



LOCAL PLAN

Monitoring Report

1 April 2014 – 31 March 2015

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Introduction

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.

If you have any queries relating to this monitoring report, please contact the Planning Policy team on email planningpolicy@braintree.gov.uk

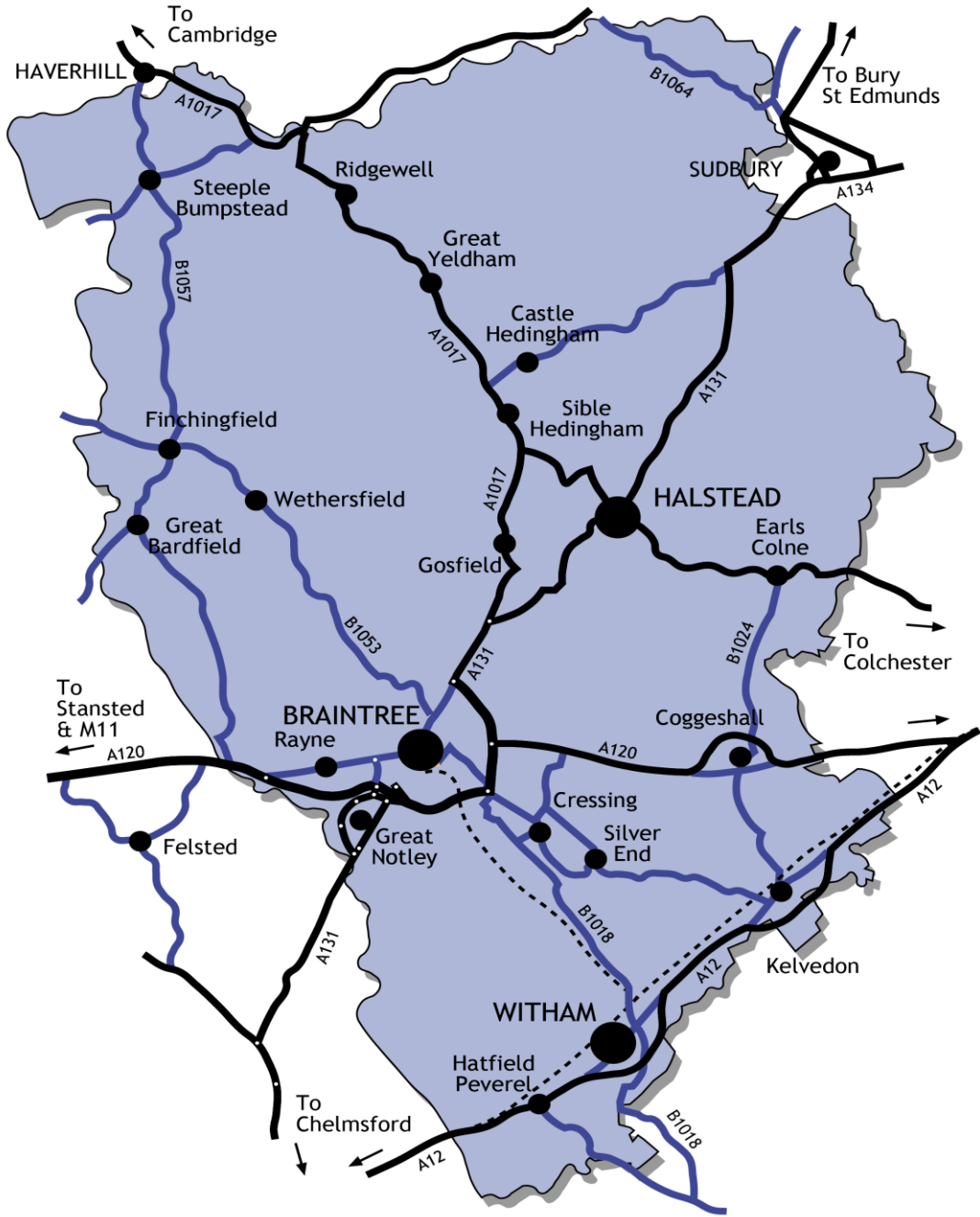
General information about the new Local Plan and about the Local Development Framework Core Strategy can be found on

http://www.braintree.gov.uk/info/200230/local_development_framework_and_planning_policy/701/new_local_plan

and

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 Local Development Scheme (LDS) sets out a rolling programme for the preparation of documents that will form Braintree District Council's Local Plan.

In September 2014, 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. 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. This decision is supported by an Interim Planning Policy Statement, reproduced in full on the next page.

The 2014 update to the LDS included the introduction of a timetable for the production of the new Local Plan, and a new section on Neighbourhood Planning. Neighbourhood plans are currently being prepared for Coggeshall; Cressing; Feering; Hatfield Peverel and Kelvedon. In January 2015 the Council published a further update to the LDS. Information on evidence base documents was updated where a review or new documents are to be produced to aid the production of the new Local Plan.

Progress on Key Studies for the Evidence Base:

Published:

- Issues and Scoping Document, January 2015
- Sustainability Appraisal Scoping Report, December 2014
- Call for Sites, Initial Responses February 2015, with update May 2015
- Strategic Housing Land Availability Assessment, November 2015
- Strategic Housing Market Assessment (SHMA); 2014
- Objectively Assessed Housing Need Study, July 2015
- Demographic Projections, Phase 7, May 2015
- Development Boundaries Review Methodology, June 2015
- Employment Land Needs Assessment, August 2015
- Gypsy and Travelling Showpersons Accommodation Assessment, July 2014
- Landscape Capacity Analysis Study of settlement fringes of main towns and key service villages, June 2015

In progress:

- Affordable Housing Viability Study
- Brownfield Land Study
- Retail Study Update, planned to be published December 2015
- Infrastructure Plan
- Highways Impact Assessment
- Habitats Regulation Assessment
- Open spaces Sport Recreation Strategy
- Transport Assessments
- Cycling Strategy
- Community Facilities/Halls Assessment
- Viability Assessments
- Strategic Flood Risk Assessment

Interim Planning Policy Statement. Approved Full Council 15th Sept 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 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.

Profile of the District: Population Count and Broad Age Group

The mid-2014 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 regional and England averages. Braintree District has a higher proportion of the population in the age groups 45-64 than the regional or national average. In the age groups 20-44, the District had a lower proportion than the regional and national averages; and in the age group and 65 and over the District had a higher proportion than the national average.

Table 1: Population of Braintree District June 2014

	Number	As proportion of total
Total persons Braintree District	149,985	100%
Persons aged 0 - 4	9,102	6.1%
Persons aged 5 - 19	26,722	17.8%
Persons aged 20 - 44	45,184	30.1%
Persons aged 45 - 64	40,762	27.2%
Persons aged 65 and over	28,215	18.8%%

Source: Office for National Statistics (ONS), mid-2014 population estimates, published 2015

Table 2: Population age structure mid-2014

	Braintree	East region	England
Persons aged 0 - 4	6.1%	6.3%	6.3%
Persons aged 5 - 19	17.8%	17.4%	17.4%
Persons aged 20 - 44	30.1%	31.5%	33.4%
Persons aged 45 - 64	27.2%	25.9%	25.3%
Persons aged 65 and over	18.8%	19.0%	17.6%

Source: Office for National Statistics (ONS), mid-2014 population estimates, published 2015

Parish population and number of homes

The population and number of homes by parish is shown in the table below, using information from the 2011 Census. Small area population estimates for 2013 have been published by ONS, 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 level information

New electoral wards came into place in Braintree District in May 2015, but as yet demographic data is only available based on the old wards.

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-2014

Table 4: Population and number of homes by Ward			
Ward	Population 2011	Homes 2011	<i>Est. population 2014</i>
Black Notley & Terling	4,054	1,592	4,093
Bocking Blackwater	8,183	3,215	8,276
Bocking North	4,728	1,968	4,928
Bocking South	5,796	2,462	5,784
Bradwell, Silver End & Rivenhall	5,112	2,048	5,194
Braintree Central	8,622	4,108	8,957
Braintree East	7,557	3,107	7,683
Braintree South	7,477	3,204	7,959
Bumpstead	2,558	1,048	2,546
Coggeshall & North Feering	5,201	2,309	5,182
Cressing & Stisted	2,311	999	2,363
Gosfield & Greenstead Green	2,465	1,078	2,502
Great Notley & Braintree West	7,451	2,676	7,471
Halstead St Andrews	7,014	3,238	7,133
Halstead Trinity	4,892	2,146	4,897
Hatfield Peverel	4,376	1,866	4,414
Hedingham & Maplestead	6,550	2,884	6,704
Kelvedon	5,148	2,159	5,275
Panfield	2,063	930	2,133
Rayne	2,299	914	2,373
Stour Valley North	2,166	993	2,191
Stour Valley South	2,180	966	2,214
The Three Colnes	5,241	2,214	5,296
Three Fields	3,967	1,729	4,120
Upper Colne	2,145	915	2,206
Witham Chipping Hill & Central	4,566	2,264	4,634
Witham North	4,809	2,033	4,873
Witham South	9,018	3,887	9,354
Witham West	6,960	2,900	7,022
Yeldham	2,175	852	2,208
Braintree District	147,770	62,704	149,985
Braintree Bocking & Great Notley	49,814	20,740	51,058
Halstead	11,906	5,384	12,030
Witham	25,353	11,084	25,883

Source: 2011: ONS, 2011 Census; 2014: ONS, Experimental Ward Estimates, published November 2015

Ward Profiles

The Local Government Association have published online profiles of District Wards, selected using a drop down menu. The profiles can be accessed via: <http://reports.esd.org.uk/Reports/15?oa=E07000067&pa=E07000067%3AAdministrativeWard&a=E05004037>

District population change

Table 5 below illustrates estimated population change year on year between 2001 and 2014, according to the Office for National Statistics mid-year population estimates.

Table 5: Population change by year, Braintree District, 2001/02 to 2013/14			
	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
2013-2014	149,108	149,985	+877
Sum total change 13 year period 2001-2014			17,503 (average of 1,346 p.a.)

Source: Office for National Statistics, 30 April 2013 (revised 2001 to 2011 mid-year sub-national population estimates), and mid-2012; mid-2013 and mid-2014 sub-national population estimates

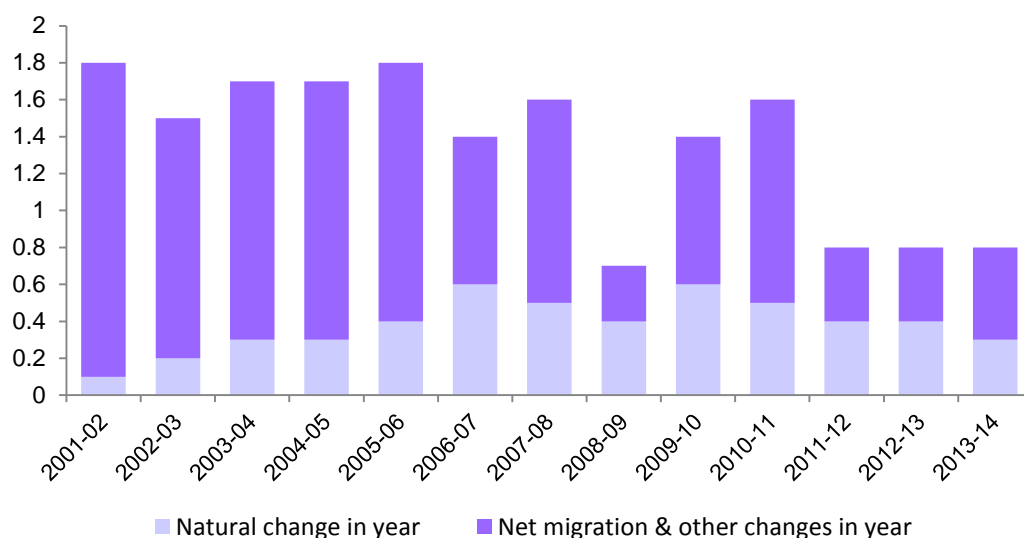
Table 6 below illustrates estimated population change and estimated components of population change in the District between 2001 and 2014, using data from the revised mid-year estimates published by the Office for National Statistics after taking into account the findings of the 2011 Census.

Table 6: Components of estimated population change Braintree District 2001-2014 ('thousands)					
	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
2013-14	1.6	1.3	0.3	0.5	0.9

(figures may not sum correctly due to rounding)

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

Figure 2: Braintree District Population Trend 2001 to 2014 Components of change, expressed in thousands



Source: Office for National Statistics, mid-year population estimates, components of change

In the first two years from the 2012 base date of the ONS population projections, the estimated population increase was less than projected:

- an estimated increase of 724 in 2012/2013 compared with a projected increase of 1,100
- an estimated increase of 877 in 2013/2014 compared with a projected increase of 1,200

The number of births to Braintree District residents decreased from 1,720 in 2012/2013 to **1,621** in 2013/2014.

The number of deaths of residents of Braintree District declined from 1,362 in 2012/2013 to **1,291** in 2013/2014.

Although net in-migration increased in the year 2013/2014 compared to the previous year, it remained lower than projected in the ONS 2012 based sub-national population projections. Estimated net international migration increased from 52 in 2012/2013 to 200 in 2013/2014. Estimated net internal migration increased from 289 in 2012/2013 to 311 in 2013/2014. For both years, the 2012 based population projections projected net in migration of 100 persons from long term international migration and 600 persons from internal migration.

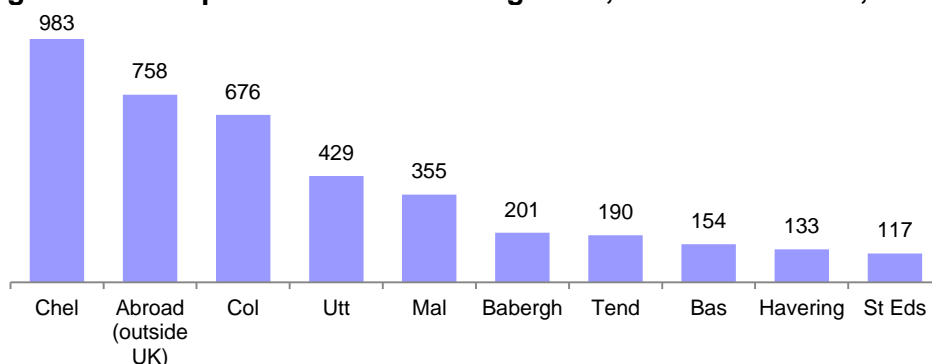
The net migration flows are the result of the difference between in-migration and out-migration; the flows in both directions are much greater in the case of internal migration than is the case for international migration. In the year 2013/2014, 451 international migrants moved into the District and 251 District residents left the country. In comparison, 7,083 people moved into the District from elsewhere in this country, and 6,772 people left the District to live elsewhere in this country.

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
2013-2014	500	300	7,100	6,800

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 applied to the years ending mid-2006 onwards.

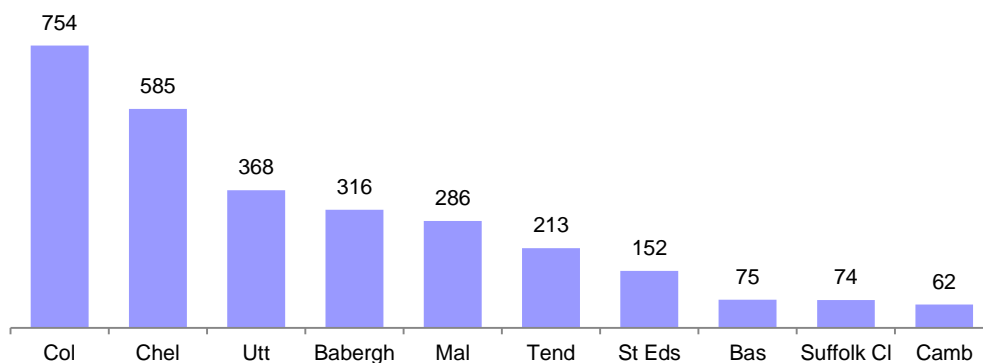
In July 2014, the 2011 Census Origin-Destination tables were published providing information on migration in terms of the number of residents aged 1 year or over who lived at a different address one year previously. Internal moves – people who moved from one address in Braintree District to another still within the District – formed 38% of total moves.

Figure 3: The top ten sources of in-migration, Braintree District, 2011



Source: 2011 Census, Nomis, Table MM01CEW_ALL

Figure 4: The top ten sources of out-migration to other parts of the UK, Braintree District, 2011



Source: 2011 Census, Nomis, Table MM01CEW_ALL
(note the Census cannot identify out-migration to outside the UK):

Projected population and household 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 number of births in 2013/14 was approximately 180 less than in the ONS 2012 based sub national population projections, and the Generalised Fertility Rate (the number of births per 1,000 women aged 15-44) was also lower, at 1.86 compared to 2.0 in the sub national projections.

The number of deaths of residents of Braintree District in 2013/2014 was similar to the figure in the ONS sub national projections (1.3 thousand deaths, rounded to the nearest hundred).

Net in-migration is estimated to have been lower than projected.

The table below compares projected population change in Braintree for the first two years of the ONS 2012-based sub-national population projections (SNPP), by components of change, and estimated actual population change according to ONS Mid-Year Estimates. The projected population change for the first two years (in the 2012-based SNPP) was 49% higher than stated in the mid-year estimates, and projected net-in-migration was 64% higher in the projections than in the estimates.

Table 8: Braintree District, 2012/2014 change: ONS 2012-based projections compared with ONS estimated actual change			
	Net migration	Natural Change	Total
2012 based SNPP			
2012/2013	700	400	1,100
2013/2014	700	500	1,200
Sum 2012/2014	1,400	900	2,300
ONS Mid-Year Population Estimates, Components of Change			
2012/2013	341	358	699
2013/2014	511	330	841
Sum 2012/2014	852	688	1,540
Difference between 2012 based projections and estimated actual (MYE)			
2012/2013	+359	+42	+401
2013/2014	+189	+170	+359
Sum 2012/2014	+548	+212	+760

Greater Essex Demographic Forecasts

The sub-national population projections published by ONS are used by the Department for Communities and Local Government to model sub-national household projections. The 2012-based Government household projections, released in February 2015, are the first projections that take into account the 2011 Census results. Government planning guidance indicates that the 2012-based 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.

As part of the evidence base used in considering how many new homes should be proposed in local plans, 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. Phase 7 of the Greater Essex Demographics work, published in May 2015, included updates to consider 2012-based Government household projections; the latest mid-year population estimates; the 2014 regional economic forecasts and information on the impact of London.

According to the Greater Essex Demographics Forecasts, Braintree District would need an annual average of 686 new homes 2013-2037 if growth were in line with the Government projections.

The model estimated that the District would need an annual average of 845 new homes if growth was adjusted to meet forecast demand for workers according to the 2014 East of England Economic Forecasting Model. 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.

Most of this growth would cater for net in-migration. The number of new homes that would be needed according to a "natural change" scenario, without allowing for migration, would be only an average of 276 per year, but it would not be realistic to seek to base the Local Plan on this scenario.

Table 9: Estimated annual average change 2013-2037 based on Edge Analytics Greater Essex Demographic Forecasts, Phase 7:			
Scenario based on:	Population	Net migration	New homes
Employed people forecasts	1,552	1,333	845
Sub National Projections 2012 based	1,171	985	686
Migration-led, 10 year trend	1,238	934	668
Natural change	284	0	276

In 2015 Braintree District Council, jointly with Chelmsford City Council; Colchester Borough Council and Tendring District Council, commissioned research to consider the emerging evidence for a joint Housing Market Area and advise on the scale of “objectively assessed housing need”.

The report suggested the objectively assessed housing need for the Housing Market Area is 3,137 dwellings per year. The suggested range for Braintree District was 793 dwellings per year (low) to 845 dwellings per year (high). The report suggests that it would be sensible for Braintree District to plan to meet a figure of 845 dwellings per year based on meeting forecast demand for labour. Braintree District Council will take this advice into account in considering what should be the Local Plan target for new homes.

Household size

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 previous CLG Household Projections over-stated the reduction in household size to date. The District average household size in 2001 was 2.41 (i.e. the population in private households divided by the number of private households); this had reduced to 2.38 in 2011. The 2008-based CLG Subnational Household Projections (SNHP) had projected an average household size in 2011 of only 2.33.

The 2012 based household projections assume a continued reduction in average household size in the District, as shown in the chart below:

Figure 5: Projected future average household size Braintree District according to the CLG 2012 based household projections

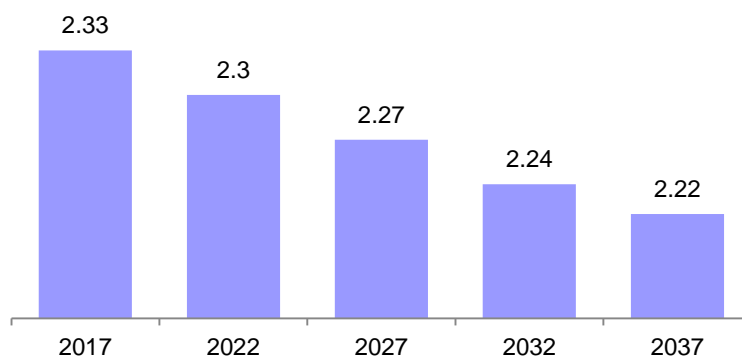


Table 10 provides information from the 2011 Census on household composition. The table also indicates change 2001-2011 in Braintree District. According to Census data, 1-person households formed 26.6% of households in the District in 2001; in 2011 this had increased to 27.1%.

Table 10: Household composition					
Household type		Braintree 2011	Braintree, change 2001-11	Region 2011, %	England 2011, %
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

According to the CLG 2012-based household projections, by 2037 1-person households were projected to form 29.2% of households in the District.

Table 11: Projected households ('000 h/h) in Strategic Housing Market Area in 2037 by household type, according to CLG 2012-based household projections					
	1-person	Couple and no other adult	Couple and 1 or more other adult	Households with dependent children	Other
Braintree	22.975	22.982	5.898	21.360	5.367
Chelmsford	23.870	25.256	6.997	24.004	6.277
Colchester	28.499	23.690	6.008	27.369	8.029
Tendring	26.863	23.620	5.669	17.242	4.954
HMA total	102.207	95.548	24.572	89.975	24.627

Source: Department for Communities and Local Government, December 2015

Projected change in the number of households by household type, according to the CLG 2012-based household projections, is shown in Table 12.

Table 12: Projected change ('000 h/h) in Strategic Housing Market Area in 2037 by household type, according to CLG 2012-based household projections					
	1-person	Couple and no other adult	Couple and 1 or more other adult	Households with dependent children	Other
Braintree	6.109	4.888	0.999	2.605	2.104
Chelmsford	4.468	4.651	1.209	3.585	2.103
Colchester	7.202	3.456	0.914	6.340	2.917
Tendring	6.162	4.042	1.231	2.899	1.703
HMA total	23.941	17.037	4.353	15.429	8.827

Source: Department for Communities and Local Government, December 2015

Employment, Labour Supply, and Unemployment

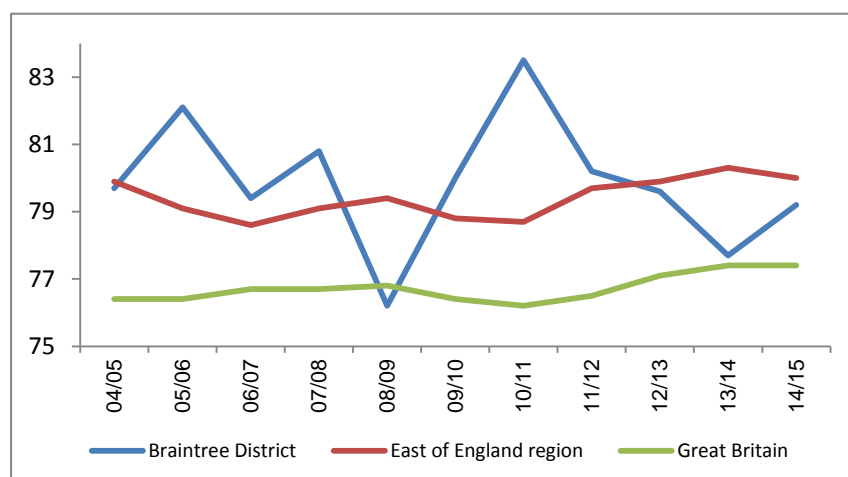
Table 13 sets out information from the Annual Population Survey on labour supply in the District compared with the regional and Great Britain averages.

Table 13: Labour Supply (April 2014 - March 2015)				
	Braintree	Braintree (%)	East region (%)	GB (%)
All people				
Economically active	77,200	79.2	80.0	77.4
In employment	74,400	76.4	76.0	72.7
Employees	61,800	65.2	65.1	62.2
Self employed	11,800	10.3	10.6	10.1
Unemployed (model based)	3,500	4.5	4.9	6.0
Males				
Economically active	44,100	91.0	86.6	83.0
In employment	42,800	88.2	82.2	77.8
Employees	33,800	73.5	67.4	63.7
Self employed	8,700	13.9	14.4	13.7
Unemployed (model based)	*	*	5.0	6.1
Females				
Economically active	33,100	67.3	73.5	72.0
In employment	31,600	64.6	69.9	67.7
Employees	28,000	56.8	62.9	60.8
Self employed	*	*	6.8	6.5
Unemployed (model based)	*	*	4.7	5.8

*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 April 2004/March 2005 to April 2014/March 2015
Source Annual Population Survey/Nomis

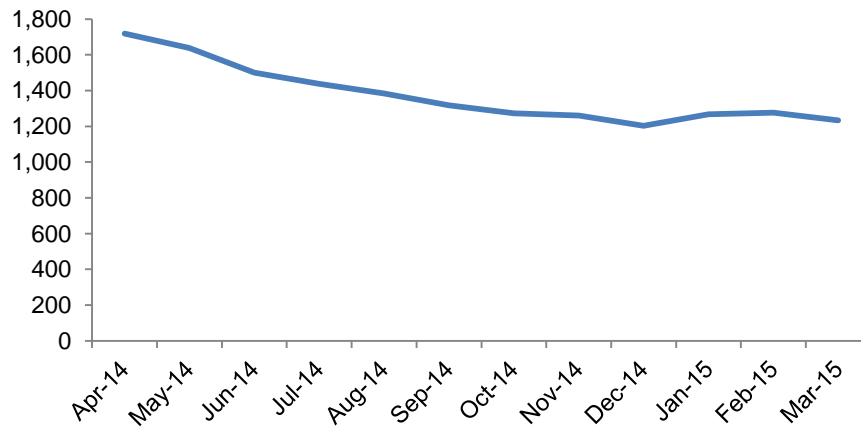


The unemployment rate in the District is below that of the East of England Region, and Great Britain as a whole. Table 14 and Figure 7, below, show the unemployment trend in Braintree District over the monitoring year.

Table 14: Unemployment trend 2014/2015 Braintree District					
Date	Claimants	Date	Claimants	Date	Claimants
March 2014	1,779	Aug 2014	1,384	Jan 2015	1,267
April 2014	1,718	Sept 2014	1,317	Feb 2015	1,276
May 2014	1,638	Oct 2014	1,272	March 2015	1,234
June 2014	1,501	Nov 2014	1,260	April 2015	1,155
July 2014	1,438	Dec 2014	1,203		

Source: Nomis, Labour Market Statistics, Local Authority Profile

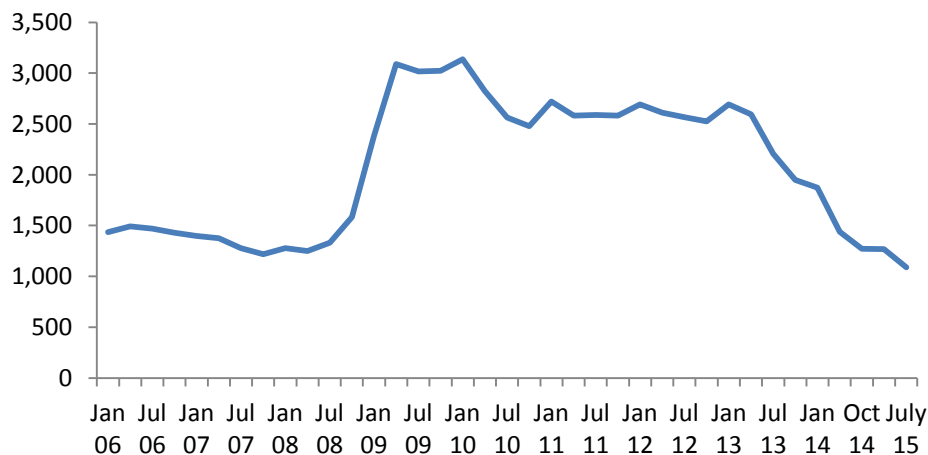
Figure 7: Claimant count unemployment, Braintree District, 2014 to 2015



Source: Nomis, Local Authority Labour Market Profile

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

Figure 8: Unemployment trend: Claimant count, January 2006 to July 2015



Source: ONS Labour Market Statistics

The percentage of people in the District claiming Job Seekers Allowance has reduced over the year; it remains lower than regional and national averages.

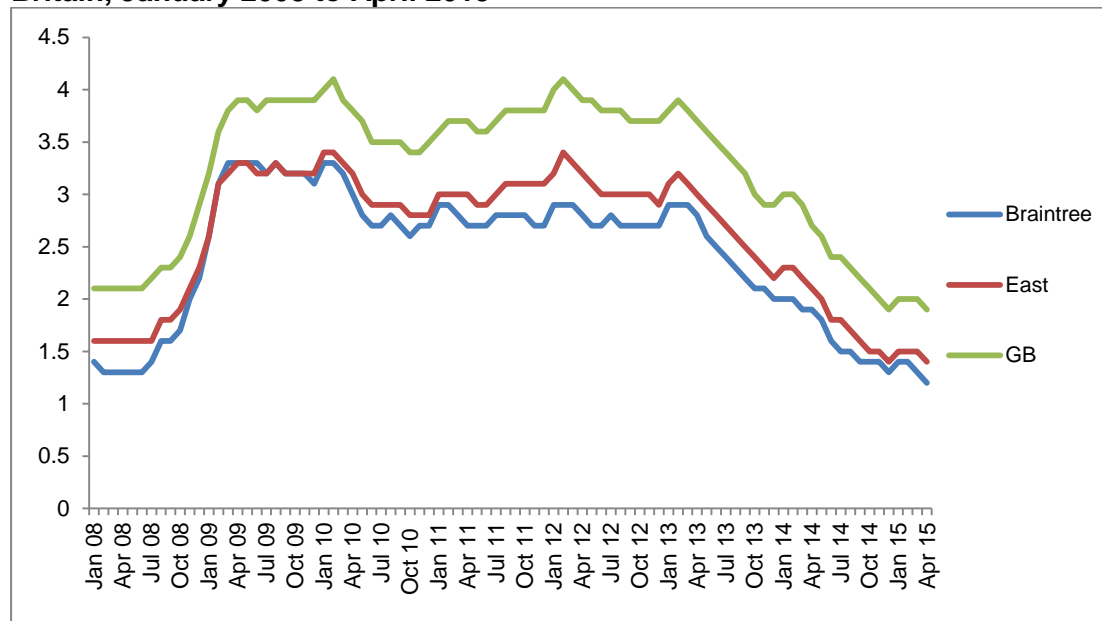
Table 15: Job Seekers Allowance Claimants April 2015

	Braintree (number)	Braintree (%)	Eastern (%)	UK (%)
All people	1,155	1.2	1.4	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.

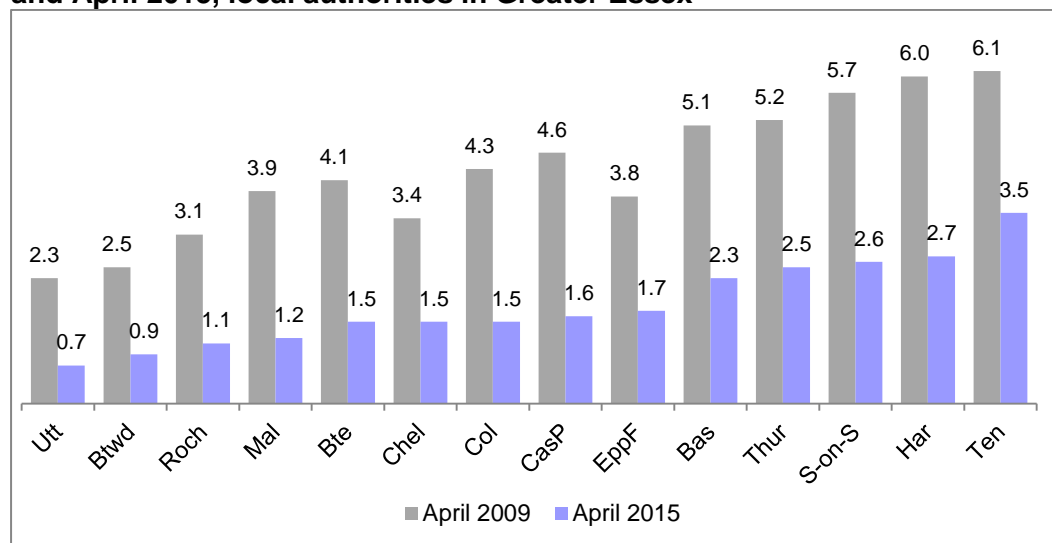
Figure 9: Claimant Unemployment % rate, Braintree District, Region and Great Britain, January 2008 to April 2015



Source: Nomis Labour Market Statistics

Figure 10 compares the unemployment claimant rate in Essex Districts in April 2015, and in the recession at April 2009 (the rate is defined here as a percentage of the estimated number of economically active residents).

Figure 10: Job Seekers Allowance claimants: unemployment rate April 2009 and April 2015, local authorities in Greater Essex



Source: Nomis Labour Market Statistics

The number of claimants declined in all Essex Districts over 2014/2015. The number in Braintree District reduced by 33% over the year. The table below examines the change in the number of claimants April 2013 – April 2014 across Greater Essex.

Table 16: Change in number of JSA claimants in Greater Essex April 2014-April 2015, in absolute and percentage change terms				
local authority:	April 2014	April 2015	Decrease 2014/15	% reduction
Basildon	3,214	2,077	1,137	35.4%
Braintree	1,718	1,155	563	32.8%
Brentwood	575	350	225	39.1%
Castle Point	983	684	299	30.4%
Chelmsford	1,936	1,432	504	26.0%
Colchester	2,172	1,362	810	37.3%
Epping Forest	1,502	1,048	454	30.2%
Harlow	1,728	1,193	535	31.0%
Maldon	622	398	224	36.0%
Rochford	756	500	256	33.9%
Southend-on-Sea	3,670	2,252	1,418	38.6%
Tendring	2,662	2,010	652	24.5%
Thurrock	3,165	2,077	1,088	34.4%
Uttlesford	469	298	171	36.5%

Source: Nomis Labour Market Statistics

As at April 2015, 400 claimants living in the District had been unemployed for over 6 months, and 250 people had been unemployed for over 12 months. This compares to 705 and 445 respectively in April 2014.

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.

The Annual Population Survey indicates that qualifications and skills remains an issue of concern for the District. Table 17, below, shows the proportion of residents at various skill levels according to the ONS Annual Population Survey 2014 (2013 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.

Table 17: Qualifications of residents aged 16-64: Jan 2014-Dec 2014				
	Braintree no.	Braintree %	East Region %	Great Britain %
NVQ4 and above	18,700 (22,700)	20.2 (25.5)	33.1 (33.2)	36.0 (35.2)
NVQ3 and above	44,100 (42,800)	47.7 (48.0)	54.1 (53.6)	56.7 (55.8)
NVQ2 and above	63,500 (61,100)	68.8 (68.5)	72.1 (72.7)	73.3 (72.5)
NVQ1 and above	80,400 (75,500)	87.0 (84.6)	86.0 (85.8)	85.0 (84.4)
Other qualifications	3,900 (5,100)	4.3 (5.7)	5.9 (5.8)	6.2 (6.3)
No qualifications	8,000 (8,600)	8.7 (9.7)	8.1 (8.4)	8.8 (9.3)

Source: Nomis, ONS Annual Population Survey

Notes:

NVQ4 equivalent and above: HND, degree, higher degree or equivalent

NVQ3 equivalent: 2 or more A-levels, advanced GNVQ, NQ3

NVQ2 equivalent: 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ2

NVQ1: fewer than 5 GCSEs at grades A-C; foundation GNVQ; NVQ1

Other qualifications: includes foreign qualifications and some professional qualifications

No qualifications: no formal qualifications held

In the academic year 2013/14, 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 50.3% compared with averages of 57% for the East of England region and 56.6% for England. The equivalent figure for the District the previous year was higher - 55.7%.

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 2013.

Table 18: Job Density (2013)			
	Braintree	Eastern	GB
Job Density	0.62	0.78	0.80

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 remained the joint third lowest jobs density figure in 2013 (with Breckland in Norfolk) out of 47 local authorities; only Castle Point and Tendring were lower.

Table 19 compares the estimated employment and estimated jobs density for Braintree with those of other districts in the Strategic Housing Market Area.

Table 19: Estimated number of jobs and jobs density 2013		
	Estimated no. of jobs	Estimated jobs density
Braintree	57,000	0.62
Chelmsford	96,000	0.89
Colchester	93,000	0.81
Tendring	46,000	0.60

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

Table 20 shows the reported job density for Braintree District over the period 2001 to 2012. The data is based on sample surveys.

Table 20: Job density, Braintree District			
Year	Reported Jobs Density	Year	Reported Jobs Density
2001	0.64	2008	0.64
2002	0.71	2009	0.65
2003	0.70	2010	0.60
2004	0.67	2011	0.60
2005	0.67	2012	0.61
2006	0.66	2013	0.62
2007	0.70		

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

Table 21 shows the estimated change in the number of jobs over the past decade for the districts in the Strategic Housing Market Area, according to the Nomis Labour Market Statistics.

Table 21: Estimated change in number of jobs			
	2003-2008	2008-2013	2003-2013
Braintree	-2,000	-2,000	-4,000
Chelmsford	-2,000	+8,000	+6,000
Colchester	+5,000	+5,000	+10,000
Tendring	-1,000	0	-1,000

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

Commuting

The 2011 Census results showed commuting inflow of 15,184, and commuting out-flow of 31,765, with net out-commuting of 16,581 (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 according to 2011 Census data. The level of net-out-commuting from Braintree District was the highest in Greater Essex.

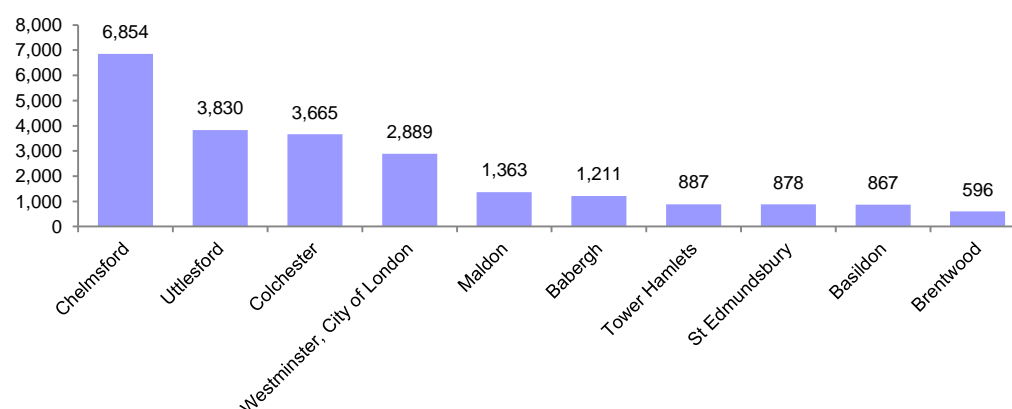
Table 22: Net commuting, Greater Essex, according to the 2011 Census			
	2011 Census Travel to Work data		
	Inflow	Outflow	Net flows
Basildon	36,071	36,243	-172
Braintree	15,184	31,765	-16,581
Brentwood	17,745	20,103	-2,358
Castle Point	7,467	23,573	-16,106
Chelmsford	30,575	34,430	-3,855
Colchester	22,968	24,850	-1,882
Epping Forest	21,509	35,628	-14,119
Harlow	15,994	16,561	-567
Maldon	6,513	13,782	-7,269
Rochford	10,411	24,441	-14,030
Tendring	6,763	17,412	-10,649
Uttlesford	17,618	18,110	-492
Southend on Sea	20,661	29,946	-9,285
Thurrock	21,804	35,032	-13,228

Source: ONS, Nomis; Origin/destination: location of usual residence and place of work, Table WU01UK

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).

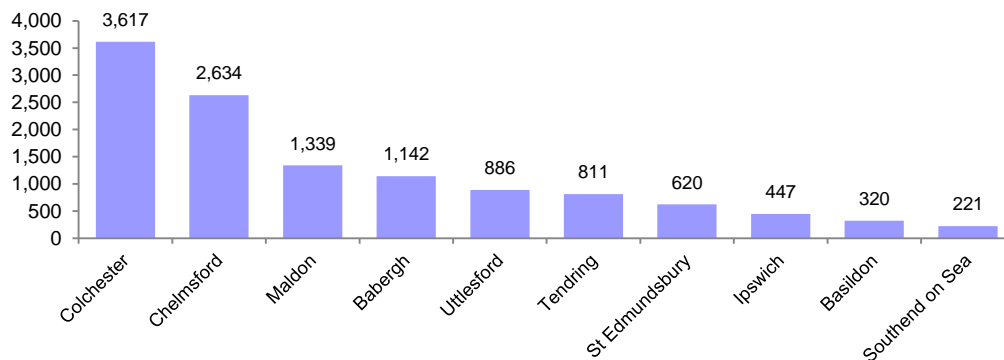
The average distance commuted to work by District residents in 2011 was 21.1 km. which was the third highest in the East of England region (with only Uttlesford and Maldon districts being higher). The average distance travelled to work had increased, from 20.1 km. in 2001. The average distance travelled to work by Braintree residents in 2011 was the 12th highest out of all the 326 local authority areas in England. (Source: 2011 Census, Nomis, Census Table QS702EW). The top ten destinations for residents of the District travelling to work outside the District are shown below, according to the 2011 Census (Table WU01UK):

Figure 11: Top ten destinations for District residents working outside the District, 2011



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

Figure 12: Top ten origins, people commuting to work in Braintree District, 2011



Forecast employment change

The East of England Forecasting Model (EEFM) was developed by Oxford Economics. The latest forecasts are the 2014 report (published January 2015). Oxford Economics caution 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.”* Table 23 summarises the EEFM baseline employment forecasts for districts in the Housing Market Area. According to the EEFM 2014 forecasts, employment will increase in the Housing Market Area as a whole by 54,000 (19%) over the period 2011-2031. The forecast increase in Braintree District formed 25% of the total in the Housing Market Area. According to these forecasts, Braintree has the highest percentage rate of growth of the four districts, and the second highest rate in absolute terms.

Table 23: EEFM 2014 baseline employment forecasts							
	2011	2016	2021	2026	2031	Change 2011-31	% change 2011-31
Braintree	59,400	64,800	68,100	70,500	73,000	13,600	23%
Chelmsford	94,600	101,700	107,000	111,400	115,800	21,200	22%
Colchester	89,800	95,100	98,400	100,800	103,200	13,400	15%
Tendring	45,100	49,700	50,400	50,600	50,900	5,800	13%
HMA total	288,900	311,300	323,900	333,300	342,900	54,000	19%
Bte as % of HMA	21%	21%	21%	21%	21%	25%	

Source: East of England Forecasting Model, 2014, Oxford Economics, published 8 January 2015

Alternative employment forecasts have been produced by Experian, as part of testing the evidence considered in the assessment of housing need.

According to these forecasts, total employment would increase in the Housing Market Area as a whole by 66,900 (24%) over 2011-2031. Forecast increase in employment in Braintree District formed 15% of the increase in the Housing Market Area. Braintree District was forecast to have the lowest rate of growth of the four Districts in the HMA, both in absolute and percentage terms.

Compared to the EEFM forecast, Experian forecast lower growth in Braintree District but much higher employment growth in Colchester.

Table 24: Experian employment forecasts							
	2011	2016	2021	2026	2031	Change 2011-31	% change 2011-31
Braintree	58,500	62,300	64,400	66,600	68,800	10,300	18%
Chelmsford	92,000	98,700	103,400	108,700	114,000	22,000	24%
Colchester	86,200	93,800	99,000	104,300	109,900	23,700	27%
Tendring	45,900	50,000	52,300	54,500	56,800	10,900	24%
HMA total	282,600	304,800	319,100	334,100	349,500	66,900	24%
Bte as % of HMA	21%	20%	20%	20%	20%	15%	

Source: Experian, June 2015

Employment by sector

The labour supply: industry in which residents worked

Table 25 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 25: Industry of employment of residents, March 2011				
	B'tree no.	B'tree (%)	Eastern(%)	England(%)
All usual residents aged 16-74 in employment	74,200			-
Employee jobs by industry				
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 Man. & Rem.	600	0.8	0.7	0.7
Construction	7,828	10.5	8.6	7.7
Wholesale & Retail Trade; Repair of Vehicles	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

Information is set out in the table below on the estimated number of people working in the District by industrial category.

Table 26: Number of persons working in Braintree District by industry of employment, 2011	
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	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/Nomis, 2014

Table 27 sets out information on the estimated number and proportion of residents in work who are self-employed.

Table 27: Residents who were self-employed, 2004-2015			
Year (April/March)	Braintree, number	Braintree, % of residents in work	East region, %
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
2013/2014	11,000	10.6	10.9
2014/2015	11,800	10.3	10.6

Source ONS Annual Population Survey

Business development

Information is taken from the 'Non-Residential Land Availability Survey 2015' produced by Braintree District Council.

Size Threshold

Threshold sizes are applied; only developments above the following sizes are monitored and recorded by the 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 2015 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 28 provides information on the completed non-residential floorspace for the whole of the District, in square metres by use class, in the survey year 2014/15, and also shows the amount of additional floorspace on previously developed land.

Table 28: Non-residential floorspace completed 2014/15					
	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 2014/15, sq. m	669	2,122	4,281	181	7,253
of which previously developed land (PDL) (Gross)	669 (100%)	-	779 (18%)	181 (100%)	1,629 (22%)
Floorspace losses 2014/15, sq. m	0	7,085	8,409	7,405	22,899
Floorspace redevelopment Non-Res to Non-Res	0	0	6,013	7,405	13,418
Floorspace loss Non-Res to Res	0	7,085	2,396	0	9,481
Net change in floorspace 2014/15, sq. m	669	-4,963	-4,128	-7,224	-15,646

Employment development in previous years

Tables 29 to 34 provide information on net development in employment floorspace, for A1-B8 Use Classes in square metres, over the five-year period 2009-2014.

Table 29: Net retail floorspace development (sq m): 2009-2015							
A1 Retail & A2 Financial and Professional Services							
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2009-2015
Net fspace developed	2,245	937	1,130	-458	580	669	5,103

Table 30: Net office floorspace development (sq m): 2009-2015							
B1a Offices							
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2009-2015
Net fspace developed	-1,092	-148	-1,351	-3047	-1,317	-4,963	-11,918

Table 31: Net B1/B2/B8 floorspace development (sq m): 2009-2015							
B1/B2/B8							
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2009-2015
Net fspace developed	-20,020	6,816	2,030	-6,562	-18,359	-4,128	-40,223

In comparison 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 2013/14 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 32 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.

Table 32: Potential sq. m of non-residential floorspace (with planning permission) identified as at 31st March 2015 by Use Class

	A1/A2	B1a Offices	B1, B2, B8 (other than specified as B1a)	D - Leisure	Total
Outstanding fspace with permission	19,064	10,522	37,325	3,935	70,846
of which PDL (Gross)	13,378 (70%)	910 (9%)	13,709 (37%)	3,935 (100%)	31,932 (45%)
Outstanding fspace redevelopment/losses with permission	3,644	3,894	9,095	0	16,633
Potential fspace redevelopment Non-Res to Non-Res	3,644	0	8,990	0	12,634
Potential Fspace loss Non-Res to Res	0	3,894	105	0	3,999
Net additional floorspace outstanding with permission	15,420	6,628	28,230	3,935	54,213

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.

Table 33: Location of potential floorspace with planning permission, as at 31st March 2015

	A1/A2	B1a	B1/2/8 (excl. B1a)	D	Total
Main Town	17,718	8,831	32,333	3,935	62,817
Key Service Villages	778	0	1,018	0	1,796
Other Villages	568	275	0	0	843
Countryside	0	1,416	3,974	0	5,390
Total	19,064	10,522	37,325	3,935	70,846

Potential development from sites without planning permission

In addition to sites with outstanding planning permission, as at April 2015, a further 41.97 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'.

Table 34: Location of Vacant Allocated Employment Land without Planning Permission as at 31st March 2015

Location	Vacant B1/B2/B8	Vacant Business Hub	Vacant Comprehensive Development Area	Total
Main Town	40.12	0	1.64	41.76
Key Service Village	0.11	0.1	0	0.21
Total	40.23	0.1	1.64	41.97

Total remaining land identified for non-residential uses:

Table 35: Total remaining land identified for non-residential uses (Use Classes A1, A2, B1-B8 and D) as at 31st March 2015

	Net outstanding floorspace with permission (sq m)	Vacant allocated Employment Land (hectares)
Main Town	62,817	41.76
Key Service Village	1,796	0.21
Other Villages	843	-
Countryside	5,390	-
Total	70,846	41.97

Future business land needs and work on the new Local Plan

In 2015 Braintree District Council commissioned an employment land needs assessment to review existing employment sites and consider future employment land needs. This assessment was published in August 2015 and forms part of the evidence base for the new Local Plan.

Table 36 summarises forecast demand for office floorspace in Braintree District over the period 2015-2033 according to a range of scenarios: low; medium and high demand. Forecast demand represents an increase compared to what was observed historically over the period 2000-2012.

Table 36: Forecast demand for office floorspace, Braintree District, 2015-2033

	Total net additional B1a office floorspace (sq m) required 2015-2033	Annual average net additional B1a office floorspace required (sq m) 2015-2033
Low demand scenario	53,400	2,967
Medium demand scenario	60,000	3,333
High demand scenario	66,800	3,711

Source: Braintree District Employment Land Needs Assessment AECAOM August 2015, Table 6-1

Table 37 summarises forecast demand for industrial land in Braintree District over the period 2015-2033 according to a range of scenarios: low; medium and high demand.

Table 37: Forecast demand for industrial land, Braintree District, 2015-2033

	Total net additional land required 2015-33 (ha.)	Annual average net additional land required (ha.) 2015-33
Low demand scenario	7.5	0.4
Medium demand scenario	9.2	0.5
High demand scenario	11.0	0.6

Source: Braintree District Employment Land Needs Assessment AECAOM August 2015, Table 6_3

In addition to the sites identified in the Non-Residential Land Availability survey as at April 2015, a 1.5 hectare Enterprise Centre has been proposed as part of the South West Witham Growth Location. There is also potential for 279 sq m retail floorspace as part of the North East Witham Growth Location, subject to demand.

Monitoring will also need to take into account of future losses of employment uses that occur. Some of the sites identified in this Monitoring Report for potential residential development would involve loss of employment uses floorspace or land, including:

- Old Ivy Chimneys, Witham; loss of 494 sq m office floorspace
- Crossman House Braintree, loss of 1,175 sq m office floorspace (demolished Summer 2015)
- Central Park Halstead; loss of 3.06 ha./ 2,750 sq m B1/B2/B8
- Hunnables site Great Yeldham; loss of 2.19 ha./12,200 sq m B1/B2/B8
- East of the High Street Halstead; not in employment use but site of 1.64 ha. Currently included in Non Residential Land Availability as a Comprehensive Development Area site without planning permission
- Deals site Station Road Kelvedon; comprehensive development of the site is expected to involve some net loss of employment uses area/floorspace

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:

The 2012 update to the Braintree Retail Study 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

Work on an update of that study is currently underway and is expected to report in late 2015.

The supply of new homes

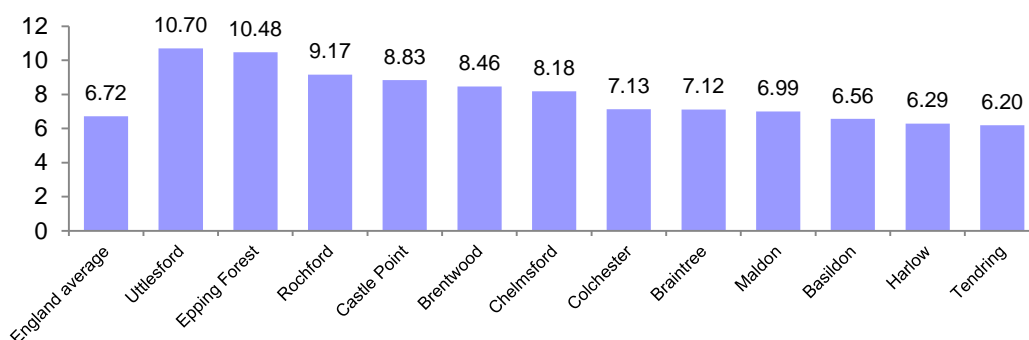
Table 38 shows the stock of homes in the District by tenure as at 2014; the information in these tables on local authority and housing association stock is as reported by local authorities through the Housing Strategy Statistical Appendix (HSSA). The total stock figures use the Census 2011 count as a 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 38: Estimated dwelling stock Braintree District at 31 March 2014	
	Number of homes, 2014
Total	63,360
Local authority	20
Private registered provider (Housing association)	10,360
Other public sector	70
Private sector	52,920

Home Sales and Prices

Figure 13 illustrates the ratio in 2013 of house prices to median earnings in Greater Essex and compared with the England average.

Figure 13: Ratio of median house price to median earnings Essex District (2013)

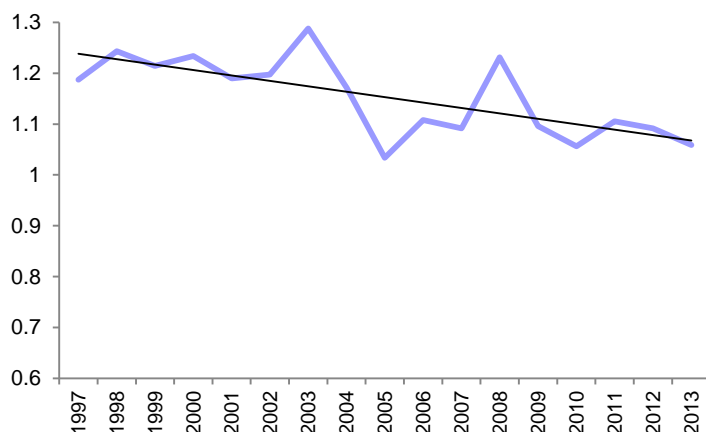


Sources: ONS Annual Survey of Hours and Earnings and HM Land Registry

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.

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.

Figure 14: 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

The planning strategy and delivery of new homes

Plan period and target for the supply of new homes

The adopted development plan for the new homes target as at April 2015 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 (an annual average of 385).

The proposed new Local Plan will define a new target which is expected to be higher than in the adopted Core Strategy, but at this stage it is not yet known what that target will be. Planning Practice Guidance advises that the consideration and examination of local plan housing targets should take place via the Local Plan process, where they can be tested in a way that cannot be replicated in the course of considering an individual planning application. This advice is also reflected in the Ministers letter of 19 December 2014 to the Planning Inspectorate.

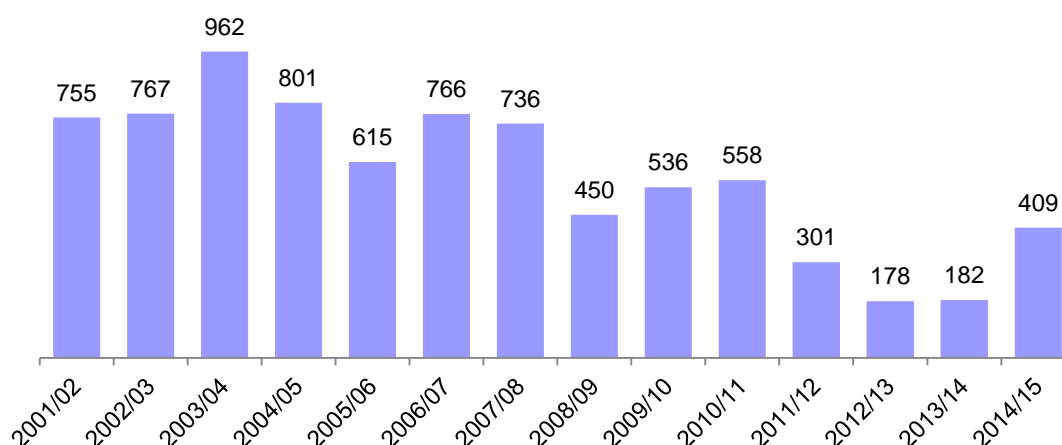
Government planning guidance indicates that the starting point for considering the new housing target should be the latest household projections. According to the demographic forecasts published by Edge Analytics on behalf of Essex Planning Officers Association, if based on the Government 2012 based sub-national projections this would indicate an annual average of 686 new homes over the period 2013-2037. In 2016 Braintree District Council will decide on the new housing target to be included in the Draft Local Plan and then consulted upon - together with proposed site allocations to meet that target - and tested at the Local Plan hearing, having considered evidence on objectively assessed housing need. An updated trajectory will be published in 2016 to show the assessment of potential housing supply including the draft Local Plan allocations.

Table 39 summarises the progress on the supply of new homes in the District, compared with the adopted Plan target.

Table 39: Braintree District provision for new homes: Summary of progress so far, Local Development Framework Core Strategy:		
Homes to build 2001-2026	9,625	Annual average 385
Homes built 2001-2015	8,016	Annual average 573
Homes to build 2015-2026	1,609	Annual average 146

The data on past housing supply takes into account adjustments made in the light of the 2011 Census results, such an adjustment having been made by DCLG in it's data on net dwelling supply (Table 122, published November 2013, which has National Statistics status). This is explained more fully in the 2014 Braintree District Monitoring Report. Figure 15 below presents information on the supply of new homes by year over the period 2001-2015.

Figure 15: Net supply of new homes Braintree District 2001 to 2015



Performance against target:

The adopted Plan target for 2001-2026 was an annual average of 385 homes. The annual average number of homes completed 2001-2015 was 573. Performance measured against target was 148.83%.

Commentary

The planned rate of growth for Braintree District set out in the LDF 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, fuelled by in-migration, had led to worsening alignment with employment and pressure on infrastructure. Local labour market estimates published by the Office for National Statistics indicate that the jobs density figure for the District is comparatively low, 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).

Net additional new homes for 2014/2015

Net supply for the reporting year, 2014/2015, was 409 homes.

Commentary:

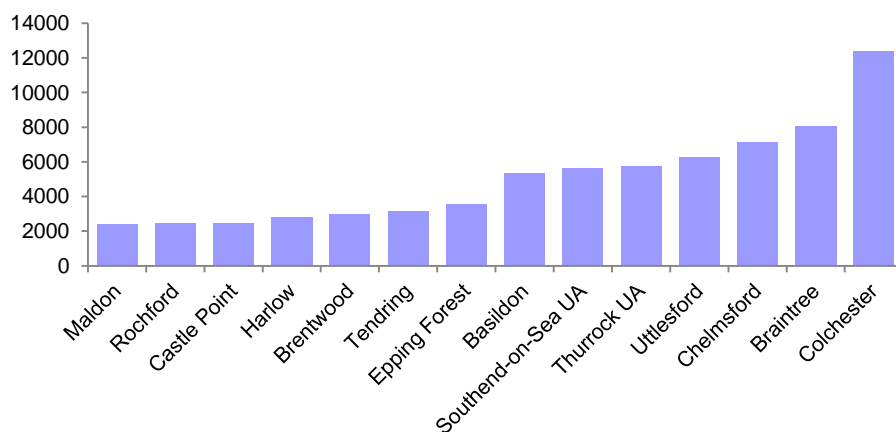
The housing market is now recovering from the recession; housing supply more than doubled in 2014/2015 compared to the previous year. The majority of the larger sites producing completions in 2014/2015 were on previously developed land. The main sites producing completions were:

- Former DWP offices Panfield Lane Braintree, 32 (Previously Developed Land - PDL)
- Former garage site South Street Braintree, 24 (PDL)
- Land south of Mill Hill Braintree, 25 (Green Field - GF)
- Walford Way Coggeshall, 36 (PDL)
- Priory Hall Halstead Phases 2 & 3, 33 (GF)
- Earls Garden (former Premdor site) Sible Hedingham, 20 (PDL)
- Icen House Witham, 31 (PDL)
- Constance Close, Witham, 63 (GF)

The latest information published by DCLG on comparative housing supply is as at 2015 (*Department for Communities and Local Government, Live Tables*). Braintree District was one of the highest performers in Essex.

The chart below illustrates net dwelling supply 2001-2015 in Greater Essex.

Figure 16: Estimated net dwelling supply 2001-2015, Greater Essex districts



Source: DCLG Live Tables Table 100

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 the draft site allocations which were proposed by the Council for future development. The projected supply of new homes in the District utilises current information on the planning status and other relevant information on the sites (including Discharge of Conditions, Building Control and marketing information).

Several large sites were under construction, the main sites being Heathlands at Braintree; Earls Garden at Sible Hedingham (the former Premdor site) and Maltings Park at Witham

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. All three of the Core Strategy Growth Locations are now coming forward for development;

- A Master Plan for the development of the **North West Braintree Growth Location** was approved by the Council in 2012. A hybrid planning application was submitted in October 2015 with an outline application for between 573 and 637 homes (accompanied by a Transport Assessment based on 600 homes), plus a proposed residential care home of up to 100 bed spaces; and a full application for 208 homes on Phase 1 of the overall proposal (included within the overall outline figure).
- An outline planning application for development of the **South West Witham Growth Location** for up to 750 homes was submitted in April 2015 and was approved in principle in September 2015 subject to signing of a S106 Agreement; construction is planned to start in 2016.
- A hybrid application for the development of 370 homes at the **North East Witham Growth Location**, including 111 affordable homes, was submitted in June 2015 in the form of a full application for 222 homes, 279 sq m retail floorspace (or 3 additional homes), and an outline application for up to 148 homes; this has been approved in principle subject to the signing of a Section 106 Agreement.

Draft site allocations proposed by the Council in 2014 are coming forward with planning applications (see comments in Appendix 2), including the proposed site at London Road/Pods Brook Braintree, for which a planning application for 215 homes has been submitted.

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. 'Windfall' sites will come

forward on an ad hoc basis as unforeseen circumstances arise. These sites are assessed against planning policies at that time. The Council has examined the evidence that this will contribute to the supply of new homes in the District and supplement identified sites.

Completions on windfall sites over the past decade 2005/06 to 2014/15 averaged 175 homes per year. Planning guidance states that so-called “garden sites” (sites where a householder sells off part of their garden for development) should be excluded from the assessment of windfall rates; over the same period the annual average number of completions on windfall sites excluding such sites was 148 (which represented over 30% of total net dwelling supply over the decade).

The table below shows completion rates from windfall sites in Braintree District, excluding “garden sites”.

Table 40: Net supply of new homes from completions on windfall sites			
	Net completions on windfall sites (excl. “Garden sites”)		Net completions on windfall sites (excl. “Garden sites”)
2005/2006	111	2010/2011	118
2006/2007	254	2011/2012	116
2007/2008	205	2012/2013	65
2008/2009	120	2013/2014	151
2009/2010	190	2014/2015	152

The rate of windfall site completions declined during the recession and increased as recovery from recession began. There were 152 windfall site completions in the year 2014/2015. Reported completions on windfall sites in the 7 month period April to October 2015 totalled 73. Between April and December 2015, a total capacity of 442 new homes has been identified from windfall sites, from permissions granted or applications approved in principle subject to the signing of a Section 106 Agreement. Only 11 of these were on “garden sites”.

A continuing programme of redevelopment of garage courts in the District; and the change to permitted development rights for schemes for conversion of offices and agricultural buildings to residential, have contributed to supply from windfall sites. 36 homes were completed on garage court sites in 2014/2015, and plans have been approved so far for a further 41 homes from garage court sites. A total of 69 new homes were completed in 2014/2015 from former office sites, and a total of 151 were currently identified for development from 2015, of which by November 2015 56 had been completed and 62 were on sites currently under construction. The supply identified via the Prior Approval process totalled 4 in the first year of the change in the permitted development regulations (2013/2014); 31 in the second year (2014/2015); 48 were completed April-November 2015; 26 were under construction and 7 were on sites where development had not yet started. In total, since 2013/2014, 116 new homes have been approved from conversion of offices via permitted development.

The change to permitted development in terms of agricultural buildings took effect from 2014. There were 16 homes completed in 2014/2015 from conversion of agricultural buildings, none of which were via the Prior Approval process. With

the change to the permitted development regulations, a total capacity of 24 new homes from agricultural buildings has so far passed through the Prior Approval process, adding to the sites with planning permission for conversion, making a total of 70 new homes approved for future conversion from agricultural buildings.

Continued recovery in the housing market will tend to encourage increased supply from windfall sites in terms of market homes. In terms of affordable/social housing, Greenfields Community Gateway housing association is continuing to actively pursue a comprehensive programme of identifying, bringing forward and developing windfall sites such as garage courts.

Taking the above information into account, the housing trajectory set out in this report allows for total net supply from windfall sites (as referred to in paragraph 48 of the National Planning Policy Framework) of 450 homes over the 5-year supply period 2016-2021, which represents an average of 90 homes per year. This comfortably allows a margin for permissions that expire where the sites drop out of the development pipeline (see below).

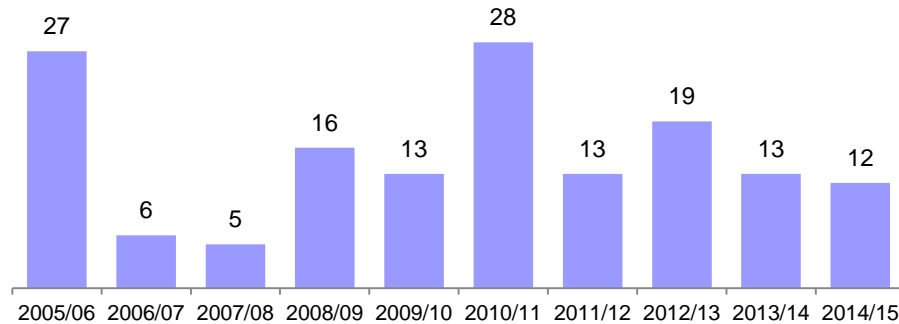
Expiry rates

The assessment of future supply should not assume that all sites where planning permission expires should be discounted. The results of a review of expired permissions in Braintree District over the period 2005/2006 to 2014/2015 showed that as time went on, some of the sites initially deleted from residential land availability came back in with new applications and permissions; some had been built (and in one case work had started a year after the planning permission expired). The results are affected by the recession, which would be expected to have a discouraging effect. All of the sites originated as windfall sites.

- Of the total net capacity of 56 homes that expired in 2005/06, 27 remained deleted 9 years later.
- Of the total net capacity of 18 homes that expired in 2006/07, 6 remained deleted 8 years later.
- Of the total net capacity of 5 homes that expired in 2007/08, 5 remained deleted 7 years later.
- Of the total net capacity of 26 homes that expired in 2008/09, 16 remained deleted 6 years later.
- Of the total net capacity of 93 homes that expired in 2009/10, 13 remained deleted 5 years later.
- Of the total net capacity of 74 homes that expired in 2010/11, 28 remained deleted 4 years later.
- Of the total net capacity of 67 homes that expired in 2011/12, 13 remained deleted 3 years later.
- Of the total net capacity of 28 homes that expired in 2012/13, 19 remained deleted 2 years later.
- Of the total net capacity of 23 homes that expired in 2013/14, 13 remained deleted 1 year later.
- A total net capacity of 12 homes expired in 2014/15.

Over the decade, a total net capacity of 145 homes expired and remained out of the development pipeline, although analysis of the data indicates it is likely that some of the more recently expired sites will re-enter the development pipeline in the future.

Figure 17: Net capacity, number of dwellings; permissions that expired in that year and remain outside the development pipeline at time of 2015 review



Specialist homes for the elderly

Planning Practice Guidance specifies that “Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. (*Government Planning Practice Guidance on Housing and Economic Land Availability Assessment, Methodology, Stage 5: Final evidence base, paragraph 037, Revision date 20 03 2015*). The identified additional net capacity from Use Class C2 developments was:

- on sites with planning permission as at April 2015: 53 rooms, of which 1 will be completed 2015/2016 (before the 5 year supply period)
- on sites without planning permission as at April 2015: 133 rooms, the subject of current planning applications on the adopted Growth Location site at North West Braintree (100) and at Willowmead Care home at Hatfield Peverel (redevelopment, net increase of 33 rooms).

Projected completions of new homes for a 5 year period from April 2016

Appendix 1 to this report sets out details of the projected supply of new homes over the 5-year period 2016-2021. 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 2015, but are expected to be developed within the five year period to 2021. The comments in the schedule demonstrate that many of the sites without permission at April 2015 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.

The table set out below illustrates projected supply of new homes in the District over the period to 2021. This is then compared with the annual average number of number of homes needed 2016-2021 to meet the plan provision in the Core Strategy after taking into account the number of homes already completed by 2015 (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 2015 and is not adjusted to take into account forecast completions 2015/2016 (termed the “current year”).

A trajectory will be published in 2016 for the Draft Local Plan to demonstrate housing supply including the draft site allocations.

Table 41: Forecast supply over the 5-year supply period 2016-21							
	2015/16 (current yr)	Year 1: 2016/17	Year 2: 2017/18	Year 3: 2018/19	Year 4: 2019/20	Year 5: 2020/21	Sum years 1-5
Projected completions, Use Class C3	528	464	870	1,011	948	772	4,065
+ Projected increase in Use Class C2, from 2016, elderly persons							186*
Managed delivery target at April 2015 based on adopted Local Plan, including 5% buffer							768

Note: *

Excludes a 62 bed care home with permission at The Riverside Braintree, where the developer is now proposing to substitute 48 Use Class C3 homes which, if permitted, would be additional to the projected C3 completions shown in the table above.

Includes an estimated 35 rooms at Polly’s Hill Braintree which as at March 2015 had been expected to form part of the retirement development proposed; the planning application now submitted proposes that all of the development (100 units) will be C3 retirement accommodation rather than the 40 previously anticipated; the proposed increase of 60 C3 units is not included in the March 2015 trajectory but would be considered in future housing trajectories.

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 2015, the residual Core Strategy provision was an annual average of 146 homes, and a 5 year supply target of **768** homes 2016-2021 (including the 5% buffer).

The identified supply in Braintree District far exceeds that needed to meet the adopted plan target and is sufficient to provide for a step change increase in housing supply over and above the adopted local plan target. If the projected net increase in homes for the Elderly in Use Class C2 is included as advised in national planning guidance (see below), the supply represents a 27.68 year supply.

As at the end of December 2015, there has been one planning appeal decision which has considered the five year supply of housing in Braintree District: APP/Z1510/W/15/3023071, Planning application reference BTE/15/0009/FUL: Land rear of 56 Courtauld Road, Braintree. The appeal was dismissed. The Inspector's decision, dated 8 December 2015, stated:

“The appellant states that there is a lack of housing units to meet need in the District and refers to the Strategic Housing Market Assessment 2014 which states that there is a shortage of one and two bed properties. However I note that the Council has demonstrated in its Annual Monitoring Report 2014 that it does have more than a five year supply of housing.”

Braintree District Council actively monitors housing supply and an interim review of the 5 year supply will be published to take into account updated information on sites. Work on the December Interim Review of housing land supply indicates that the potential 5 year supply had increased to 4,728 homes identified within Use Class C3, plus a potential future supply of 185 from elderly persons accommodation within Use Class C2 (*note: this excludes the potential supply at Riverside Braintree where the developer proposes to substitute 48 use Class C3 apartments, the subject of a current planning application, for a 62 bed care home, which has an extant planning permission – neither are included in the total above*).

Planning for the supply of new homes in the longer term

The new Local Plan is allocating additional housing sites for the longer term, and extending the Plan Period to 2033. In addition to the supply from sites identified in the trajectory in this Report, future supply will be supplemented by additional sites identified in the Local Plan process and by future windfall sites. Already, a site for 292 dwellings at Oak Road Halstead and a site for up to 60 dwellings at Boars Tye Road Silver End have been approved in principle subject to the signing of Section 106 Agreements.

The Council has published an update to the Braintree District Strategic Housing Land Availability Assessment. This identified a total potential capacity of 54,856 dwellings, most of which was on greenfield sites. This far exceeds the likely level that will be need to be allocated in the New Local Plan. In 2016 the Council will consider which of the proposals submitted in response to the Call for Sites are the best sites which should be included in the Draft New Local Plan.

In Spring 2016, Braintree District Council will consider the draft new Local Plan housing target and the proposed draft site allocations to meet that target, taking into account the information from the Call For Sites and the Strategic Housing Land Availability Assessment, together with other emerging evidence.

A draft housing trajectory for the Plan Period will be prepared based on this information and monitored and reviewed to update the trajectory as appropriate.

Public consultation on the draft Local Plan is planned for June/August 2016. The timetable for the production of the new Local Pan, 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.

Homes built on previously developed land

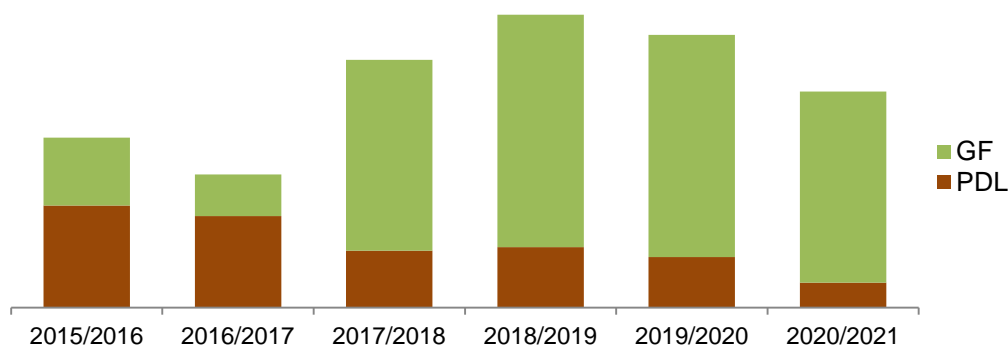
- Total gross completion of new homes 2014/2015: 433
- Gross completion of new homes on previously developed land: 244
- Percentage which were on previously developed land: 56.22%%

The table below demonstrates the proportion of gross completion of new homes that were on previously developed land for the years 2009/10 to 2014/15. A total of 105 homes were completed on greenfield/urban extension sites. The second largest source was former employment sites, where 89 homes were completed. 36 homes were completed from former garage court sites. 33 homes were completed on former school grounds, and 31 homes were completed on residential “garden sites”. 27 homes were completed from commercial garage sites. 17 homes were completed from conversion of agricultural buildings. 14 homes were completed on former public house or hotel sites or their car parks.

	Total Gross completions	Number on previously developed land	% 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%
2014/15	433	244	56.22%

The proportion of development that will come from previously developed land is expected to be lower in Braintree District than in previous years. The chart below illustrates the share of net supply of new homes that is expected to come from previously developed sites on the basis of specific sites identified in the March 2015 housing trajectory. Over the period 2015/2016 to 2020/2021, net supply from previously developed land is projected to account for approximately a third of net supply of new homes, on the basis of sites identified as at March 2015. The proportion is expected to reduce over the plan period.

Figure 18: Projected share of development of new homes from previously developed land, Braintree District, 2015/16 to 2020/21



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

The number of traveller caravans in Braintree District for the most recent published 5 counts is shown in Table 43, using data published by the Department for Communities and Local Government. The details of the results of the July 2015 survey of Traveller and Travelling Showpeople sites are set out in Table 48.

Planning permission was granted for 21 plots/pitches at the Twin Oaks site in October 2014. As at 2015, the provision totalled 58 authorised traveller plots/pitches. In addition there were 6 travelling showpersons plots/pitches.

An appeal decision in 2014 confirmed that a site at Spring Lane Hatfield Peverel should no longer be included in the traveller site count. This site is not included in the 2015 counts.

Table 43: Number of traveller caravans Braintree District					
	July 2013	Jan 2014	July 2014	Jan 2015	July 2015
Socially rented	38	40	40	40	40
Private caravans with planning permission	40	26	39	25	65
Caravans on Travellers' own land:					
Tolerated	0	0	21	29	0
Not tolerated	28	29	0	0	0
Caravans on land not owned by Gypsies:					
Tolerated	0	0	0	0	0
Not tolerated	0	0	0	0	15
Total all caravans	106	95	100	94	120

Source: Communities and Local Government, Count of Traveller Caravans

Future provision

According to the Local Development Framework adopted Core Strategy, a total of 67 plots/pitches are required by 2021. A total of 58 plots/pitches are currently identified as authorised or with planning permission, leaving a balance of 9 pitches to be provided during the period 2015-2021 (the five year supply requirement for this balance is 8 pitches). These sites will be identified through the Local Plan or development control processes.

Table 44: Braintree District Council Gypsy and Traveller and Travelling Showperson Count as at July 2015				
Location	OS Grid Reference	No. of Sites	No. of Pitches/Plots	No. of Caravans
Privately funded sites with permanent planning permission (temporary = 0)				
Half Acre Cressing	578129E/ 221763N	1	4	10
Station Road Earls Colne	584681E/ 229704N	1	2	8
Ferriers Farm Road Bures	589982E/ 233944N	1	1	2
Twin Oaks Stisted	578890E/ 223393N	2	21	25
Socially Rented Sites with planning permission				
Sandiacres Cressing		1	14	28
Ridgewell		1	12	24
Total with planning permission		7	54	97
Established Uses which are authorised in planning terms				
Cust Hall Toppesfield	573697E/ 236496N	1	1	1
The lay-by Blake End Great Saling	570194E/ 224055N	1	1	2
Compasses Lane Pattiswick	582062E/ 224700N	1	2	3
Total Authorised Sites Jan 2013		3	4	6
Total all Traveller sites (sum of above)		10	58	103
Travelling Showpersons Authorised Sites				
Blackwater Lane Witham	582501E/ 213974N	1	2	6
Fair Rest Rivenhall End	584064E/ 216271N	1	4	7
Total Travelling Showpersons Jan 2013		2	6	13

Affordable Homes Completions

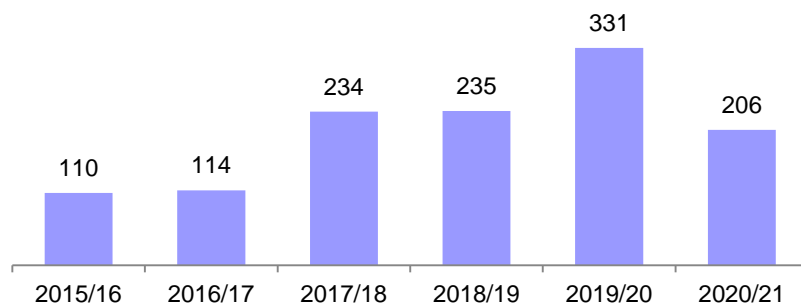
A net total of 124 affordable homes were completed in the District over the year 2014/15, as reported from Planning site checks and Building Control records. This amounted to 30% of total net new home completions. The affordable homes completion figures according to the Planning monitoring process are listed in the table below.

Table 45: Net completions 2014/2015, affordable homes	
Former South Street Garage site Braintree	24
Former garage court site. Ronald Road Halstead	4
Symonds Court Halstead	15
Constance Close Witham	28
Walford Way Coggeshall	36
Former garage court site, Bendlowes Road Great Bardfield	5
Chapel Road Ridgewell	4
Sarcel Road Stisted	8
Total Planning based affordable homes supply	124

Information on the projected supply of affordable homes makes use of information on planned construction start and completion dates provided by Braintree District Council Strategic Housing Services.

Figure 19 illustrates the estimated affordable homes trajectory for Braintree District from 2015 to 2021. Where the site specific details of an affordable homes component are known, that is used in the trajectory (such as sites with detailed planning permission). In the case of site allocations, the affordable homes figures have been estimated by applying the LDF Core Strategy Policy. The increase from 2017 reflects the projected development of the three strategic Growth Location sites. The trajectory is based on housing sites identified at March 2015, with the addition of information from Braintree District Council Strategic Housing Services on known affordable housing schemes currently in the development pipeline (a small number of which are additional to the sites in the March 2015 trajectory).

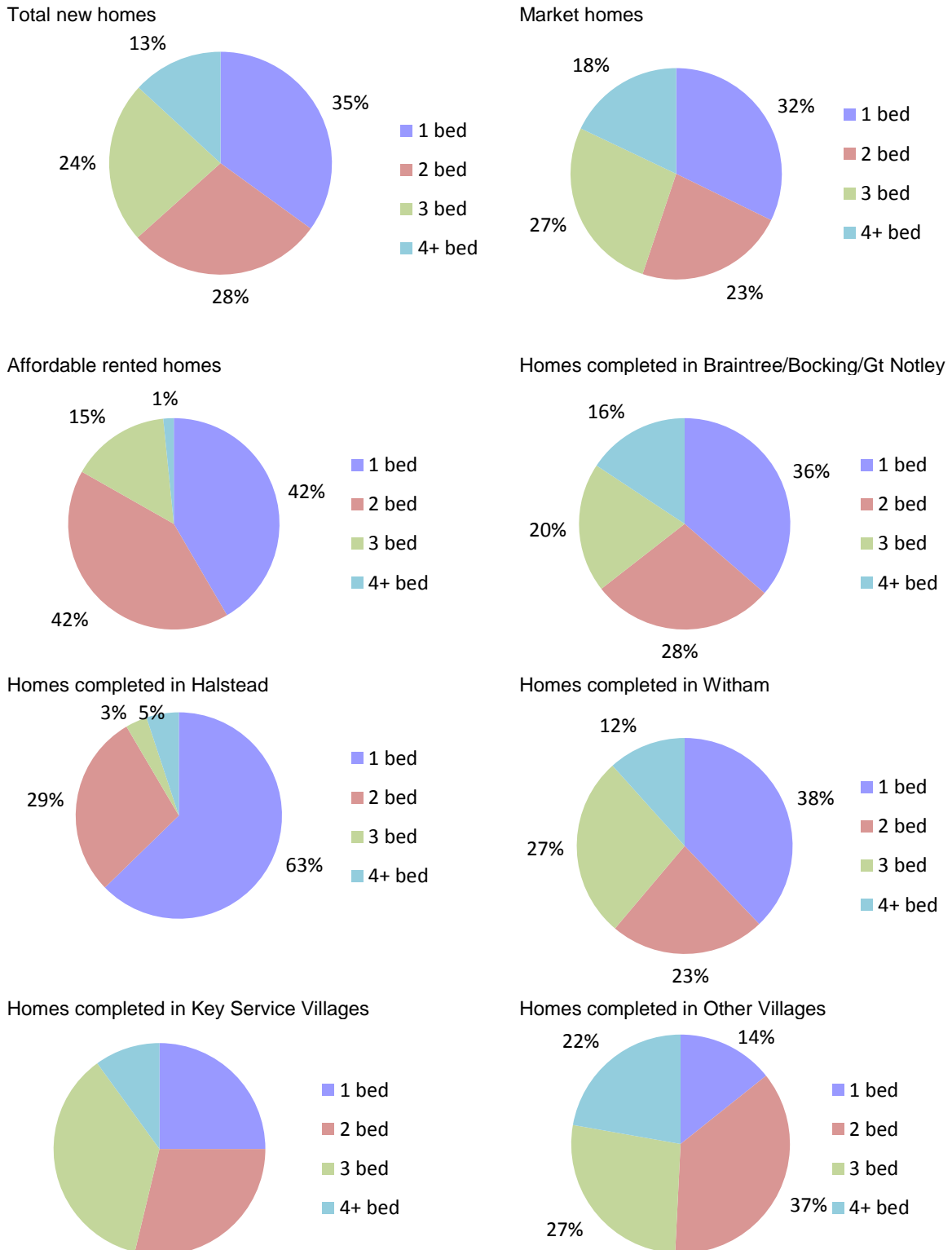
Figure 19: Estimated affordable homes trajectory Braintree District



Size of new homes completed in the monitoring year

Figure 20 illustrates the proportion of new homes completed in 2014/2015 by the number of bedrooms in those homes.

Figure 20: New homes completed in Braintree District 2014/2015: number of bedrooms



Flood risk and planning permissions granted for new homes

The table below provides information on planning permissions granted for residential development on sites in Flood Risk Zones 2 and 3 as shown on the Environment Agency 2015 Flood Risk maps.

The Environment Agency periodically review the flood risk zones and reviewed maps for rivers in Braintree District are expected to be published in 2016, starting with the River Blackwater.

Flood Zone 2 indicates medium probability of flooding. This is defined as having between 1 in 100 and 1 in 1,000 annual probability of river flooding.

Flood Zone 3 indicates high probability of flooding. This is defined as having at least a 1 in 100 annual probability of river flooding.

Table 46: Permissions granted for new homes on sites shown on Environment Agency 2015 Flood Risk Maps as in Flood Zones 2 and 3				
Planning App. Ref.	Date granted	Address	Proposal Description	Notes
BTE/10/0305	May 2010	Land rear of 40-58 North Street Steeple Bumpstead	Renewal of BTE/07/441. Outline permission for 5 homes	Permission has since expired and subsequent application refused on flood risk grounds. Flood Zone 2.
BTE/10/0187	July 2010	Riverside (The Waterings) St Johns Avenue Braintree	121 homes and a 62 bed care home	Only part of development (The Waterings, c. 31 homes) in Flood Zone - Flood Zone 3. Environment Agency did not object (following revisions). Development part completed (part in FZ 3 developed).
	2010/2011			5 homes in Flood Zone 2, 31 homes in Flood Zone 3
BTE/10/0777	May 2011	Mill Lane Stores Mill Lane Witham	Redevelopment to provide retail area and 2 1-bed flats	Site in Flood Zone 3; permission granted by Planning Inspector on appeal, renewal of earlier consent. Permission since expired.
BTE/11/0067	August 2011	Land adjacent Croft View Leather Lane Gt Yeldham	2 homes	Flood Zone 2 in 2015. Renewal of application 07/2603 (granted Feb 2008). Development completed.
	2011/2012			2 homes in Flood Zone 2, 2 homes in Flood Zone 3
	2012/2013			0 homes
BTE/13/0416	July 2013	Former Premdor site Station Road Sible Hedingham	Redevelopment of former industrial site to provide 193 homes	Part of site, c. 12 homes, is shown in current Flood Zone 2. In May 2013 the Environment Agency did not object on Flood Risk grounds because although the proposed development was in Flood Zone 3, the Agency accepted the river modelling provided by the applicant which showed that the development would be located above this zone, within Flood Zone 1. Under construction, part completed.
BTE/13/007	August 2013	24-34 Bridge Street Halstead, upper floor	Conversion to 6 flats	Flood Zone 3; Environment Agency had no objection as flood risk adequately assessed and developer has proposed mitigation measures for management of identified risk, for warning and evacuation if flooding. Development under construction.
	2013/2014			12 homes in Flood Zone 2, 6 homes in Flood Zone 3
BTE/14/0020/COUPA	November 2014	24-34 Bridge Street Halstead, upper floor, Phase 2	Conversion to 8 flats	Prior approval application (not planning permission) for change of use offices to flats. Flood Zone 3; Environment Agency had no objection as flood risk adequately assessed and developer had proposed mitigation measures for management of identified risk, for warning and evacuation if flooding occurs.
	2014/2015			8 homes in Flood Zone 3

Policy Performance Conclusions

Over the monitoring year 2014/2015 the supply of new homes has more than doubled compared to the previous year, as the market has been recovering from the impact of the recession. Braintree remains “ahead” on the Managed Delivery Target according to the approved development plan and is on course to exceed the adopted plan target for the District.

Evidence demonstrates that the development rate will continue to increase in the District in the future, and the identified land supply supports a marked increase in the rate of development. Large sites have 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.

Planning applications have now been received for all three of the Core Strategy Growth Locations. The draft site allocations in the Pre Submission Site Allocations and Development Management Document are now coming forward, and work on identifying potential additional development sites through the plan process is progressing. In 2016, the Council will publish the draft new Local Plan, setting out the proposed new homes target together with site proposals to meet that target.

With business development, there was a small increase in retail floorspace (669 sq m) but a net loss of floorspace in all other business use classes. Overall, business floorspace reduced by 15,646 sq m over the monitoring year. Over the Core Strategy period to date, 2009-2015, there has been a net loss of 40,223 sq m of B1/B2/B8 floorspace.

Outstanding planning permissions for business uses provided for a potential net increase of 54,213 sq m. In addition there were 41.97 hectares of land without planning permission but identified for business development. There were also proposals, as yet without planning permission, for the development of new homes on sites which as at March 2015 were included in business land/sites supply; these will be taken into account in future employment land reviews.

Appendix 1: March 2015 housing trajectory, completions 2014/15 and projected completions for current year and for 5 year supply period

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
2014/2015 completions identified															
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	
BTE/11/1245	576687	220715	Full	Black Notley	Black Notley & Terling	Fomer Reindeer PH car park The Street	0	6	0	0	0	0	0	0	
BTE/07/2620	574683	217425	Full	Fairstead	Black Notley & Terling	Ashcroft Ranks Green	0	1	0	0	0	0	0	0	
BTE/13/0300	576080	224135	Full	Braintree (unparished)	Bocking Blackwater	106 Bradford Street	0	4	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	Conversion 1 dwelling to 2
BTE/12/0352	576826	225325	Full	Braintree (unparished)	Bocking North	Land part garden of Evegate Broad Road	0	1	0	0	0	0	0	0	
BOS5H BTE/12/0898	575597	223341	Full	Braintree (unparished)	Bocking South	Former DWP offices Panfield Lane	0	32	0	0	0	0	0	0	Sheltered housing
BTE/13/1452	575672	223238	Full	Braintree (unparished)	Bocking South	Upper floor 1 Bocking End	0	2	0	0	0	0	0	0	
BTE/14/1353	575672	223238	Full	Braintree (unparished)	Bocking South	Roofspace 1 Bocking End	0	1	0	0	0	0	0	0	
BTE/13/0214	575623	223728	Full	Braintree (unparished)	Bocking South	89 Rosemary Avenue	0	0	0	0	0	0	0	0	Redevelopment; nil net gain
BTE/11/1722	575851	223510	Full	Braintree (unparished)	Bocking South	43 Bocking End	0	0	0	0	0	0	0	0	Conversion of dwelling to coffee shop and flat; nil net gain
BTE/09/1254	580722	219705	Full	Silver End	Bradwell Silver End & Riv.	Garage Court r/o shops Broadway	0	7	0	0	0	0	0	0	
BRC36H BTE/13/0660	576210	222828	Full	Braintree (unparished)	Braintree Central	Former Garage site South Street	0	24	0	0	0	0	0	0	
BRC81H 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	
BRC8H BTE/13/0692	575307	222648	Full	Braintree (unparished)	Braintree Central	WJC Hospital site London Road	0	10	0	0	0	0	0	0	
BTE/14/0659	575264	222449	Full	Braintree (unparished)	Braintree Central	Above carport, 103 London Road	0	1	0	0	0	0	0	0	
BTE/13/0585	575104	222804	Full	Braintree (unparished)	Braintree Central	Land rear of 45 Clare Road	0	1	0	0	0	0	0	0	
BTE/07/1715	574476	222912	Full	Braintree (unparished)	Braintree Central	Rear of 305 Rayne Road	0	7	0	0	0	0	0	0	
BTE/11/1048	575500	223146	Full	Braintree (unparished)	Braintree Central	42 Rayne Road	0	1	0	0	0	0	0	0	
BTE/14/1179	575543	223190	Full	Braintree (unparished)	Braintree Central	First floor Noel House 24 Rayne Road	0	-1	0	0	0	0	0	0	Change of use 1st floor flat to dental surgery.
BTE/13/0548	577047	222877	Full	Braintree (unparished)	Braintree East	40 Clockhouse Way	0	1	0	0	0	0	0	0	Conversion 1 dwelling to 2 flats.
BTE/13/0767	576422	221635	Full	Braintree (unparished)	Braintree South	Rear of 73 Park Drive	0	1	0	0	0	0	0	0	
BTE/13/0060	576252	222395	Full	Braintree (unparished)	Braintree South	Adjacent 15 Strawberry Close	0	1	0	0	0	0	0	0	
BRS26H BTE/07/0985 BTE/05/1074	576882	222659	Full	Braintree (unparished)	Braintree South	Land south of Mill Hill	0	25	0	0	0	0	0	0	
BTE/14/1277	568223	240880	Full	Steeple Bumpstead	Bumpstead	Bowercoft Finchingfield Road	0	-1	0	0	0	0	0	0	Demolition/replacement of dwelling; demolition took place Feb 2015
BTE/10/1054	584264	222719	Full	Coggeshall	Coggeshall&North Feering	The Milking Barn, Highfields West Street	0	1	0	0	0	0	0	0	
BTE/13/0189	585003	222854	Full	Coggeshall	Coggeshall&North Feering	Land at Walford Way Coggeshall	0	36	0	0	0	0	0	0	Affordable housing. Demolitions already deducted; took place 2013/2014.
BTE/13/0116	584983	223265	Full	Coggeshall	Coggeshall&North Feering	Adj 2 Westfield Drive	0	1	0	0	0	0	0	0	
BTE/12/1224	585532	222242	Full	Coggeshall	Coggeshall&North Feering	Part ground floor of the Abbots Lodging The Abbey Lane	0	1	0	0	0	0	0	0	
BTE/14/0434	584918	222222	Full	Coggeshall	Coggeshall&North Feering	Former staff flat at Grange Barn Grange Hill	0	-1	0	0	0	0	0	0	Conversion of 1 bed flat previously used for staff accommodation to use as office
BTE/13/1071	584775	222501	Full	Coggeshall	Coggeshall&North Feering	The Fleece 27 West Street	0	0	0	0	0	0	0	0	Change of use PH + flat to home; nil net change
BTE/13/1180	585021	222553	Full	Coggeshall	Coggeshall&North Feering	3-7 Market End	0	2	0	0	0	0	0	0	Creation of 2 flats within cellar
BTE/14/0219	584980	222485	Full	Coggeshall	Coggeshall&North Feering	13A Bridge Street	0	-1	0	0	0	0	0	0	Change of use from dwelling to office
BTE/11/0938	579260	220938	Full	Cressing	Cressing and Stisted	Ashes Garage The Street	0	3	0	0	0	0	0	0	
BTE/11/0945	578070	220946	Full	Cressing	Cressing and Stisted	Land Adjacent 8 Wrights Avenue	0	1	0	0	0	0	0	0	
BTE/13/0484	578051	220871	Full	Cressing	Cressing and Stisted	Land adjacent 9 Claud Ince Avenue	0	1	0	0	0	0	0	0	
BTE/12/0697	580075	224764	Full	Stisted	Cressing and Stisted	Part garden 64 Sarcel	0	1	0	0	0	0	0	0	
BTE/13/0790	580122	224569	Full	Stisted	Cressing and Stisted	Land adjacent 36 Sarcel	0	8	0	0	0	0	0	0	Housing association development
BTE/14/0756	580754	225638	Full	Stisted	Cressing and Stisted	Gowers Farm Tumblers Green	0	3	0	0	0	0	0	0	
BTE/14/0850	580754	225638	Full	Stisted	Cressing and Stisted	Gowers Farm Tumblers Green	0	1	0	0	0	0	0	0	
BTE/11/1083	578554	229532	Full	Gosfield	Gosfield & Greenstead Gn	Between 4-12 Greenway	0	5	0	0	0	0	0	0	
BTE/13/0657	582631	226695	Full	Greenstead Green	Gosfield & Greenstead Gn	Oakleigh Burtons Green	0	0	0	0	0	0	0	0	Redevelopment of 1 dwelling; nil net gain

Appendix 1: March 2015 housing trajectory, completions 2014/15 and projected completions for current year and for 5 year supply period

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
BTE/07/0237	574518	221676	Full	Great Notley	Great Notley and Braintree West	Land at Maydale Queenborough Lane	0	1	0	0	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	0	-1	0	0	0	0	0	0	Redevelopment; demolition took place 2014, Plot 1 started end March 2015
BTE/14/0369	574350	220520	Full	Great Notley	Great Notley and Braintree West	The Laurels 180 London Road	0	-1	0	0	0	0	0	0	Demolition of dwelling taken place; erection of 4 homes under construction
HAS22H BTE/10/0509 & BTE/11/1567	582066	230509	Full	Halstead	Halstead St Andrews	Prory Hall Colchester Road Phases 2 and 3, plots 16-48	0	33	0	0	0	0	0	0	Phases 2 and 3, completed 2014/2015.
BTE/11/0458	581914	230910	Full	Halstead	Halstead St Andrews	Rear of 39 Colne Road	0	1	0	0	0	0	0	0	
BTE/13/0513	581573	230503	Full	Halstead	Halstead St Andrews	Symonds Court St Andrews Road	0	15	0	0	0	0	0	0	Housing association.
BTE/13/0567	581474	230682	Full	Halstead	Halstead St Andrews	5 High Street	0	2	0	0	0	0	0	0	
BTE/11/0009	580847	230560	Full	Halstead	Halstead St Andrews	Pitchards Coach House Trinity Street	0	1	0	0	0	0	0	0	
BTE/13/1075	580941	230499	Full	Halstead	Halstead St Andrews	Trinity House Trinity Street	0	1	0	0	0	0	0	0	Change of use from offices
BTE/14/1072	581953	230463	Full	Halstead	Halstead St Andrews	Flint Cottages (former outbuildings) Nether Priors Colchester Road	0	2	0	0	0	0	0	0	
BTE/06/2111	581003	230303	Full	Halstead	Halstead Trinity	Land between 68 and 54 Trinity Road	0	1	0	0	0	0	0	0	
BTE/13/0047	581235	229827	Full	Halstead	Halstead Trinity	Garage site Ronald Road (HA)	0	4	0	0	0	0	0	0	Social housing development.
BTE/13/0693	578904	211658	Full	Hatfield Peverel	Hatfield Peverel	Baswin Church Road	0	3	0	0	0	0	0	0	
BTE/12/0763	579309	211913	Full	Hatfield Peverel	Hatfield Peverel	Prory Court The Street	0	3	0	0	0	0	0	0	
BTE/14/0934	579138	211780	Full	Hatfield Peverel	Hatfield Peverel	4 The Street	0	-1	0	0	0	0	0	0	Change of use dwelling to offices
BTE/12/0926	579552	211625	Full	Hatfield Peverel	Hatfield Peverel	Part garden 1 New Road	0	1	0	0	0	0	0	0	
BTE/13/0976	578517	235515	Full	Castle Hedingham	Hedingham & Maplestead	1-3 Queen Street	0	1	0	0	0	0	0	0	
BTE/13/0642	581605	236971	Full	Gestingthorpe	Hedingham & Maplestead	Mountview Moat Street	0	1	0	0	0	0	0	0	
BTE/09/1417	579315	233268	Full	Great Maplestead	Hedingham & Maplestead	Hulls Mill Farm Hulls Mill Lane	0	1	0	0	0	0	0	0	
BTE/12/0945	580888	234727	Full	Great Maplestead	Hedingham & Maplestead	Monks Ley Lucking Street	0	1	0	0	0	0	0	0	Redevelopment, loss of 1 home, erection of 4 homes. Plots 1 & 4 completed; Plots 2 & 3 under construction.
BTE/13/0699	580173	233353	Full	Great Maplestead	Hedingham & Maplestead	Kilowen Farm Dynes Hall Road	0	1	0	0	0	0	0	0	
BTE/04/1469	577908	234301	Full	Sible Hedingham	Hedingham & Maplestead	Adj The Village Hall	0	1	0	0	0	0	0	0	
SIB2 (pt) BTE/13/0416	578083	234889	Full	Sible Hedingham	Hedingham & Maplestead	Earl's Garden (Premdor site) Station Road	0	20	0	0	0	0	0	0	
BTE/13/1027	577921	234741	Full	Sible Hedingham	Hedingham & Maplestead	Land adjacent 5 Station Road	0	1	0	0	0	0	0	0	
BTE/13/0204	586140	218402	Full	Kelvedon	Kelvedon	Brockwell 30 Brockwell Lane	0	2	0	0	0	0	0	0	
BTE/13/1211	573645	225185	Full	Panfield	Panfield	Land between 15 and 19 Church End	0	1	0	0	0	0	0	0	
BTE/13/0868	584963	239171	Full	Bulmer	Stour Valley North	Flint Cottage Church Road	0	1	0	0	0	0	0	0	
BTE/12/1074 BTE/13/1137	584048	240134	Full	Bulmer	Stour Valley North	The Bungalow Bulmer Street	0	2	0	0	0	0	0	0	
BTE/13/0607	585464	240871	Full	Bulmer	Stour Valley North	Farm buildings adjacent Kitchen Farmhouse Kitchen Hill	0	8	0	0	0	0	0	0	
BTE/14/0763	576732	242233	Full	Ovington	Stour Valley North	1 The Bungalow Ashen Road	0	-1	0	0	0	0	0	0	Demolition of dwelling taken place; erection of 1 home under construction
BTE/13/0063	578331	241404	Full	Belchamp St Paul	Stour Valley North	The Cottage Knowl Green	0	-1	0	0	0	0	0	0	Demolition of dwelling taken place; erection of 2 homes under construction
BTE/03/1541	586292	586292	Full	Little Henny	Stour Valley South	Granary at Ryes Farm, The Ryes	0	1	0	0	0	0	0	0	
BTE/14/0602	584556	236100	Full	Twinstead	Stour Valley South	9 Long Gardens	0	-1	0	0	0	0	0	0	Demolition of dwelling taken place; erection of 1 home under construction
BTE/14/1060	584556	236106	Full	Twinstead	Stour Valley South	White Cottage 10 Long Gardens	0	-1	0	0	0	0	0	0	Demolition of dwelling taken place; erection of 1 home under construction
BTE/14/1107	588954	234627	Full	Lamarsh	Stour Valley South	Specks Farm Bungalow Cooks Green Lane	0	-1	0	0	0	0	0	0	Demolition of dwelling taken place; erection of 1 home under construction
BTE/12/1431	585889	228888	Full	Earls Colne	The Three Colnes	73 High Street	0	1	0	0	0	0	0	0	Change of use from retail
BTE/14/0586	586659	228553	Full	Earls Colne	The Three Colnes	41 and 43 Tey Road	0	-1	0	0	0	0	0	0	Conversion of 2 dwellings to 1 home

Appendix 1: March 2015 housing trajectory, completions 2014/15 and projected completions for current year and for 5 year supply period

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
BTE/14/1109	569110	232932	Full	Finchingfield	Three Fields	Windyridge Wethersfield Road	0	-1	0	0	0	0	0	0	Demolition taken place; replacement dwelling & new infill dwelling outstanding
BTE/13/0512	567965	230160	Full	Great Bardfield	Three Fields	Garage site at Bendlowes Road	0	5	0	0	0	0	0	0	Housing association development
BTE/12/0102	567800	230083	Full	Great Bardfield	Three Fields	Land adjacent 2 Alienor Avenue	0	1	0	0	0	0	0	0	
BTE/13/0866	574236	228895	Full	Wethersfield	Three Fields	Lime Tree Cottage (formerly The Cock Inn) Beazley End	0	0	0	0	0	0	0	0	Conversion from PH + residential to residential only; nil net change
BTE/13/0251	574481	242517	Full	Ashen	Upper Colne	Plot 1 Upper Lea Ashen Hill	0	1	0	0	0	0	0	0	Completed March 2015
BTE/12/1267	573467	241109	Full	Ridgewell	Upper Colne	Land at Chapel Road	0	4	0	0	0	0	0	0	Affordable housing development
BTE/13/0268	573883	237411	Full	Toppesfield	Upper Colne	Land adjacent 1 The Street (Chestnut Cottage)	0	1	0	0	0	0	0	0	
BTE/10/1438	573465	237275	Full	Toppesfield	Upper Colne	Manor Barn, Unit 2 Berwick Hall Farm Barns Park Lane	0	1	0	0	0	0	0	0	
WCH22H BTE/12/739 COUPA/13/0001	582369	214885	Full	Witham	Witham Chipping Hill & Central	Iceni House Newland Street	0	31	0	0	0	0	0	0	
BTE/12/583	581800	214559	Full	Witham	Witham Chipping Hill & Central	Crown PH 53 Guithavon Street	0	1	0	0	0	0	0	0	Erection of home in former PH car park completed September 2014
BTE/12/1131	582030	215127	Full	Witham	Witham Chipping Hill & Central	Land adjacent Easton House Easton Road Road	0	1	0	0	0	0	0	0	
BTE/14/0569	582183	214648	Full	Witham	Witham Chipping Hill & Central	28 Newland Street	0	1	0	0	0	0	0	0	Change of use first floor office to flat
BTE/11/0567	581776	214670	Full	Witham	Witham Chipping Hill & Central	Land adj Valley House Guithavon Valley	0	2	0	0	0	0	0	0	
BTE/13/1318	582051	214441	Full	Witham	Witham Chipping Hill & Central	80c Newland Street (ground floor)	0	1	0	0	0	0	0	0	
BTE/12/1476	582006	214700	Full	Witham	Witham Chipping Hill & Central	Cedar House 21A Collingwood Road	0	3	0	0	0	0	0	0	
WI2H BTE/12/1620	582650	213574	Full	Witham	Witham South	Land between Constance Close and A12 Witham by-pass	0	63	0	0	0	0	0	0	
BTE/14/1113	581929	213172	Full	Witham	Witham South	Home Farm Howbridge Hall Road	0	-1	0	0	0	0	0	0	Demolition of 1 home, erection of 5; Building Regs application submitted.
Subtotal completed								409	0	0	0	0	0	0	

Under construction															
BTE09/0256	574405	220512	Full	Black Notley	Black Notley & Terling	283 London Road	0		1	0	0	0	0	0	
BTE/13/1471	574960	216024	Full	Fairstead	Black Notley & Terling	Fuller Street Garage	0		1	0	0	0	0	0	
BTE/04/1481	576468	219037	Full	White Notley	Black Notley & Terling	Elms Farm Barn Green Lane	1		0	0	0	0	0	1	
BTE/08/0932	578626	218055	Full	White Notley	Black Notley & Terling	Land adj 20 Vicarage Avenue	0		1	0	0	0	0	0	
BTE/11/1728 BTE/14/0777	576058	223990	Full	Braintree (unparished)	Bocking Blackwater	The Kings Head Inn 52 Bradford Street	4		2	4	0	0	0	0	3 built 2013/14 and 2 under construction from conversion of PH and outbuildings; plus new build 4 not started, Building Regs Initial Notice received
BOB1H BTE/14/0702	575805	223273	Full	Braintree (unparished)	Bocking Blackwater	Phase 1, Tabor House site 5 Coggeshall Road	0		19	0	0	0	0	0	Phase 1 of development, 19 homes from conversion of former offices
BTE/14/0029	575771	225139	Full	Braintree (unparished)	Bocking North	Adjacent 156 Church Lane	0		1	0	0	0	0	0	
BTE/14/0903	576705	224923	Full	Braintree (unparished)	Bocking North	Land adj Fern Lodge 108 Broad Road	12		0	12	0	0	0	0	Supported living homes, C3 use, suitable for people with learning difficulties.
BON32H BTE/13/0749	575753	225496	Full	Braintree (unparished)	Bocking North	Bocking Riverside, Christy House and Chantry House, Church Street	13		7	13	0	0	0	0	Phase 1, Plots 1, 2, 3, 4, 7, 8 & 9 planned for completion Autumn 2015; showhouse (Plot 3) to open 14 Nov 2015
BTE/14/0758	575152	224094	Full	Braintree (unparished)	Bocking South	Land adjacent 210 Panfield Lane	1		0	1	0	0	0	0	
BTE/14/0919	575323	224371	Full	Braintree (unparished)	Bocking South	Sandon House Panfield Lane	0		7	0	0	0	0	0	Erection of 8 homes, net supply 7
BTE/13/0854	575409	223943	Full	Braintree (unparished)	Bocking South	Garage site rear of 1-13 Arnhem Grove	0		2	0	0	0	0	0	Housing association; started April 2015, completed Dec 2015

Appendix 1: March 2015 housing trajectory, completions 2014/15 and projected completions for current year and for 5 year supply period

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
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	
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	Start made on access. Site recently sold to new developer.
BTE/11/0799	582560	218321	Full	Rivenhall	Bradwell Silver End & Rivenhall	Ford Farm Church Road	0		1	0	0	0	0	0	
BTE/02/2109	574851	222738	Full	Braintree (unparished)	Braintree Central	24 Maple Avenue	1		0	0	1	0	0	0	
BTE/08/0653	575925	222717	Full	Braintree (unparished)	Braintree Central	Land rear of 36 Station Road	0		2	0	0	0	0	0	
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	
BTE/11/0348	575852	222793	Full	Braintree (unparished)	Braintree Central	Land rear of 68-70 South Street	4		0	0	0	0	0	4	Lawful Devt Cert obtained confirming development commenced)
BTE/12/1489	575718	223042	Full	Braintree (unparished)	Braintree Central	Unit 6B First Floor New Street	0		1	0	0	0	0	0	Under construction
BRC8H BTE/13/0692	575307	222648	Full	Braintree (unparished)	Braintree Central	WJC Hospital site London Road	0		19	0	0	0	0	0	
BTE/14/0300	574860	222970	Full	Braintree (unparished)	Braintree Central	Hawthorn House Land adjacent Peartree House Pentiction Road	0		1	0	0	0	0	0	Nearing completion
BTE/13/0784	575127	575127	Full	Braintree (unparished)	Braintree Central	Land rear of 41 Clare Clare Road	0		1	0	0	0	0	0	
BTE/12/1344	575495	222838	Full	Braintree (unparished)	Braintree Central	Blandford House site 7 London Road	14		0	10	0	4	0	0	
BRC30H BTE/14/1009	575874	222721	Full	Braintree (unparished)	Braintree Central	Land adj Telephone Exchange South Street	0		11	0	0	0	0	0	5 plots commenced March 2015
BTE/99/0356	576705	223285	Full	Braintree (unparished)	Braintree East	Rear of 12/14 Cressing Road	2		0	0	2	0	0	0	
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	
BTE/09/0241	576885	223375	Full	Braintree (unparished)	Braintree East	Land adjacent 324 Coggeshall Road	0		1	0	0	0	0	0	
BTE/10/1112	577510	222618	Full	Braintree (unparished)	Braintree East	Land between 275 - 277 Cressing Road	0		1	0	0	0	0	0	
BRS2H, BRS3H, BRS4H BTE/12/1605	575954	222644	Full	Braintree (unparished)	Braintree South	The Riverside St John's Avenue	0		55	0	0	0	0	0	Completed 16 April 2015. Current application proposing substitution of 48 flats for previously permitted care home.
BRS26H BTE/99/03 BTE/07/0985 BTE/05/1074	576882	222659	Full	Braintree (unparished)	Braintree South	Land south of Mill Hill	41		50	41	0	0	0	0	Incl. 2 affordable homes completion scheduled Jan 2016, 10 affordable homes completion scheduled Aug 2016.
BTE/13/1174	576094	221710	Full	Braintree (unparished)	Braintree South	Land adjacent 32 Milton Avenue	0		1	0	0	0	0	0	
BTE/13/1206	576062	221985	Full	Braintree (unparished)	Braintree South	East of 36 Challis Lane	0		2	0	0	0	0	0	
BTE/09/1300	564543	241320	Full	Helions Bumpstead	Bumpstead	Barn at Helions Farm Sages End Road	2		0	2	0	0	0	0	
BTE/11/0949	569750	242064	Full	Steeple Bumpstead	Bumpstead	Rylands Farm Barn, Broad Green	1		0	1	0	0	0	0	
BTE/13/0036	567839	241052	Full	Steeple Bumpstead	Bumpstead	Land adj Broadgate House 15 Church Street	0		1	0	0	0	0	0	
BTE/10/1248	569578	244008	Full	Sturmer	Bumpstead	The Spinning Wheel Rowley Hill	9		0	0	2	2	2	3	Plots 1 2 and 3 under construction
BTE/10/1121	584540	222417	Full	Coggeshall	Coggeshall&North Feering	The Vineyard West Street	1		0	1	0	0	0	0	
BTE/11/1036	582409	226422	Full	Coggeshall	Coggeshall&North Feering	Barn at Great Nuntys Nuntys Lane	1		0	0	0	0	1	0	
BTE/11/0243	584976	221036	Full	Coggeshall	Coggeshall&North Feering	Scrips Farm Bungalow Cuthedge Lane	1		0	1	0	0	0	0	Nearing completion
BTE/13/0635	586377	222771	Full	Coggeshall	Coggeshall&North Feering	44 Colchester Road	1		0	1	0	0	0	0	
BTE/12/0290	584929	222528	Full	Coggeshall	Coggeshall&North Feering	The Cricketers PH 7 West Street	0		0	0	0	0	0	0	Conversion of PH + flat to home; nil net gain
BTE/14/0663	585003	222594	Full	Coggeshall	Coggeshall&North Feering	First floor 2 Market Hill (conversion of offices)	0		1	0	0	0	0	0	
BTE/14/1172	577703	221329	Full	Cressing	Cressing and Stisted	Lightfoots Braintree Road	0		1	0	0	0	0	0	
BTE/09/0807	576254	230860	Full	Gosfield	Gosfield & Greenstead Gn	Bounces Farm Barn Liston Hall Lane	0		1	0	0	0	0	0	Barn conversion
BTE/05/2192	577646	226831	Full	High Garrett	Gosfield & Greenstead Gn	Land adj 15 Sunnyfields Road	1		0	1	0	0	0	0	
BTE/07/0237	574518	221676	Full	Great Notley	Great Notley and Braintree West	Land at Maydale Queenborough Lane	0		1	0	0	0	0	0	Last remaining plot, BC/15/0278, NHBC Initial Notice received March 2015.
BTE/12/1046	574341	220571	Full	Great Notley	Great Notley and Braintree West	176 & land rear of 174 & 176 London Rd	3		0	1	1	1	0	0	Redevelopment; demolition took place 2014, Plot 1 commenced March 2015
BTE/14/0369	574350	220520	Full	Great Notley	Great Notley and Braintree West	The Laurels 180 London Road	3		1	2	1	0	0	0	Demolition of dwelling taken place, erection of 4 homes under construction

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LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
HAS2H BTE/86/0185 BTE/11/1494 BTE/14/171 BTE/15/328	581516	229783	Full	Halstead	Halstead St Andrews	Balls Chase/Tidings Hill, Ozier Field and Stanstead Road	19		2	3	4	4	4	4	Under construction, part completed
BTE/13/0004	581664	229832	Full	Halstead	Halstead St Andrews	Land off Stanstead Road	0		8	0	0	0	0	0	Part of Balls Chase housing estate; under construction.
HAS 22H BTE/11/1567	582066	230509	Full	Halstead	Halstead St Andrews	Prory Hall Colchester Road	0		20	0	0	0	0	0	Phase 4, 20 homes - plots 49-68 - construction commenced May 2015.
BTE/05/0740	581222	231796	Full	Halstead	Halstead St Andrews	The Stables The Howe Howe Chase	2		0	0	0	0	2	0	
BTE/12/0852	581476	230733	Full	Halstead	Halstead St Andrews	5-7 Market Hill	0		6	0	0	0	0	0	
BTE/13/0007 BTE/13/02/COUPA	581185	230524	Full	Halstead	Halstead St Andrews	First floor 24-34 Bridge Street	0		8	0	0	0	0	0	Conversion of offices; under construction
BTE/14/0041 BTE/14/1122	581959	230402	Full	Halstead	Halstead St Andrews	Land south of Nether Priors Colchester Road	0		3	0	0	0	0	0	Completed August 2015
BTE/14/0108	581390	230983	Full	Halstead	Halstead St Andrews	76 Heddingham Road	0		2	0	0	0	0	0	Change of use from health facility to home
BTE/07/1509	580800	229762	Full	Halstead	Halstead Trinity	8 Abels Road	0		1	0	0	0	0	0	
BTE/10/0808	581165	233821	Full	Great Maplestead	Heddingham and Maplestead	Land adj 8 Mill Lane	0		1	0	0	0	0	0	
BTE/12/0945	580888	234727	Full	Great Maplestead	Heddingham and Maplestead	Monks Ley Lucking Street	0		2	0	0	0	0	0	Redevelopment, loss of 1 dwelling, erection of 4 homes; construction started July 2014. Plots 2 & 3 under construction.
SIB 06H BTE/11/0650	578148	234029	Full	Sible Heddingham	Heddingham and Maplestead	Coopers Place, Coopers Yard Swan Street	0		12	0	0	0	0	0	Work started Aug 2014. Sales launched Nov 2014. As at April 2015 all plots reserved. Plot 2 completed 27 April 2015
BTE/04/1469	577908	234301	Full	Sible Heddingham	Heddingham and Maplestead	Adj The Village Hall	3		4	3	0	0	0	0	Plot 23 completed Dec 2014.
BTE/05/0424	577747	233949	Full	Sible Heddingham	Heddingham and Maplestead	Adj Sandpipers 83 Alexandra Rd	1		0	1	0	0	0	0	
BTE/10/1182	577803	233444	Full	Sible Heddingham	Heddingham and Maplestead	Workshop at Cobbs Fenn	1		0	1	0	0	0	0	
SIB2H (part) BTE/13/00416	578083	234889	Full	Sible Heddingham	Heddingham & Maplestead	Earl's Garden (Premdor site) Station Road	118		55	60	58	0	0	0	Includes 35 affordable homes scheduled for completion March 2017. 20 plots completed by 1 April 2015 according to NHBC certificates.
BTE/14/0972	578272	233739	Full	Sible Heddingham	Heddingham & Maplestead	49 Swan Street	2		1	2	0	0	0	0	Conversion of 1 dwelling to 2, and erection of 2 new build homes; total net gain 3. Plots 1 and 2 commenced March 2015; Plot 3 commenced April 2015
BTE/12/1614	578708	232068	Full	Sible Heddingham	Heddingham & Maplestead	Oak Tree Barn at Tilekiln Farm Braintree Road	1		0	1	0	0	0	0	
BTE/08/2093	574844	232835	Full	Sible Heddingham	Heddingham & Maplestead	Oak House Morris Green Road	1		0	0	0	1	0	0	
BTE/11/0821	582962	236531	Full	Wickham St Paul	Heddingham & Maplestead	Shellards Farm Barn Shellards Lane	1		0	0	1	0	0	0	
BTE/13/0074	586886	219788	Full	Feering	Kelvedon	Part garden 2 Sherwood Way	1		0	0	1	0	0	0	
BTE/11/0631	586882	219481	Full	Feering	Kelvedon	35 Feering Hill	0		1	0	0	0	0	0	
BTE/10/0053	586056	219569	Full	Kelvedon	Kelvedon	Land adjacent 5 Observer Way	1		0	1	0	0	0	0	Permission under construction in respect of extension; new home not yet started
BTE/13/0151	586825	217430	Full	Kelvedon	Kelvedon	Highfields Farm Barn Highfields Lane	0		1	0	0	0	0	0	Started Sept 2013; completed April 2015
BTE/11/1638	585779	218512	Full	Kelvedon	Kelvedon	Outbuilding at The Red House Church Street	0		1	0	0	0	0	0	
BTE/13/0127	569079	225365	Full	Bardfield Saling	Panfield	Betts Farm Barns Stebbing Road	1		0	1	0	0	0	0	
BTE/12/0350	570900	227450	Full	Shalford	Panfield	Deersbrook Farm Littles Lane	0		1	0	0	0	0	0	
BTE/09/1116	572308	229019	Full	Shalford	Panfield	Builders yard Braintree Road	8		1	1	1	2	2	2	
BTE/13/1435	572210	229255	Full	Shalford	Panfield	Land adjacent the Old Vicarage The Street	2		0	2	0	0	0	0	
BTE/14/1642	573147	222976	Full	Rayne	Rayne	Century Barn Rayne Hall Farm Shalford Rd	1		0	1	0	0	0	0	

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BC/13/0771	579985	241603	Full	Belchamp Otten	Stour Valley North	Meadow View The Street	0		-1	0	0	0	0	0	Conversion 2 dwellings to 1, Building Control permission, completed April 2015
BTE/02/2132	577335	24145	Full	Belchamp St Paul	Stour Valley North	Wakes Hall Farm Barn	0		1	0	0	0	0	0	Nearing completion
BTE/13/0063	578331	241404	Full	Belchamp St Paul	Stour Valley North	The Cottage Knowl Green	1		1	1	0	0	0	0	Demolition of dwelling taken place; 2 new homes under construction
BTE/14/1331	579028	242210	Full	Belchamp St Paul	Stour Valley North	Land adjacent 1 The Savilles Gages Road	2		0	2	0	0	0	0	
BTE/11/0372	584730	243043	Full	Borley	Stour Valley North	Barn at Borley Place School Road	1		0	1	0	0	0	0	
BTE/11/0630	582851	244504	Full	Foxearth	Stour Valley North	Huntsmans House Huntsmans Lane	0		1	0	0	0	0	0	Completed 30 April 2015
BTE/14/0763	576732	242233	Full	Ovington	Stour Valley North	1 The Bungalow Ashen Road	1		0	1	0	0	0	0	Demolition of dwelling taken place; 1 new home under construction
BTE/12/0650	586209	234888	Full	Alphamstone	Stour Valley South	Kings Farm Barn Bishops Lane	1		0	0	1	0	0	0	
BTE/14/1107	588954	234627	Full	Lamarsh	Stour Valley South	Specks Farm Bungalow Cooks Green Lane	1		0	0	1	0	0	0	Demolition of dwelling taken place; 1 new home under construction
BTE/06/0478	239414	233514	Full	Pebmarsh	Stour Valley South	Land adj Ivy Cottage Clay Hills	0		1	0	0	0	0	0	
BTE/14/0258	584647	234915	Full	Pebmarsh	Stour Valley South	Broomhills Catley Cross	1		0	1	0	0	0	0	
BTE/12/1591	585887	234750	Full	Pebmarsh	Stour Valley South	Scotts Farm Cripple Corner	0		0	0	0	0	0	0	Replacement dwelling, nil net gain
BTE/14/0602	584556	236100	Full	Twinstead	Stour Valley South	9 Long Gardens	0		1	0	0	0	0	0	Demolition of dwelling taken place; 1 new home under construction
BTE/14/1060	584556	236106	Full	Twinstead	Stour Valley South	White Cottage 10 Long Gardens	0		1	0	0	0	0	0	Demolition of dwelling taken place; 1 new home under construction
BTE/95/0275	585091	230373	Full	Colne Engaine	The Three Colnes	Ex Haulage yard at 1 Mill Lane	5		0	0	2	3	0	0	Discharge of conditions application 2014 points out start made on site, access road, and developer intends to implement this permission rather than subsequent permission granted on site.
BTE/14/0565	585142	230379	Full	Colne Engaine	The Three Colnes	Redundant builders yard Church Street	2		6	2	0	0	0	0	
BTE/13/0898	585089	230460	Full	Colne Engaine	The Three Colnes	Ground floor of 39 Church Street	1		0	1	0	0	0	0	Change of use from offices to flat; work has started
BTE/12/1248	585653	227216	Full	Earls Colne	The Three Colnes	Rosedene Coggeshall Road	0		0	0	0	0	0	0	Demolition of dwelling and erection of 1 home.
BTE/15/001/COUPA	585747	228855	Full	Earls Colne	The Three Colnes	Whitegates 11 York Road	0		1	0	0	0	0	0	Change of use office to home; completed June 2015
BTE/09/1495	587076	231936	Full	White Colne	The Three Colnes	Baggarets Farm, Dawes Hall Road	0		1	0	0	0	0	0	
BTE/13/0724	587092	229029	Full	White Colne	The Three Colnes	41 Colchester Road	0		1	0	0	0	0	0	
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	Prior Approval, change of use from office; barn conversion
BTE/11/0948	571101	231450	Full	Wethersfield	Three Fields	Land adj 58 Saffron Gardens	1		0	1	0	0	0	0	
BTE/12/0729	571117	231319	Full	Wethersfield	Three Fields	Congregational Church High Street	1		1	1	0	0	0	0	Meeting hall conversion completed Aug 2014, church conversion started
BTE/12/0699	571954	230318	Full	Wethersfield	Three Fields	The Nook Braintree Road	1		0	1	0	0	0	0	
BTE/12/1163	574333	230245	Full	Wethersfield	Three Fields	Barns at Waver Farm Blackmore End	2		0	2	0	0	0	0	
BTE/13/0831	574221	230409	Full	Wethersfield	Three Fields	St Marys Church Blackmore End	1		0	1	0	0	0	0	Conversion of church
BTE/08/0112	575155	243460	Full	Ashen	Upper Colne	Barns at Stours Lower Stokes Rd (Barn A = Oak Meadow Barn; Barn B = Paddocks)	2		0	2	0	0	0	0	
BTE/10/1438	573465	237275	Full	Toppesfield	Upper Colne	Units 1 and 3 Berwick Hall Farm Barns Park Lane	2		0	1	1	0	0	0	
BTE/13/0013	582637	215205	Full	Witham	Witham Chipping Hill & Central	Former Wimpey offices at 1 Crittall Road	0		46	0	0	0	0	0	Permission granted Oct 2014 for an additional 14 homes, making a total of 46.
BTE/13/0985	582195	214473	Full	Witham	Witham Chipping Hill & Central	The Old Chapel Maldon Road	0		4	0	0	0	0	0	
WI2H BTE/12/1620	582650	213574	Full	Witham	Witham South	Land between Constance Close and A12 Witham by-pass	0		31	0	0	0	0	0	Includes 28 affordable homes in permission; completed 2014/2015. 35 market homes completed 2014/2015

Appendix 1: March 2015 housing trajectory, completions 2014/15 and projected completions for current year and for 5 year supply period

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
WIS9H BTE/14/0100	581249	213244	Full	Witham	Witham South	Maltings Park, Land south of Maltings Lane	75		60	50	25	0	0	0	
BTE/14/1113	581929	213172	Full	Witham	Witham South	Home Farm Howbridge Hall Road	0		5	0	0	0	0	0	Demolition of 1 home took place Feb/March 2015, erection of 5 homes under construction
BTE/14/0297	581413	214989	Full	Witham	Witham West	81 Armond Road	0		1	0	0	0	0	0	Conversion of 1 dwelling to 2
BTE/08/1254	576236	238443	Full	Great Yeldham	Yeldham	Land adj Old Oaks Leather Lane	0		1	0	0	0	0	0	
BTE/13/0166	576329	237415	Full	Great Yeldham	Yeldham	West Cottage Poole Street	0		1	0	0	0	0	0	
BTE/13/0294	577145	239067	Full	Little Yeldham	Yeldham	66 Little Yeldham Road	0		1	0	0	0	0	0	
BTE/13/1210	578906	239032	Full	Little Yeldham	Yeldham	Car park at former PH North End Road	0		1	0	0	0	0	0	

Capacity outstanding on sites under construction 398 490 237 107 29 11 14

With Full Planning Permission, sites not yet under construction

BTE/12/1042	574836	221357	Full	Black Notley	Black Notley & Terling	163 London Road	0		1	0	0	0	0	0	Redevelopment; 2 homes replacing 1
BTE/14/0370	576006	221036	Full	Black Notley	Black Notley & Terling	Barn at Buck Farm Buck Hill	1		0	1	0	0	0	0	Start on site expected summer 2015
BTE/14/0025/COUPA	574678	220895	Full	Black Notley	Black Notley & Terling	Roundlay Farm Barn London Road	1		0	0	0	1	0	0	Building Regs application submitted March 2015
BTE/14/1589	576051	214892	Full	Terling	Black Notley & Terling	Adj Elmhurst Waltham Road	1		0	0	1	0	0	0	
BTE/15/03/COUPA	578777	218137	Full	White Notley	Black Notley & Terling	Land adj Stanfield Meadow Vicarage Avenue	2		0	0	1	1	0	0	
BTE/10/0407	577334	224078	Full	Braintree (unparished)	Bocking Blackwater	Land adjacent 28 Cavendish Gardens	1		0	1	0	0	0	0	
BTE/12/1138	575927	223266	Full	Braintree (unparished)	Bocking Blackwater	Land adjacent 17 Coggeshall Road	2		0	2	0	0	0	0	
BTE/12/1160	574624	226927	Full	Braintree (unparished)	Bocking North	Bovingdon Hall Barns Bovingdon Road	3		0	1	1	1	0	0	
BTE/13/0278 BTE/14/1055	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	0	Redevelopment of stables to 1 home, conversion of Evegate from 1 home to 4 (total net supply of 4).
BTE/14/1624	576333	224616	Full	Braintree (unparished)	Bocking North	Land adj 15 Highfield Close	2		0	0	1	1	0	0	Discharge of conditions application April 2015
BTE/13/0846	575327	224072	Full	Braintree (unparished)	Bocking South	Garage block at Bailey Bridge Road	0		2	0	0	0	0	0	Housing association; started May 2015, completed Dec 2015.
BTE/13/016/COUPA	575677	223253	Full	Braintree (unparished)	Bocking South	Suite 3, 9-13 Bocking End First Floor	1		0	1	0	0	0	0	Building Regulations application submitted
BTE/13/0845 BOS27	575321	223795	Full	Braintree (unparished)	Bocking South	Garage court land off Coldnailhurst Avenue	0		5	0	0	0	0	0	Affordable housing; redevelopment of garage court; construction started May 2015, scheduled for completion Feb 2016
BTE/14/0288	576034	223864	Full	Braintree (unparished)	Bocking South	37A Bradford Street	0		1	0	0	0	0	0	Subdivision of 1 dwelling to 2 flats
BTE/14/1151	575852	224720	Full	Braintree (unparished)	Bocking South	101 Church Lane	1		0	0	1	0	0	0	Part garden
BTE/14/0921	575971	223712	Full	Braintree (unparished)	Bocking South	Garden Cottage, Land at rear of The Old House 11 Bradford Street	0		0	0	0	0	0	0	Demolition/replacement, nil net gain
BTE/14/0018/COUPA	581908	225073	Full	Bradwell	Bradwell, Silver End & Rivenhall	Woodhouse, Compasses Road Pattiswick	1		0	0	1	0	0	0	
BTE/12/1616	576175	222821	Full	Braintree (unparished)	Braintree Central	Land rear of 180 South Street	6		0	0	6	0	0	0	
BTE/13/0105	576409	223165	Full	Braintree (unparished)	Braintree Central	44-54 Albert Road	5		0	0	5	0	0	0	Building Regs Initial Notice received.
BTE/14/1244	575648	223068	Full	Braintree (unparished)	Braintree Central	First floor above 55 High Street	2		0	2	0	0	0	0	Conversion of office
BTE/14/1607	575753	222817	Full	Braintree (unparished)	Braintree Central	Land At Units 6A And 6B New Mills Silks Way	5		0	0	5	0	0	0	Conversion of 2 office units
BTE/15/0119	574311	222905	Full	Braintree (unparished)	Braintree Central	Land adj 343 Rayne Road	1		0	0	1	0	0	0	
BTE/14/0487	576738	223344	Full	Braintree (unparished)	Braintree East	Rear of 272 Coggeshall Road	1		0	1	0	0	0	0	Building Regs application submitted April 2015
BTE/14/0473	577521	221944	Full	Braintree (unparished)	Braintree East	Land adjacent 6 Bradwell Court	2		0	0	2	0	0	0	Full application approved August 2014 ; Building Regs Initial Notice received.
BTE/14/0676	577621	222692	Full	Braintree (unparished)	Braintree East	Oak View Lodge, Land at Leywood Close	14		0	14	0	0	0	0	Sheltered apartments. Building Regulations Initial Notice received.

Appendix 1: March 2015 housing trajectory, completions 2014/15 and projected completions for current year and for 5 year supply period

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
BTE/14/1515	577373	223387	Full	Braintree (unparished)	Braintree East	136a Bartram Avenue North	0		1	0	0	0	0	0	
BTE/14/1587	577510	222618	Full	Braintree (unparished)	Braintree East	275 Coggeshall Road	1		0	0	1	0	0	0	Erection of extension to form separate home
BTE/14/0558	575780	222474	Full	Braintree (unparished)	Braintree South	Land to rear of Rifleman PH Rifle Hill	4		0	4	0	0	0	0	
BTE/14/0607	576254	222355	Full	Braintree (unparished)	Braintree South	16 Strawberry Close	1		0	1	0	0	0	0	Conversion of 1 home into 2
BTE/14/0808	576589	222655	Full	Braintree (unparished)	Braintree South	Land Adjacent 11 Mill Hill	1		0	0	1	0	0	0	
BTE/14/1115	576033	221930	Full	Braintree (unparished)	Braintree South	The Rose and Crown PH site Masfield Road	14		0	14	0	0	0	0	Site cleared.
BTE/14/1211	575998	222309	Full	Braintree (unparished)	Braintree South	Garage site at Hillside Gardens (HA)	0		2	0	0	0	0	0	Housing association development, completed Dec 2015
BTE/14/1490	576062	221985	Full	Braintree (unparished)	Braintree South	36 Challis Lane	1		0	1	0	0	0	0	Conversion of 1 home to 2, net supply +1
BTE/14/0562	574724	223006	Full	Braintree (unparished)	Braintree West	Digby's Court 271-275 Rayne Road	20		0	20	0	0	0	0	Construction commenced June 2015
BTE/14/0011/COUPA	566174	243503	Full	Helions Bumpstead	Bumpstead	Horsham Hall Haverhill Road	1		0	0	1	0	0	0	Conversion of barn to home
BTE/12/1575	567913	241105	Full	Steeple Bumpstead	Bumpstead	Site of Old Builders Yard Church St (adj no.16)	0		1	0	0	0	0	0	
BTE/14/1277	568223	240880	Full	Steeple Bumpstead	Bumpstead	Bowercoft Finchingfield Road	1		0	1	0	0	0	0	Demolition/replacement; demolition took place Feb 2015
BTE/13/0939	572383	229145	Full	Sturmer	Bumpstead	Part garden 11 Crunch Croft	1		0	1	0	0	0	0	
BTE/14/1297	583245	221723	Full	Coggeshall	Coggeshall and North Feering	Curds Hall Farm Cut Hedge Lane Kelvedon Rd	2		2	2	0	0	0	0	
BTE/12/1600	583279	221679	Full	Coggeshall	Coggeshall and North Feering	Stablehands Cottage Curds Hall Farm Cut Hedge Lane Kelvedon Road	0		1	0	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	0	Building Control Initial Notice received June 2014 - BC/14/617
BTE/14/0115	584264	222719	Full	Coggeshall	Coggeshall and North Feering	Barn B Highfields Farm	1		0	0	1	0	0	0	
BTE/14/0530	582837	225234	Full	Coggeshall	Coggeshall and North Feering	Barn at Little Nunty's Farm Nunty's Lane Pattiswick	1		0	0	1	0	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		0	11	0	0	0	0	Prior Approval application decided Sept 2013 for conversion of offices to 11 X 2-bed homes. Building Control Initial Notice received March 2014 - BC/14/617. Site being marketed as at April 2015.
BTE/14/0131	577951	220895	Full	Cressing	Cressing and Stisted	20 Mill Lane	0		1	0	0	0	0	0	
BTE/14/1595	579273	220887	Full	Cressing	Cressing and Stisted	Land adj 7 The Street	1		0	1	0	0	0	0	
BTE/15/0316/ECC	579939	218721	Full	Cressing	Cressing and Stisted	Cressing Temple	0		-1	0	0	0	0	0	Change of use home to office
BTE/13/1213	577442	226634	Full	High Garrett	Gosfield and Greenstead Green	Part garden 100 High Garrett	1		0	0	1	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	0	New planning application under consideration; BTE/14/0994
BTE/14/1170	578701	229239	Full	Gosfield	Gosfield & Greenstead Green	Glen Cottage Park Lane	0		0	0	0	0	0	0	Redevelopment of dwelling; nil net gain
BTE/14/1616	578034	230064	Full	Gosfield	Gosfield & Greenstead Green	Adj 27 Meadway	1		0	0	0	1	0	0	
BTE/14/0866	581056	227833	Full	Greenstead Green	Gosfield and Greenstead Green	Wards Farm Gladfen Hall Road	0		1	0	0	0	0	0	Change of use office to residential. Building Control Initial Notice received; currently for sale and under construction.

Appendix 1: March 2015 housing trajectory, completions 2014/15 and projected completions for current year and for 5 year supply period

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
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	0	Proposed redevelopment including extension to care home and erection of 3 homes, net supply 2. Subsequent permission for demolition of dwelling and erection of 6 homes, BTE/15/0176.
BTE/14/0599	574301	220409	Full	Great Notley	Great Notley and Braintree West	Land rear of 190 London Road (adj 1 Partridge Walk)	1		0	0	1	0	0	0	
BTE/14/1339	573457	221963	Full	Braintree (unparished)	Great Notley and Braintree West	Barn at Stamford's Farm Braintree Green	1		0	1	0	0	0	0	Construction commenced May 2015
BTE/13/1460	581739	230996	Full	Halstead	Halstead St Andrews	Adjacent 1 Sudbury Road	1		0	1	0	0	0	0	
BTE/12/0498	581308	230576	Full	Halstead	Halstead St Andrews	Premier Travel, 63 High Street	1		0	1	0	0	0	0	Work being carried out in preparation for development (PP granted for new air con. unit, required for conversion)
BTE/12/0501	581308	230576	Full	Halstead	Halstead St Andrews	Bakehouse R/O 63-65 High Street	0		1	0	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	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	0	
BTE/13/0770	581171	230340	Full	Halstead	Halstead St Andrews	Land adjacent 137 Kings Road	1		0	1	0	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	0	
BTE/14/0806	581874	230376	Full	Halstead	Halstead St Andrews	Nash Court Gardeners Road	15		0	15	0	0	0	0	Affordable housing; Building Control Initial Notice received
BTE/14/0737	581673	230658	Full	Halstead	Halstead St Andrews	The Woodman PH Colchester Road	2		0	2	0	0	0	0	Conversion to 2 flats
BTE/14/0382	581527	230975	Full	Halstead	Halstead St Andrews	Frosts Mill Mill Chase	2		0	1	1	0	0	0	Conversion 1 home to 2 plus barn conversion to home
BTE/14/0246	580976	229651	Full	Halstead	Halstead St Andrews	Adjacent 71 White Horse Avenue	0		1	0	0	0	0	0	Erection of side extension to form separate home
BTE/14/0020/COUPA	581185	230524	Full	Halstead	Halstead St Andrews	Phase 2, 24-34 Bridge Street	6		0	6	0	0	0	0	Conversion of offices
BTE/14/1156	581500	230752	Full	Halstead	Halstead St Andrews	First floor Head Street Studio Head Street	1		0	1	0	0	0	0	Conversion of storage area
BTE/14/1599	581046	230530	Full	Halstead	Halstead St Andrews	28-30 Trinity Street	6		0	6	0	0	0	0	
BTE/13/0836	580844	229630	Full	Halstead	Halstead Trinity	Parkfields Baptist Church White Horse Avenue	3		0	3	0	0	0	0	
BTE/14/0647	580988	229690	Full	Halstead	Halstead Trinity	Land rear of 44 Abels Road	2		0	0	2	0	0	0	
BTE/14/0488	578987	211662	Full	Hatfield Peverel	Hatfield Peverel	Land rear of Swan View The Street	1		0	1	0	0	0	0	Appeal allowed
BTE/13/0641	579773	212242	Full	Hatfield Peverel	Hatfield Peverel	Witham Field Farm Witham Road	0		0	0	0	0	0	0	Demolition of dwelling, erection of new home; nil net change
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	0	
BTE/13/0577	577952	235715	Full	Castle Hedingham	Hedingham and Maplestead	The Rising Sun 71 Nunnery Street	0		0	0	0	0	0	0	Conversion of PH plus dwelling to home only; commenced April 2015
BTE/12/1549	578272	233696	Full	Sible Hedingham	Hedingham & Maplestead	The Swan Inn Swan Street	1		0	0	1	0	0	0	Proposed conversion of PH & flat to 2 homes (net supply = 1)
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	Affordable housing, redevelopment of garage court and adjacent land. Start scheduled for March 2016; completion scheduled for October 2016.
BTE/14/0216	577773	234146	Full	Sible Hedingham	Hedingham & Maplestead	Land adjacent The Tythings St Peters View	3		0	1	1	1	0	0	Building Regulations Initial Notice received
BTE/14/0335	578041	234442	Full	Sible Hedingham	Hedingham & Maplestead	165 Swan Street	9		0	0	9	0	0	0	Building Regulations Initial Notice received. Site recently sold to new owner. Includes 3 affordable homes.
BTE/14/1160	577786	232914	Full	Sible Hedingham	Hedingham & Maplestead	Baykers Lamb Lane	1		0	0	1	0	0	0	
BTE/13/1369	577965	234504	Full	Sible Hedingham	Hedingham & Maplestead	Outbuildings at Sugar Loaves PH 175 Swan Street	2		0	0	2	0	0	0	
BTE/13/0691	577604	234252	Full	Sible Hedingham	Hedingham & Maplestead	The White Horse Inn 39-41 Church Street	1		0	1	0	0	0	0	Change of use of former PH + managers flat to 2 dwellings

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BTE/10/1590	578240	233830	Full	Sible Hedingham	Hedingham & Maplestead	Adjacent 73 Swan Street	2		0	0	2	0	0	0	Permission included also alteration to existing home, this part being now completed; conditions discharged 2014 on the 2 new homes
BTE/13/0328	580719	234401	Full	Great Maplestead	Hedingham and Maplestead	Adjacent Mount View Church Street	1		0	1	0	0	0	0	
BTE/12/1177	583666	236413	Full	Wickham St Paul	Hedingham and Maplestead	Scriveners Field Old Road	1		0	1	0	0	0	0	Construction commenced May 2015
BTE/14/1437	586146	219095	Full	Kelvedon	Kelvedon	Land adj 5 Dowches Gardens	0		2	0	0	0	0	0	Housing Association development. Work started July 2015, completed Dec 2015
BTE/14/0832	584876	217201	Full	Kelvedon	Kelvedon	Barn at Hole Farm London Road	1		0	1	0	0	0	0	
BTE/14/0484	570461	225668	Full	Great Saling	Panfield	Farm Buildings off Piccotts Lane	1		0	0	1	0	0	0	
BTE/13/1438	569287	226060	Full	Great Saling	Panfield	New Bungalow Woolpits Road	0		0	0	0	0	0	0	Redevelopment of bungalow; nil net gain
BTE/14/1212	573485	225435	Full	Panfield	Panfield	Garages Queens Gardens	0		2	0	0	0	0	0	Housing Association development; work started May 2015, completed Dec 2015
BTE/13/0523	572383	229145	Full	Shalford	Panfield	Shalford Hall Farm Barns The Street	2		0	1	1	0	0	0	
BTE/13/1208	573192	227565	Full	Shalford	Panfield	Abbots Farm Water Lane	0		1	0	0	0	0	0	
BTE/14/31/COUPA	571287	226909	Full	Shalford	Panfield	Barn, Land between Woodhouse and the Orchards Shalford Green Road	1		0	0	0	1	0	0	
BTE/13/0063	578324	241392	Full	Belchamp St Paul	Stour Valley North	The Cottage Knowl Green	1		0	1	0	0	0	0	Redevelopment; gross 2 net 1
BTE/14/029/COUPA	584866	239807	Full	Bulmer	Stour Valley North	Barn at Auberier Church Road	1		0	0	1	0	0	0	
BTE/14/0940	583130	246217	Full	Foxearth	Stour Valley North	Foxearth Fisheries Glemsford Road	0		1	0	0	0	0	0	
BTE/14/0535	576241	239982	Full	Tilbury Juxta Clare	Stour Valley North	The Barn Tilbury Hill	3		-1	0	2	1	0	0	Demolition of 1 dwelling (took place April 2015), erection of 3 homes, net gain 2.
BTE/14/1071	581085	246118	Full	Pentlow	Stour Valley North	Lady Knights Barn Pentlow Lane	1		0	0	1	0	0	0	
BTE/12/1634	587404	234136	Full	Alphamstone	Stour Valley South	Lower Goulds Farm Barn Goulds Road	1		0	0	1	0	0	0	
BTE/14/0023/COUPA	588178	234358	Full	Alphamstone	Stour Valley South	The Tractor Shed Clees Hall Goulds Road	2		0	0	2	0	0	0	
BTE/14/0024/COUPA	588161	234338	Full	Alphamstone	Stour Valley South	Small Barn Clees Hall Goulds Road	1		0	1	0	0	0	0	
BTE/14/1060	584556	236106	Full	Twinstead	Stour Valley South	10 Long Gardens	0		0	0	0	0	0	0	Demolition/replacement of fire damaged home; nil net change
BTE/14/0852	586210	236507	Full	Twinstead	Stour Valley South	Twinstead Manor Coach House	2		0	0	0	2	0	0	Conversion to 2 homes
BTE/14/1610	587898	239390	Full	Middleton	Stour Valley South	Meadow View Lower Road	0		0	0	0	0	0	0	Redevelopment of bungalow, net change nil; Building Regs application submitted
BTE/11/0761	585551	230036	Full	Colne Engaine	The Three Colnes	Lodge Bungalow Mill Lane	0		0	0	0	0	0	0	Redevelopment of bungalow, nil net gain
BTE/13/1468	585888	227344	Full	Earls Colne	The Three Colnes	The Cart Lodge Pear Tree Hall Coggeshall Rd	1		0	1	0	0	0	0	Now under construction; started Nov 2015
BTE/14/1533	585951	226381	Full	Earls Colne	The Three Colnes	Becklands Farm America Road	0		0	0	0	0	0	0	Redevelopment of dwelling; nil net gain
BTE/14/0587	586429	228722	Full	Earls Colne	The Three Colnes	Oxford House Upper Holt Street	3		0	2	1	0	0	0	Conversion of ground floor bar/restaurant into 2 flats and erection of home in land to rear; Building Regs application submitted
BTE/15/0001/COUPA	585747	228855	Full	Earls Colne	The Three Colnes	Whitegates 11 York Road	0		1	0	0	0	0	0	Change of use office to home; completed June 2016
BTE/08/1645	569767	235199	Full	Finchingfield	Three Fields	Hobtoes Farm	0		0	0	0	0	0	0	Redevelopment of bungalow, nil net gain
BTE/14/1109	569110	232932	Full	Finchingfield	Three Fields	Windyridge Wethersfield Road	2		0	2	0	0	0	0	Demolition taken place; replacement dwelling and new infill home outstanding; Building Regulations Initial Notice received Feb 2015 for the 2 new homes
BTE/13/1315	571049	232685	Full	Finchingfield	Three Fields	Cottons Farm Sculpins Lane	3		0	1	1	1	0	0	Demolition/replacement of fire damaged dwelling (nil net gain) plus conversion of outbuildings to 3 homes
BTE/14/0016/COUPA	569776	236319	Full	Finchingfield	Three Fields	Barn at Hole Farm Stambourne Road, Building 9	1		0	1	0	0	0	0	

Appendix 1: March 2015 housing trajectory, completions 2014/15 and projected completions for current year and for 5 year supply period

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
BTE/14/0017/COUPA	569776	236319	Full	Finchingfield	Three Fields	Barn at Hole Farm Stambourne Road, Building 8	1		0	0	1	0	0	0	
BTE/14/1511	568836	232553	Full	Finchingfield	Three Fields	Adj Barley Croft Vicarage Road	1		0	0	1	0	0	0	
BTE/14/1422	569260	231661	Full	Finchingfield	Three Fields	Barn at Daw Street Farm Daw Street	1		0	0	0	1	0	0	
BTE/14/1308	569484	230600	Full	Great Bardfield	Three Fields	Chiefs Farm Cottage Walthams Cross	1		0	1	0	0	0	0	Revised plans approved November 2014
BTE/13/0012	567273	228386	Full	Great Bardfield	Three Fields	Bushett Farm Oxen End	3		2	3	0	0	0	0	
BTE/13/1092	573749	230248	Full	Wethersfield	Three Fields	Hyde Farm Gosfield Road Blackmore End	0		1	0	0	0	0	0	
BTE/14/0740	574248	228868	Full	Wethersfield	Three Fields	Land adjacent Lime Tree Cottage Beazley End	1		0	0	1	0	0	0	Approved August 2014; formerly part of PH car park
BTE/14/021/COUPA	573946	231207	Full	Wethersfield	Three Fields	Land East Of Lower Green Rd Blackmore End	2		0	0	2	0	0	0	
BTE/14/1236	573826	228057	Full	Wethersfield	Three Fields	Garage block at Great Codham Hall Codhams Lane	1		0	1	0	0	0	0	Now under construction; commenced Nov 2015
BTE/13/0252	574468	242494	Full	Ashen	Upper Colne	Adjacent Upper Lea Ashen Hill (Plot 2)	0		1	0	0	0	0	0	Revised plans, minor amendment, approved March 2015
BTE/14/1176	581913	214946	Full	Witham	Witham Chipping Hill & Central	Land rear of 4-8 Guithavon Valley	1		0	1	0	0	0	0	
BTE/13/0801	582066	214463	Full	Witham	Witham Chipping Hill & Central	Former office at Langley House 72a Newland Street	0		3	0	0	0	0	0	Conversion of office
BTE/14/0749	582185	214588	Full	Witham	Witham Chipping Hill & Central	29 Newland Street	1		0	1	0	0	0	0	Change of use first and second floor office space to flat. Under construction.
BTE/14/0403	582031	215380	Full	Witham	Witham Chipping Hill & Central	Land adjacent 32 Albert Road	1		0	1	0	0	0	0	Demolition of garage, erection of home
BTE/14/0008/COUPA	582302	214669	Full	Witham	Witham Chipping Hill & Central	Mencap offices, 6 Freebournes Court Newland Street	0		3	0	0	0	0	0	
BTE/14/1618	582449	213973	Full	Witham	Witham Chipping Hill & Central	Adj 127 Maldon Road	1		0	0	1	0	0	0	
BTE/14/0741	582200	214420	Full	Witham	Witham Chipping Hill & Central	Adj Gueth Cottage Maldon Road	2		0	0	1	1	0	0	
BTE/15/0004/COUPA	582299	214665	Full	Witham	Witham Chipping Hill & Central	Barmine House 5 Freebournes Court Newland Street	0		3	0	0	0	0	0	
BTE/14/0292	581863	215765	Full	Witham	Witham Chipping Hill & Central	Adjacent 77 St Nicholas Road	1		0	1	0	0	0	0	
BTE/14/0506	581625	213986	Full	Witham	Witham South	Home Bridge Court Hatfield Road	14		0	14	0	0	0	0	Conversion; conditions discharged May 2015
BTE/07/1765	576097	238157	Full	Great Yeldham	Yeldham	Fear God House High Street	2		0	2	0	0	0	0	Now under construction
BTE/14/1568	576622	237044	Full	Great Yeldham	Yeldham	Outbuilding at Poole Farm Cottage Poole Street	1		0	0	1	0	0	0	

Capacity outstanding on sites with full permission and not yet known to be under construction	255	38	161	76	18	0	0
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With Outline Planning Permission

BOB239 BTE/14/0670	576609	223374	Outline	Braintree (unparished)	Bocking Blackwater	157 Coggeshall Road and land to rear	13		0	0	13	0	0	0	Outline planning application for 14 homes (net 13) approved 2 September 2014.
BTE/13/1157	575859	225327	Outline	Braintree (unparished)	Bocking North	Builders yard, Land east of Church Lane	1		0	0	1	0	0	0	Reserved matters approved April 2015
BOS10H BTE/12/1538	575932	224511	Outline	Braintree (unparished)	Bocking South	Land rear of 49-57 Church Lane	15		0	6	9	0	0	0	With planning permission for 19 homes (15 net capacity)
BTE/12/0722	581269	219388	Outline	Silver End	Bradwell, Silver End & Rivenhall	98 Western Road	1		0	0	0	1	0	0	Demolition of extension, development of home
BTE/13/0557	585164	222889	Outline	Coggeshall	Coggeshall and North Feering	Rear of 41a Queen Street	1		0	0	0	1	0	0	

Appendix 1: March 2015 housing trajectory, completions 2014/15 and projected completions for current year and for 5 year supply period

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
BTE/14/1329	582863	227436	Outline	Greenstead Green	Gosfield & Greenstead Green	Whitings Farm Burtons Green	1		0	0	1	0	0	0	
BTE/14/0985	573322	222254	Outline	Braintree (unparished)	Great Notley & Braintree West	Builders yard, Braintree Green	1		0	0	0	1	0	0	
BTE/14/1574	580672	229725	Outline	Halstead	Halstead Trinity	Land adj 24 White Horse Avenue	1		0	0	0	1	0	0	
BTE/14/0272	569891	227091	Outline	Bardfield Saling	Panfield	Kitchen Farm Bardfield Road	1		0	0	0	1	0	0	
WIS9H BTE/12/1071	581249	213244	Outline	Witham	Witham South	Land south of Maltings Lane	78		0	0	0	30	48	0	Remainder of part completed new neighbourhood site; 135 homes was granted full permission June 2014 - BTE/14/0100, see above
BTE/12/1651	582611	213672	Outline	Witham	Witham South	Land adj 9 Carraways	2		0	0	0	2	0	0	Extant outline permission specifies 4 flats; now with full permission for 2 homes.

Capacity outstanding on sites with outline planning permission at April 2014	115	0	6	24	37	48	0
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Growth Location Sites, Without Planning Permission

BOS6H BOS8H BTE/15/1319 BTE/15/1320	575171	224503	Without	Braintree (unparished)	Bocking South	West of Panfield Lane	600		0	0	150	150	150	150	Site allocated in LDF Core Strategy. Master Layout Plan agreed. Screening Opinion adopted. Hybrid application submitted by Mersea Homes and Swan Hill Residential for outline 573-637 homes, including full 208 for which a full application is submitted; plus a residential care home of up to 100 bed spaces.
RIV2H BTE/15/0799	582749	216213	Without	Rivenhall	Bradwell Silver End & Rivenhall	NE Witham Growth Location, East of Forest Road	330		0	0	30	100	100	100	Site allocated in LDF Core Strategy. Planning application submitted by Bellway Homes and Swan Hill Homes, now approved in principle subject to signing of Section 106 Agreement.
WIS6H BTE/15/0430	580719	213366	Without	Witham	Witham South	South West Witham Growth Location, off Hatfield Road	700		0	0	130	190	180	200	Site allocated in Local Development Framework Core Strategy. Outline planning application for up to 750 homes, now approved in principle subject to signing of Section 106 Agreement. Planning Statement accompanying the application from Redrow Homes indicates construction will start 2016.

Estimated capacity on Growth Location sites, without planning permission	1630	0	0	310	440	430	450
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Other sites Without Planning Permission

BOB20H BTE/14/1116	576993	223922	Without	Braintree (unparished)	Bocking Blackwater	Former Garage site at Falkland Court/Land north of Edinburgh Gardens	14		0	0	0	14	0	0	Now with outline permission for 14 flats, approved in principle subject to signing of S106 Agreement, S106 signed 22 April 2015
BOB1H	575805	223273	Without	Braintree (unparished)	Bocking Blackwater	Phase 2, Tabor House site 5 Coggeshall Road	16		0	0	16	0	0	0	Site in ownership of developer; Phase 1 under construction - 19 homes from conversion

Appendix 1: March 2015 housing trajectory, completions 2014/15 and projected completions for current year and for 5 year supply period

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
BOB 38H BTE/11/0864	575921	223287	Full	Braintree (unparished)	Bocking Blackwater	Former Health Clinic site Coggeshall Road	14		0	0	14	0	0	0	Now with permission: new planning permission subsequently granted; 14 homes
BON5H BTE/15/1584	575905	224838	Without	Braintree (unparished)	Bocking North	Polly's Field, Land at Church Lane Bocking (sheltered housing)	40		0	0	0	40	0	0	Planning application now submitted for 100 sheltered apartments for the elderly; developer confirms site deliverable in 5 year supply.
BOS16H	575750	224070	Without	Braintree (unparished)	Bocking South	Land at Harkilees Way	10		0	0	0	0	10	0	
SIL6RG	580083	219575	Without	Silver End	Bradwell Silver End and Rivenhall	Crittall Works and adjoining Finishing Company	80		0	0	0	15	65	0	Site allocated in LDF Core Strategy. Discussions have taken place between English Heritage, BDC and landowner/developer on site.
BRC6H	575561	223245	Without	Braintree (unparished)	Braintree Central	Land north of Rayne Road, south of Bunyan Road	20		0	0	0	10	10	0	
BRC1H, BRC31H	575792	222758	Without	Braintree (unparished)	Braintree Central	Silks Way off South Street	0		0	0	0	0	0	0	
BRC 76H	576216	222788	Without	Braintree (unparished)	Braintree Central	Site of Crossman House Station Approach	20		0	0	20	0	0	0	Ex ECC offices, adjacent housing. Affordable homes scheme. Demolition of offices commenced. Planning application now submitted for 20 homes; completion programmed for July 2017.
BRC 34H	576014	222813	Without	Braintree (unparished)	Braintree Central	Land rear of 138-142 (Kwik Fit) South Street	10		0	0	0	0	10	0	Site proposed in Pre Submission Draft SADMP. Outline planning application for 15 flats, BTE/15/0244, revised plans expected to be submitted for smaller number of units.
BRC 77H	576245	222792	Without	Braintree (unparished)	Braintree Central	Timber yard east of Crossman House Station Approach	0		0	0	0	0	0	0	
BRE 25H	577158	222745	Without	Braintree (unparished)	Braintree East	Braintree Football Club site Clockhouse Way	60		0	0	0	0	30	30	
BRE 26H	577044	222685	Without	Braintree (unparished)	Braintree East	Braintree Tennis Club off Clockhouse Way	65		0	0	0	0	35	30	
BRE 01H	576979	222658	Without	Braintree (unparished)	Braintree East	Former playing field Chapel Hill	30		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	
STE1H	567684	241094	Without	Steeple Bumpstead	Bumpstead	Land at Water Lane	25		0	0	0	5	20	0	
COG 12H	585659	222622	Without	Coggeshall	Coggeshall and North Feering	Cookfield, East Street	12		0	0	0	12	0	0	
BRC7H BTE/15/1193	574812	222182	Without	Great Notley	Great Notley and Braintree West	Land between London Road, Pods Brook and A120	200		0	0	50	50	50	50	Full planning application for 215 homes submitted by Countryside Properties submitted Sept 2015.
HAS17H BTE/15/1390	581480	229875	Without	Halstead	Halstead St Andrews	Land at Balls Farm (at Greenways)	15		0	0	0	0	15	0	Allocated in adopted Plan. Outline application submitted for up to 25 homes
HAS7H	582381	230571	Without	Halstead	Halstead St Andrews	The old wood yard site Fenn Road	30		0	0	0	30	0	0	
HAS 28H	582397	230448	Without	Halstead	Halstead St Andrews	Fenn Road Depot site	0		0	0	0	0	0	0	
HAS 11H BTE/15/1312	582474	230117	Without	Halstead	Halstead St Andrews	Central Park site	90		0	0	0	30	30	30	Current full application for 104 homes.
HAS26CD	581448	230520	Without	Halstead	Halstead St Andrews	Land east of the High Street, off St Andrews Road	50		0	0	15	35	0	0	Public sector site currently being sold to housing developer for development
HTR6H	581066	230357	Without	Halstead	Halstead Trinity	Senior Citizens Centre site New Street	6		0	0	6	0	0	0	Affordable housing. Start scheduled for Feb 2017, completion scheduled Feb 2018.
HAT17H	578776	211835	Without	Hatfield Peverel	Hatfield Peverel	Sorrells Field	46		0	0	10	36	0	0	
SIB2H (part) BTE/14/0688	578059	234813	Without	Sible Hedingham	Hedingham & Maplestead	Rockways site Station Road	38		0	0	4	10	10	14	Site allocated in LDF Core Strategy. Outline planning application for up to 38 homes (permission granted, May 2015)
KEL6CD	586365	219280	Without	Kelvedon	Kelvedon	Works and garage adjacent Kelvedon rail station	10		0	0	0	0	0	10	

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LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning status	Parish	Ward	Name and address of site	Forecast 5 year supply 2016-2021	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Notes
FEE4H	587418	219833	Without	Feering	Kelvedon	Land at London Road	15		0	0	15	0	0	0	LDF Sub Committee 26 March 2013
EAR1H	585313	228908	Without	Earls Colne	The Three Colnes	Land rear of Halstead Road	55		0	0	40	15	0	0	Draft Site Allocation; outline planning application now submitted for up to 80 homes
EAR3H BTE/15/0934	585472	229265	Without	Earls Colne	The Three Colnes	Land at Station Road	56		0	0	0	20	36	0	Draft Site Allocation. Outline planning application for 56 homes submitted, BTE/15/0934; now approved in principle subject to signing of S106 Agreement
RID1H	573812	241036	Without	Ridgewell	Upper Colne	Land rear of Kings Head PH Chapel Road	5		0	0	0	0	5	0	
WCH8H BTE/15/0237	582582	215097	Without	Witham	Witham Chipping Hill & C	Land adj Coach House Way	11		0	0	11	0	0	0	Current application approved in principle subject to signing of S106
WCH27X BTE/14/1182	582459	214839	Without	Witham	Witham Chipping Hill & C	Former Magistrates Court site Chess Lane/Newland Street	10		0	10	0	0	0	0	Current planning application; site being cleared pre-development. Permission granted June 2015
WIN7H BTE/14/1644	582404	216173	Without	Witham	Witham North	Former Forest Road Community Hall site	31		0	0	31	0	0	0	Now with planning permission, Building Regs Initial Notice received, development scheduled for completion April 2017
WIN3CD	582163	216135	Without	Witham	Witham North	Land at Dorothy Sayers Drive/Laburnum Avenue	13		0	0	0	0	13	0	Surplus public sector site, approved development brief for regeneration development.
WIS10X BTE/14/1529	581334	213622	Without	Witham	Witham South	Old Ivy Chimneys Hatfield Road	4		0	0	0	4	0	0	Now with planning permission for conversion.
WIS10X BTE/14/1528	581294	213580	Without	Witham	Witham South	Former Bowls Club And Land At Old Ivy Chimneys Hatfield Road	18		0	0	11	7	0	0	Now with outline planning permission
GRY3H BTE/15/1040	575819	238293	Without	Great Yeldham	Yeldham	Nuns Walk Field	29		0	0	10	19	0	0	Draft Site Allocation; recent full planning application BTE/15/1040, subsequently approved subject to S106 Agreement
GRY5X BTE/14/1254	576008	238030	Without	Great Yeldham	Yeldham	Hunnable Industrial Estate	55		0	0	0	35	20	0	Draft Site Allocation; outline planning application for up to 60 homes, permission subsequently granted; site now being marketed by Granville Developments as "coming soon".
						Currently identified sites without planning permission	1217		0	10	253	387	359	208	
						Plus windfall allowance, without permission	450		0	50	100	100	100	100	
						Total forecast supply, C3 use class	4,065	409	528	464	870	1,011	948	772	