour Valley North	The Cottage Knowl Green	1		0	0	1	0	0	0	0	0	0	0	0	0	1	Redevelopment; gross 2 net 1
BTE/13/0607	585464	240871	Full	Bulmer	Stour Valley North	Farm buildings adjacent Kitchen Farmhouse Kitchen Hill	8		0	0	0	8	0	0	0	0	0	0	0	0	8	Building Regulations Initial Notice received
BTE/12/650	586209	234888	Full	Alphamstone	Stour Valley South	Kings Farm Barn Bishops Lane	1		0	0	1	0	0	0	0	0	0	0	0	0	1	Building Regulations application received
BTE/12/1634	587404	234136	Full	Alphamstone	Stour Valley South	Lower Goulds Farm Barn Goulds Road	1		0	0	0	1	0	0	0	0	0	0	0	0	1	
BTE/13/0898	585089	230460	Full	Colne Engaine	The Three Colnes	Ground floor of 39 Church Street	1		0	0	1	0	0	0	0	0	0	0	0	0	1	Change of use from offices to flat
BTE/13/0724	587092	229029	Full	White Colne	The Three Colnes	41 Colchester Road	1		0	0	1	0	0	0	0	0	0	0	0	0	1	Building Regulations Initial Notice received.
BTE/14/013/COUPA BTE/14/0142	568779	231296	Full	Finchingfield	Three Fields	Former office at Robjohns Farm Vicarage Road	1		0	1	0	0	0	0	0	0	0	0	0	0	1	Prior Approval, change of use from office
BTE/11/1647	569484	230600	Full	Great Bardfield	Three Fields	Chiefs Farm Cottage Walthams Cross	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/11/0347	567389	230299	Full	Great Bardfield	Three Fields	Land adj Place House Dunmow Road	0		1	0	0	0	0	0	0	0	0	0	0	0	1	
BTE/13/0012	567273	228386	Full	Great Bardfield	Three Fields	Bushett Farm Oxen End	5		0	2	3	0	0	0	0	0	0	0	0	0	5	
BTE/13/1092	573749	230248	Full	Wethersfield	Three Fields	Hyde Farm Gosfield Road Blackmore End	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/11/0948	571101	231450	Full	Wethersfield	Three Fields	Land adj 58 Saffron Gardens	1		0	0	1	0	0	0	0	0	0	0	0	0	1	Building Regulations application submitted 2013
BTE/12/1163	574333	230245	Full	Wethersfield	Three Fields	Barns at Waver Farm Blackmore End	2		0	0	2	0	0	0	0	0	0	0	0	0	2	
BTE/13/0252	574468	242494	Full	Ashen	Upper Colne	Adjacent Upper Lea Ashen Hill (Plot 2)	1		0	1	0	0	0	0	0	0	0	0	0	0	1	

## Appendix 2: 2014 housing trajectory

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission (Without, Outline, Full)	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	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 2014-2026	Notes
BTE/12/1267	573467	241109	Full	Ridgewell	Upper Colne	Land at Chapel Road	4		0	4	0	0	0	0	0	0	0	0	0	0	4	Affordable homes development; construction started April 2014, scheduled for completion February 2015.
BTE/10/0495 BTE/12/478	582073	214479	Full	Witham	Witham Chipping Hill & Central	First floor 70 Newland Street	0		1	0	0	0	0	0	0	0	0	0	0	0	1	Conversion to restaurant on ground floor implemented; outstanding permission for home on first floor
BTE/10/0777	581895	214276	Full	Witham	Witham Chipping Hill & Central	Mill Lane stores Mill Lane	2		0	2	0	0	0	0	0	0	0	0	0	0	2	
BTE/11/0130	581879	215515	Full	Witham	Witham Chipping Hill & Central	Adj 14 Chalks Road	1		0	1	0	0	0	0	0	0	0	0	0	0	1	
BTE/11/0324	581913	214946	Full	Witham	Witham Chipping Hill & Central	Land rear of 4-8 Guithavon Valley	2		0	2	0	0	0	0	0	0	0	0	0	0	2	
BTE/13/0985	582195	214473	Full	Witham	Witham Chipping Hill & Central	The Old Chapel Maldon Road	4		0	4	0	0	0	0	0	0	0	0	0	0	4	Building Regulations Initial Notice received.
BTE/13/0801	582066	214463	Full	Witham	Witham Chipping Hill & Central	Former office at Langley House 72a Newland Street	3		0	3	0	0	0	0	0	0	0	0	0	0	3	Conversion of office
BTE/07/1765	576097	238157	Full	Great Yeldham	Yeldham	Fear God House High Street	2		0	0	2	0	0	0	0	0	0	0	0	0	2	
BTE/13/1210	578906	239032	Full	Little Yeldham	Yeldham	Car park at former PH North End Road	1		0	1	0	0	0	0	0	0	0	0	0	0	1	Building Regulations Initial Notice received.

Capacity outstanding on sites with full permission and not yet known to be under construction	224	0	13	104	75	40	5	0	0	0	0	0	0	0	237
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### With Outline Planning Permission

BTE/11/0295	576732	214995	Outline	Terling	Black Notley and Terling	Land adj Norman House Norman Hill	1		0	0	1	0	0	0	0	0	0	0	0	1	
BRC 30H BTE/11/1595 BTE/14/0467	575874	222721	Outline	Braintree (unparished)	Braintree Central	Land adj Telephone Exchange South Street	14		0	14	0	0	0	0	0	0	0	0	0	14	Recent applications BTE/14/0467 BTE/14/1009; marketing indicates construction planned to start 2014
BTE/12/0563	576033	221930	Outline	Braintree (unparished)	Braintree South	The Rose and Crown PH site Masefield Road	14		0	0	14	0	0	0	0	0	0	0	14	Site cleared and currently being marketed. Full planning application for 14 dwellings; BTE/14/1115 granted December 2014.	
BTE/13/0557	585164	222889	Outline	Coggeshall	Coggeshall and North Feering	Rear of 41a Queen Street	1		0	0	0	0	1	0	0	0	0	0	1		
BTE/12/0073	584986	221976	Outline	Coggeshall	Coggeshall and North Feering	Adj 5 Kelvedon Road	1		0	0	1	0	0	0	0	0	0	0	1		
BTE/09/1629	574350	220520	Outline	Great Notley	Great Notley and Braintree West	The Laurels 180 London Road	2		1	2	0	0	0	0	0	0	0	0	3	Site currently being marketed	
BTE/11/0645	581916	230837	Outline	Halstead	Halstead St Andrews	Land at East Mill	2		0	0	0	2	0	0	0	0	0	0	2		
BTE/11/1258	585142	230379	Outline	Colne Engaine	The Three Colnes	Redundant builders yard Church Street	8		0	2	2	4	0	0	0	0	0	0	8	Full planning application approved August 2014. Now under construction; plots 1 and 2 commenced August 2014	
BTE/13/0488	568836	232553	Outline	Finchingfield	Three Fields	Adj Barley Croft Vicarage Road	1		0	0	0	0	1	0	0	0	0	0	1		
WIS9H BTE/12/1071	581249	213244	Outline	Witham	Witham South	Land south of Maltings Lane	213		0	50	50	35	30	48	0	0	0	0	213	Remainder of part completed new neighbourhood site; 135 homes of this capacity was granted full planning permission June 2014 - BTE/14/0100 - this phase is now under construction. Includes 40 affordable homes, 20 scheduled for completion November 2015 and 20 scheduled for completion August 2016.	
BTE/12/1651	582611	213672	Outline	Witham	Witham South	Land adj 9 Carraways	4		0	0	0	0	4	0	0	0	0	0	4		
BTE/10/0322	581929	213172	Outline	Witham	Witham South	Home Farm Howbridge Hall Road	4		0	4	0	0	0	0	0	0	0	0	4	Full planning application for 5 homes (net 4); BTE/14/1113, since granted permission	

Capacity outstanding on sites with outline planning permission at April 2014	265	0	1	72	68	41	36	48	0	0	0	0	0	0	266
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### Growth Location Sites, Without Planning Permission

BOS 06H BOS 08H	575171	224503	Without	Braintree (unparished)	Bocking South	West of Panfield Lane	600		0	0	150	150	150	150	0	0	0	0	0	0	600	Site allocated in Local Development Framework Core Strategy. Master Layout Plan agreed.
RIV 02H	582749	216213	Without	Rivenhall	Bradwell Silver End & Rivenhall	NE Witham Growth Location, East of Forest Road	300		0	0	0	0	150	150	0	0	0	0	0	0	300	Site allocated in Local Development Framework Core Strategy
WIS 06H	580719	213366	Without	Witham	Witham South	South West Witham Growth Location, off Hatfield Road	700		0	0	130	190	180	200	0	0	0	0	0	0	700	Site allocated in Local Development Framework Core Strategy

Estimated capacity on Growth Location sites, without planning permission	1600	0	0	0	280	340	480	500	0	0	0	0	0	0	1600
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### Other sites Without Planning Permission

BOB20H	576993	223922	Without	Braintree (unparished)	Bocking Blackwater	Former Garage site at Falkland Court/Land north of Edinburgh Gardens	14		0	0	0	0	14	0	0	0	0	0	0	14	Outline planning application BTE/14/1116. 14 homes approved in principle subject to signing of S106 Agreement.
BOB1H BTE/14/0702	575805	223273	Without	Braintree (unparished)	Bocking Blackwater	Tabor House site 5 Coggeshall Road	35		0	19	0	16	0	0	0	0	0	0	0	35	Site in ownership of developer; Phase 1 (19 homes from conversion of offices) now with permission and development being marketed.
BON5H	575905	224838	Without	Braintree (unparished)	Bocking North	Land at Church Lane Bocking (sheltered homes)	40		0	0	0	40	0	0	0	0	0	0	0	40	Special needs homes proposed
BOS16H	575750	224070	Without	Braintree (unparished)	Bocking South	Land at Harkilees Way	10		0	0	0	0	10	0	0	0	0	0	0	10	

Appendix 2: 2014 housing trajectory

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission (Without, Outline, Full)	Parish	Ward	Name and address of site	Forecast 5 year supply 2015-2020	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 2014-2026	Notes	
SIL6RG	580083	219575	Without	Silver End	Bradwell Silver End and Rivenhall	Crittall Works and adjoining Finishing Company	80		0	0	0	0	15	65	0	0	0	0	0	0	80	Site allocated in Local Development Framework Core Strategy	
BRC6H	575561	223245	Without	Braintree (unparished)	Braintree Central	Land north of Rayne Road, south of Bunyan Road	20		0	0	0	0	20	0	0	0	0	0	0	0	20		
BRC1H, BRC31H	575792	222758	Without	Braintree (unparished)	Braintree Central	Silks Way off South Street	0		0	0	0	0	0	0	0	10	0	0	0	0	10		
BRC 76H BTE/14/0831	576216	222788	Without	Braintree (unparished)	Braintree Central	Crossman House Station Approach	18		0	0	18	0	0	0	0	0	0	0	0	0	18	Was surplus public sector site sold for development, vacated ECC offices. Recent planning application for 18 homes; proposed affordable homes scheme.	
BRC 34H	576014	222813	Without	Braintree (unparished)	Braintree Central	Land at Kwik Fit South Street	0		0	0	0	0	0	0	0	0	20	0	0	0	20		
BRC 77H	576245	222792	Without	Braintree (unparished)	Braintree Central	Timber yard east of Crossman House Station Approach	0		0	0	0	0	0	0	0	10	0	0	0	0	10		
BRE 25H	577158	222745	Without	Braintree (unparished)	Braintree East	Braintree Football Club site Clockhouse Way	90		0	0	0	25	30	35	0	0	0	0	0	0	90		
BRE 26H	577044	222685	Without	Braintree (unparished)	Braintree East	Braintree Tennis Club off Clockhouse Way	65		0	0	0	0	35	30	0	0	0	0	0	0	65		
BRE 01H	576979	222658	Without	Braintree (unparished)	Braintree East	Former playing field Chapel Hill	30		0	0	0	0	30	0	0	0	0	0	0	0	30		
BRE 17H	577602	222336	Without	Braintree (unparished)	Braintree East	300/302 Cressing Road (Kalestead Works)	14		0	0	0	0	0	14	0	0	0	0	0	0	14		
STE1H	567684	241094	Without	Steeple Bumpstead	Bumpstead	Land at Water Lane	20		0	0	0	20	0	0	0	0	0	0	0	0	20		
COG 12H	585659	222622	Without	Coggeshall	Coggeshall and North Feering	Cookfield, East Street	12		0	0	0	12	0	0	0	0	0	0	0	0	12		
BRC7H	574812	222182	Without	Great Notley	Great Notley and Braintree West	Land between London Road, Pods Brook and A120	150		0	0	50	50	50	0	0	0	0	0	0	0	150		
HAS17H	581480	229875	Without	Halstead	Halstead St Andrews	Land at Balls Farm	15		0	0	0	0	15	0	0	0	0	0	0	0	15		
HAS7H	582381	230571	Without	Halstead	Halstead St Andrews	The old wood yard site Fenn Road	30		0	0	0	0	30	0	0	0	0	0	0	0	30		
HAS 28H	582397	230448	Without	Halstead	Halstead St Andrews	Fenn Road Depot site	0		0	0	0	0	0	0	0	0	0	0	0	20	20		
HAS 11H	582474	230117	Without	Halstead	Halstead St Andrews	Central Park site	90		0	0	0	30	30	30	0	0	0	0	0	0	90		
HAS26CD	581448	230520	Without	Halstead	Halstead St Andrews	Land east of the High Street, off St Andrews Road	50		0	0	0	15	35	0	0	0	0	0	0	0	50	Former public sector site sold to developer for development	
HTR6H	581066	230357	Without	Halstead	Halstead Trinity	Former Senior Citizens Centre site New Street	10		0	0	10	0	0	0	0	0	0	0	0	0	10	Site cleared pre-development. Affordable homes. Completions scheduled for March 2017.	
HAT17H	578776	211835	Without	Hatfield Peverel	Hatfield Peverel	Sorrells Field	50		0	0	10	40	0	0	0	0	0	0	0	0	50		
SIB2H (part)	578059	234813	Without	Sible Hedingham	Hedingham & Maplestead	Rockways site Station Road	34		0	0	0	10	10	14	0	0	0	0	0	0	34	Site allocated in Local Development Framework Core Strategy. Outline planning application for up to 38 homes, BTE/14/0688 - approved in principle subject to signing of S106 Agreement.	
KEL6CD	586365	219280	Without	Kelvedon	Kelvedon	Works and garage adjacent Kelvedon rail station	0		0	0	0	0	0	0	10	18	0	0	0	0	28		
FEE4H	587418	219833	Without	Feering	Kelvedon	Land at London Road	15		0	0	0	15	0	0	0	0	0	0	0	0	15	LDF Sub Committee 26 March 2013	
EAR1H	585313	228908	Without	Earls Colne	The Three Colnes	Land rear of Halstead Road	40		0	0	0	40	0	0	0	0	0	0	0	0	40	Draft Site Allocation	
EAR3H	585472	229265	Without	Earls Colne	The Three Colnes	Land at Station Road	48		0	0	0	0	48	0	0	0	0	0	0	0	48	Draft Site Allocation	
RID1H	573812	241036	Without	Ridgewell	Upper Colne	Land rear of Kings Head PH Chapel Road	5		0	0	0	0	0	5	0	0	0	0	0	0	5		
WCH8H BTE/08/1012	582582	215097	Without	Witham	Witham Chipping Hill & Central	Land adj Coach House Way	10		0	0	0	0	10	0	0	0	0	0	0	0	10	Planning application submitted for 14 homes, but parking standards suggest 10 may be more realistic	
WCH21H	581993	215087	Without	Witham	Witham Chipping Hill & Central	Sherbourne House 71 Collingwood Road	10		0	0	0	0	0	10	0	0	0	0	0	0	10		
WCH14CD	582040	214542	Without	Witham	Witham Chipping Hill & Central	Land at Newlands Centre Newland Street	15		0	0	0	0	0	15	0	0	0	0	0	0	15	Part of regeneration proposals for Newlands / Coach House Way area	
WCH27X	582459	214839	Without	Witham	Witham Chipping Hill & Central	Former Magistrates Court site Chess Lane/Newland Street	14		0	0	0	14	0	0	0	0	0	0	0	0	14	Surplus public sector site being sold for redevelopment; site under offer as at August 2014. Current planning application; BTE/14/1182. Building Regulations Initial Notice received.	
WIN7H	582404	216173	Without	Witham	Witham North	Former Forest Road Community Hall site	30		0	0	30	0	0	0	0	0	0	0	0	0	30	Surplus public sector site, site cleared in preparation for development for affordable homes; development partner identified. 30 homes scheduled for completion March 2017.	
WIN3CD	582163	216135	Without	Witham	Witham North	Land at Dorothy Sayers Drive/Laburnum Avenue	23		0	0	0	0	0	23	0	0	0	0	0	0	23	Surplus public sector site, approved development brief for regeneration development.	
WIS10X	581303	213627	Without	Witham	Witham South	Old Ivy Chimneys and adjacent land off Hatfield Road	20		0	0	0	20	0	0	0	0	0	0	0	0	20	Surplus public sector site proposed to be sold for redevelopment. Full planning application recently submitted for 4 homes from conversion of Old Ivy Chimneys (BTE/14/1529), with Outline planning application submitted for 20 homes on land adjacent.(BTE/14/1528)	
WIW1H	580843	214489	Without	Witham	Witham West	Land off Teign Drive	0		0	0	0	0	0	0	0	0	0	0	20	20	40	Surplus public sector owned site	
GRY3H	575819	238293	Without	Great Yeldham	Yeldham	Nuns Walk Field	25		0	0	10	15	0	0	0	0	0	0	0	0	25	Draft Site Allocation	
GRY5X	576008	238030	Without	Great Yeldham	Yeldham	Hunnable Industrial Estate	35		0	0	0	0	35	0	0	0	0	0	0	0	35	Draft Site Allocation; outline planning application submitted for up to 60 homes, BTE/14/1254.	
							Currently identified sites without planning permission	1167	0	0	19	128	362	417	241	10	38	20	0	20	40	1295	
							Plus windfall allowance, without permission	450	0	0	50	100	100	100	100							450	
							Total forecast supply	4,210	182	446	519	770	972	1,060	889	10	38	20	0	20	40	4,784	