



LOCAL PLAN

Monitoring Report

1 April 2015 – 31 March 2016

Published May 2017

Braintree District Monitoring Report 2016: Contents

	Map of Braintree District	Page 2
	Local Development Scheme	Pages 3-4
	Population count and broad age group	Page 5
Table 1	Population of Braintree District June 2015	Page 5
Figure 1	Median average age Greater Essex Districts and UK, 2015	Page 5
Table 2	Population by District Ward mid-2015	Page 6
Table 3	Population of Braintree District by Parish, 2011 Census	Page 7
	District Population change	Page 8
Table 4	Population change by year Braintree District 2001/02 to 2014/15	Page 8
Figure 2	Estimated population increase 2001/02 to 2014/15	Page 8
Table 5	Components of population change Braintree District 2001-2015	Page 9
Table 6	Components of population change Braintree District 2012-2015: projected change compared with estimated actual change	Page 10
Figure 3	Braintree District population trend 2001-2015: components of change	Page 11
Figure 4	The highest sources of migration flows into Braintree District from other parts of the country, 2014/2015	Page 11
Figure 5	The highest destinations for migration flows out of Braintree District to other parts of the country, 2014/2015	Page 12
Figure 6	The main sources of net in-migration to Braintree District, 2014/2015	Page 12
	Projected population and household change	Page 13
Figure 7	The projected population of Braintree District according to past ONS sub-nation projections	Page 13
	Objectively Assessed Housing Need Study	Page 14
	Household size	Page 15
Figure 8	Projected average household size Braintree District	Page 15
Figure 9	Projected increase in number of households by household type, Braintree District	Page 15
Table 7	Projected number of households by household type, Strategic Housing Market Area	Page 16
Table 8	Projected change in number of households by household type, Strategic Housing Market Area	Page 16
	Employment, Labour Supply and Unemployment	Page 17
Table 9	Labour supply April 2015-March 2016	Page 17
Figure 10	Economic activity rate trend 2004/2005 to 2015/2016	Page 17
Table 10	Unemployment trend Braintree District	Page 18
Figure 11	Unemployment trend Braintree District from April 2015	Page 18
Figure 12	Longer term unemployment trend Braintree District, from 2008	Page 18
Table 11	Job seekers allowance claimants April 2016, Braintree District compared to regional and GB rates	Page 19
Figure 13	Job seekers allowance claimants, Braintree District trend from 2008 compared to regional and GB rates	Page 19
Figure 14	Unemployment rate Essex Districts, 2009 and 2016	Page 19
Table 12	Change in number of unemployed, Essex Districts	Page 20
	Skills/qualifications	Page 20
	Employment and jobs	Page 21
Table 13	Job density 2015	Page 21
Table 14	Estimated number of jobs and job density 2015, Strategic Housing Market Area	Page 21
Table 15	Job density Braintree District 2001 to 2015	Page 21

Table 16	Estimated change in number of jobs 2001-2014, Strategic Housing Market Area	Page 22
Figure 15	Estimated change in number of jobs 2001-2014, Strategic Housing Market Area	Page 22
	Forecast employment change	Page 23
Table 17	Forecast employment in the Strategic Housing Market Area 2013 to 2033, EEFM 2016 Baseline forecasts	Page 23
Figure 16	Forecast employment in the Strategic Housing Market Area 2013 to 2033, EEFM 2016 Baseline forecasts	Page 24
Table 18	Summary comparison of EEFM and Experian employment forecasts, Braintree Chelmsford and Colchester districts	Page 24
	Commuting	Page 25
Table 19	Net commuting, Greater Essex districts, 2011	Page 25
Figure 17	Top ten destinations for Braintree District residents commuting to work outside the District, 2011	Page 25
Figure 18	Top ten origins of people commuting to work in Braintree District, 2011	Page 26
Table 20	Forecast net commuting, Braintree Chelmsford and Colchester	Page 26
	Employment by sector	Page 27
Table 21	Industry of employment, Braintree District residents 2011	Page 27
Table 22	People working in Braintree District by industry of employment, 2011	Page 28
	Forecast employment change by sector	Page 28
	Business development in Braintree District	Page 29
Table 23	Non-residential floorspace completed 2015/2016	Page 29
	Employment development in previous years	Page 30
Table 24	Net retail floorspace completed 2009-2016	Page 30
Table 25	Net office floorspace completed 2009-2016	Page 30
Table 26	Net B1/B2/B8 floorspace completed 2009-2016	Page 30
	Outstanding planning permissions for future non-residential development	Page 31
Table 27	Potential non-residential floorspace with planning permission March 2016, by Use Class	Page 31
Table 28	Potential non-residential floorspace with planning permission March 2016, by location	Page 31
	Future business land needs and work on the new Local Plan	Page 31
	Town Centres	Page 32
	The supply of new homes	Page 33
Table 29	Dwelling stock Braintree District April 2015	Page 33
	Home sales and prices	Page 33
Figure 19	Trend in mean house price paid 1995-2016, Braintree District compared to East of England region and England	Page 33
Table 30	Change in mean average house price 1996-2016, Braintree District compared to East of England region and England	Page 34
Table 31	Mean average price paid for homes by house type, 2016 Braintree District compared to East region and England	Page 34
Figure 20	Mean average price paid for homes by house type, 2016 Quarter 2, Essex districts	Pages 34-35
Figure 21	Percentage increase in average house price paid 2006-2016, Essex districts	Page 35
Table 32	Change in mean average house price paid over the decade 2006-2016, Essex Districts	Page 36

Table 33	Ratio of median average house price paid in Braintree District to median average earnings of people working in District, 2013-15	Page 36
Figure 22	Ratio of median average house price paid to median average earnings of people working in the area, 2013 and 2015, Essex districts and England	Page 36
Figure 23	Percentage change in the ratio of median average house price paid to median average earnings of people working in the area, 2013-2015, Essex districts and England	Page 37
Figure 24	Ratio of lower quartile house prices to lower quartile earnings, Essex districts and England	Pages 37-38
	The planning strategy and delivery of new homes	Page 39
	Plan period and target for the supply of new homes	Page 39
Table 34	Annual average homes requirement 2013-37 according to DCLG 2014 based household projections and 2005-15 trend based projections, Braintree, Chelmsford and Colchester districts	Page 39
Table 35	Objectively Assessed Housing Need 2013-2037, Strategic Housing Market Area	Page 39
Figure 25	Net supply of new homes Braintree District 2001-2016	Page 40
	Net additional new homes 2015/2016	Page 41
Figure 26	Net supply of new homes Essex districts 2015/2016	Page 41
Table 36	Housing supply in the Strategic Housing Market Area 2015/2016: sources of supply	Page 41
	Analysis of new homes completed 2015/2016 by size	Page 43
Figure 27	New homes completed by number of bedrooms	Page 43
	Homes built on previously developed land	Page 44
Table 37	New homes from previously developed land 2009-2016	Page 44
	The projected supply of new homes in future years	Page 45
	Projected completions of new homes for a 5 year period from April 2017	Page 47
Table 38	Assessment of the 5 year supply position as at December 2016	Page 47
	Assessment of target: the buffer	Page 48
Figure 28	History of net housing supply in Braintree District compared to Plan targets	Page 48
Figure 29	East of England Plan: comparative performance against plan targets across the region 2001-2007	Page 49
Figure 30	Percentage increase in dwelling stock 2001-2016, Strategic Housing Market Area districts and England compared	Page 49
	Assessment of target: approach to dealing with the shortfall accumulated to date against the requirement	Page 50
	Reviewing identified future supply compared to the target	Page 51
Table 39	Five year supply 2017-2022: site assessments for larger sites	Pages 52-60
	Windfall sites	Page 61
Table 40	Windfall permissions Braintree District 2010/2011 to 2016/2017	Pages 61-63
Table 41	Net supply of new homes from completions on windfall sites	Page 63
	Expiry/lapse rates	Page 64
Table 42	Summary of forecast supply April 2017- March 2022, identified supply as assessed December 2016	Page 65
	Planning for the supply of new homes in the longer term	Page 66
	Travellers	Page 68
Table 43	Number of traveller caravans in Braintree District, last 5 counts	Page 68
	Policy performance conclusions	Page 69

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

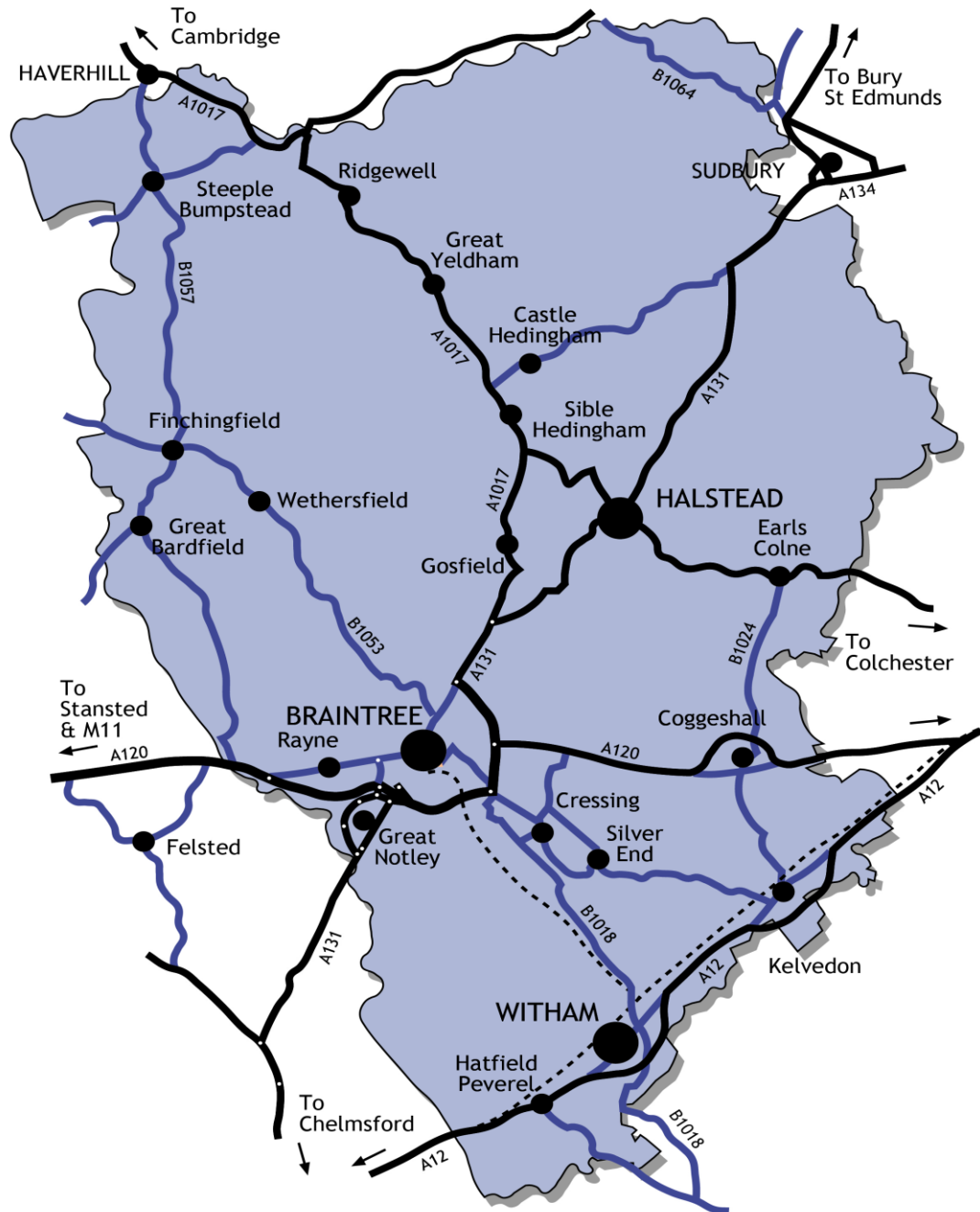
General information about the new Local Plan and about the Local Development Framework Core Strategy can be found on

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. The full LDS may be viewed on the Braintree District Council website at:

https://www.braintree.gov.uk/info/200230/planning_policy/701/new_local_plan/3

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, Update Dec 2015
- Objectively Assessed Housing Need Study, July 2015
- Community Halls Consultation Report, March 2016
- Demographic Projections, Phase 7, May 2015
- Development Boundaries Review Methodology, June 2015
- Employment Land Needs Assessment, August 2015
- Economic Development Prospectus 2013-2026
- Braintree Green Spaces Strategy, 2008
- Garden Communities Charter; Baseline Compendium; Opportunities and Constraints and Options and Evaluation, June 2016
- Gypsy and Travelling Showpersons Accommodation Assessment, July 2014
- Development Boundaries Review Methodology, June 2015
- Heritage Assets Impact Assessment, May 2016
- Landscape Capacity Analysis Study of settlement fringes of main towns and key service villages, June 2015
- Protected Lanes Study, 2013
- Retail Study Update, 2015
- Rural Services Study, 2011
- Affordable Housing Viability Study, July 2015
- Objectively Assessed Housing Need Study Update; 2016
- Highways Interim Assessment, June 2016

In progress:

- Strategic Growth Development Plan
- Brownfield Land Study
- Cycling Strategy (ECC)
- Essex Gypsy and Traveller Accommodation Needs Assessment
- Infrastructure Plan
- Highways Final Assessment
- Habitats Regulation Assessment
- Mid Essex Strategic Flood Risk Assessment Review
- Open Spaces Sport Recreation Strategy
- Transport Assessments
- Rural Services Study update
- Strategic Environmental Assessment and Sustainability Appraisal
- Water Cycle Study Update

Preparation of Neighbourhood Plans:

There are seven Neighbourhood Plans currently in preparation:

Hatfield Peverel: Consultation on draft plan (Regulation 14) undertaken Summer 2016

Bradwell: Preparation of draft plan

Coggeshall: Preparation of draft plan

Cressing: Preparation of draft plan

Feering: Preparation of draft plan

Kelvedon: Preparation of draft plan

Great Saling and Bardfield Saling: Neighbourhood area approved January 2017

Proposed Supplementary Planning Document

Affordable Housing: public consultation planned for Autumn 2018

Open Spaces Strategy: public consultation planned for Autumn 2018

Profile of the District: Population Count and Broad Age Group

The population of the District reached 150,360 in mid-2015. In the year 2014/2015, the population was estimated to have increased by 375, which was a lower rate of growth than in previous years. The table below indicates the age structure by broad age group.

Table 1: Population of Braintree District June 2015

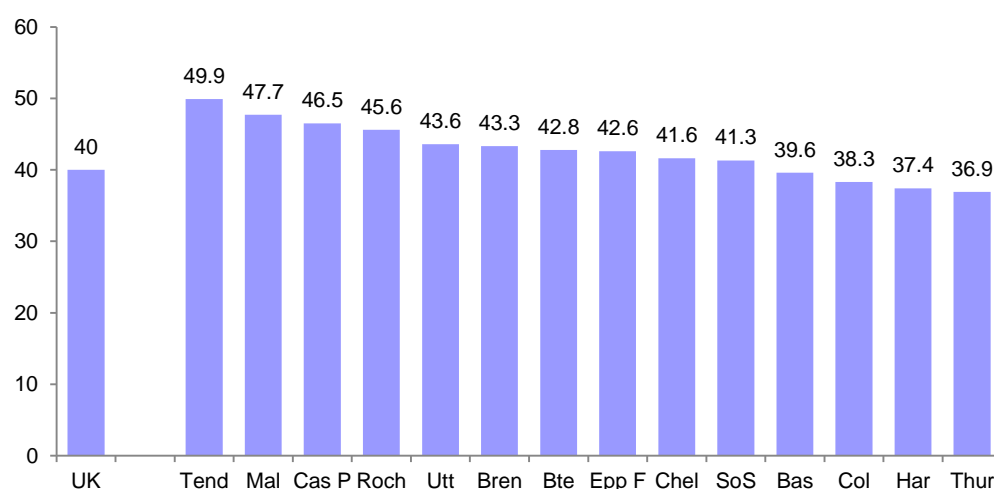
	Number	As proportion of total
Total persons Braintree District	150,360	100%
Persons aged 0 - 4	8,789	5.8%
Persons aged 5 - 19	26,940	17.9%
Persons aged 20 - 44	44,571	29.6%
Persons aged 45 - 64	41,320	27.5%
Persons aged 65 and over	28,740	19.1%%

Source: Office for National Statistics (ONS), mid-2015 population estimates, published 2016

The estimated median age of Braintree District residents in mid-2015 was 42.8 (that is, the age at which half the population was younger and half the population was older). This is older than the UK average which was 40.0. The median age for the other districts in the Strategic Housing Market Area was 41.6 for Chelmsford; 38.3 for Colchester and 49.9 for Tendring. The chart below illustrates the estimated median age at 2015 for districts in Greater Essex, compared to the UK average.

The median age in Braintree District had increased to 42.8 in 2015; it was estimated to be 40.6 in 2008.

Figure 1: Median average age Greater Essex Districts and UK, 2015



(Source: Office for National Statistics, 2015 mid-year population estimates)

The estimated population by District Ward as at mid-2015 is set out in the Table 2, below, and the population by parish as at 2011 is set out in Table 3.

Table 2: Estimated population by District Ward, mid-2015 (Source ONS Oct 2016)											
Ward Name	All Ages	Aged 0-4	0-4 as % of total	Aged 5-15	5-15 as % of total	Aged 16-44	16-44 as % of total	Aged 45-64	45-64 as % of total	Aged 65+	65+ as % of total
Bocking Blackwater	10055	675	6.7%	1473	14.6%	3752	37.3%	2691	26.8%	1464	14.6%
Bocking North	5319	281	5.3%	705	13.3%	1671	31.4%	1394	26.2%	1268	23.8%
Bocking South	6289	428	6.8%	851	13.5%	2329	37.0%	1606	25.5%	1075	17.1%
Braintree Central&Beckers Green	10070	728	7.2%	1244	12.4%	4436	44.1%	2259	22.4%	1403	13.9%
Braintree South	6531	467	7.2%	902	13.8%	2591	39.7%	1635	25.0%	936	14.3%
Braintree West	5886	337	5.7%	720	12.2%	2004	34.0%	1559	26.5%	1266	21.5%
Bumpstead	2853	125	4.4%	361	12.7%	822	28.8%	982	34.4%	563	19.7%
Coggeshall	6064	278	4.6%	837	13.8%	1748	28.8%	1773	29.2%	1428	23.5%
Gosfield & Greenstead Green	2717	102	3.8%	305	11.2%	611	22.5%	876	32.2%	823	30.3%
Great Notley & Black Notley	10069	583	5.8%	1838	18.3%	3447	34.2%	2780	27.6%	1421	14.1%
Halstead St Andrew's	5993	323	5.4%	805	13.4%	1926	32.1%	1621	27.0%	1318	22.0%
Halstead Trinity	6062	408	6.7%	819	13.5%	2146	35.4%	1539	25.4%	1150	19.0%
Hatfield Peverel & Terling	6028	279	4.6%	701	11.6%	1754	29.1%	1815	30.1%	1479	24.5%
Hedingham	5422	276	5.1%	683	12.6%	1656	30.5%	1622	29.9%	1185	21.9%
Kelvedon & Feering	5680	306	5.4%	769	13.5%	1774	31.2%	1699	29.9%	1132	19.9%
Rayne	2806	136	4.8%	380	13.5%	873	31.1%	869	31.0%	548	19.5%
Silver End & Cressing	6342	460	7.3%	806	12.7%	2193	34.6%	1684	26.6%	1199	18.9%
Stour Valley North	2807	85	3.0%	340	12.1%	724	25.8%	968	34.5%	690	24.6%
Stour Valley South	2901	73	2.5%	338	11.7%	727	25.1%	964	33.2%	799	27.5%
The Colnes	5837	279	4.8%	781	13.4%	1724	29.5%	1754	30.0%	1299	22.3%
Three Fields	5768	269	4.7%	633	11.0%	1567	27.2%	1920	33.3%	1379	23.9%
Witham Central	6162	408	6.6%	723	11.7%	2281	37.0%	1480	24.0%	1270	20.6%
Witham North	6839	459	6.7%	867	12.7%	2664	39.0%	1736	25.4%	1113	16.3%
Witham South	6056	492	8.1%	851	14.1%	2542	42.0%	1397	23.1%	774	12.8%
Witham West	6978	405	5.8%	979	14.0%	2600	37.3%	1805	25.9%	1189	17.0%
Yeldham	2826	127	4.5%	393	13.9%	845	29.9%	892	31.6%	569	20.1%

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	1,627
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.

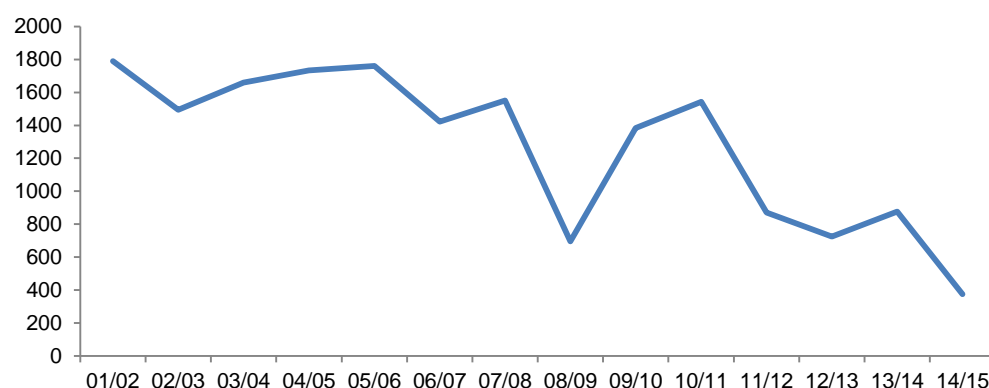
District population change

Table 4 below illustrates estimated population change year on year between 2001 and 2014, according to the Office for National Statistics mid-year population estimates. The chart below illustrates the trend in year on year population increase in Braintree District.

Table 4: Population change by year, Braintree District, 2001/02 to 2014/15			
	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
2014-2015	149,985	150,360	+375
Sum total change 14 year period 2001-2015			17,878 (average of 1,277 p.a.)

Source: Office for National Statistics, Sub National Mid-Year Population Estimates, 2016

Figure 2: Estimated population increase mid-year to mid-year 2001/02 to 2014/15



Source: Office for National Statistics, Sub National Mid-Year Population Estimates, 2016

Table 5 below provides information on components of estimated population change in the District 2001-2015. Table 6 compares the projected population change in the ONS sub national population projections (2012 based and 2014 based), and in the EPOA/Edge Analytics Greater Essex Phase 7 Demographic Forecasts (Workplace Employed People scenario), with estimated actual change from the ONS mid-year population estimates. According to the ONS mid-year population estimates, the population increase in Braintree District to 2015 has been lower than was projected in the ONS population projections. The 2012-based projections 2012-2015 were 75% higher than the estimated "actual" population increase, and the 2014-based projections (i.e. for one year ahead) were 25% higher.

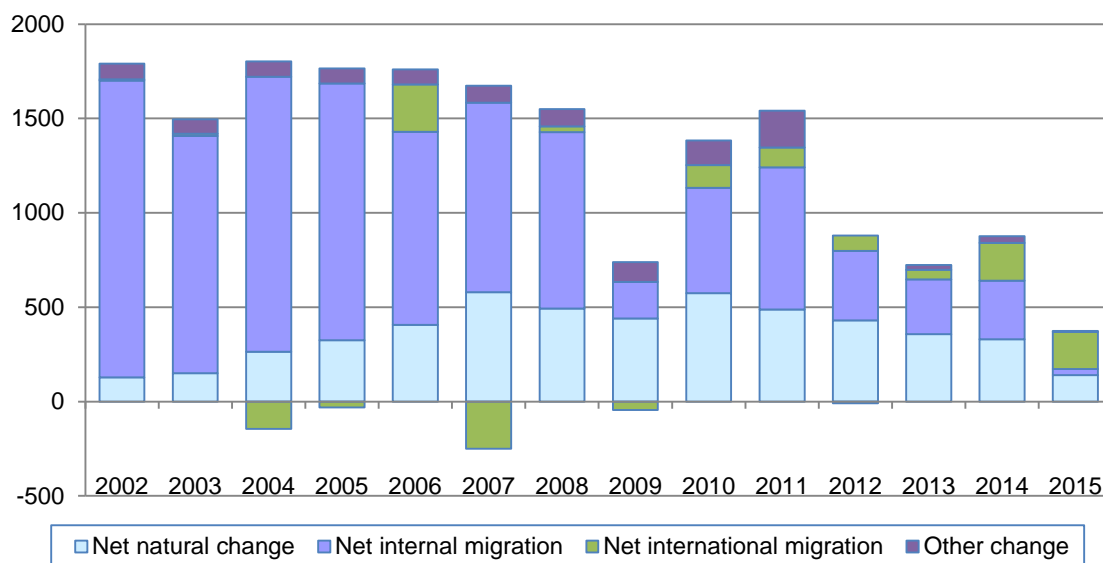
Table 5: Components of population change Braintree District 2001-2015												
	Births	Deaths	Net Natural Change	Internal Migration In	Internal Migration Out	Internal Migration Net	International Migration In	International Migration Out	International Migration Net	Overall Net Migration	Other Change	Sum Net Change
2001-02	1457	1328	129	7639	6067	1572	367	360	7	1579	82	1790
2002-03	1508	1358	150	7199	5942	1257	354	341	13	1270	75	1495
2003-04	1591	1327	264	7572	6115	1457	321	465	-144	1313	82	1659
2004-05	1621	1296	325	7097	5736	1361	326	357	-31	1330	79	1734
2005-06	1635	1228	407	7023	6000	1023	718	467	251	1274	80	1761
2006-07	1766	1187	579	7442	6438	1004	621	871	-250	754	90	1423
2007-08	1787	1294	493	6929	5995	934	462	431	31	965	92	1550
2008-09	1747	1306	441	5675	5482	193	434	478	-44	149	105	695
2009-10	1834	1260	574	6667	6109	558	329	208	121	679	130	1383
2010-11	1766	1278	488	6708	5954	754	418	314	104	858	196	1542
2011-12	1767	1336	431	6689	6321	368	361	281	80	448	-9	870
2012-13	1720	1362	358	6618	6329	289	348	296	52	341	25	724
2013-14	1621	1291	330	7083	6772	311	451	251	200	511	36	877
2014-15	1636	1496	140	7023	6990	33	458	262	196	229	6	375

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

Table 6: Components of population change Braintree District 2012-2015: projected change compared with estimated actual change (rounded to nearest hundred)									
	Births	Deaths	Net Natural Change	Internal Migration In	Internal Migration Out	International Migration In	International Migration Out	Overall Net Migration	Sum Net Change
Mid-2012-Mid 2013									
Mid year pop. estimates	1700	1400	400	6600	6300	300	300	300	700
SNPP 2012	1800	1400	400	6700	6100	400	300	700	1,100
EPOA WEP scenario PH7	1700	1400	400	6700	6300	900	800	400	700
Mid-2013-Mid 2014									
Mid year pop. estimates	1600	1300	300	7100	6800	500	300	500	900
SNPP 2012	1800	1300	500	6700	6100	400	300	700	1200
EPOA WEP scenario PH7	1800	1300	500	6800	6000	400	300	800	1300
Mid-2014-Mid 2015									
Mid year pop. estimates	1600	1500	100	7000	7000	500	300	200	400
SNPP 2012	1800	1300	500	6800	6100	400	300	800	1200
SNPP 2014	1700	1400	200	6900	6400	500	300	700	900
EPOA WEP scenario PH7	1800	1300	500	6800	6100	400	300	800	1200

(figures may not sum due to rounding)

Figure 3: Braintree District Population Trend 2001 to 2015 Components of change



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

Over the period 2012-15, the number of deaths was higher than projected (deaths increased in 2014/15); the number of births was less than projected. The level of increase from natural change fell over the past 3 years. Overall net migration, and overall population increase, was lower than projected. International in-migration 2014/2015 was similar to the previous year; the level over the three year period as whole was lower than projected in the Greater Essex Demographics Forecasts Workplace Employed People Scenario (on which the Draft Plan is based) – the difference being largely in the year 2012/2013. Net internal (i.e. within UK) migration fell compared to previous years. Internal in-migration was higher than projected but was lower in 2014/2015 than the previous year. Internal out migration was higher than in the previous year; over the three year period as a whole it was higher than had been forecast. The charts below provide information on internal migration (i.e. within the UK) for the year ending mid-2015. The net flow from London 2014/15 was estimated at 540 people (1,110 in, 570 out).

Figure 4: The highest sources of migration flows into Braintree District 2014/2015:

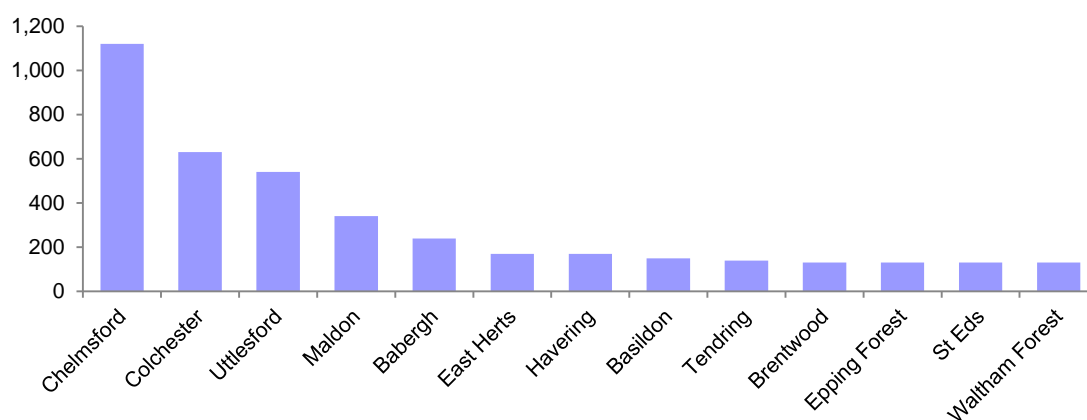


Figure 5: The most popular destinations for migration flows out of Braintree District 2014/2015:

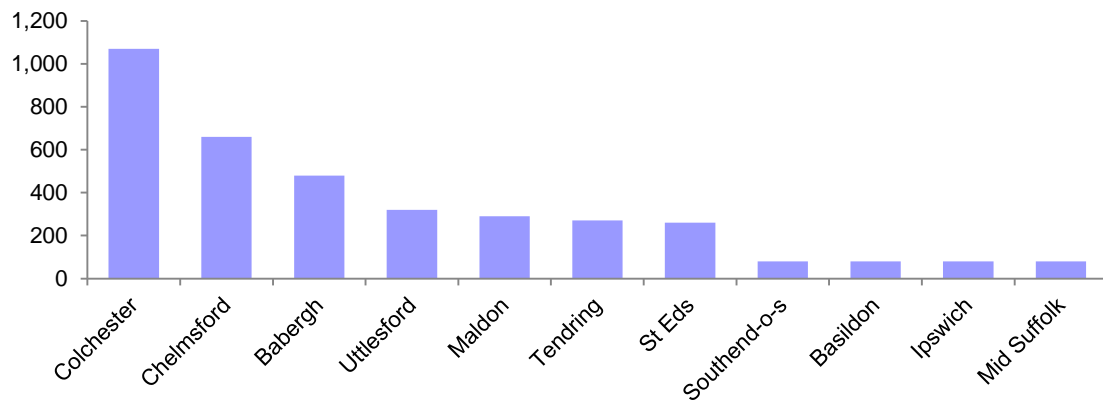
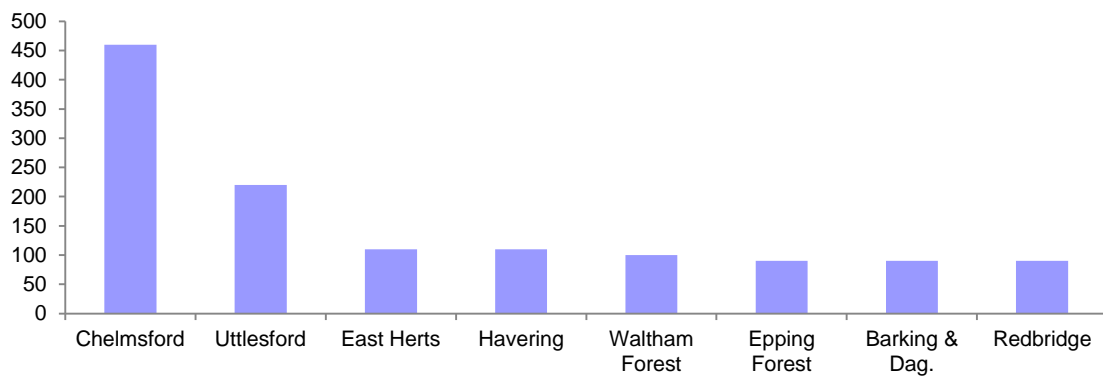


Figure 6: The main sources of net in-migration to Braintree District, 2014/2015



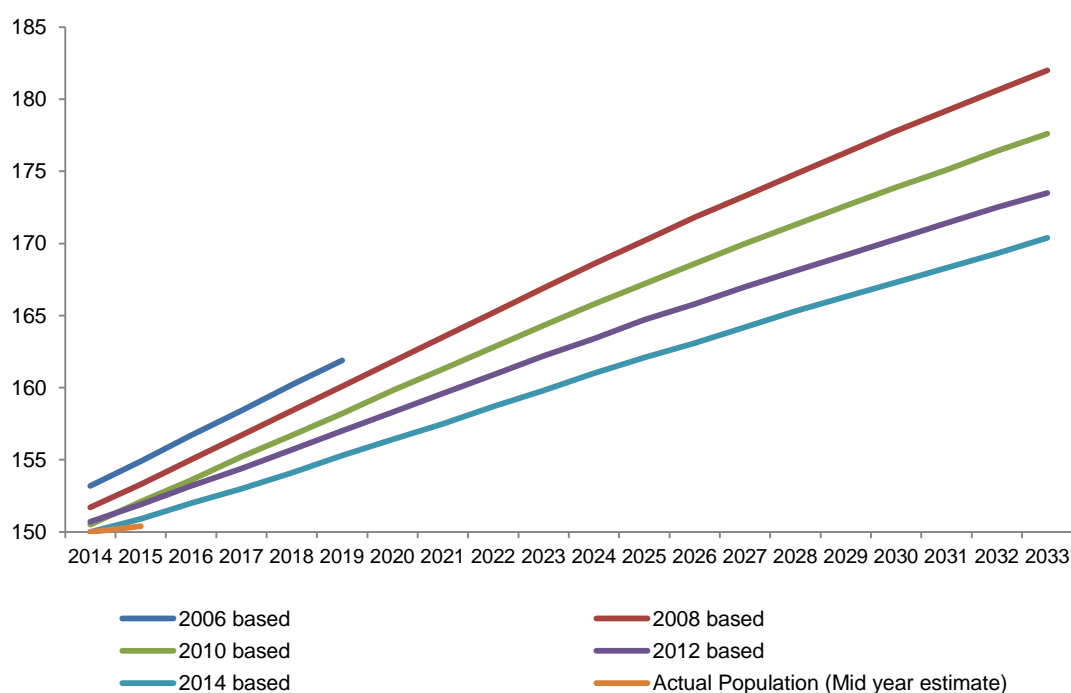
Source: ONS Mid Year Population Estimates, Moves within the UK during the year ending June 2015

Projected population and household change

The Office for National Statistics produces projections of 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 informed by observed levels mainly over the previous 5 years. The most recent set of these projections is 2014-based, and were published in 2016. The sub-national population projections published by ONS are used by the Department for Communities and Local Government to model sub-national household projections (*note: responsibility for producing the household projections has recently transferred to the Office for National Statistics; the next set of household projections will be produced by ONS*).

The chart below shows the increase in population of the District according to the 2014-based projections, and a comparison with earlier modelling (which projected higher rates of growth). The next chart compares “actual” (estimated) population change in recent years according to the ONS Mid-Year Population Estimates with the projected population according to the various sets of ONS Population Projections.

Figure 7: The projected population of Braintree District according to past ONS sub-national population projections



Objectively Assessed Housing Need Study

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

A first report on this work was published in 2015, and an update by Peter Brett Associates was published in 2016 to take into account new population, household and employment projections.

The 2014-based population projections were published by ONS in May 2016; the 2014-based household projections were published by CLG in July 2016; and the EEFM 2016 employment projections were published in August 2016.

The projected population growth of Braintree District is lower in the ONS 2014 based projections than in the 2012 based projections. The EEFM 2016 employment forecasts for Braintree District are lower than the 2014 EEFM employment forecasts.

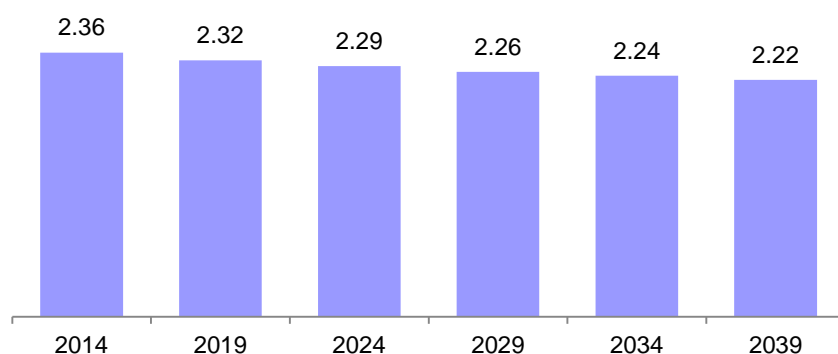
The 2016 Objectively Assessed Housing Need Study Update concluded that the objectively assessed need for Braintree District was an average of **716** new homes from 2013.

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 2014 based household projections assume a continued reduction in average household size in the District, as shown in the chart below:

Figure 8: Projected average household size Braintree District according to the CLG 2014-based household projections



According to the CLG 2014-based household projections, by 2039 1-person households were projected to form 29% of households in Braintree District. 36% of the projected increase in the number of households is in the form of one-person households. The chart below shows the projected increase in the number of households by household type in the district, 2014-2039.

Figure 9: Projected change in number of households Braintree District 2014-39

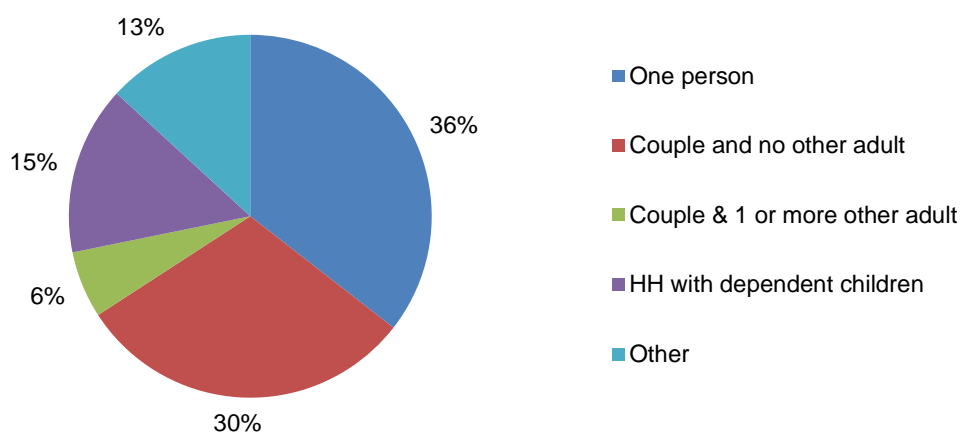


Table 7: Projected households ('000 h/h) in Strategic Housing Market Area in 2039 by household type, according to CLG 2014-based household projections

	1-person	Couple & no other adult	Couple & 1 or more other adult	Households with dependent children	Other	Total
Braintree	22.539	22.852	5.866	21.237	5.373	77.867
Chelmsford	24.022	25.651	7.147	24.478	6.524	87.822
Colchester	28.399	23.619	6.083	28.516	8.241	94.858
Tendring	26.630	23.944	5.761	17.509	5.006	78.850
HMA total	101.59	96.066	24.857	91.740	25.144	339.397

Source: Department for Communities and Local Government, 2016

Projected change in the number of households by household type, according to the CLG 2012-based household projections, is shown in Table 8.

Table 8: Projected change ('000 h/h) in Strategic Housing Market Area 2014-2039 by household type, according to CLG 2014-based household projections

	1-person	Couple and no other adult	Couple and 1 or more other adult	Households with dependent children	Other	Total
Braintree	5.312	4.533	0.892	2.247	1.970	14.954
Chelmsford	15.798	4.646	1.250	3.782	2.168	16.125
Colchester	6.503	6.503	0.888	6.681	2.893	19.956
Tendring	5.789	4.270	1.255	2.808	1.676	15.798
HMA total	21.883	16.440	4.285	15.518	8.707	66.833

Source: Department for Communities and Local Government, 2016

Employment, Labour Supply, and Unemployment

Table 9 sets out information from the Annual Population Survey on labour supply in the District compared with the regional and Great Britain averages.

Table 9: Labour Supply (April 2015 - March 2016)				
	Braintree	Braintree (%)	East region (%)	GB (%)
All people				
Economically active	81,500	83.1	80.2	77.8
In employment	79,300	80.7	77.0	73.7
Employees	66,700	68.8	66.4	63.2
Self employed	12,600	11.9	10.3	10.2
Unemployed (model based)	3,000	3.7	3.8	5.1
Males				
Economically active	43,400	91.1	86.2	83.2
In employment	43,400	91.1	82.7	78.7
Employees	34,600	74.2	68.7	64.6
Self employed	8,800	16.8	13.8	13.7
Unemployed (model based)	*	*	3.8	5.1
Females				
Economically active	38,100	75.5	74.3	72.5
In employment	35,900	70.9	71.4	68.8
Employees	32,100	63.6	64.3	61.8
Self employed	*	*	6.8	6.6
Unemployed (model based)	*	*	3.8	5.0

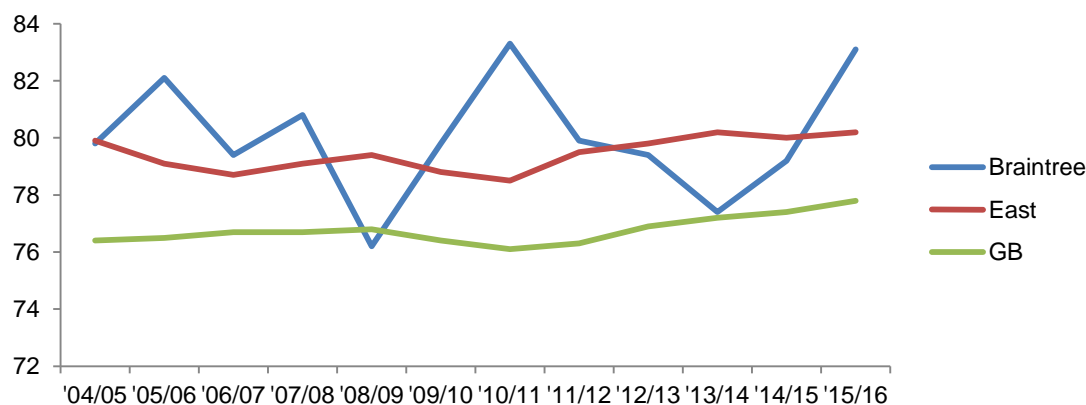
*Data unavailable, sample size too small for reliable estimate

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 10 below, which compares the economic activity rate trend according to the Annual Population Survey, for Braintree, the region and Great Britain.

Figure 10: Economic activity rate trend April 2004/March 2005 to April 2015/March 2016

Source Annual Population Survey/Nomis

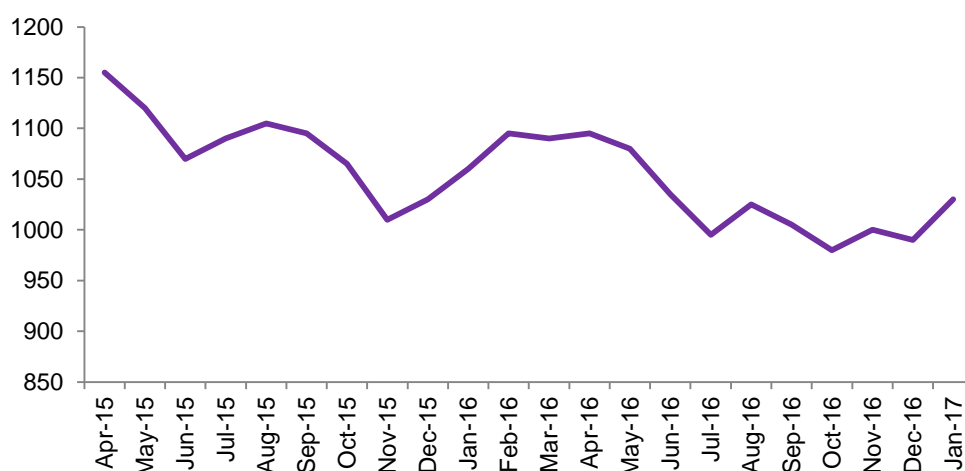


The unemployment rate in the District is below that of the East of England Region, and Great Britain as a whole. Table 10 and Figure 11, below, show the unemployment trend in Braintree District since April 2015.

Table 10: Unemployment trend Braintree District					
Date	Claimants	Date	Claimants	Date	Claimants
March 2015	1,235	Dec 2015	1,030	Sept 2016	1,005
April 2015	1,155	Jan 2016	1,060	Oct 2016	980
May 2015	1,120	Feb 2016	1,095	Nov 2016	1,000
June 2015	1,070	March 2016	1,090	Dec 2016	990
July 2015	1,090	April 2016	1,095	Jan 2017	1,030
Aug 2015	1,105	May 2016	1,080		
Sept 2015	1,095	June 2016	1,035		
Oct 2015	1,065	July 2016	995		
Nov 2015	1,010	Aug 2016	1,025		

Source: Nomis, Labour Market Statistics, Local Authority Profile

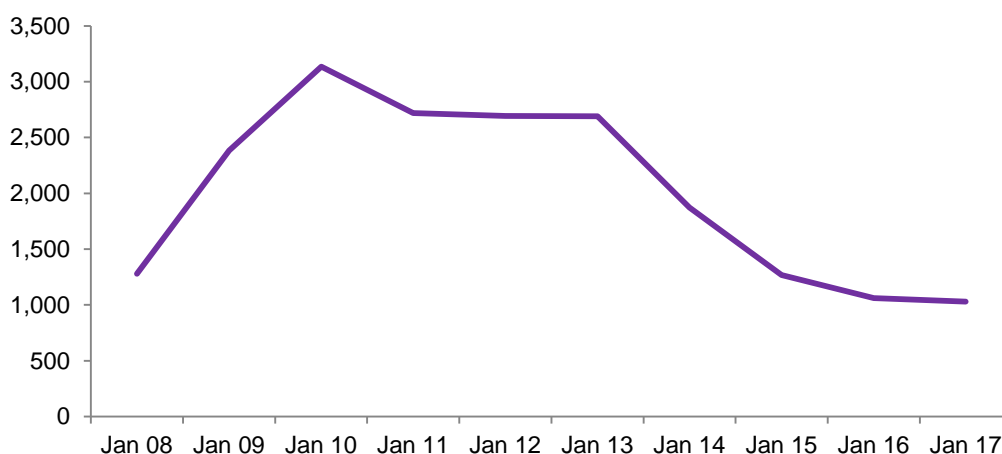
Figure 11: Claimant count unemployment, Braintree District, From April 2015



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 12: Claimant count, Braintree District, January 2008 to January 2017



Source: Nomis Labour Market Statistics

The percentage of people in the District claiming Job Seekers Allowance remains lower than regional and national averages.

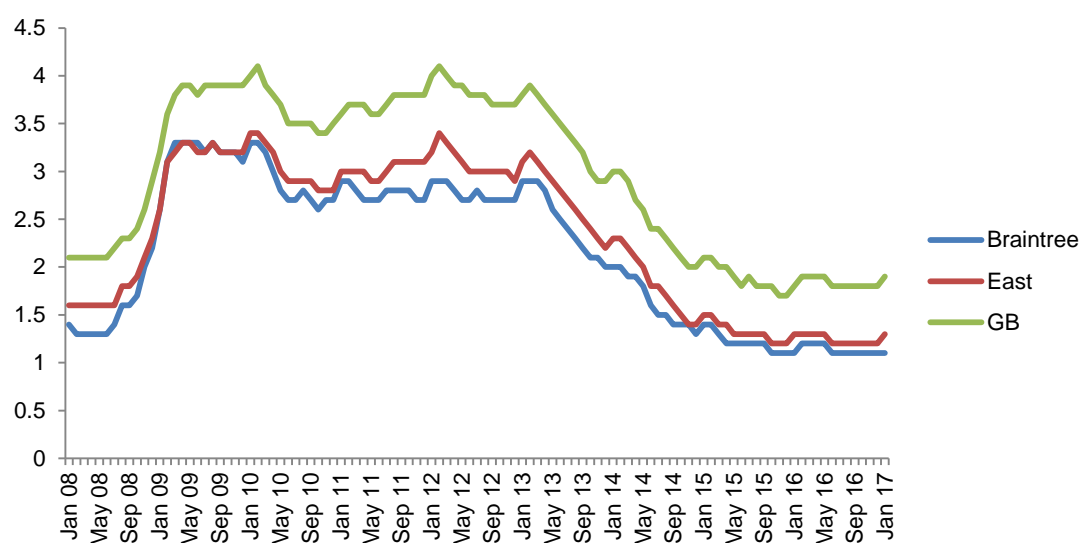
Table 11: Job Seekers Allowance Claimants April 2016

	Braintree (number)	Braintree (%)	East (%)	GB (%)
All people	1,095	1.2	1.3	1.9

Source: Nomis, Labour Market Statistics, Local Authority Profile

Figure 13 shows the unemployment rate trend (claimants as a percentage of residents aged 16-64) for Braintree, the Region, and Great Britain.

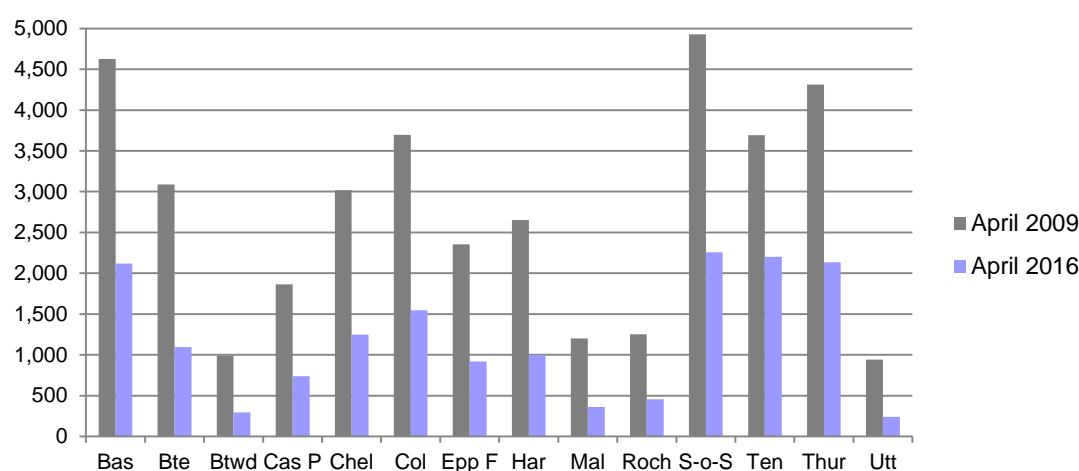
Figure 13: Claimant Unemployment % rate, Braintree District, East Region and GB



Source: Nomis Labour Market Statistics

Figure 14 compares the unemployment claimant rate in districts in Greater Essex in April 2016, to in the recession at April 2009 (the rate is defined here as a percentage of the estimated number of economically active residents).

Figure 14: Claimant unemployment rate April 2009 and April 2016



Source: Nomis Labour Market Statistics

The number of claimants in Braintree District reduced by 5% over the year 2015/2016. The table below examines the change in the number of claimants April 2015 – April 2016 across Greater Essex.

Table 12: Change in number of JSA claimants in Greater Essex April 2015-April 2016, in absolute and percentage change terms				
Local authority:	April 2015	April 2016	Change 2015-16	% Change 2015-2016
Basildon	2,077	2,120	43	2.07%
Braintree	1,155	1,095	-60	-5.19%
Brentwood	350	295	-55	-15.71%
Castle Point	684	740	56	8.19%
Chelmsford	1,432	1,250	-182	-12.71%
Colchester	1,362	1,545	183	13.44%
Epping Forest	1,048	920	-128	-12.21%
Harlow	1,193	995	-198	-16.60%
Maldon	398	360	-38	-9.55%
Rochford	500	455	-45	-9.00%
Southend-on-Sea	2,252	2,255	3	0.13%
Tendring	2,010	2,200	190	9.45%
Thurrock	2,077	2,135	58	2.79%
Uttlesford	298	240	-58	-19.46%
Greater Essex Total	38,624	16,605	-22,019	-57.01%
Strategic Housing Market Area Total	5,959	6,090	131	9.45%

Source: Nomis Labour Market Statistics

Skills/qualifications

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.

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 2015.

Table 13: Job Density (2015)			
	Braintree	East Region	GB
Job Density	0.67	0.81	0.83

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 was the sixth lowest jobs density figure in 2015.

Table 14 compares the estimated employment and estimated jobs density for Braintree with those of other districts in the Strategic Housing Market Area.

Table 14: Estimated number of jobs and jobs density 2015		
	Estimated no. of jobs	Estimated jobs density
Braintree	62,000	0.67
Chelmsford	95,000	0.88
Colchester	98,000	0.83
Tendring	43,000	0.57

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

Table 15 shows the reported job density for Braintree District over the period 2001 to 2015. The data is based on sample surveys.

Table 15: Job density, Braintree District			
Year	Reported Jobs Density	Year	Reported Jobs Density
2001	0.64	2009	0.65
2002	0.71	2010	0.60
2003	0.70	2011	0.60
2004	0.67	2012	0.61
2005	0.67	2013	0.62
2006	0.66	2014	0.65
2007	0.70	2015	0.67
2008	0.64		

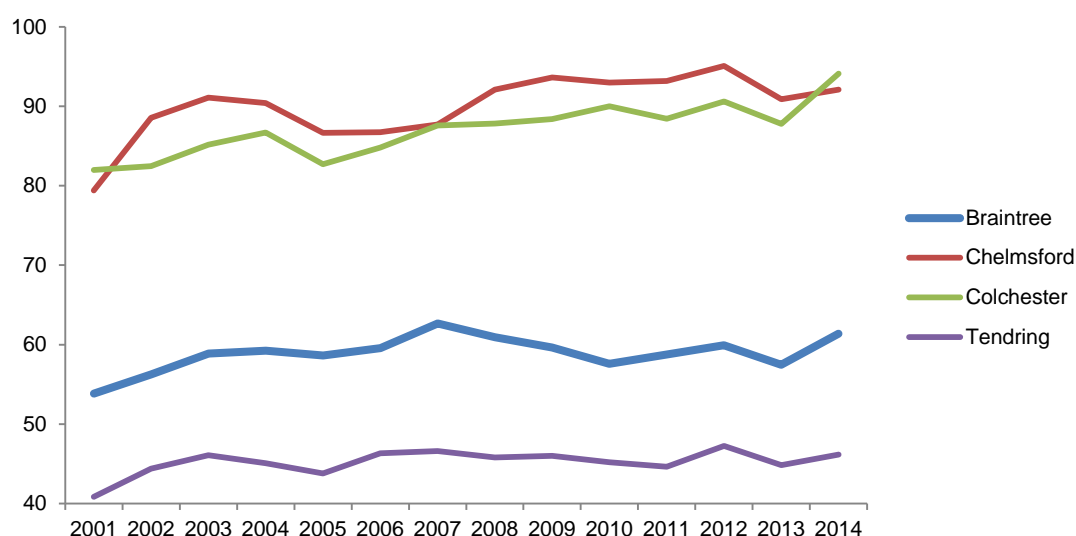
Source: Nomis, Labour Market Profile for Braintree, ONS Jobs Density.

Table 16 and Figure 15 show the estimated change in the number of jobs from 2001 to 2014 in Braintree District and in the other districts in the Strategic Housing Market Area, according to the EEFM 2016.

Table 16: Estimated change in number of jobs 2001-2014					
	Braintree	Chelmsford	Colchester	Tendring	SHMA
2001	53.8	79.4	82.0	40.9	256.1
2002	56.3	88.6	82.5	44.4	271.7
2003	58.9	91.1	85.2	46.1	281.2
2004	59.2	90.4	86.7	45.1	281.4
2005	58.6	86.7	82.7	43.8	271.8
2006	59.6	86.7	84.8	46.3	277.4
2007	62.7	87.7	87.6	46.6	284.6
2008	60.9	92.1	87.8	45.8	286.7
2009	59.7	93.6	88.4	46.0	287.7
2010	57.6	93.0	90.0	45.2	285.8
2011	58.7	93.2	88.4	44.6	285.0
2012	59.9	95.1	90.6	47.2	292.9
2013	57.5	90.9	87.8	44.8	281.0
2014	61.4	92.1	94.1	46.2	293.8
Change 2001-2014	7.6	12.7	12.1	5.3	37.7
% change 2001-2014	14.0%	16.0%	14.8%	13.0%	14.7%

Source: East of England Forecasting Model/Cambridge Econometrics, 2016.

Figure 15: Estimated change in number of jobs 2001-2014



Source: East of England Forecasting Model/Cambridge Econometrics, 2016.

Forecast employment change

The East of England Forecasting Model (EEFM) 2016 was produced by Cambridge Econometrics (published August 2016).

Users of district level data are cautioned that: the data used in the EEFM is largely based on survey data and as such, large 'jumps' in data can occur as a result of survey errors.

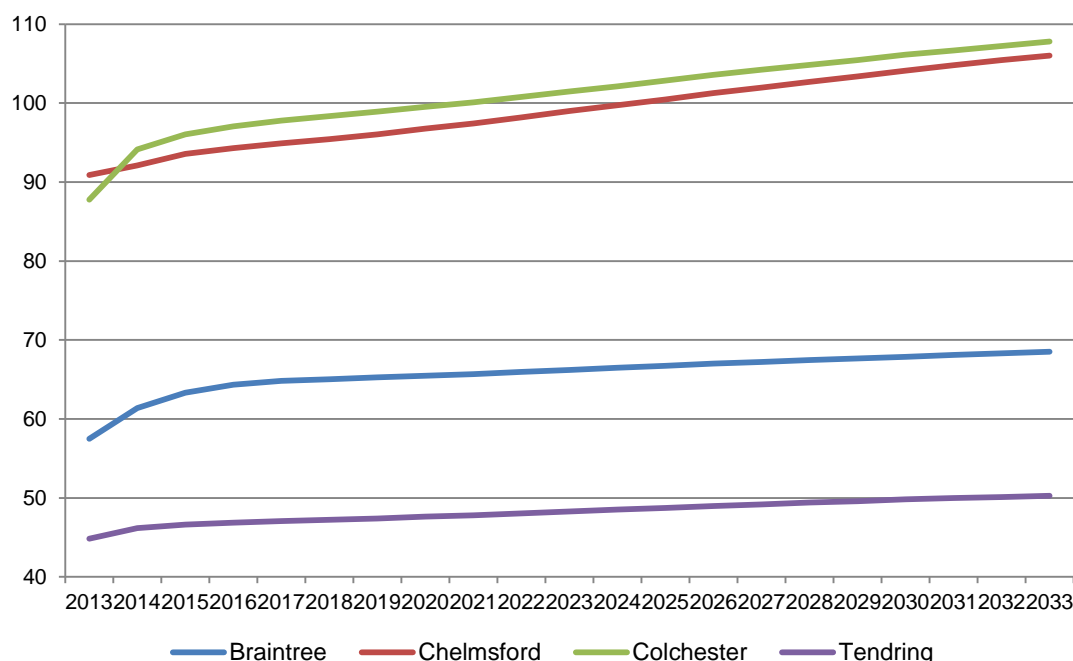
Table 17 and Figure 16 summarise the 2016 EEFM baseline employment forecasts for districts in the Housing Market Area.

Table 17: 2016 EEFM Baseline Employment Forecasts ('000 jobs)					
	Braintree	Chelmsford	Colchester	Tendring	SHMA total
2013	57.5	90.9	87.8	44.8	281.0
2014	61.4	92.1	94.1	46.2	293.8
2015	63.3	93.6	96.0	46.6	299.5
2016	64.3	94.3	97.1	46.9	302.5
2017	64.8	94.9	97.8	47.1	304.6
2018	65.0	95.4	98.4	47.2	306.1
2019	65.3	96.0	98.9	47.4	307.6
2020	65.5	96.8	99.5	47.6	309.4
2021	65.7	97.4	100.1	47.8	311.0
2022	66.0	98.2	100.8	48.0	313.0
2023	66.2	99.0	101.5	48.3	314.9
2024	66.5	99.7	102.1	48.5	316.9
2025	66.7	100.5	102.8	48.7	318.8
2026	67.0	101.3	103.6	49.0	320.8
2027	67.2	102.0	104.2	49.2	322.6
2028	67.5	102.7	104.8	49.4	324.4
2029	67.7	103.4	105.4	49.6	326.1
2030	67.9	104.1	106.1	49.8	327.9
2031	68.1	104.8	106.7	50.0	329.5
2032	68.3	105.4	107.2	50.1	331.1
2033	68.5	106.0	107.8	50.3	332.6
2013-2033 change	11.1 (0.6 p.a.)	15.1 (0.8 p.a.)	20.0 (1.0 p.a.)	5.4	51.6
2013-2033, % change	19.2%	16.6%	22.8%	12.1%	18.4%
2016-2033 change	4.2 (0.2 p.a.)	11.7 (0.7 p.a.)	10.7 (0.6 p.a.)	3.4 (0.2 p.a.)	30.1 (1.8 p.a.)
2016-2033, % change	6.5%	12.4%	11.1%	7.3%	9.9%

Source: East of England Forecasting Model, Baseline Forecasts, 2016

The forecast rate of increase in employment in the District is higher initially as the District recovers from the recession, and then levels off.

Figure 16: Forecast number of jobs 2013-2033



Source: East of England Forecasting Model, Baseline Forecasts, 2016

Alternative employment forecasts have been produced by Experian, as part of testing the evidence considered in the assessment of housing need. These forecast lower employment growth in Braintree District. Table 18 below summarises the comparison between the EEFM forecasts and the Experian forecasts, expressed as annual average change in the number of jobs and the demand for dwellings over the period from 2013 to 2036 (Experian)/2037 (EEFM).

Table 18: Summary comparison of EEFM and Experian 2016 forecasts				
	EEFM 2016		Experian 2016	
	Annual average 2013-2037		Annual average 2013-2036	
	Jobs	Dwellings	Jobs	Dwellings
Braintree	490	702	461	623
Chelmsford	725	706	952	656
Colchester	928	920	1109	866

Source: EEFM, Experian, PBA Objectively Assessed Need Study Update 2016. The Experian forecast only runs to 2036.

Commuting

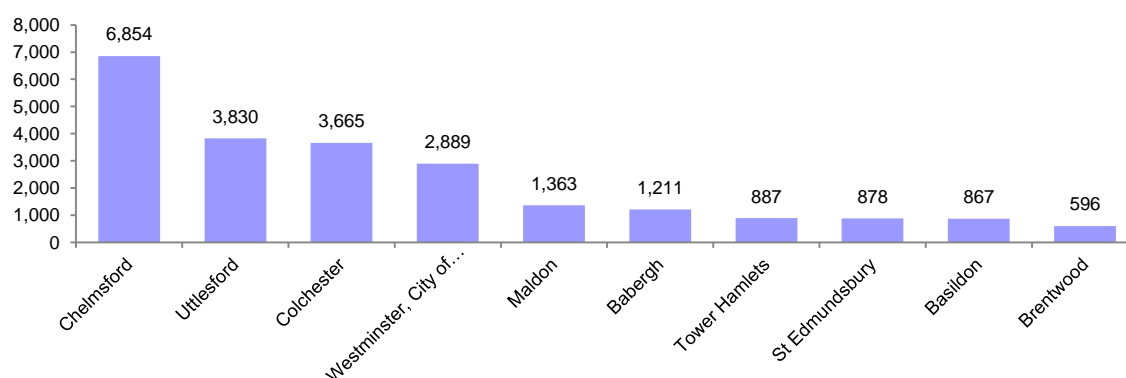
The 2011 Census results showed commuting inflow of 15,184, and commuting out-flow of 31,765, with net out-commuting of 16,581 (*source: 2011 Census Origin/destination statistics, Location of usual residence and place of work by sex*). Table 19 shows estimated net commuting across Greater Essex. The level of net-out-commuting from Braintree District was the highest in Greater Essex.

Table 19: 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

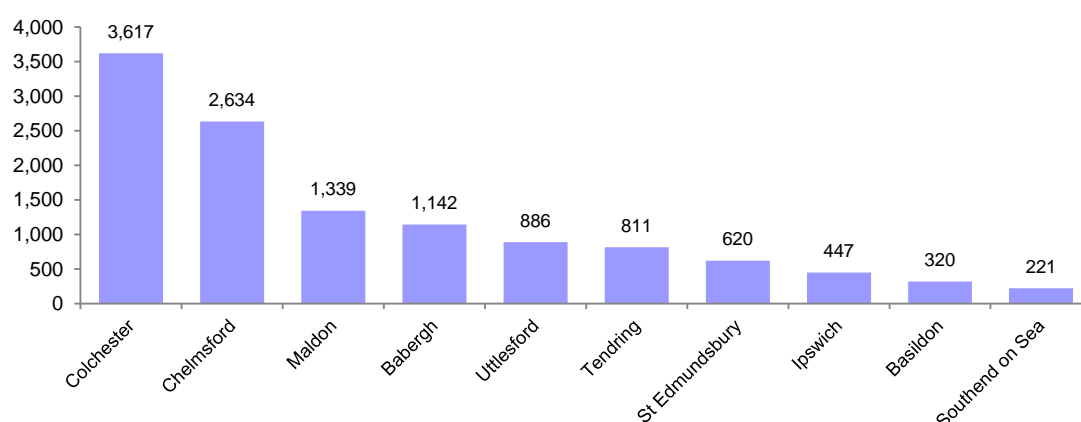
According to the 2011 Census, 26,964 residents of Braintree District work within the District. This represents 46% of the total 58,579 residents in work. The average distance commuted to work by District residents in 2011 was 21.1 km. which was the third highest in the East of England region (with only Uttlesford and Maldon districts being higher). The average distance travelled to work had increased, from 20.1 km. in 2001 and 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 in Figure 17.

Figure 17: Top ten destinations for District residents working outside the District, 2011



The top ten sources for people commuting into Braintree District are shown in Figure 18:

Figure 18: Top ten origins, people commuting to work in Braintree District, 2011



Forecast commuting

Net out-commuting from the District is expected to increase. Table 20 compares forecast change in net commuting levels according to the EEFM 2016 forecasts and according to the Experian 2016 forecasts, for Braintree District and for neighbouring Chelmsford and Colchester districts.

Table 20: Forecast net out-commuting ('000)				
	EEFM 2016		Experian 2016	
	2013	2037	2013	2036
Braintree	16.0	19.1	15.3	21.9
Chelmsford	4.7	8.1	3.6	5.1
Colchester	10.0	7.6	3.0	3.7

Source: EEFM, Experian, PBA Objectively Assessed Need Study Update 2016. The Experian forecast only runs to 2036.

Employment by sector

The labour supply: industry in which residents worked

Table 21 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 21: 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 22: 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

Forecast employment change by sector

The East of England Forecasting Model provides forecasts of employment in districts by industrial sector, although Cambridge Econometrics (who produced the forecasts) advise that these should be used with caution.

In general terms, the forecasts show a reduction in manufacturing employment, and increases in employment in construction and services.

The 2016 EEFM forecasts can be viewed on the Cambridgeshire Insight website at: <http://cambridgeshireinsight.org.uk/EEFM>

Business development

Information is taken from the 'Non-Residential Land Availability Survey 2016' produced by Braintree District Council and published on the Braintree District Council website. Floorspace information is provided in square metres for sites with planning permission. For sites without planning permission, the site area in hectares is shown.

Size Threshold

In previous years, following the regional monitoring framework, threshold sizes were applied so that only developments above the following sizes were 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

From the year 2015/2016 Braintree District Council adopted a reduced threshold of 50 square metres across the use classes for monitoring non-residential development in the district.

The Base Date

The information set out in these results represents sites identified at 31 March 2016 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 23 provides information on the completed non-residential floorspace for the whole of the District, in square metres by use class, in the survey year 2015/16, and also shows the amount of additional floorspace on previously developed land.

Table 23: Non-residential floorspace completed 2015/16					
	Use Class A1/A2	Use Class B1a Offices	Use Class B1, B2, B8 (other than B1a)	Use Class D – Leisure	Total
Gross Floorspace developed 2015/16, sq. m	3,888	4,891	10,834	4,575	24,188
of which previously developed land (PDL) (Gross)	1,388 (35.7%)	1,828 (37.4%)	9,556 (88.2%)	4,125 (90.2%)	16,897 (69.9%)
Floorspace losses 2014/15, sq. m	379	2,167	11,790	1,175	15,511
Floorspace redevelopment Non-Res to Non-Res	204	198	8,091	1,055	9,548
Floorspace loss Non-Res to Res	175	1,969	3,700	120	5,964
Net change in floorspace 2015/16, sq. m	3,509	2,724	-956	3,400	8,677

Employment development in previous years

Tables 24 to 26 provide information on net development in employment floorspace, for A1-B8 Use Classes in square metres, over the six-year period 2009-2016.

Table 24: Net retail floorspace development (sq m): 2009-2016

A1 Retail & A2 Financial and Professional Services								
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2009-16
Net fspace developed	2,245	937	1,130	-458	580	669	3,509	8,612

Table 25: Net office floorspace development (sq m): 2009-2016

B1a Offices								
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2009-16
Net fspace developed	-1,092	-148	1,351	-3,047	-1,317	-4,963	2,724	-9,194

Table 26: Net B1/B2/B8 floorspace development (sq m): 2009-2016

B1/B2/B8								
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2009-16
Net fspace developed	-20,020	6,816	2,030	-6,562	-18,359	-4,128	-956	-41,179

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/B2/B8 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, and planning permission for this was granted in December 2016 (242 square metres of B1a office development; the permission will be taken into account in the 2016/2017 review).

In recent years there have been losses through the Government policy to relax Permitted Development rights to encourage the conversion of empty offices to new homes.

Outstanding permissions for future development

Table 27 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 27: Potential sq. m. of non-residential floorspace (with planning permission) identified as at 31st March 2016 by Use Class					
	A1/A2	B1a Offices	B1, B2, B8 (other than specified as B1a)	D - Leisure	Total
Outstanding fspace with permission	4,690	5,443	28,945	1,265	40,343
of which PDL (Gross)	4,690 (100%)	2,141 (39%)	16,516 (57%)	1,265 (100%)	24,612 (61%)
Outstanding fspace redevelopment/losses with permission	0	2,235	206	0	2,441
Potential fspace redevelopment Non-Res to Non-Res	0	0	206	0	206
Potential Fspace loss Non-Res to Res	0	2,235	0	0	2,235
Net additional floorspace outstanding with permission	4,690	3,208	28,739	1,265	37,902

The development with planning permission that is to take place on greenfield land is mainly 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.)

Table 28: Location of potential floorspace with planning permission, at 31st March 2016					
	A1/A2	B1a	B1/2/8 (excl. B1a)	D	Total
Main Town	4,315	3,625	26,712	1,265	35,917
Key Service Villages	0	0	0	0	0
Other Villages	375	1,804	0	0	2,179
Countryside	0	0	143	0	143
Total	4,690	5,429	26,855	1,265	38,239

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. The assessment can be viewed on the Braintree District Council website on:

https://www.braintree.gov.uk/downloads/file/5296/local_plan_2014_evidence_base_employment_land_employment_land_needs_assessment_aug_2015

In addition to the sites identified in the Non-Residential Land Availability survey as at April 2016, 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.

Town Centres:

The 2015 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:

https://www.braintree.gov.uk/downloads/file/5424/retail_study_update_2015

The supply of new homes

Dwelling stock

Table 29 shows the stock of homes in the District by tenure in 2015; the information 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 collected annually through the Housing Flows Reconciliation Form. Private rented accommodation is included within the overall private sector.

Table 29: Estimated dwelling stock Braintree District as at April 2015	
	Number of homes, 2015
Total	63,770
Local authority	30
Private registered provider (Housing association)	10,430
Other public sector	40
Private sector	53,280

Taking into account the net supply of new homes over the year 2015/2016, the estimated dwelling stock of the District at April 2016 was 64,300.

Home Sales and Prices

Figure 19 and Table 30 show the trend in mean average price paid for homes (all dwelling types) in Braintree District compared to the East Region and England averages, using data from the Office for National Statistics Statistical bulletin "House price statistics for small areas in England and Wales". Relative to the house price in the area in 1996, the average house price in Braintree District has not risen as far as the region or England average.

Figure 19: Mean house price paid, all dwelling types, 1995-2016

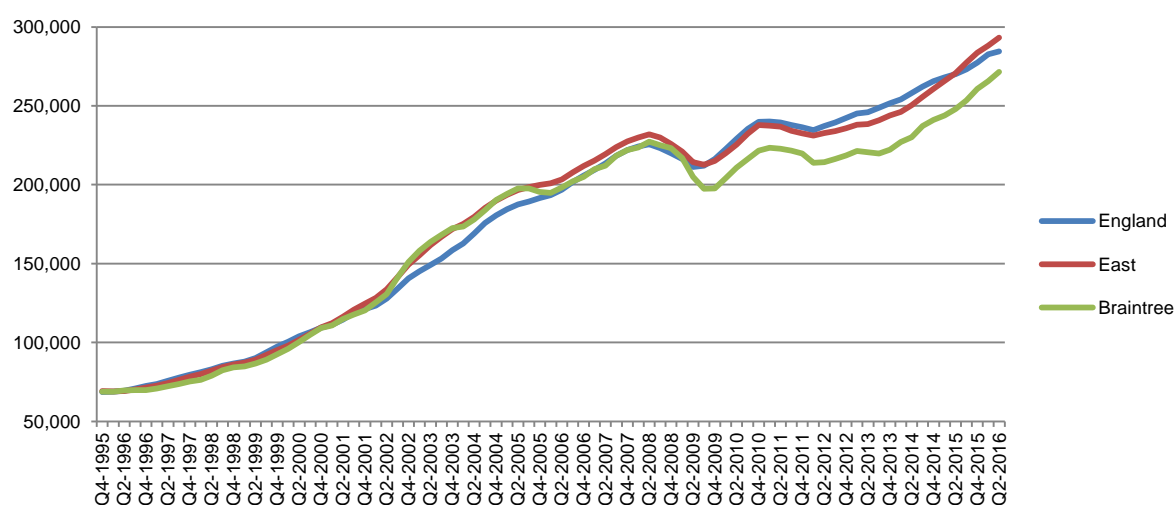


Table 30: Mean average house price

	Q2 - 1996	Q2 - 2001	Q2 - 2006	Q2 - 2011	Q2 - 2016	2016 indexed to 1996 as 100
Braintree	69,617	114,751	198,208	222,895	271,495	390
East region	69,239	116,314	203,424	236,842	293,218	423
England	69,444	114,517	196,878	239,409	284,483	410

Source: ONS

The ONS data provides comparative prices by house type (detached; semi-detached; terraced, and flats/maisonettes):

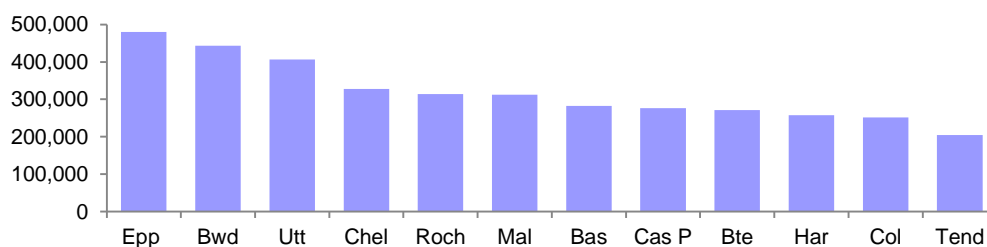
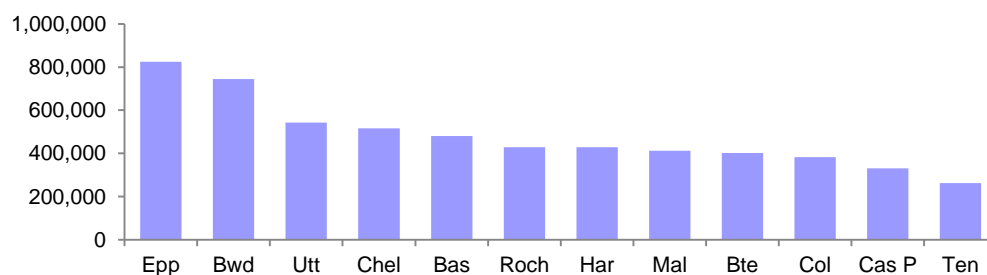
- For detached and semi-detached houses, in 2016 the mean average house price paid in Braintree District was above the national average but below the regional average
- For terraced houses and flats/maisonettes, in 2016 the mean average house price paid in the District was below national and regional averages.

Table 31: Mean average price paid for homes, 2016 Quarter 2

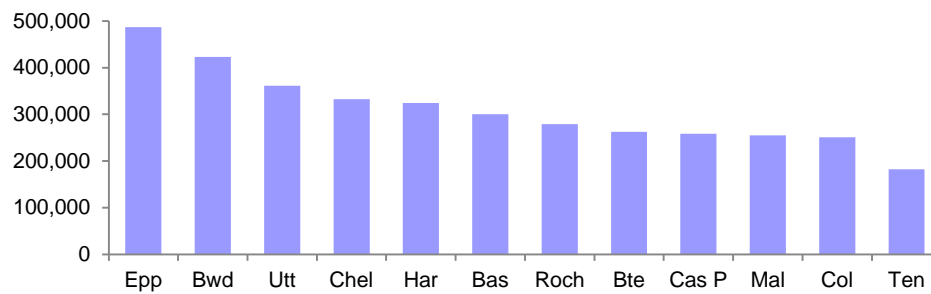
	Braintree District	East Region	England
All homes	271,495	293,218	284,483
Detached houses	401,950	412,441	384,299
Semi-detached houses	262,599	281,807	242,466
Terraced houses	227,675	245,336	238,042
Flats/maisonettes	147,392	189,127	285,408

Source: ONS, Statistical bulletin "House price statistics for small areas in England and Wales"

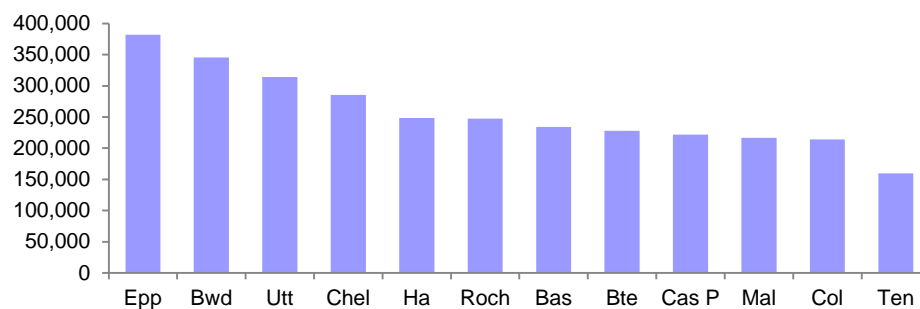
Compared to other Essex districts, Braintree is one of the more affordable districts. This is shown in Figure 20, below:

Figure 20: Mean average house price paid 2016 Quarter 2, Essex Districts:**A: All house types:****B: Detached houses:**

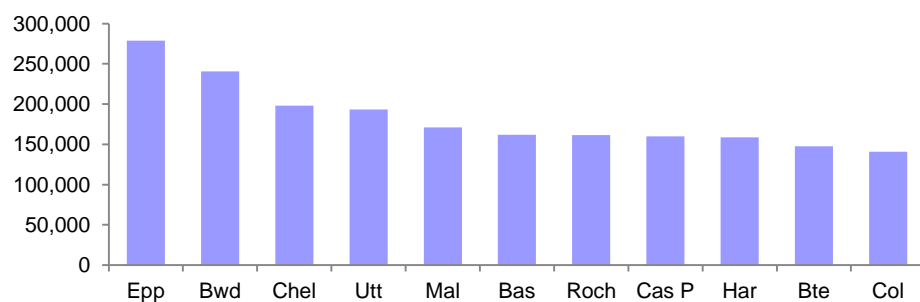
C: Semi-detached houses:



D: Terraced houses:



E: Flats/maisonettes:



Source: ONS, Statistical bulletin "House price statistics for small areas in England and Wales"

Table 32 and Figure 21 show the change in house price over the decade Quarter 2 of 2006 to Quarter 2 of 2016, for mean average price paid, for Essex Districts.

Figure 21: Percentage increase in mean average price paid 2006-2016, Essex Districts

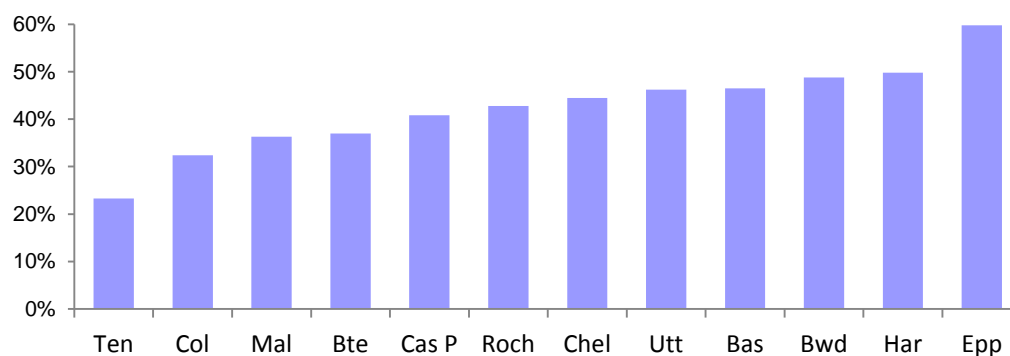


Table 32: Change in mean average price paid over the decade 2006-2016, house prices in Essex Districts:

Local authority	Increase in price	% increase
Basildon	89,564	47%
Braintree	73,287	37%
Brentwood	145,458	49%
Castle Point	80,188	41%
Chelmsford	100,868	44%
Colchester	61,493	32%
Epping Forest	179,641	60%
Harlow	85,532	50%
Maldon	83,136	36%
Rochford	94,021	43%
Tendring	38,655	23%
Uttlesford	128,373	46%

Source: ONS, Statistical bulletin "House price statistics for small areas in England and Wales"

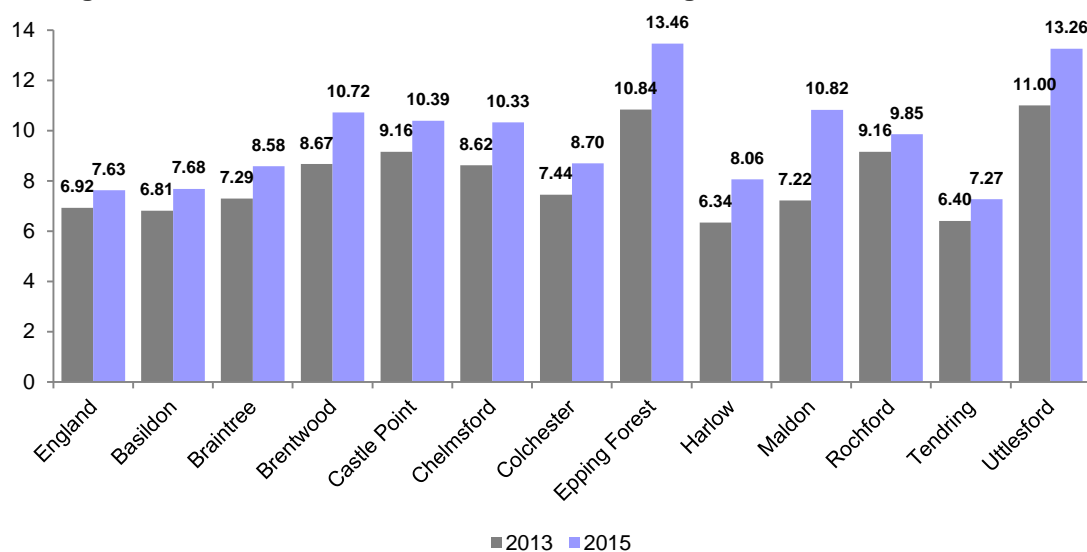
Table 33 illustrates the change in the ratio of median average house price paid in Braintree District to median average earnings of people working in Braintree District over the period 2013-2015.

Table 33: Ratio of median average house price paid in Braintree District to median average earnings of people working in Braintree District

			Change 2013-2015	
2013	2014	2015		% change
7.29	8.14	8.58	1.29	17.7%

Figure 22 illustrates this ratio for Essex Districts and England in 2013 and 2015.

Figure 22: ratio of median house price paid in the area to median earnings of people working in the area, 2013-2015, Essex Districts and England



Source: CLG Live Tables, Table 577

Figure 23 illustrates the percentage change in this ratio 2013-2015 for Essex districts and for England.

Figure 23: Percentage change in the ratio of median house price paid in the area to median earnings of people working in the area, 2013-2015, Essex Districts and England

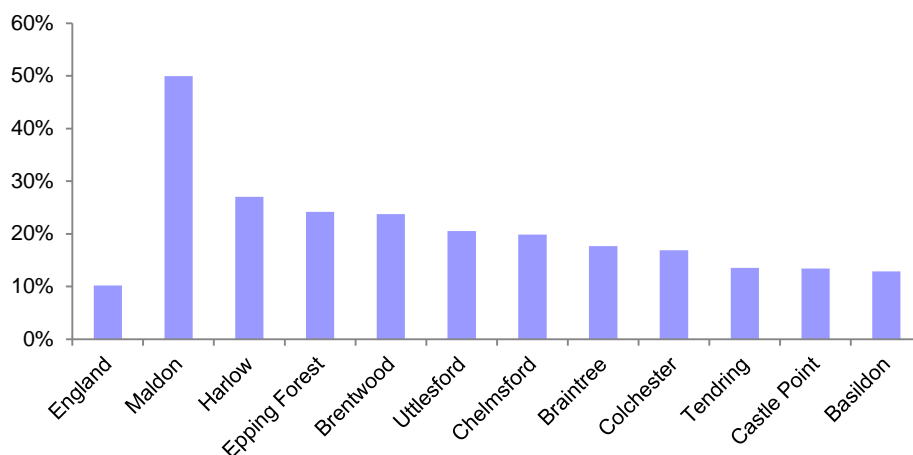
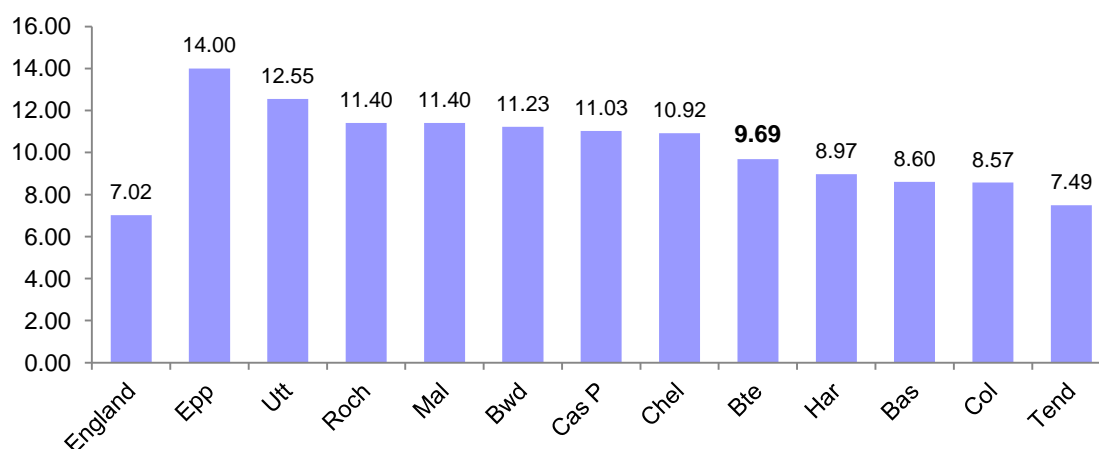


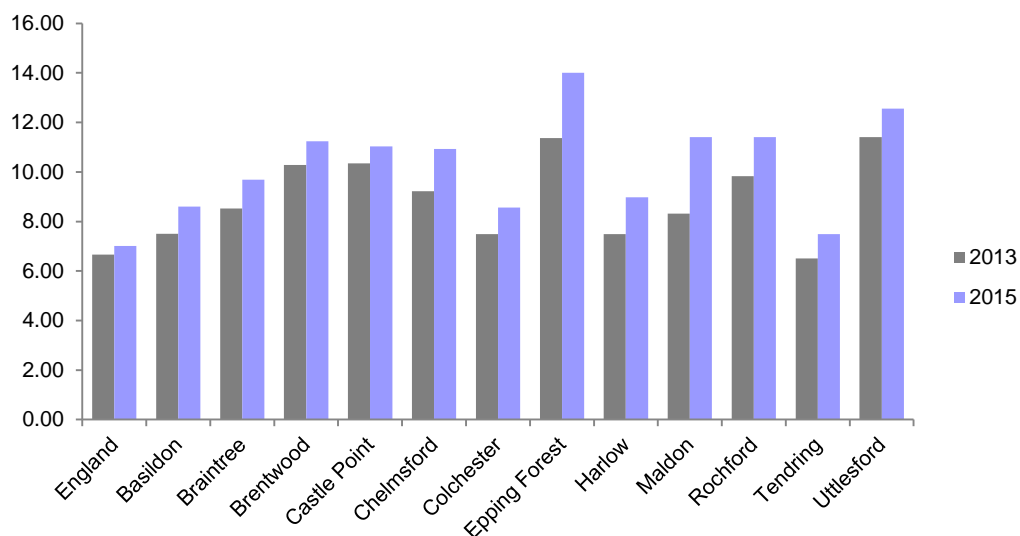
Figure 24 illustrates the ratio in 2015 of lower quartile house prices to lower quartile earnings in Essex Districts and compared with the England average, and the comparison with the position in 2013. House Price data is sourced from ONS House Price Statistics for Small Areas statistical release. Earnings data is sourced from The Annual Survey of Hours and Earnings (ASHE), which is based on a 1 per cent sample of employee jobs. It does not cover the self-employed. The earnings data is workplace based, that is it reflects information on the earnings of people who work in the area. The jobs density of Braintree is low, which means a relatively high proportion of residents in work travel to work outside the District. The residence-based average earnings of the District is higher than the workplace-based average earnings of the District.

Figure 24:

A: Ratio of lower quartile house prices to lower quartile earnings, England and Essex Districts. 2015



B: Ratio of lower quartile house prices to lower quartile earnings, England and Essex Districts: 2013 and 2015 compared



As in other areas, house prices have increased faster than average earnings. Compared to other Essex Districts, in 2013 the ratio in Braintree was the seventh highest out of the twelve Essex districts. In 2015, the ratio in Braintree was the eighth highest out of the twelve districts. However, the gap between Braintree District and the England average has widened.

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 will be much higher than in the adopted Core Strategy.

Government planning guidance indicates that the starting point for considering the new housing target should be the latest household projections. If based on the Government 2014-based sub-national projections this would indicate an annual average of 623 new homes over the period 2013-2037. If based on longer term (10 year) demographic trends, this would indicate an average of 507 dwellings per annum 2013-2037. Table 34 summarises this data for Braintree, Chelmsford and Colchester districts.

Table 34: Annual average new homes requirement 2013-2037: CLG 2014-based household projections and 2005-2015 trend based projections		
	CLG 2014 based household projections	2005-2015 10-year trend based projections
Braintree	623	507
Chelmsford	671	429
Colchester	866	1,207

Source: PBA Objectively Assessed Need Study Update 2016.

The PBA Study Update then carried out an adjustment to these figures, calculated to take into account other relevant factors, and arrived at the Objectively Assessed Housing Need for the Strategic Housing Market Area 2013-2037. This is shown in Table 35, below:

Table 35: Objectively Assessed Housing Need: Annual average new homes requirement 2013-2037	
Braintree	716
Chelmsford	805
Colchester	920
Tendring	550
Strategic Housing Market Total	2,991

The Draft Braintree District Local Plan currently proposes to allocate sufficient sites to provide a buffer of 10% above the target of 716 p.a. from 2013, to provide greater certainty that the Local Plan target will be met. This does not affect the calculation of the five year supply target, which remains based on the objectively assessed need of 716 p.a. from 2013.

Figure 25 illustrates the trend in the supply of new homes in Braintree District since 2001. The housing market has, as nationally, experienced a slow and fragile recovery from the recession.

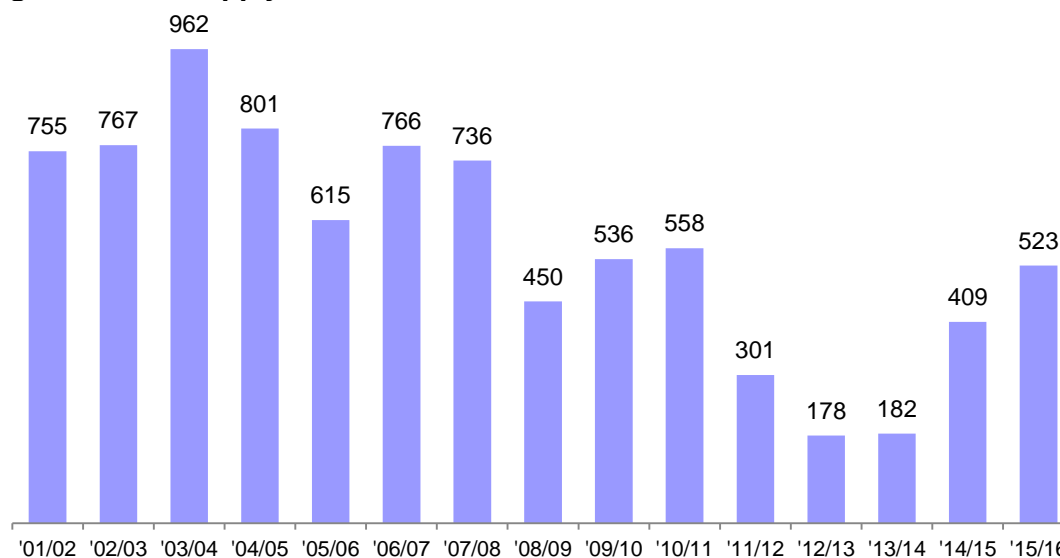
The adopted Plan target for 2001-2026 was an annual average of 385 homes. The annual average from 2001-2016 far exceeded the adopted plan target, at an annual average of 569 homes. However, Braintree District Council needs now to take into account up to date evidence of housing need.

The 2016 Objectively Assessed Need Study Update indicates that the need according to the CLG 2014-based household projections, published in February 2016, would be an annual average of 623 homes from 2013. The annual average achieved 2013-2016 was only 371 homes. The annual average achieved from the 2014 base date of the household projections was 466.

The Objectively Assessed Need, as shown in the 2016 Study Update (published November 2016), was an annual average of 716 homes from 2013. The annual average achieved from 2013 was 371.

In the case of Braintree District, although the base date of the objective assessment of housing need is 2013, both the Government's 2014 based household projections (the starting point for this assessment) and the OAN Update report which set out the target were published in 2016. Against this background, the Council is progressing the new Local Plan, with additional site allocations proposed to meet the new (much higher) draft target for new homes; and large new sites are now coming on stream through the development management process which will should lead to an increase in housing delivery in future years.

Figure 25: Net supply of new homes Braintree District 2001 to 2016

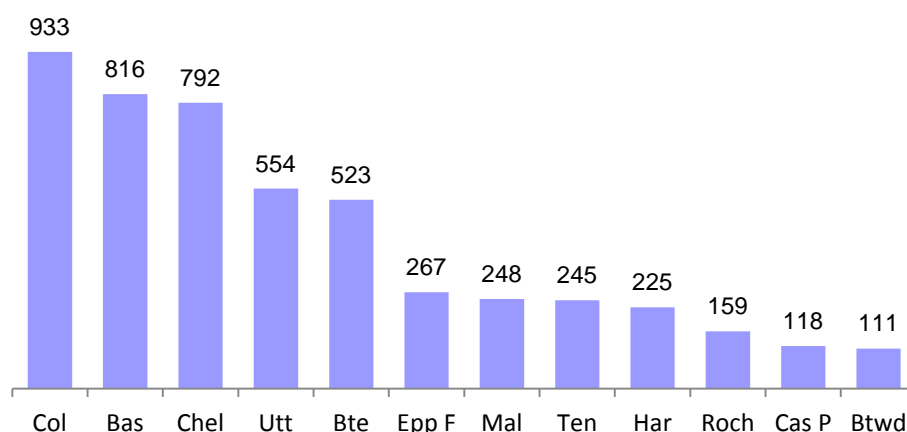


Net additional new homes for 2015/2016

Net supply for the reporting year, 2015/2016, was 523 homes. This represented an increase of 0.82% in the housing stock of the District.

Figure 26 compares supply in Braintree and other Essex districts, using Housing Flows data from the Department of Communities and Local Government.

Figure 26: Net supply of new homes, Essex districts, 2015/2016



Source: DCLG

Table 36 provides information on the sources of housing supply for districts in the Strategic Housing Market Area in 2015/2016. Whilst new build development remained the main source of supply of new homes, the data illustrates the significant contribution to supply from conversions to residential of buildings that were in other uses.

Table 36: Housing supply 2015/2016: sources of supply					
	Braintree	Chelmsford	Colchester	Tendring	SHMA total
New build completions	459	617	789	230	2,095
Change of Use from agricultural buildings ('greenfield')	6	9	0	3	18
- of which, carried out under Permitted Development Rights	2	0	0	0	2
Change of Use from other buildings ('previously developed')	68	163	164	13	408
- of which, carried out under Permitted Development Rights for change of use from offices	54	70	68	0	192

Source: DCLG, 2016, *Housing Flows*, Interform Data Extractor: Data reported as final by local authorities for HFR201603 as at 01/12/2016. Note: this data is subject to ongoing quality checks by DCLG and may change.

A continuing programme of redevelopment of garage courts in the District has contributed to supply from windfall sites. 13 homes were completed on garage court sites in 2015/2016, and 14 are expected to be completed from this source in 2016/2017. Comprehensive schemes for redevelopment of older housing in

Kelvedon and Hatfield Peverel are under construction, leading to a net gain in the number as well as the standard of homes.

Commentary:

The housing market has been recovering from the recession; housing supply continued to increase compared to the previous year.

Sites producing 20 or more completions in the year 2015/2016 were:

- Former Chantry House/Christy House, Bocking, 20 (Previously Developed Land - PDL)
- Riverside Braintree, 55 (PDL)
- Land south of Mill Hill Braintree, 46 (Green Field - GF)
- Priory Hall Halstead Phase 4, 20 (GF)
- Earls Garden (former Premdor site) Sible Hedingham, 60 (PDL)
- Former George Wimpey offices Witham, 46 (PDL)
- Constance Close, Witham, 31 (GF)
- Maltings Lane Witham, 112 (GF)

The indications are that housing delivery in 2016/2017 will be lower, with only five sites producing 20 or more completions – three of which were the final stage in the development of those sites.

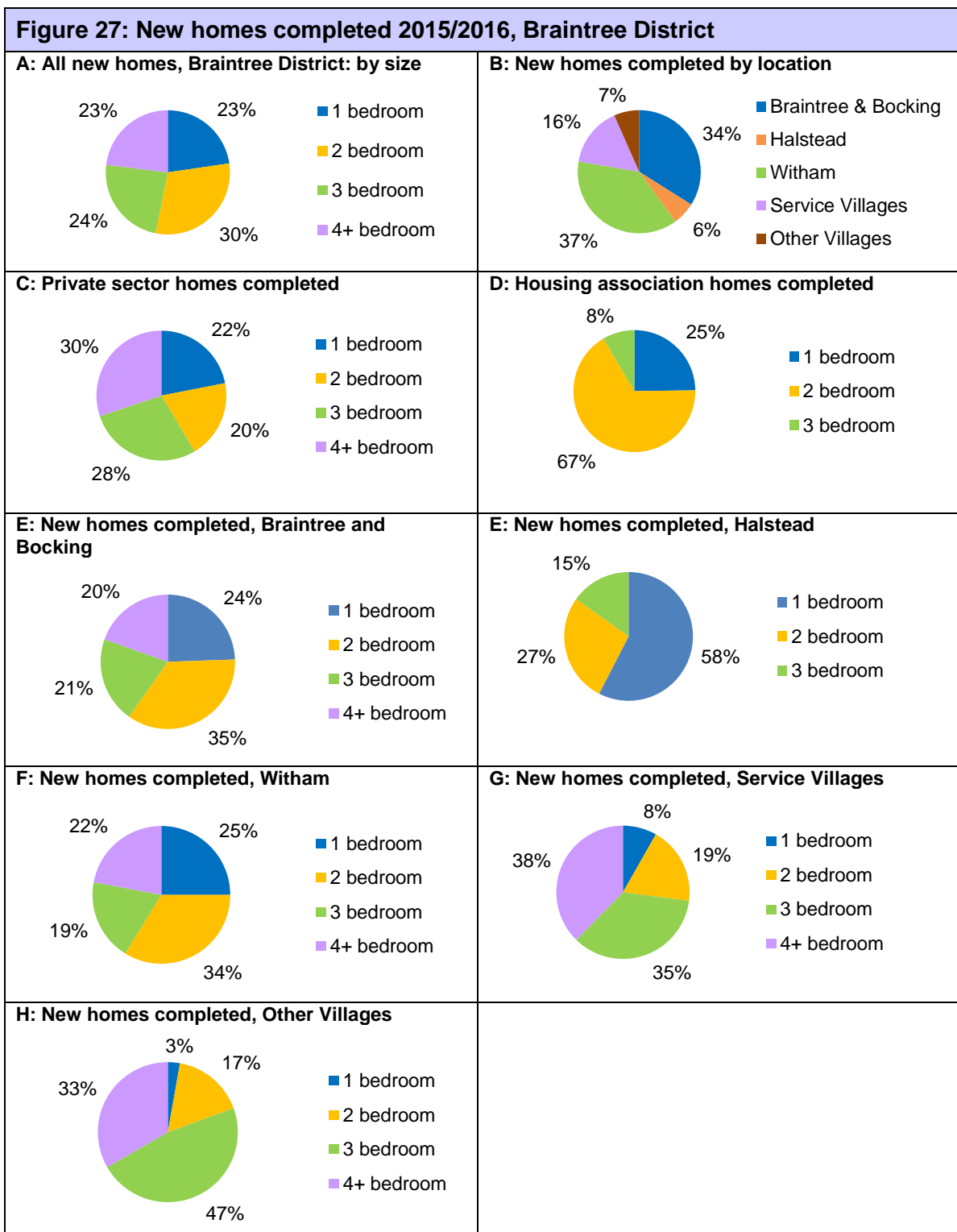
However, information on large sites recently coming through the development pipeline suggests the position is now improving.

Two of the three Local Development Framework Core Strategy Growth Location residential sites are now under construction (Lodge Farm Witham, 750; and Forest Road NE of Witham (370).

In addition, the Council has taken action to increase supply ahead of the Local Plan process by approving applications for sustainable development at suitable locations.

Analysis of new homes completed 2015/2016 by size

Figure 27 illustrates the proportion of new homes completed in the District by the size of the property, defined by the number of bedrooms, and the broad distribution of completions.



Homes built on previously developed land

- Total gross completion of new homes 2015/2016: 543
- Gross completion of new homes on previously developed land: 297
- Percentage which were on previously developed land: 54.7%%

The table below demonstrates the proportion of gross completion of new homes that were on previously developed land for the years 2009/10 to 2015/16.

Table 37: New homes from Previously Developed Land Braintree District 2009-16			
	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%
2015/16	543	297	54.70%

Braintree District Council is currently compiling a preliminary brownfield register; a formal register will be prepared subsequently after the appropriate regulations are published and it becomes a statutory requirement.

The projected supply of 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. The projected supply of new homes in the District uses current information on the sites including planning status, progress on discharge of conditions, Building Control and marketing information.

The assessment of sites in the 5 year supply takes a cautious approach and does not include draft local plan site allocations without permission unless there is clear information that the site is coming forward in the near future (such as planning applications approved in principle subject to the signing of a Section 106 Agreement). Braintree District Council commissioned Peter Brett Associates to review of expected supply from the larger sites in December 2016, taking into account information from site developers. As work on the Local Plan progresses, and the proposed new sites progress through the development pipeline, they can be given greater weight and be included in the 5 year supply assessment. The five year supply assessment will be kept under review to update the evidence.

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;

- The **South West Witham Growth Location** now has overall outline planning permission for up to 750 homes, with a reserved matters application currently under consideration for Phase 1 of the development Outline planning application for up to 750 dwellings; approved May 2016. (91 homes; developer Redrow Homes). The site is currently being marketed by the developer as coming soon, and it has been indicated that development could proceed on 2 phases concurrently.
- The **North East Witham Growth Location** is now under construction (developer Bellway Homes) under a hybrid permission for the development of 370 homes, with full planning permission granted for 222 homes, and outline permission granted for up to 148 homes.
- **North West Braintree Growth Location:** a hybrid planning application, from Mersea Homes and Hills Residential, is currently under consideration.

In addition, the Council has taken action to increase supply ahead of the Local Plan process by approving planning applications at a number of large sites:

Sites where permission has now been granted:

- Oak Road Halstead (290)
- Portway Place Halstead (103)
- Rayne Lodge Braintree (136)

- Boars Tye Road Silver End (60)
- Bakers Lane Black Notley (96)
- Station Road Earls Colne (56)

Sites where an application has been approved in principle subject to the signing of a Section 106 Agreement:

- Pods Brook Great Notley (215)
- Mill Lane Cressing (118)
- Conrad Road Witham (150)
- Monks Road Earls Colne (50)
- Halstead Road Earls Colne (80)
- Former Carier Business Park Braintree (74)

Construction started in 2016 on regeneration redevelopment schemes in Kelvedon and Hatfield Peverel; these will result in improved standards of accommodation and a net increase overall in the number of homes, but in the year 2016/2017 a total 54 old homes were demolished to clear the sites ready for development, and the new homes will be in the future supply.

Projected completions of new homes for a 5 year period from April 2017

Table 38 sets out the basis of the assessment of the 5 years supply in Braintree District as at December 2016. As part of work in preparation for an inquiry in January 2017, Braintree District Council commissioned Peter Brett Associates to review the information on housing supply in the District, including projected development rates on larger sites. This review resulted in an assessment which the Council believes to be cautious, and thereby the Council can be confident that the expected delivery rates will be met or exceeded. This table incorporates the results of the December 2016 work commissioned from Peter Brett Associates on reviewing the 5 year supply in the District.

Table 38: Assessment of the 5 year supply position in Braintree District as at December 2016		
	Element	Dwellings
Objectively Assessed Need (OAN)		
a)	Total OAN figure 2013-2033 (at 716 dpa)	14,320
b)	5-year Assessed Need based on OAN figure (a X 5)	3,580
c)	Completions 1 April 2013 to 31 March 2017 *	1,582
d)	Shortfall against OAN figure 1 April 2013 to March 2017 ((716 X 4 = 2,864) - C)	1,282
e)	Shortfall spread over remaining emerging Local Plan Period 2017-2033 (d/16)*	80
f)	Revised annual figure taking into account shortfall (716 + e)	796
g)	5 year figure including shortfall (f X 5)	3,981
h)	5% buffer (g X 5%)	199
i)	5 year figure + shortfall + 5 per cent buffer (g + h)	4,180
j)	Annual Residual Need (i/5 years)	836
Supply		
k)	5-year supply from 1 April 2017 to 31 March 2022 Comprising:	
	Sites with Planning Permission	2,129
	Braintree Growth Location	320
	Resolution to approve subject to S106	422
	Sites without Planning Permission	156
	Windfall Allowance	225
	Non-Implementation allowance (5 X 15 dpa)	-75
	Sum of supply	3,177
l)	5 year supply (k/j)	3.80

* Completions for the full year 2016/2017 were projected

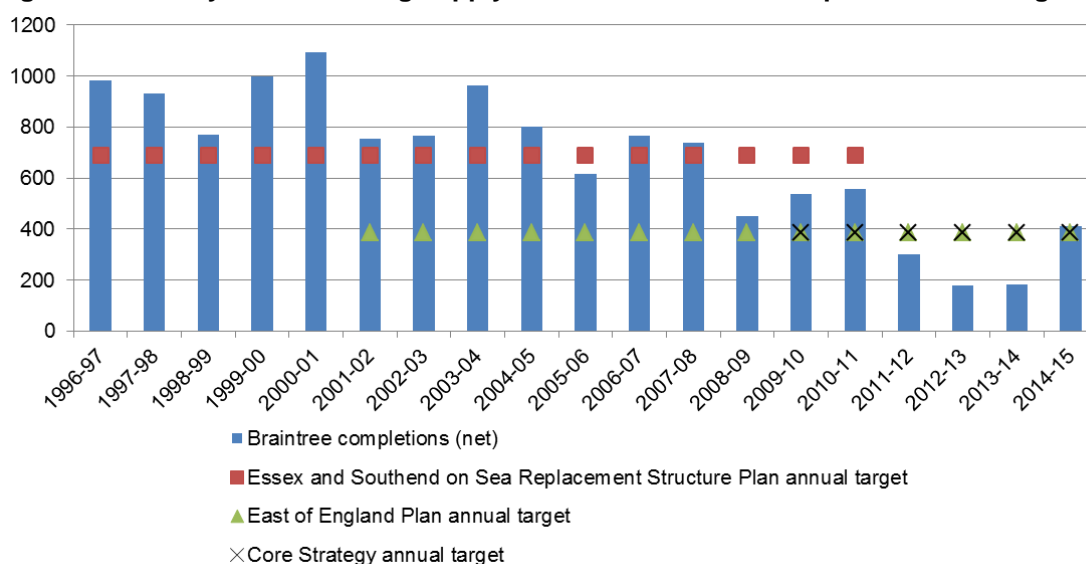
Assessment of target: The buffer

According to Government guidance, the assessment needs to include a buffer against under-delivery and to provide choice. The usual buffer requirement is an additional 5%. This increases to 20% where there has been persistent under-delivery. Persistent under-delivery would be defined taking into account the target that applied at that time, and should be considered over the longer term so that it takes better account of peaks and troughs in the housing market cycle and so is not distorted by the unusual housing market conditions caused by the recession.

There has not been persistent under-delivery in the case of Braintree District, and so a 5% buffer is appropriate. This is demonstrated by the chart below, Figure 28, which illustrates delivery against the average annual plan target.

The East of England Plan target for Braintree District was much lower than the Replacement Structure Plan target that applied previously, and it superseded the Structure Plan before the end of the Structure Plan period.

Figure 28: History of net housing supply in Braintree District compared to Plan targets

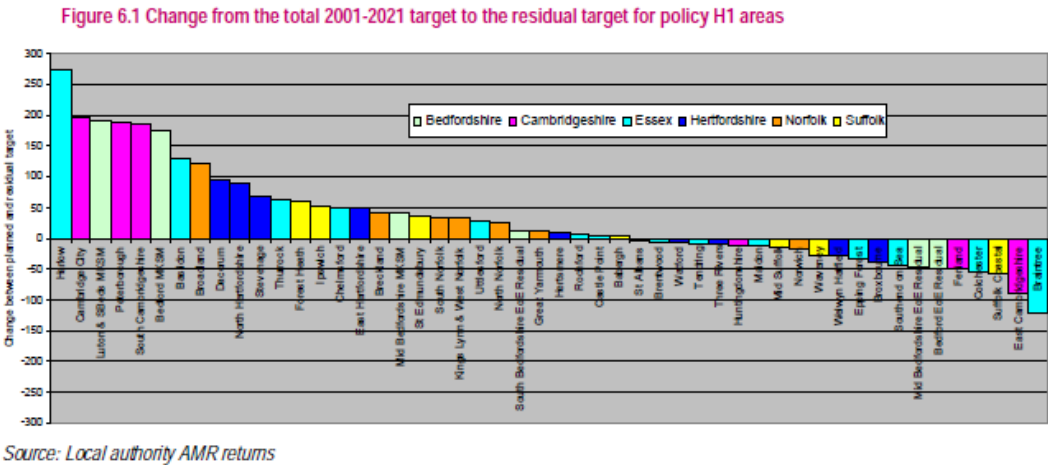


Source: Objectively Assessed Housing Need Study Update November 2016, PBA

Prior to the recession, in the context of the East of England Plan Braintree District performed exceptionally well compared to the plan targets and to other districts in the region. This was highlighted in regional monitoring; Figure 29 is a copy extract from the East of England Plan Annual Monitoring Report 2006-2007, showing a graphic illustration of performance across the region.

Figure 29: East of England Plan: Comparative performance against plan targets across the region 2001-2007

East of England Plan Annual Monitoring Report 2006-2007

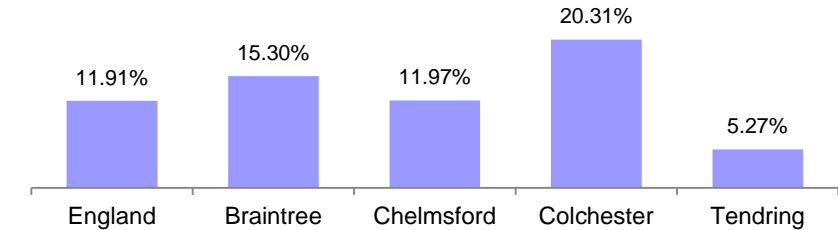


Over the decade 2001-2011, the proportionate rate of growth in Braintree District was 25% higher than the England average and exceeded the majority of the districts planned to take growth as part of Key Centres for Development and Change (KCDCs) in the East of England Plan.

In absolute terms, the number of new homes delivered in Braintree District was the tenth highest (out of 47 districts) – eight of the nine higher districts being KCDCs (source: 2001 and 2011 Census data and East of England Plan).

Although the recession had a particularly marked effect on housing supply in Braintree District, the percentage increase in dwelling stock in Braintree District over the period 2001-2016 was higher than the England average and was the second highest in the Strategic Housing Market Area:

Figure 30: Percentage increase in dwelling stock 2001 to 2016: Strategic Housing Market Area districts and England compared



Source: DCLG Live Tables, Table 125

Assessment of target: Approach to dealing with any accumulated shortfall against the requirement

Although the evidence of the Objectively Assessed Need in Braintree District was published in November 2016, the base date for this evidence was 2013. Accordingly the calculation of the 5 year supply target needs to take into account the number of completions in Braintree District from 2013 compared to the annual average target of 716 as indicated in the November 2016 OAN report.

The measurement of supply takes into account actual net supply 2013-2016, and forecast supply 2016/2017. The forecast supply for 2016/2017 uses information on recorded completions, and forecast completions for the remainder of the year to March 31 2017. On this basis, the total estimated supply 2013-2017 was 1,582. Compared to a four year target at 716 per year (2,864), this means that there was a shortfall of 1,282 completions.

The cumulative shortfall of 1,282 dwellings which accrued over the 2013-2017 period, when measured against the annual OAN figure for Braintree District of 716 dwellings, is then taken forward in the next stages of the assessment, below.

The method of addressing past under-supply

There is no prescribed method of making up the accumulated shortfall in housing provision. There are two main approaches, known as the “Sedgefield” approach and the “Liverpool” approach. Under the Sedgefield approach, the accumulated shortfall is added to the dwelling target for the first 5 years of the remaining plan period, whereas under the Liverpool approach the shortfall is spread across the remainder of the Plan Period. Braintree District Council believes that the Liverpool approach is the most appropriate methodology for dealing with the shortfall in housing supply that has occurred in the District from the 2013 base date of the OAN.

Paragraph 35 of the Planning Practice Guidance states: “Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible.” It follows that where it is not possible to meet the undersupply within the first 5 years then it should be met over a longer time period, and the use of the words “where possible” clearly anticipates that there will be circumstances in which it will not be possible to apply the Sedgefield approach.

Applying the Sedgefield approach would mean that from April 2017, an annual average of 972 homes would need to be completed. With the need for a 5% buffer in supply, this would mean a target for identified supply of an average of 1,021 completions over the period 2017-2022. Such figures would represent an unrealistic increase compared to past completions, including the period prior to the recession. As the district failed to meet this target, the annual managed delivery target would increase further. According to the trajectory set out in the December 2016 five year supply assessment, by April 2018 the annual average new homes needed for the first five years (2018-2023) would be 1,083, needing a forecast supply to be identified of an average of 1,137 homes (i.e. including the

5% buffer). Such figures exceed what could realistically be achieved on a consistent basis, and could not be achieved in the short term even if additional sites were allocated. Plans are required to be realistic as well as aspirational.

The Liverpool approach, on the other hand, would lead to an annual requirement for the 5 year supply period of 796 homes per year, which with a 5% buffer would lead to a need to identify an average forecast supply of 836 homes from 2017. This would be higher than the average rates achieved in the years from 2001 to the housing market crash, when the economy was healthy, and would represent a marked increase (more than double) over the annual rates achieved since 2008. The Liverpool approach would lead to housing figures which are aspirational but more realistic than the Sedgefield approach.

Reviewing likely future supply:

The identified supply compared to the target:

Whilst the projected completion rates would exceed the adopted development plan targets, the currently identified supply would fall short of the increased target of an average of 716 homes from 2013 as derived from the Objectively Assessed Need.

As at December 2016, the review found that there was a 3.8 year supply of housing in the District expected to be delivered over 2017-2022; the District does not currently have a five-year supply of sites that meet the requirements for inclusion in the assessment. The new Local Plan is putting in place housing allocations to meet the increased target indicated by the recently published evidence on objectively assessed housing need. Greater weight can be given to the allocations as the Local Plan progresses towards adoption, and as planning applications are submitted on sites, but at this stage sites which rely on a draft Local Plan allocation have not yet been included in the assessment of sites for the five-year supply in the context of considering planning applications.

Further information on the larger sites included in the five year supply is set out in Table 39. This table incorporates the results of the December 2016 work commissioned from Peter Brett Associates on reviewing the 5 year supply in the District.

Table 39: Five year supply 2017-2022: Site assessments for larger sites: forecast supply								
Site	Planning app. ref	Date of permission	Developer	Planning status	Description of development	Total no. of homes outstanding	Forecast supply 2017-22	Notes
Land at Bakers Lane and London Road Black Notley	16/00605/FUL	17.01.2017	Crest Nicholson Eastern	Under construction	Development of 96 homes	96	96	Greenfield site on edge of settlement. Resolution to grant subject to S106 at Planning Committee on 27.09.16. Developer confirmed start early 2017 using 1 outlet, delivering 20-30 in first year followed by 50dpa thereafter; site complete in 2-3 years.
157 Coggeshall Rd (Ushers Place) Braintree	16/00315/FUL	25.05.2016	Chelsteen Homes Ltd	Under construction	Erection of 12 homes	12	12	Given that the site is relatively small, assume site will come forward within the 5-year period. Construction is well underway. Developer is publicising the site as new homes due for release Autumn 2017.
Blandford House Braintree	12/01344/FUL 13/1412/FUL	23.09.2016	Grahams Building Services	Under construction	Conversion of Blandford House to 10 flats and erection of 4 homes in the grounds	14	4	Conversion is under construction; the 10 new build plots not yet started. The Dec 2016 forecast assumed conversion would be completed 2016/17 and the 4 new build in 2017/22.
Crossman House Station Approach Braintree	15/1596/FUL	12.09.2016	Colne Housing Society Ltd	Under construction	Erection of 21 flats, affordable housing	21	21	Forecast to be completed in 2018.
Earls Garden (former Premdor site) Station Road Sible Hedingham	13/00416/FUL	12.07.2013	Bloor Homes	Under construction	Erection of 193 homes	113	50	Development well underway; 63 homes expected to be completed in 2016/2017 and remaining 50 in 2017/2018.
Portway Place, Colchester Road Halstead	15/1312/FUL	14.07.2016	Bellway Homes	Under construction	Erection of 103 homes	103	103	Construction started recently. Development is likely to come forward within the five-year period. Assuming half-delivery in the first year 2017-18 (20) and then 40 p.a thereafter, site will be complete by 2020/21 financial year.
Balls Chase/ Ozier Field Halstead	14/0171/FUL 15/0328/FUL 16/1577/FUL		A R Clarke	Under construction	Remaining phases of large site developed incrementally.	35	20	Local builder. Forecast based on past trends. Being developed slowly.

Land at Church Road Kelvedon	14/1559/FUL	27.08.2015	Greenfield Community Housing	Under construction	Demolition of 8 dwgs; erection of 17 flats and 1 bungalow	10	10	Net gain of 10 units. Site likely to come forward within the five-year period.
The Spinney, former Community Hall site Forest Road Witham	14/1644/FUL	22.07.2015	Greenfields Community Housing	Under construction	Erection of 31 homes	31	21	First phase completion forecast in 2016/2017 (pre 5 year supply period)
Land off Forest Road, NE Witham	15/00799	14.07.2016	Bellway Homes	Under construction	Hybrid permission: (i) full for 222 homes, + retail (or 3 more homes), and, (ii) outline pp for up to 148 homes.	370	225	First plots commenced Dec 2016. Developer anticipates a 3-4 yr build programme for phase with full permission
Cullen Mill Braintree Road Witham	16/982/COUPA	01.08.2016	Edan Homes	Prior Approval	Conversion of 2 office blocks to 16 homes	16	16	Permission granted subsequently for changes to fenestration. Building Control Initial Notice received.
Polly's Field, Church Lane Braintree	15/1584/FUL	22.08.2016	Abbeyfield Braintree & Bocking Soc. Ltd	Full permission	Retirement living, 100 apartments	100	100	Proposed sheltered housing. Building Regs Initial Notice received from developer January 2017
Riverside site, St John's Avenue Braintree	15/1321/FUL	27.05.2016	Parkland Developments	Full permission	Erection of 48 apartments	48	48	Original pp included this phase as for a care home; revised plans granted. 121 apartments already built by developer on this site in recent years.
Cox's Yard Rayne Road Braintree	16/00211/FUL	27.06.2016	George Cox (Braintree) Ltd	Full permission	Demolition of redundant buildings, redevelopment to 10 flats and 1 house, refurbishment of shop, reconstruction of showroom, both with accomm. above			
Car Park adj Deveron Lodge Sheepcotes Lane Silver End	15/01392/FUL	08.07.2016	Mr J De Maria Silver End Ltd	Full permission	Erection of 15 homes	15	15	Full permission, Building Regs Initial Notice submitted. Given that the site is relatively small, assume it will come forward in 5-year period.

The Old Clinic site, 17A Coggeshall Road Braintree	15/00903/FUL	13.10.2015	APC London	Full permission	Erection of 5 houses and 9 flats	14	14	Cleared urban brownfield site. Discharge of conditions processed. Given small scale of site assumed 7dpa over 2 yrs towards end of period.
Site of Rose and Crown Masfield Road Braintree	14/01115/FUL	15.12.2014	Whitewood Rose & Crown Development Ltd	Full permission	Erection of 14 flats	14	14	Given that the site is relatively small, assume site will come forward within the five-year period.
Land East of Cherry Tree Close Halstead	15/01457/FUL	12.01.2017	George Tanner (Shalford) Ltd	Full permission	Erection of 20 homes	20	20	Resolution to grant subject to S106 at committee 13.12.16. Permission granted Jan 2017. As it is a full permission for a relatively modest site, the site is likely to be developed 2017-22.
Grangewood Centre, 10-12 High Street Kelvedon	15/1498/FUL	19.12.2016	Nexus Land Ltd	Full permission	Demolition of existing Grangewood Centre and erection of 25 homes	25	25	Assuming 12-18 month lead in time for completion of the s106 and discharge of conditions, site is capable of completion within 2017-22. Section 106 signed, prior notification of demolition submitted to clear site.
Land off Coach House Way Witham	15/00237/FUL	16.06.2016	Aedis Homes	Full permission	Erection of 11 flats	11	11	Cleared brownfield site in town centre; conditions discharged, amended plans recently permitted. Active pursuit of amendments suggests intention to commence development shortly. Development currently being marketed on developer website
Oak View Lodge Leywood Close Braintree	14/00676/FUL	26.08.2014	Cassek Ltd	Full permission	Erection of 14 apartments	14	14	UU completed. Applications to discharge conditions approved 2015. Reasonable assumption that site will come forward 2017-22.
Land Off Tenter Close Braintree	16/00271/REM	12.05.2016	Royal Masonic Benevolent Institution	Full permission	Demolition of 51, 53, 55, 57 Church Lane & erection of 19 new homes (net gain 15)	15	15	Given that this is a recent planning permission for a modest scale site, we consider that development is likely to come forward within the five-year period.
81-83 High Street Braintree	16/1452/FUL	13.01.2017	Roseland Finance Company C/o Pebworth Property Management	Full permission	Conversion of PH to form 10 apartments, part of ground floor and all of 1st and 2nd floor, including part 2nd floor rear extension	10	10	

East of England Strategic Health Authority Offices 8 Collingwood Road Witham	16/2198/COUPA	20.02.2017	NHS Property Services, agent Savills, site will be sold for development	Prior Approval	Conversion of offices to 61 apartments	61	61	Prior Approval given for conversion of redundant/surplus offices to 61 apartments
Land at Falkland Court Braintree	14/01116/OUT	22.04.2015	Dimora Homes	Outline permission	Erection of 14 apartments	14	14	Site cleared and site preparation work is underway. Application for discharge of conditions pending; no reserved matters submitted yet, but given the relatively small nature of the scheme, it is likely to be completed within the five-year period.
Site of Rockways Station Road Sible Hedingham	14/00688/OUT	20.05.2015	Myriad Housing Ltd	Outline permission, reserved matters application pending	Erection of 38 homes	38	38	Reserved matters application validated in December 2016 and pending consideration. Delivery likely in the five-year period.
Land off Braintree Road Great Bardfield	15/01354/OUT	25.10.2016	Not yet finalised; site in process of sale to developer	Outline permission	Erection of up to 37 homes	37	37	Given a recent planning permission, development is likely to come forward within the five-year period.
Land West of Boars Tye Road Silver End	15/01004/OUT	16.03.2016	Not yet finalised; site in process of sale to developer	Outline permission	Erection of up to 60 homes	60	60	No REM submitted to date. Given the likely lead in times, supply may be more likely to come forward later in the five-year period
Land at Station Road Earls Colne	15/00934/OUT	26.08.2016	Matthew Homes Ltd	Outline permission	Erection of 56 homes	56	56	Reserved matters not yet applied for, but 56 homes achievable given site is relatively small scale; therefore assumed start in 19/20 (half delivery 15dpa) and full delivery (20dpa) thereafter.
Hunnable Industrial Estate Toppesfield Road Gt Yeldham	14/01254/OUT	08.09.2015	Not yet finalised; site in process of sale to developer	Outline permission	Erection of up to 60 homes	Up to 60	23	Site being cleared and marketed for development. Reserved matters application being prepared; remediation investigations are currently taking place; site owner is in advanced discussions with a national housebuilder; it is anticipated that they will seek to amend the S106 in tandem with an application for reserved matters and discharging conditions etc. assumed start in 20/21 (half delivery 8dpa) and full delivery (15dpa) thereafter.

Land off Oak Road Halstead	14/1580/OUT 16/2186/REM	03.06.2016	Bloor Homes	Outline permission; current reserved matters application for Phase 1	Erection of up to 292 homes	292	175	Reserved matters application submitted for Phase 1; 192 on northern part of site. Second Reserved Matters submission to be made later for balance on southern part of site. Parcel A details ensure Parcel B is fully serviced. Forecast assumes only half delivery 2018/19 to allow lead in time for REM to be submitted and approved and pre-commencement conditions discharged; then 50 d.p.a..
Lodge Park, Witham	15/00430/OUT 16/1681/REM	27.05.2016	Redrow Homes	Outline permission; current reserved matters application for Phase 1a	Erection of 750 homes	750	435	Full infrastructure and Phase 1a Reserved Matters application (91 homes) pending decisions. Redrow website advertises site as coming soon. Developer anticipates work on-site to begin in 2017 with primary road network and Phase 1a housing being delivered in tandem. We have assumed in the first year 1 outlet delivering 30-40 homes with 2 outlets thereafter at 50dpa per outlet over 7-8 years.
Land at Maltings Lane Witham	12/1071/OUT	26.07.2013	Churchmanor Estates	Outline permission		63	63	Last remaining phase of residential development on new neighbourhood site; 1,027 homes completed
Land at Ivy Chimneys and Former Bowling Green site, Hatfield Road Witham	14/1528/OUT 14/1529/FUL	15.10.2015	St Giles Developments Ltd	Part full, part outline permission	Outline permission for 18 new build, full permission for conversion of building to 4 flats			
Land at Rayne Lodge Braintree	15/01458/OUT	21.02.2017	Manor Oak Homes	Outline permission	Development of up to 136 homes	136	105	Large greenfield site on edge of town. Resolution to grant subject to S106 08.11.16, signed 21.02.17. Developer confirmed that start on-site anticipated 12 months from grant of outline pp with site being built-out within 3-4 years. However Manor Oak Homes is a site promoter rather than end developer. Therefore we have assumed a more conservative delivery until end developer known. Reserved matters application due 2017. Assume start in 2018/19. Half delivery first year (15dpa), then full delivery thereafter (30dpa for remaining 5-year period)

Meadow Rise, Land between London Road, Pods Brook and A120 Great Notley/Braintree	15/01193/FUL		Countryside Properties (UK) Ltd	Full planning application approved in principle subject to signing of S106 Agreement	Erection of 215 homes with new vehicular access from London Rd in the form of a new roundabout at London Road	215	25	Large greenfield site on edge of town requiring substantial highway works to create/update roundabout to facilitate access. The site is unlikely to deliver the full amount of housing within 5 years. Assumed half delivery (25dpa in 2021/22)
Land east of Mill Lane Cressing	16/00397/OUT		M Scott Properties Ltd	Outline planning application approved in principle subject to signing of S106 Agreement	Development of up to 118 homes	118	118	Resolution to grant subject to s106 on 14.02.17. Developer M Scott Properties is marketing the development currently on website: http://www.mscott.co.uk/category/portfolio/
Land North of Conrad Road Witham	15/01273/OUT		CWO Parker Grandchildren's Trust	Outline planning application approved in principle subject to signing of S106 Agreement	Development of up to 150 homes	150	100	Agent in active discussion with BDC in relation to completion of the s106 Spring 2017. The landowners will then need to agree a contract of sale to a developer before a reserved matters application is submitted. In light of the strong housing market, the agent considers this will be a relatively quick process. Likely timescale is submission of a reserved matters application in 2018. Allowing for approval of reserved matters and discharge of pre-commencement conditions, we would assume a start on site in 2019/20 and completion of 20 homes for 2019/20 and then 40 d.p.a. for 2020/21 and 2021/22.
Land East Of Monks Road Earls Colne	16/01475/FUL		Crest Nicholson Eastern	Full planning application approved in principle subject to signing of S106 Agreement	Development of 50 homes	50	50	Resolution to grant subject to S106 at committee on 14.11.16. As major housebuilder involved, application for full pp and relatively modest site, assume it can come forward 2017-22. Crest Nicholson confirmed start onsite 2017 using 1 outlet, delivering 20-30 in the first year followed by 20-30 dpa thereafter, site complete in 1-2 years.

Land rear of Halstead Road Earls Colne	15/01580/OUT		The Hunt Property Trust	Outline planning application approved in principle subject to signing of S106 Agreement	Development of up to 80 homes.	80	80	Resolution to grant subject to S106 on 27.09.16. Agent anticipates completion of the s106 early 2017 as discussions are well advanced with BDC. The Trust are in active discussions with developers and anticipate the submission of a reserved matters application in around Summer 2017. Allowing for consideration and determination of the reserved matters planning application, and discharge of pre-commencement conditions, we would anticipate a start in 2018/2019. The agent considers that the site would take a further two years to complete so therefore likely to be complete in 2021. Assume 15dpa 2018/2019 and 30dpa 2019-2021 and 5 dpa 2021/2022.
Land between A120 and Tey Road Coggeshall	15/1372/FUL		The Trustees Of The Marks Hall Estate	Full planning application approved in principle subject to signing of S106 Agreement	Development of 11 homes	11	11	Greenfield site on edge of Coggeshall. Resolution to grant subject to S106 at Planning Committee on 11.10.16.
Carier Business Park East Street Braintree	15/1366/OUT		Carier (Braintree) Ltd	Outline planning application approved in principle subject to signing of S106 Agreement	Development of up to 74 homes	74	55	Urban brownfield site, largely cleared. Outline application for development of site approved in principle 31 Jan 2017 subject to signing of S106. Agent for site Boyer Planning Ltd confirmed site being cleared and Section 106 Agreement anticipated to be complete early 2017 with reserved matters anticipated to be submitted soon thereafter.

Land West of Panfield Lane Braintree	15/01319/OUT		Mersea Homes Ltd and Hills Residential Ltd	Without permission, adopted local plan allocation	Hybrid application for mixed use development incl. 600 homes. Outline: 392 homes; Detailed: 208 homes; new link road between Panfield Lane and Springwood Drive; new roundabout at Panfield Lane junction	600	320	Forecast takes into account infrastructure required. Developer Mersea Homes confirmed start on-site 2017 (subject to planning) delivering link road and 208 dwellings in tandem, anticipates 2 developers on-site at any one time delivering 40-50 dpa each over a 6 year period.
Stubbs Lane Braintree			Braintree Housing Development Company	Without permission	Development of 12 homes	12	12	Site is one of a small number of sites owned and being brought forward by Braintree District Council. This green-field site is in the sole ownership and control of BDC. A capacity study has been undertaken and demonstrated that the site could accommodate 12 units, comprising a mix of houses and bungalows. Planning Timetable: The intention is to develop the site for housing. The expectation is that a planning application will be submitted in quarter 1 2017/18.
Land at Harkilees Way Braintree			Braintree Housing Development Company	Without permission	Development of 11 homes	11	11	Site is one of a small number of sites owned and being brought forward by Braintree District Council. This green-field site is in the sole ownership and control of BDC. A capacity study has been undertaken and demonstrated that the site could accommodate 11 units, comprising a mix of 2-bed and 3-bed houses and 3-bed bungalows. Planning Timetable: The intention is to develop the site for housing. The expectation is that the scheme will be submitted for planning in quarter 1 2017/18.

Former Arla Dairy Site Bury Lane/Station Road Hatfield Peverel	16/02096/OUT		Not yet known; application submitted by Arla Foods UK, site being cleared and will be sold for development	Outline planning application submitted, expected to be considered by Planning Committee Spring 2017	Development of up to 173 homes	Up to 173	0	Brownfield site within development boundary, supported in HP Neighbourhood Plan. Plant closed July 2016, outline application submitted, and demolition/site clearance being commissioned (Building Control demolition notice received) and expected to take place shortly. Assessment assumed no supply within 5 yr period, based on planning application not yet submitted, no developer on board as yet, site clearance yet to take place. Owner to market site when outline permission granted.
Broomhills Estate Rayne Road Braintree	17/00018/FUL		Plutus Estates (Braintree) Ltd	Full planning application submitted	Full application for the erection of 107 dwellings	Up to 107	0	Brownfield site within development boundary. Site to be cleared and buildings to be demolished. Full planning application submitted Jan 2017. Assessment assumed no supply within 5 yr period, based on planning application not yet submitted, no builder on board as yet, site clearance yet to take place.
Land at Balls Farm (at Greenways) Halstead	16/0802/OUT		Not yet known; application submitted by site owner Mr & Mrs R & J Wright	Allocated for development in adopted local plan.. Outline planning application submitted.	Outline application for the erection of up to 14 dwellings	14	14	Greenfield site within development boundary of town.

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 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. The evidence demonstrates that windfall sites are likely to supplement currently identified supply, including in the rural areas of the District, and shows that in general permissions on windfall sites have not diminished over time but increased as the housing market recovered from the recession. In addition, Greenfields CG housing association is continuing to identify, bring forward and develop windfall sites; redevelopment of garage sites and of older housing stock. Table 40 provides evidence on the supply of sites from windfall permissions. Table 40 provides evidence on housing supply from completions on windfall sites.

Table 40: Windfall permissions Braintree District 2010/2011 to March 2017

Windfall permissions 2010/2011			
Location	Net supply all windfall sites	Windfall permissions that were on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	14	0	14
Halstead	8	0	8
Witham	3	0	3
Total in the 3 towns	25	0	25
Service Villages	5	2	3
Other Villages	20	6	14
Total Rural	25	8	17
Total District	50	8	42

Windfall permissions 2011/2012			
Location	Net supply all windfall sites	Windfall permissions that were on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	28	0	28
Halstead	10	0	10
Witham	3	0	3
Total in the 3 towns	41	0	41
Service Villages	14	3	11
Other Villages	39	4	35
Total Rural	53	7	46
Total District	94	7	87

Windfall permissions 2012/2013			
Location	Net supply all windfall sites	Windfall permissions that were on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	21	3	18
Halstead	4	2	2
Witham	17	1	16
Total in the 3 towns	42	6	36
Service Villages	34	1	33
Other Villages	17	0	17
Total Rural	51	1	50
Total District	93	7	86

Windfall permissions 2013/2014			
Location	Net supply all windfall sites	Windfall permissions that were on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	29	2	27
Halstead	39	1	38
Witham	43	0	43
Total in the 3 towns	111	3	108
Service Villages	44	0	44
Other Villages	54	3	51
Total Rural	98	3	95
Total District	209	6	203

Windfall permissions 2014/2015			
Location	Net supply all windfall sites	Windfall permissions that were on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	68	8	60
Halstead	38	4	34
Witham	41	3	38
Total in the 3 towns	147	15	132
Service Villages	24	5	19
Other Villages	47	9	38
Total Rural	71	14	57
Total District	218	29	189

Windfall permissions 2015/2016			
Location	Net supply all windfall sites	Windfall permissions that were on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	11	3	8
Halstead	4	0	4
Witham	5	1	4
Total in the 3 towns	20	4	16
Service Villages	34	0	34
Other Villages	36	7	29
Total Rural	70	7	63
Total District	90	11	79

Windfall permissions 1 April 2016/6 March 2017			
Location	Net supply all windfall sites	Windfall permissions that were on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	99	5	94
Halstead	8	4	4
Witham	30	0	30
Total in the 3 towns	137	9	128
Service Villages	28	2	26
Other Villages	51	11	40
Total Rural	79	13	66
Total District	216	22	194

Total windfall permissions 1 April 2010/6 March 2017			
Location	Net supply all windfall sites	Windfall permissions that were on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	270	21	249
Halstead	111	11	100
Witham	142	5	137
Total in the 3 towns	523	37	486
Service Villages	183	13	170
Other Villages	264	40	224
Total Rural	447	53	394
Total District	970	90	880

Annual average windfall permissions 1 April 2010/6 March 2016			
Location	Net supply all windfall sites	Windfall permissions that were on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	39	3	36
Halstead	16	2	14
Witham	20	1	20
Total in the 3 towns	75	5	69
Service Villages	26	2	24
Other Villages	38	6	32
Total Rural	64	8	56
Total District	139	13	126

The table below shows completion rates from windfall sites in Braintree District.

Table 41: 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	2011/2012	116
2006/2007	254	2012/2013	65
2007/2008	205	2013/2014	151
2008/2009	120	2014/2015	152
2009/2010	190	2015/2016	147
2010/2011	118	2016/2017 (fcast)	86

The Peter Brett Associates review of the 5 year supply position in Braintree District included an allowance for supply from windfall sites of 75 dwellings per year after the first two years of the 5 year supply period (i.e. from 2019/2020). Braintree District Council has used this assumption in its 5 year supply assessment. The evidence set out above demonstrates that it is reasonable to expect that this cautious allowance will be met and probably exceeded.

Expiry/lapse 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 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 67 homes that expired in 2011/12, 12 remained deleted 5 years later.
- Of the total net capacity of 28 homes that expired in 2012/13, 15 remained deleted 4 years later.
- Of the total net capacity of 23 homes that expired in 2013/14, 11 remained deleted 3 years later.
- Of the total net capacity of 12 homes that expired in 2014/15, these 12 remained deleted 2 years later.
- Of the total net capacity of 11 homes that expired in 2015/16, 4 remained deleted 1 year later.
- A total net capacity of 8 homes (on seven sites) expired in 2016/17; on two of the sites, with a net capacity of 3 homes) there have been recent discharge of conditions applications granted (including one which was dealt with after the expiry date of the substantive planning permission), indicating that the developers are intending to develop the site in the future.

The loss of supply from the expiry of permissions is not a significant factor in Braintree District; in this part of the country market conditions encourage sites to come forward, as is the case in neighbouring Uttlesford District Council.

Expiry sites are in the main small sites that were windfall sites. In a few cases, the tightening of guidance on flood risk and residential development has meant that permissions granted previously have not been renewed.

The results of the research indicate that as a general trend expiry rates have reduced. This may be linked to the impact of the recession on the development industry and the reduced prospects for implementation in the short term of permissions granted on applications submitted by developers as the recession was developing.

Taking into account the evidence on lapse rates, Braintree District Council has included a relatively modest non-implementation allowance of 15 homes per annum in the assessment of housing supply in the district.

Table 42 summarises the 2017-2022 supply forecasts as at December 2016, but in practice the supply will be boosted before 2022 by sites coming forward, notably from current planning applications and the draft Local Plan allocations.

The position on the 5 year supply is monitored, reviewed and updated to reflect new information on existing sites and additional sites coming forward.

A trajectory will be provided in the Submission Draft Local Plan - which will be published in Summer 2017 - to demonstrate housing supply when the proposed draft site allocations are taken into account.

Table 42: Summary of forecast supply over the 5-year supply period April 2017-March 2022, identified supply as assessed December 2016						
	Year 1: 2017/18	Year 2: 2018/19	Year 3: 2019/20	Year 4: 2020/21	Year 5: 2021/22	Sum years 1-5
Projected completions, Use Class C3	418	776	791	591	601	3,177 (635 p.a.)
Managed delivery target at April 2017 based on OAN of 716 p.a., including 5% buffer						4,180 (836 p.a.)

Appendix 1 to this report sets out details of the projected supply of new homes over the 5-year period 2017-2022.

Planning for the supply of new homes in the longer term

The Council's strategy regarding housing supply in the emerging Local Plan includes large strategic sites which will come forward later in the plan period and will continue to deliver housing beyond the plan period. Braintree District has a key role to play in the North Essex Garden Communities Project which will result in the development of three large new settlements supplying around 40,000 homes. Two of the settlements will directly involve Braintree District – at West of Braintree and at Colchester/Braintree borders. This work is supported by the Government, which has provided funding for the project to date of £640,000 under its locally led garden villages, towns and cities project.

Of the three strategic growth locations in the adopted Core Strategy, Forest Road Witham is now under construction; Lodge Farm Witham has planning permission and construction work is expected to start in 2017, and the third (North West Braintree) is the subject of a current planning application. Of the two large regeneration sites, construction of one is well advanced and is expected to be completed in 2017 (Earls Garden Sible Hedingham, 193 homes in total) and there are indications that the second site is coming forward (the former Crittall site at Silver End).

The Council is allocating further large strategic growth locations at sustainable locations in the District.

The Council considers that these new Garden Communities and Strategic Growth Allocations are the most sustainable way to accommodate the identified scale of growth. The spatial strategy is also the way to secure the strategic infrastructure provision needed and address the current infrastructure deficit. The total estimated supply over the Local Plan period from New Garden Communities and Strategic Growth Allocations is 10,360 homes; this represents an estimated 66% of the expected total supply over the 2017-2033 period:

- West of Braintree New Garden Community: estimated supply of 2,500 dwellings by 2033
- West of Marks Tey New Garden Community: estimated supply of 1,150 dwellings by 2033
- Land at Forest Road Witham Strategic Growth Allocation: estimated supply of 370 dwellings by 2033
- Land at Lodge Farm Witham Strategic Growth Allocation: estimated supply of 750 dwellings by 2033
- Land off Panfield Lane Braintree Strategic Growth Allocation: estimated supply of 600 dwellings by 2033
- Land off Broad Road Braintree Strategic Growth Allocation: estimated supply of 1,000 dwellings by 2033
- Towerlands Park Braintree Strategic Growth Allocation: estimated supply of 600 dwellings by 2033

- Land east of Great Notley Strategic Growth Allocation: estimated supply of 1,750 dwellings by 2033
- Land at Wood End Farm, Witham Strategic Growth Allocation: estimated supply of 450 dwellings by 2033
- Land south of Feering/West of A12 Strategic Growth Allocation: estimated supply of 750 dwellings by 2033

Whilst the Council is working positively towards the adoption of its new Local Plan and is engaged in working to bring forward development of strategic sites and New Garden Communities, as discussed earlier it has also approved planning applications on appropriate new sites for development in order to increase the land supply. This represents a willingness to release suitable sites in advance of the Local Plan process to support increasing housing supply.

Nonetheless, the high overall planned development rates to which the Council has agreed will require improvements to the infrastructure of the District and beyond in order to support that scale of growth – notably, in terms of the A12 and A120 trunk roads. Route options for both roads are the subject of public consultation in January 2017. The widening of the A12 in this District is part of the Governments Roads Investment Strategy and work is due to start by 2020.

The Council is making good progress in terms of establishing a supply of sites to meet the substantial increase in the level of housing required in Braintree District. In Summer 2017 the Council will publish the Publication Draft Local Plan with allocations to achieve the new required growth, and in the meantime it is taking a proactive approach to ensure that sustainable sites come forward for development as quickly as possible, albeit in some cases there will be a need for infrastructure to be put in place.

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

The current interim indication is that as at 10 March 2017 there is a potential surplus of 878 homes over the Plan Period compared to the draft Local Plan target, and a potential surplus of 2,318 over the Objectively Assessed Need.

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.

Table 43: Number of traveller caravans Braintree District					
	Jan 2014	July 2014	Jan 2015	July 2015	Jan 2016
Socially rented	40	40	40	40	44
Private caravans with planning permission	26	39	25	65	67
Caravans on Travellers' own land:					
Tolerated	0	0	0	0	0
Not tolerated		29	0	0	0
Caravans on land not owned by Gypsies:					
Tolerated	0	0	0	0	0
Not tolerated	0	0	0	15	0
Total all caravans	95	100	94	120	111

Source: Communities and Local Government, Count of Traveller Caravans

Additional traveller sites will be identified through the Draft Local Plan.

Policy Performance Conclusions

Over the monitoring year 2015/2016 the supply of new homes increased compared to the previous year.

The Council has been actively working to increase future housing supply to meet the higher target of the recently published Objectively Assessed Housing Need in the District, through the development management process, and in the preparation of the new Local Plan.

The three strategic Growth Locations identified in the LDF Core Strategy are coming forward; two have permission (of which one is under construction) and the third is the subject of a current planning permission.

Nonetheless, Braintree District does not currently have a 5 year supply of housing land as measured against the new higher target, and without the inclusion of the draft Local Plan allocations. More weight can be given to the draft site allocations as the new Local Plan progresses.

This is in part a reflection of the ambitious growth agenda which the Council is committed to, including proposals for new Garden Communities and additional strategic growth locations; and these will need to be supported by infrastructure improvements which are now being proposed.

There has been an increase in business floorspace development. A net total of 3,509 sq m of A1/A2 floorspace were developed; a net total of 2,724 sq m of office floorspace was developed, and a net total of 3,400 sq m of leisure floorspace was developed; but there was a net loss of 956 sq m of industrial floorspace.

The changes to permitted development rights have continued to encourage the conversion of offices to residential, boosting housing supply but reducing employment floorspace. The Local Plan includes additional sites for future employment development, in good sites for business uses; whereas some of the losses that are occurring and proposed for the future are of old vacant or redundant sites.

Appendix 1: Housing Trajectory 5 year supply assessment as at December 2016

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 2017-2022	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Notes
Under construction														
BTE/11/1728 BTE/14/0777	576058	223990	Full	Braintree (unparished)	Bocking Blackwater	The Kings Head Inn 52 Bradford Street	0	4	0	0	0	0	0	New build part of larger development; conversion part is completed.
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, 19 homes from conversion of offices; nearing completion
BTE/12/1138	575927	223266	Full	Braintree (unparished)	Bocking Blackwater	Land adjacent 17 Coggeshall Road	0	2	0	0	0	0	0	Completed August 2016
BOB239 BTE/16/0315	576609	223374	Full	Braintree (unparished)	Bocking Blackwater	157 Coggeshall Road and land to rear (Ushers Meadow)	12	-1	12	0	0	0	0	Permission for 12 homes (net 11).
BTE/05/2192	577646	226831	Full	High Garrett	Bocking North	Land adj 15 Sunnyfields Road	0	1	0	0	0	0	0	
BTE/14/1624	576333	224616	Full	Braintree (unparished)	Bocking North	Land adj 15 Highfield Close	2	0	2	0	0	0	0	
BTE/15/0901	577390	226572	Full	Braintree (unparished)	Bocking North	Land between 90 and 92 High Garrett	8	0	0	2	6	0	0	
BTE/16/040	576876	225250	Full	Braintree (unparished)	Bocking North	9 Thistley Green Road	0	-1	0	0	0	0	0	Redevelopment of dwelling, demoliton taken place
BTE/14/0758	575152	224094	Full	Braintree (unparished)	Bocking South	Land adjacent 210 Panfield Lane	0	1	0	0	0	0	0	Completed May 2016
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/14/0921	575971	223712	Full	Braintree (unparished)	Bocking South	Garden Cottage, r/o The Old House 11 Bradford St	0	0	0	0	0	0	0	Demolition/replacement, nil net gain
BTE/15/1046	575494	223144	Full	Braintree (unparished)	Bocking South	44-46 Rayne Road	0	1	0	0	0	0	0	Conversion restaurant and flat to 2 flats; net gain 1
BTE/08/0653	575925	222717	Full	Braintree (unparished)	Braintree Central & Beckers Green	Land rear of 36 Station Road	0	2	0	0	0	0	0	
BTE/06/1210	576555	222961	Full	Braintree (unparished)	Braintree Central & Beckers Green	Land to rear of 17-19 Manor Street	4	0	4	0	0	0	0	
BTE/11/0348 BTE/12/089	575852	222793	Full	Braintree (unparished)	Braintree Central & Beckers Green	Land rear of 68-70 South Street	4	0	0	0	0	4	0	
BTE/12/1489	575718	223042	Full	Braintree (unparished)	Braintree Central & Beckers Green	Unit 6B First Floor New Street	0	1	0	0	0	0	0	
BRC30H BTE/14/1009	575874	222721	Full	Braintree (unparished)	Braintree Central & Beckers Green	Dovehouse Yard, Land adj Telephone Exchange South Street	0	11	0	0	0	0	0	Completed June 2016
BTE/99/0356	576705	223285	Full	Braintree (unparished)	Braintree Central & Beckers Green	Rear of 12/14 Cressing Road	2	0	2	0	0	0	0	
BTE/06/1434	576671	223275	Full	Braintree (unparished)	Braintree Central & Beckers Green	Land rear of 8a to 8b Cressing Road	0	1	0	0	0	0	0	Now completed
BTE/10/1112	577510	222618	Full	Braintree (unparished)	Braintree Central & Beckers Green	Land between 275 - 277 Cressing Road	0	1	0	0	0	0	0	
BTE/15/1530	575912	222850	Full	Braintree (unparished)	Braintree Central & Beckers Green	The Old Police Station Fairfield Road	0	14	0	0	0	0	0	Nearing completion
BTE/16/0269	577453	222627	Full	Braintree (unparished)	Braintree Central & Beckers Green	244 Cressing Road	1	0	1	0	0	0	0	
BTE/15/0670	575962	223240	Full	Braintree (unparished)	Braintree Central & Beckers Green	Walter Muir Memorial Hall 96 Coggeshall Road	4	0	4	0	0	0	0	
BRC76 BTE/15/1596	576216	222788	Full	Braintree (unparished)	Braintree Central & Beckers Green	Crossman House Station Approach	21	0	21	0	0	0	0	Affordable housing scheme
BTE/15/0872	577350	222303	Full	Braintree (unparished)	Braintree Central & Beckers Green	Garage block off Mersea Way, Chelmer Road	0	12	0	0	0	0	0	Housing Association development.
BRS26H BTE/13/1461	576882	222659	Full	Braintree (unparished)	Braintree South	Land south of Mill Hill	0	44	0	0	0	0	0	
BTE/14/0607	576254	222355	Full	Braintree (unparished)	Braintree South	16 Strawberry Close	0	1	0	0	0	0	0	Conversion of 1 dwelling into 2 homes
BTE/15/0713	576389	222690	Full	Braintree (unparished)	Braintree South	66 Rose Hill	0	1	0	0	0	0	0	Demolition/replacement, nil net gain
BTE/02/2109	574851	222738	Full	Braintree (unparished)	Braintree West	24 Maple Avenue	1	0	1	0	0	0	0	
BTE/12/1344	575495	222838	Full	Braintree (unparished)	Braintree West	Blandford House site 7 London Road	14	0	10	4	0	0	0	
BTE/14/0562	574724	223006	Full	Braintree (unparished)	Braintree West	Digby's Court 271-275 Rayne Road	0	20	0	0	0	0	0	Completed August 2016
BTE/15/0505	575508	222575	Full	Braintree (unparished)	Braintree West	Land adj 34 Godlings Way	1	0	1	0	0	0	0	
BTE/09/1300	564543	241320	Full	Helions Bumpstead	Bumpstead	Barn at Helions Farm Sages End Road	0	2	0	0	0	0	0	
BTE/11/0949	569750	242064	Full	Steeple Bumpstead	Bumpstead	Rylands Farm Barn, Broad Green	0	1	0	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/14/1277	568223	240880	Full	Steeple Bumpstead	Bumpstead	Bowercoft Finchingfield Road	0	1	0	0	0	0	0	Demolition/replacement, demolition 2014/15; new dwg completed Oct 2016
BTE/10/1248	569578	244008	Full	Sturmer	Bumpstead	The Spinning Wheel Rowley Hill	9	0	2	2	2	3	0	
BTE/12/1034	582399	222206	Full	Bradwell	Coggeshall	Bradwell Trout Farm The Slades Cuthedge Lane	0	1	0	0	0	0	0	
BTE/10/1121	584540	222417	Full	Coggeshall	Coggeshall	The Vineyard West Street	0	1	0	0	0	0	0	
BTE/11/0243	584976	221036	Full	Coggeshall	Coggeshall	Scrips Farm Bungalow Cuthedge Lane	0	1	0	0	0	0	0	Nearing completion
BTE/13/0635	586377	222771	Full	Coggeshall	Coggeshall	44 Colchester Road	0	1	0	0	0	0	0	
BTE/15/0927	582837	225234	Full	Coggeshall	Coggeshall	Barn at Little Nuntys Farm Nuntys Lane Pattiswick	1	0	1	0	0	0	0	Barn conversion.
BTE/12/1600	583279	221679	Full	Coggeshall	Coggeshall	Stablehands Cottage Curds Hall Farm Cut Hedge Lane Kelvedon Rd	0	1	0	0	0	0	0	
BTE/12/0174	584697	222790	Full	Coggeshall	Coggeshall	The Old Mill House 55 Robinsbridge Road	1	0	1	0	0	0	0	Redevelopment of dwelling; demolition Feb 2016
BTE/12/0945	580888	234727	Full	Great Maplestead	Gosfield & Greenstead Green	Monks Ley Lucking Street	0	2	0	0	0	0	0	Redevelopment, loss of 1 home and erection of 4; Plots 1 & 4 completed Spring 2015; Plots 2 & 3 under construction
BTE/14/0866	581056	227833	Full	Greenstead Green	Gosfield & Greenstead Green	Wards Farm Gladfen Hall Road	0	1	0	0	0	0	0	Change of use office to residential.
BTE/11/0821	582962	236531	Full	Wickham St Paul	Gosfield & Greenstead Green	Shellards Farm Barn Shellards Lane	1	0	1	0	0	0	0	
BTE/12/1177	583666	236413	Full	Wickham St Paul	Gosfield & Greenstead Green	Scriveners Field Old Road	0	1	0	0	0	0	0	
BTE09/0256	574405	220512	Full	Black Notley	Great Notley and Black Notley	283 London Road	0	1	0	0	0	0	0	
BTE/14/0025/COUPA	574678	220895	Full	Black Notley	Great Notley and Black Notley	Roundlay Farm Barn London Road	1	0	0	1	0	0	0	
BTE/14/1339	573457	221963	Full	Braintree (unparished)	Great Notley and Black Notley	Barn at Stamford's Farm Braintree Green	0	1	0	0	0	0	0	
BTE/12/1046	574341	220571	Full	Great Notley	Great Notley and Black Notley	176 & land rear of 174 & 176 London Rd	0	3	0	0	0	0	0	Redevelopment; demolition took place 2014
BTE/14/0369	574350	220520	Full	Great Notley	Great Notley and Black Notley	The Laurels 180 London Road	1	3	1	0	0	0	0	Demolition of dwg. erection 4 homes. Under construction; demolition taken place
BTE/14/0599	574301	220409	Full	Great Notley	Great Notley and Black Notley	Land r/o 190 London Rd (adj 1 Partridge Walk)	1	0	1	0	0	0	0	
HAS2H BTE/14/0171 BTE/15/0328	581516	229783	Full	Halstead	Halstead St Andrews	Balls Chase/Tidings Hill, Ozier Field and Stanstead Road	20	3	4	4	4	4	4	
HAS22H BTE/11/1567	582066	230509	Full	Halstead	Halstead St Andrews	Priory Hall Colchester Road	0	20	0	0	0	0	0	Phase 4, 20 homes - plots 49-68
BTE/05/0740	581222	231796	Full	Halstead	Halstead St Andrews	The Stables The Howe Howe Chase	2	0	0	0	2	0	0	
BTE/12/0852	581476	230733	Full	Halstead	Halstead St Andrews	5-7 Market Hill	0	6	0	0	0	0	0	
BTE/15/1558	581739	230996	Full	Halstead	Halstead St Andrews	Adjacent 1 Sudbury Road	0	1	0	0	0	0	0	
BTE/14/0806	581874	230376	Full	Halstead	Halstead St Andrews	Nash Court Gardeners Road	0	15	0	0	0	0	0	Affordable housing; completed 2016/2017
BTE/15/1012	581394	230733	Full	Halstead	Halstead St Andrews	Land rear of 16 High Street	4	0	4	0	0	0	0	
HAS11H BTE/15/1312	582474	230117	Full	Halstead	Halstead St Andrews	Portway Place, Central Park site, Colchester Road	103	0	20	40	40	3	0	
BTE/14/0355	580800	229762	Full	Halstead	Halstead Trinity	8 Abels Road	0	1	0	0	0	0	0	Nearing completion
BTE/13/0770	581171	230340	Full	Halstead	Halstead Trinity	Land adjacent 137 Kings Road	0	1	0	0	0	0	0	
BTE/15/1534	581283	229599	Full	Halstead	Halstead Trinity	Land adjacent Lyndale Tidings Hill	1	0	0	1	0	0	0	
BTE/13/1471	574960	216024	Full	Fairstead	Hatfield Peverel & Terling	Fuller Street Garage	0	1	0	0	0	0	0	
BTE/04/1481	576468	219037	Full	White Notley	Hatfield Peverel & Terling	Elms Farm Barn Green Lane	1	0	0	0	0	1	0	

Appendix 1: Housing Trajectory 5 year supply assessment as at December 2016

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 2017-2022	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Notes
BTE/15/025/COUPA	577374	219464	Full	White Notley	Hatfield Peverel & Terling	Litluns Barn The Green	1	0	1	0	0	0	0	
BTE/15/0962	579074	211544	Full	Hatfield Peverel	Hatfield Peverel	Land at St Andrews Road	9	0	9	0	0	0	0	Redevelopment of 16 homes, erection of 25 new homes; net gain 9
BTE/13/0577	577952	235715	Full	Castle Hedingham	Hedingham	The Rising Sun 71 Nunnery Street	0	0	0	0	0	0	0	Conversion of PH plus dwelling to home only
BTE/04/1469	577908	234301	Full	Sible Hedingham	Hedingham	Adj The Village Hall	3	4	3	0	0	0	0	
BTE/15/0662	577747	233949	Full	Sible Hedingham	Hedingham	Adj Sandpipers 83 Alexandra Rd	0	1	0	0	0	0	0	
BTE/10/1182	577803	233444	Full	Sible Hedingham	Hedingham	Workshop at Cobbs Fenn	0	1	0	0	0	0	0	
SIB2H BTE/13/00416	578083	234889	Full	Sible Hedingham	Hedingham	Earl's Garden (Premdor site) Station Road	50	63	50	0	0	0	0	
BTE/14/0972	578272	233739	Full	Sible Hedingham	Hedingham	49 Swan Street	0	3	0	0	0	0	0	Conversion of 1 home to 2, erection of 2 new homes; total net gain 3.
BTE/12/1614	578708	232068	Full	Sible Hedingham	Hedingham	Oak Tree Barn Tilekiln Farm Braintree Road	0	1	0	0	0	0	0	
BTE/08/2093	574844	232835	Full	Sible Hedingham	Hedingham	Oak House Morris Green Road	1	0	0	1	0	0	0	
BTE/13/1369	577965	234504	Full	Sible Hedingham	Hedingham	Outbuildings at Sugar Loaves PH 175 Swan St	0	2	0	0	0	0	0	
BTE/14/1160	577786	232914	Full	Sible Hedingham	Hedingham	Baykers Lamb Lane	0	1	0	0	0	0	0	
BTE/16/025	577714	234621	Full	Sible Hedingham	Hedingham	Garages and land adjacent Civil Defence Hut Oxford Meadow	0	2	0	0	0	0	0	Affordable housing, redevelopment of garage court and adjacent land.
BTE/11/0631	586882	219481	Full	Feering	Kelvedon & Feering	35 Feering Hill	0	1	0	0	0	0	0	
13/0005/COUPA	588790	221748	Full	Feering	Kelvedon & Feering	Units 1 and 2 Tey Grove Gt Domseys Farm Domsey Chase	0	10	0	0	0	0	0	Prior Approval application, conversion of offices to 11 X 2-bed homes.
BTE/10/0053	586056	219569	Full	Kelvedon	Kelvedon & Feering	Land adjacent 5 Observer Way	0	1	0	0	0	0	0	
BTE/11/1638	585779	218512	Full	Kelvedon	Kelvedon & Feering	Outbuilding at The Red House Church Street	0	1	0	0	0	0	0	
BTE/15/0637	586064	218648	Full	Kelvedon	Kelvedon & Feering	54-56 High Street	0	1	0	0	0	0	0	Conversion of 1 home to 2; net change +1; started Dec '15, completed April '16
BTE/14/1559	586115	219014	Full	Kelvedon	Kelvedon & Feering	Land at 31-45 Church Road	10	0	10	0	0	0	0	Redevt; demolition of 8 Unity flats, erection of 17 flats & 1 bungalow; net gain +10
BTE/14/1558	585856	218719	Full	Kelvedon	Kelvedon & Feering	Land at 14-18 Thorne Road and 1-15 Croft Road	3	0	3	0	0	0	0	Redevt; demolition of 12 flats, erection of 6 flats and 9 houses; net gain +3 homes
BTE/14/1556	585908	218659	Full	Kelvedon	Kelvedon & Feering	Land at 29-43 Thorne Road	5	0	5	0	0	0	0	Redevt; demolition of 8 bungalows, erection of 4 flats and 9 houses; net gain +5
BTE/14/1557	586117	218930	Full	Kelvedon	Kelvedon & Feering	Land at 20-42 Church Road	6	0	6	0	0	0	0	Redevt; demolition of 12 flats and erection of 18 houses; net gain +6 homes
BTE/13/0127	569079	225365	Full	Bardfield Saling	Rayne	Betts Farm Barns Stebbing Road	0	1	0	0	0	0	0	
BTE/14/1642	573147	222976	Full	Rayne	Rayne	Century Barn Rayne Hall Farm Shalford Rd	0	1	0	0	0	0	0	
BTE/16/0604	573094	222603	Full	Rayne	Rayne	Adjacent 1 Gore Terrace Gore Road	1	0	0	1	0	0	0	
BTE/11/0799	582560	218321	Full	Rivenhall	Silver End and Cressing	Ford Farm Church Road	0	1	0	0	0	0	0	
RIV2H BTE/15/0799	582749	216213	Full	Rivenhall	Silver End and Cressing	NE Witham Growth Location, East of Forest Road	225	0	30	42	50	50	53	Hybrid permission for 370 homes: (i) full permission for 222 homes, 279 sq m retail floorspace (or 3 additional homes); and, (ii) outline permission for up to 148 homes. Phase 2 being brought forward by developer
BTE/08/0112	575155	243460	Full	Ashen	Stour Valley North	Barns at Stours Lower Stokes Rd (Barn A = Oak Meadow Barn; Barn B = Paddocks)	0	2	0	0	0	0	0	Completed July 2016
BTE/13/0252	574468	242494	Full	Ashen	Stour Valley North	Adjacent Upper Lea Ashen Hill (Plot 2)	0	1	0	0	0	0	0	Completed May 2016
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	0	2	0	0	0	0	0	
BTE/11/0372	584730	243043	Full	Borley	Stour Valley North	Barn at Borley Place School Road	0	1	0	0	0	0	0	
BTE/15/0766	583292	244566	Full	Foxearth	Stour Valley North	Tuckers Mill Road	0	1	0	0	0	0	0	Demolition/replacement; bungalow demolished, new home started Oct 2015
BTE/15/0111	576241	239982	Full	Tilbury Juxta Clare	Stour Valley North	Plots 1 and 2 The Barn Tilbury Hill	0	2	0	0	0	0	0	Demolition of 1 dwg, erection of 2 homes, net gain 1. Demolition taken place.
BTE/14/0535	576241	239982	Full	Tilbury Juxta Clare	Stour Valley North	Plot 3 The Barn Tilbury Hill	1	0	1	0	0	0	0	
BTE/15/0791	584095	240177	Full	Bulmer	Stour Valley South	Inglefield Bulmer Street	2	0	2	0	0	0	0	Demolition of one dwelling, erection of two
BTE/15/0012/COUPA	584810	239090	Full	Bulmer	Stour Valley South	Spartan Barn Former Fruit Tree Nursery Church Rd	1	0	1	0	0	0	0	Conversion of barn to home
BTE/16/0184	585079	238961	Full	Bulmer	Stour Valley South	Land adjacent 9 Bulmer Tye	2	0	2	0	0	0	0	Construction started October 2016; Hsg Assocn
BTE/15/1020, 15/1292, 16/1680	590215	233748	Full	Bures Hamlet	Stour Valley South	Windyridge Colne Road	2	0	2	0	0	0	0	Redevelopment of bungalow, 3 new dwellings, net capacity 2
BTE/14/1107	588954	234627	Full	Lamarsh	Stour Valley South	Specks Farm Bungalow Cooks Green Lane	1	0	1	0	0	0	0	Demolition of dwelling taken place, new home under construction
BTE/14/1610	587898	239390	Full	Middleton	Stour Valley South	Meadow View Lower Road	0	1	0	0	0	0	0	Redevt of bungalow, demolition taken place; new home under construction
BTE/95/0275	585091	230373	Full	Colne Engaine	The Colnes	Ex Haulage yard at 1 Mill Lane	5	0	2	3	0	0	0	
BTE/13/0898	585089	230460	Full	Colne Engaine	The Colnes	Ground floor of 39 Church Street	0	1	0	0	0	0	0	Change of use offices to flat; work has started
BTE/15/1051	584473	230322	Full	Colne Engaine	The Colnes	Bramble Rise Brook Street	1	0	1	0	0	0	0	Redevelopment of bungalow
BTE/12/1248	585653	227216	Full	Earls Colne	The Colnes	Rosedene Coggeshall Road	0	1	0	0	0	0	0	Demolition of dwelling and erection of 1 home.
BTE/13/1468	585888	227344	Full	Earls Colne	The Colnes	The Cart Lodge Pear Tree Hall Coggeshall Rd	0	1	0	0	0	0	0	
BTE/14/1533	585951	226381	Full	Earls Colne	The Colnes	Becklands Farm America Road	1	-1	1	0	0	0	0	Redevelopment of dwelling; nil net gain
BTE/09/1495	587076	231936	Full	White Colne	The Colnes	Baggarets Farm, Dawes Hall Road	0	1	0	0	0	0	0	
BTE/13/0724	587092	229029	Full	White Colne	The Colnes	41 Colchester Road	0	1	0	0	0	0	0	
BTE/14/1109	569110	232932	Full	Finchingfield	Three Fields	Windyridge Wethersfield Road	0	2	0	0	0	0	0	
BTE/15/183	567508	230806	Full	Great Bardfield	Three Fields	The Willows Bridge Street	0	1	0	0	0	0	0	
BE/16/0221	573513	224993	Full	Panfield	Three Fields	Kyra, Hall Road	0	1	0	0	0	0	0	Redevt of bungalow, demolition taken place; new home under construction
BTE/12/0350	570900	227450	Full	Shalford	Three Fields	Deersbrook Farm Littles Lane	0	1	0	0	0	0	0	
BTE/09/1116	572308	229019	Full	Shalford	Three Fields	Builders yard Braintree Road	8	1	2	2	2	2	0	
BTE/13/1435	572210	229255	Full	Shalford	Three Fields	Land adjacent the Old Vicarage The Street	0	2	0	0	0	0	0	1 plot completed June 2016, Plot 2 completed August 2016
BTE/15/0696	572063	229342	Full	Shalford	Three Fields	Land adjacent 1 The Street	1	0	1	0	0	0	0	
BTE/13/1208	573192	227565	Full	Shalford	Three Fields	Abbots Farm Water Lane	0	1	0	0	0	0	0	
BTE/15/0008/COUPA	571287	226909	Full	Shalford	Three Fields	Barn at Shalford Green Road	1	0	1	0	0	0	0	
BTE/11/0948	571101	231450	Full	Wethersfield	Three Fields	Land adj 58 Saffron Gardens	0	1	0	0	0	0	0	
BTE/12/0729	571117	231319	Full	Wethersfield	Three Fields	Congregational Church High Street	0	2	0	0	0	0	0	Church conversion under construction
BTE/12/0699	571954	230318	Full	Wethersfield	Three Fields	The Nook Braintree Road	0	1	0	0	0	0	0	
BTE/13/0831	574221	230409	Full	Wethersfield	Three Fields	St Marys Church Blackmore End	0	1	0	0	0	0	0	Conversion of church
BTE/14/1517	574282	229378	Full	Wethersfield	Three Fields	Land at King and Co. Beazley End	0	1	0	0	0	0	0	
BTE/14/1236	573826	228057	Full	Wethersfield	Three Fields	Garage block Gt Codham Hall Codhams Lane	0	1	0	0	0	0	0	
BTE/14/0008/COUPA	582302	214669	Full	Witham	Witham Central	6 Freebournes Court Newland Street	0	3	0	0	0	0	0	
BTE/14/0749	582185	214588	Full	Witham	Witham Central	29 Newland Street	0	1	0	0	0	0	0	Change of use first and second floor office space to flat.
WCH27X BTE/15/1062	582459	214839	Full	Witham	Witham Central	Former Magistrates Court site Chess Lane/Newland Street	0	11	0	0	0	0	0	Completed May-July 2016
BTE/14/0741	582200	214420	Full	Witham	Witham Central	Adj Gueth Cottage Maldon Road	0	2	0	0	0	0	0	Construction started October 2015
BTE/15/0567	582061	215106	Full	Witham	Witham Central	Land adjacent 3 Easton Road	0	1	0	0	0	0	0	Completed Dec 2016

Appendix 1: Housing Trajectory 5 year supply assessment as at December 2016

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 2017-2022	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Notes
BTE/15/0622	581625	213986	Full	Witham	Witham Central	Home Bridge Court Hatfield Road	0	13	0	0	0	0	0	Conversion; completed April 2016
BTE/14/0292	581863	215765	Full	Witham	Witham North	Adjacent 77 St Nicholas Road	0	1	0	0	0	0	0	
WIN7H BTE/14/1644	582404	216173	Full	Witham	Witham North	The Spinney, Former Forest Road Community Hall site	16	15	16	0	0	0	0	Affordable housing development
WIS9H BTE/14/0100	581249	213244	Full	Witham	Witham South	Maltings Park, Land south of Maltings Lane	0	23	0	0	0	0	0	Development completed April 2016
BTE/07/1765	576097	238157	Full	Great Yeldham	Yeldham	Fear God House High Street	0	2	0	0	0	0	0	
BTE/14/1568	576622	237044	Full	Great Yeldham	Yeldham	Outbuilding at Poole Farm Cottage Poole Street	1	0	1	0	0	0	0	
BTE/10/1438	573465	237275	Full	Toppesfield	Yeldham	Units 1 & 3 Berwick Hall Farm Barns Park Lane	1	1	1	0	0	0	0	

Capacity outstanding on sites under construction	578	410	245	103	106	67	57
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With Full Planning Permission, sites not yet under construction														
BTE/14/1587	577510	222618	Full	Braintree (unparished)	Bocking Blackwater	275 Coggeshall Road	1	0	1	0	0	0	0	Erection of side extension to form separate home
BOB38H BTE/15/0903	575921	223287	Full	Braintree (unparished)	Bocking Blackwater	Former Health Clinic site Coggeshall Road	14	0	14	0	0	0	0	Site acquired by new developer APC, discharge of conditions applications submitted and development promotion board erected on site
BTE/16/0593	576600	223812	Full	Braintree (unparished)	Bocking Blackwater	Land adjacent 11 Bedford Close	1	0	0	1	0	0	0	
BTE/16/0663	576385	223721	Full	Braintree (unparished)	Bocking Blackwater	Land rear of 39-41 Julien Court Road, adj 11a Beaufort Gardens	1	0	0	1	0	0	0	
BTE/16/1413	577321	224164	Full	Braintree (unparished)	Bocking Blackwater	Land adj 52 Gilbert Way	1	0	0	1	0	0	0	
BTE/12/1160	574624	226927	Full	Braintree (unparished)	Bocking North	Bovingdon Hall Barns Bovingdon Road	2	1	1	1	0	0	0	
BTE/13/0278 BTE/14/1055	576826	225262	Full	Braintree (unparished)	Bocking North	Evegate, and stables r/o Evegate, 1 Thistley Green Rd/Broad Rd	3	1	0	3	0	0	0	Redevelopment of stables to 1 home and conversion of Evegate from 1 dwelling to 4 homes (total net supply of 4).
BTE/15/0153	575859	225327	Full	Braintree (unparished)	Bocking North	Builders yard, Land east of Church Lane	1	0	1	0	0	0	0	
BTE/14/1151	575852	224720	Full	Braintree (unparished)	Bocking North	101 Church Lane	1	0	1	0	0	0	0	
BTE/15/1528	577442	226634	Full	High Garrett	Bocking North	Part garden 100 High Garrett	1	0	1	0	0	0	0	
BTE/15/1613	577982	227340	Full	High Garrett	Bocking North	Conversion of Water Tower, land south of Three Counties Crematorium, Halstead Road	1	0	0	1	0	0	0	
BTE/15/1241	575440	224496	Full	Braintree (unparished)	Bocking North	Land adjacent 20 Kings Road	2	0	2	0	0	0	0	
BTE/15/0037/COUPA	576539	224665	Full	Braintree (unparished)	Bocking North	Barn at Highfield Stile Barn Highfield Stile Road	1	0	1	0	0	0	0	
BTE/16/040	576876	225250	Full	Braintree (unparished)	Bocking North	9 Thistley Green Road	1	0	1	0	0	0	0	Redevelopment of dwelling, demoliton taken place
BTE/16/0337	577684	226227	Full	Braintree (unparished)	Bocking North	Slough House Barn Sunnyfields Road	1	0	0	0	1	0	0	Barn conversion
BTE/16/0409	575424	224724	Full	Braintree (unparished)	Bocking North	Garage site Sandwich Close	4	0	4	0	0	0	0	Affordable housing development; completion programmed for Summer 2017
BOCN134 BTE/15/1584	575872	224826	Full	Braintree (unparished)	Bocking North	Polly's Field, Land at Church Lane Bocking (sheltered housing)	100	0	0	100	0	0	0	Elderly persons sheltered housing, Abbeyfield Society.
BTE/13/016/COUPA	575677	223253	Full	Braintree (unparished)	Bocking South	Suite 3, 9-13 Bocking End First Floor	0	1	0	0	0	0	0	
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/15/0344	575921	224060	Full	Braintree (unparished)	Bocking South	Land at Wentworth House 87 Bradford Street	1	0	0	1	0	0	0	
BOS10H BTE/16/0271	575932	224511	Full	Braintree (unparished)	Bocking South	Land rear of 49-57 Church Lane	15	0	0	6	9	0	0	With planning permission for 19 homes (15 net capacity)
BTE/15/1430	575576	223355	Full	Braintree (unparished)	Bocking South	Land at 18 Panfield Lane	1	0	1	0	0	0	0	
BRC6H BTE/16/0211	575561	223245	Full	Braintree (unparished)	Bocking South	Cox's Yard, Land north of Rayne Road, south of Bunyan Road	10	0	0	10	0	0	0	11 homes, net supply 10
BTE/15/1170	575141	223108	Full	Braintree (unparished)	Bocking South	William House Old St Michaels Drive	4	0	4	0	0	0	0	Conversion of offices
BTE/16/0661	575169	223900	Full	Braintree (unparished)	Bocking South	Garage court site Lancaster Way	7	0	0	7	0	0	0	
BTE/16/1493	575306	224266	Full	Braintree (unparished)	Bocking South	262 Panfield Lane	1	0	1	0	0	0	0	
BTE/16/1669	575339	223346	Full	Braintree (unparished)	Bocking South	54 Sunnyside	1	0	0	1	0	0	0	
BTE/14/1244	575648	223068	Full	Braintree (unparished)	Braintree Central & Beckers Green	First floor above 55 High Street	0	2	0	0	0	0	0	Conversion of office
BTE/14/1607	575753	222817	Full	Braintree (unparished)	Braintree Central & Beckers Green	Land At Units 6A And 6B New Mills Silks Way	5	0	5	0	0	0	0	Conversion of 2 office units
BTE/15/1044	576738	223344	Full	Braintree (unparished)	Braintree Central & Beckers Green	Rear of 272 Coggeshall Road	1	0	1	0	0	0	0	
BTE/14/0473	577521	221944	Full	Braintree (unparished)	Braintree Central & Beckers Green	Land adjacent 6 Bradwell Court	2	0	2	0	0	0	0	
BTE/14/0676	577621	222692	Full	Braintree (unparished)	Braintree Central & Beckers Green	Oak View Lodge, Land at Leywood Close	14	0	14	0	0	0	0	Sheltered apartments.
BTE/14/1515	577373	223387	Full	Braintree (unparished)	Braintree Central & Beckers Green	136a Bartram Avenue North	0	1	0	0	0	0	0	
BTE/15/1522	575590	222998	Full	Braintree (unparished)	Braintree Central & Beckers Green	1st and 2nd floor 100-102 High Street	2	0	2	0	0	0	0	Flats above restaurant
BTE/16/0339	577258	222900	Full	Braintree (unparished)	Braintree Central & Beckers Green	179A and 179B Cressing Road	-1	0	0	-1	0	0	0	Conversion 2 dwellings to 1
BTE/16/0468	576998	222850	Full	Braintree (unparished)	Braintree Central & Beckers Green	Sherbrook Clockhouse Way	1	0	0	1	0	0	0	Redevelopment of garage site
BTE/16/1704	576137	222808	Full	Braintree (unparished)	Braintree Central & Beckers Green	Land rear of 164-180 South Street	4	0	0	0	4	0	0	
BTE/14/0558	575780	222474	Full	Braintree (unparished)	Braintree South	Land to rear of Rifleman PH Rifle Hill	0	4	0	0	0	0	0	
BTE/14/0808	576589	222655	Full	Braintree (unparished)	Braintree South	Land Adjacent 11 Mill Hill	1	0	1	0	0	0	0	
BTE/14/1115	576033	221930	Full	Braintree (unparished)	Braintree South	The Rose and Crown PH site Masefield Road	14	0	14	0	0	0	0	Site cleared.
BTE/15/1321	575954	222644	Full	Braintree (unparished)	Braintree South	Riverside site St John's Avenue	48	0	0	48	0	0	0	
BTE/15/0972	575931	222043	Full	Braintree (unparished)	Braintree South	Former Depot Challis Lane	5	0	0	0	0	5	0	
BTE/16/0445	576221	221443	Full	Braintree (unparished)	Braintree South	Land Between 48 And 50 Goldingham Drive	2	0	0	2	0	0	0	
BTE/14/0011/COUPA	566174	243503	Full	Helions Bumpstead	Bumpstead	Horsham Hall Haverhill Road	1	0	1	0	0	0	0	Conversion of barn to home
BTE/16/1770	567913	241105	Full	Steeple Bumpstead	Bumpstead	Site of Old Builders Yard Church St (adj no.16)	0	1	0	0	0	0	0	
BTE/13/0939	572383	229145	Full	Sturmer	Bumpstead	Part garden 11 Crunch Croft	0	1	0	0	0	0	0	
BTE/15/1494	581908	225073	Full	Bradwell	Coggeshall	Woodhouse, Compasses Road Pattiswick	1	0	1	0	0	0	0	Barn conversion
BTE/16/0312	580062	222549	Full	Bradwell	Coggeshall	The Paddocks Hollies Road	0	0	0	0	0	0	0	Redevelopment of existing dwelling, nil net gain
BTE/15/1590	581793	222225	Full	Bradwell	Coggeshall	Bradwell Hall Farm Barns Church Road	2	0	0	0	2	0	0	
BTE/14/1297	583245	221723	Full	Coggeshall	Coggeshall	Curds Hall Farm Cut Hedge Lane Kelvedon Rd	2	2	2	0	0	0	0	
BTE/13/1048	586214	223554	Full	Coggeshall	Coggeshall	Barn at Monskdown Farm Tey Road	1	0	1	0	0	0	0	
BTE/14/0115	584264	222719	Full	Coggeshall	Coggeshall	Barn B Highfields Farm	1	0	1	0	0	0	0	
BTE/15/0605	585665	222693	Full	Coggeshall	Coggeshall	Stable block at The Mount 71 East Street	1	0	0	0	1	0	0	
BTE/15/0027/COUPA	584218	222641	Full	Coggeshall	Coggeshall	Barns at Highfields Farm West Street	2	0	2	0	0	0	0	
BTE/15/0370	582409	226422	Full	Coggeshall	Coggeshall	Barn at Great Nuntys Nuntys Lane	1	0	0	0	1	0	0	
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	1	0	0	0	
BTE/13/0328	580719	234401	Full	Great Maplestead	Gosfield & Greenstead Green	Adjacent Mount View Church Street	0	1	0	0	0	0	0	

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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 2017-2022	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Notes
BTE/15/0914	580737	234756	Full	Great Maplestead	Gosfield & Greenstead Green	Highview Church Street	2	0	0	1	1	0	0	Redevelopment of dwelling and erection of 2 homes in part garden
BTE/16/1031	580719	234389	Full	Great Maplestead	Gosfield & Greenstead Green	Part garden Buttercups Cottage Church Street	1	0	0	1	0	0	0	
BTE/15/0367	581444	227879	Full	Greenstead Green	Gosfield and Greenstead Green	Old Thatch Ravens Hall Road	0	0	0	0	0	0	0	Redevelopment of dwelling; nil net gain
BTE/15/0365	582863	227436	Full	Greenstead Gn&Hal Rural	Gosfield & Greenstead Green	Whitings Farm Burtons Green	1	0	1	0	0	0	0	
BTE/15/1585	582473	234143	Full	Little Maplestead	Gosfield & Greenstead Green	Attadale Gestingthorpe Road	1	0	1	0	0	0	0	Conversion 1 dwelling to 2
BTE/14/0370	576006	221036	Full	Black Notley	Great Notley and Black Notley	Barn at Buck Farm Buck Hill	0	1	0	0	0	0	0	
BTE/16/0738	576703	220547	Full	Black Notley	Great Notley and Black Notley	Land adjacent 11 Dewlands	1	0	0	0	1	0	0	
BTE/15/0176	574186	220189	Full	Great Notley	Great Notley and Black Notley	The Paddocks 222 London Road Great Notley	5	0	5	0	0	0	0	Proposed redevelopment; erection of 6 homes, net supply 5.
BTE/15/1225	573775	219989	Full	Great Notley	Great Notley and Black Notley	Great Slampseys Farm Barn Blackley Lane	1	0	0	0	1	0	0	Barn conversion
BLAN 115 BTE/16/0605	574449	220380	Full	Black Notley	Great Notley and Black Notley	Land at Bakers Lane and London Road	96	0	20	50	26	0	0	S106 signed 17 Dec 2016, pre-development archaeological work underway
BTE/13/0491	581492	230759	Full	Halstead	Halstead St Andrews	Shed rear of 3 Market Hill (Building C)	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	1	0	0	0	0	
BTE/14/0382	581527	230975	Full	Halstead	Halstead St Andrews	Frosts Mill Mill Chase	1	1	1	0	0	0	0	Conversion 1 dwelling to 2 plus barn conversion to home
BTE/15/0462	581365	230169	Full	Halstead	Halstead St Andrews	Land adjacent 63 Kings Road	2	0	2	0	0	0	0	Brownfield site cleared pre-development
BTE/15/0755	581638	230393	Full	Halstead	Halstead St Andrews	Land adjacent The Griffin PH Parsonage Street	1	0	1	0	0	0	0	
BTE/16/0551	581461	230956	Full	Halstead	Halstead St Andrews	7 Mill Chase	1	0	1	0	0	0	0	Conversion 1 dwelling to 2
BTE/15/1095	581940	230584	Full	Halstead	Halstead St Andrews	Land adjacent 85 Colchester Road	5	0	0	2	3	0	0	
BTE/16/1662	581286	230564	Full	Halstead	Halstead St Andrews	73 High Street	1	0	1	0	0	0	0	
BTE/14/1599	581046	230530	Full	Halstead	Halstead Trinity	28-30 Trinity Street	0	6	0	0	0	0	0	
BTE/13/0836	580844	229630	Full	Halstead	Halstead Trinity	Parkfields Baptist Church White Horse Avenue	0	3	0	0	0	0	0	
BTE/15/0797	580878	230647	Full	Halstead	Halstead Trinity	Land adjacent Beridge Mews Beridge Road	1	0	1	0	0	0	0	
BTE/16/0119	580672	229725	Full	Halstead	Halstead Trinity	Land adj 24 White Horse Avenue	1	0	0	1	0	0	0	
BTE/16/0606	580426	230834	Full	Halstead	Halstead Trinity	Land adjacent 21 Sloe Hill	1	0	0	1	0	0	0	
BTE/16/1410	580929	230724	Full	Halstead	Halstead Trinity	Land adjacent 32 Beridge Road	1	0	0	1	0	0	0	
BTE/16/1562	580542	230690	Full	Halstead	Halstead Trinity	Crowbridge Farm Barn	2	0	0	2	0	0	0	
BTE/16/1016	576838	216792	Full	Fairstead	Hatfield Peverel & Terling	Old School House Fairstead Hall Road	1	0	0	1	0	0	0	
BTE/14/0488	578987	211662	Full	Hatfield Peverel	Hatfield Peverel & Terling	Land rear of Swan View The Street	0	1	0	0	0	0	0	
BTE/13/0641	579773	212242	Full	Hatfield Peverel	Hatfield Peverel & Terling	Witham Field Farm Witham Road	0	0	0	0	0	0	0	Demolition of dwelling, erection of new home; nil net change
BTE/16/0958	579780	210356	Full	Hatfield Peverel	Hatfield Peverel	Cosycats 5 Sportsmans Lane	1	0	1	0	0	0	0	Conversion of 1 to 2
BTE/14/1589	576051	214892	Full	Terling	Hatfield Peverel & Terling	Adj Elmhurst Waltham Road	1	0	1	0	0	0	0	
BTE/15/03/COUPA	578777	218137	Full	White Notley	Hatfield Peverel & Terling	Land adj Stanfield Meadow Vicarage Avenue	2	0	1	1	0	0	0	
BTE/13/0687	578653	235630	Full	Castle Hedingham	Hedingham	Land rear of 1 and 3 Castle Lane	1	0	0	1	0	0	0	
BTE/16/1494	577805	235580	Full	Castle Hedingham	Hedingham	Barn at Nunnery Farm Nunnery Street	2	0	0	2	0	0	0	
BTE/12/1549	578272	233696	Full	Sible Hedingham	Hedingham	The Swan Inn Swan Street	1	0	1	0	0	0	0	Proposed conversion of PH & flat to 2 homes (net supply = 1)
BTE/14/0335	578041	234442	Full	Sible Hedingham	Hedingham	165 Swan Street	9	0	0	0	9	0	0	Includes 3 affordable homes.
BTE/13/0691	577604	234252	Full	Sible Hedingham	Hedingham	The White Horse Inn 39-41 Church Street	0	1	0	0	0	0	0	Change of use of former PH + managers flat to 2 homes
BTE/10/1590	578240	233830	Full	Sible Hedingham	Hedingham	Adjacent 73 Swan Street	2	0	2	0	0	0	0	Permission included also alteration to existing dwelling, this part being now completed; conditions discharged 2014 on the 2 new homes
BTE/16/0238	578230	232141	Full	Sible Hedingham	Hedingham	Barn at Hole Farm Braintree Road	1	0	0	1	0	0	0	
BTE/16/0987/COUPA	576421	234631	Full	Sible Hedingham	Hedingham	Barn at Greenfield High Street Green	1	0	0	1	0	0	0	
BTE/16/0991	577136	233805	Full	Sible Hedingham	Hedingham	Barn at Hostage Farm Wethersfield Road	1	0	0	1	0	0	0	
BTE/15/1598	577783	234190	Full	Sible Hedingham	Hedingham	Plots 1 and 2 Rectory Meadow	2	0	0	2	0	0	0	
BTE/16/1133	578205	234117	Full	Sible Hedingham	Hedingham	Adjacent Sydney Villa 124 Swan Street	1	0	0	1	0	0	0	
BTE/15/1599	577783	234190	Full	Sible Hedingham	Hedingham	Plots 3 and 4 Rectory Meadow	2	0	0	2	0	0	0	
BTE/15/1600	577783	234190	Full	Sible Hedingham	Hedingham	Plots 5 and 6 Rectory Meadow	2	0	0	2	0	0	0	
BTE/15/1601	577783	234190	Full	Sible Hedingham	Hedingham	Plot 7 Rectory Meadow	1	0	0	1	0	0	0	
BTE/16/0346	586898	219550	Full	Feering	Kelvedon	Land Adjacent 38 Hunt Close	1	0	0	1	0	0	0	
BTE/14/0832	584876	217201	Full	Kelvedon	Kelvedon & Feering	Barn at Hole Farm London Road	0	1	0	0	0	0	0	
BTE/14/1526	586024	218476	Full	Kelvedon	Kelvedon & Feering	Former Depot rear of 16-20 High Street	4	0	0	2	2	0	0	
BTE/15/1049	585537	217948	Full	Kelvedon	Kelvedon & Feering	Corbiere London Road	0	0	0	0	0	0	0	Redevelopment; nil net gain
BTE/15/1541	586535	219141	Full	Kelvedon	Kelvedon & Feering	Part garden 2 Swan Street	1	0	0	0	1	0	0	
BTE/16/0106	586079	218630	Full	Kelvedon	Kelvedon & Feering	Land rear of 52-56 High Street	2	0	0	0	2	0	0	
BTE/15/1501	585949	218444	Full	Kelvedon	Kelvedon & Feering	4, 6 and 8 High Street	3	0	0	3	0	0	0	
BTE/16/0087	586001	218530	Full	Kelvedon	Kelvedon & Feering	30 High Street	1	0	1	0	0	0	0	Change of use from shop
BTE/15/1498	585986	218428	Full	Kelvedon	Kelvedon & Feering	Grangewood Centre 10-12 High Street	25	0	0	0	25	0	0	Full planning application granted with signing of S106 Agreement 19.12.2016
BTE/14/0484	570461	225668	Full	Great Saling	Rayne	Farm Buildings off Piccotts Lane	1	0	1	0	0	0	0	
BTE/13/1438	569287	226060	Full	Great Saling	Rayne	New Bungalow Woolpits Road	0	0	0	0	0	0	0	Redevelopment of bungalow; nil net gain
BTE/15/0186	570010	225850	Full	Great Saling	Rayne	Saling Hall The Street	-1	0	0	0	-1	0	0	Conversion to hotel
BTE/15/0719	573070	222698	Full	Rayne	Rayne	Rayne House 3 The Street	0	8	0	0	0	0	0	Conversion of offices
BTE/15/0613	572969	222611	Full	Rayne	Rayne	Land rear of 8 The Street	1	0	1	0	0	0	0	
BTE/16/0636	572212	222179	Full	Rayne	Rayne	Little Sandyhurst Gatewoods Lane	0	0	0	0	0	0	0	
BTE/16/1439	571849	222407	Full	Rayne	Rayne	Hacienda Dunmow Road	0	0	0	0	0	0	0	Redevelopment; nil net gain
BTE/14/0131	577951	220895	Full	Cressing	Silver End and Cressing	20 Mill Lane	0	1	0	0	0	0	0	
BTE/14/1595	579273	220887	Full	Cressing	Silver End and Cressing	Land adj 7 The Street	0	1	0	0	0	0	0	
BTE/15/0225	578177	220488	Full	Cressing	Silver End and Cressing	Land adjacent 24 The Westerings	1	0	0	1	0	0	0	
BTE/15/0068	577907	220553	Full	Cressing	Silver End and Cressing	Land adjacent 72 Mill Lane	1	0	1	0	0	0	0	
BTE/15/1283	578146	220906	Full	Cressing	Silver End and Cressing	Jodanchri Longacre Road	2	0	2	0	0	0	0	Conversion 1 dwg to 3, net gain 2
BTE/16/1075	580261	218059	Full	Cressing	Silver End and Cressing	Cart shed and stable at Hungry Hall Farm Cressing Road	1	0	0	1	0	0	0	
SIL7H BTE/15/1392	581054	219905	Full	Silver End	Silver End and Cressing	Car park at Sheepcotes Lane	15	0	0	15	0	0	0	
BTE/16/0780	580674	220227	Full	Silver End	Silver End and Cressing	Land north of 145 Broadway	1	0	0	1	0	0	0	
BTE/15/1575	578633	223917	Full	Stisted	Silver End and Cressing	Jenkins Farm Kings Lane	3	0	0	0	3	0	0	
BTE/16/0972	578366	241409	Full	Belchamp St Paul	Stour Valley North	1 & 2 Old Pastures Knowl Green	-1	0	-1	0	0	0	0	Conversion of 2 dwellings to 1, net loss of 1
BTE/15/0722	583791	243058	Full	Borley	Stour Valley North	Purkins Farm Barns Lower Farm 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	

Appendix 1: Housing Trajectory 5 year supply assessment as at December 2016

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 2017-2022	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Notes
BTE/15/1002	584623	245246	Full	Liston	Stour Valley North	Park Farm Foxearth Road	1	0	0	1	0	0	0	Conversion of barn to home
BTE/16/0865	577390	240439	Full	Little Yeldham	Stour Valley North	86 Mashey Road	0	0	0	0	0	0	0	
BTE/15/036/COUPA	581640	245377	Full	Pentlow	Stour Valley North	Foot of the Folly Barn School Barn Farm	2	0	0	0	2	0	0	
BTE/15/1021	580020	245511	Full	Pentlow	Stour Valley North	Bower Hall Cottage Bower Hall Lane	0	0	0	0	0	0	0	Demolition/replacement; nil net change
BTE/16/0555	581273	244813	Full	Pentlow	Stour Valley North	End Cottage School Road	1	0	0	1	0	0	0	Conversion 1 dwelling to 2
BTE/16/1564	574793	240955	Full	Ridgewell	Stour Valley North	Glebe Farm Tilbury Green	0	0	0	0	0	0	0	Demolition/replacement; nil net gain
BTE/16/1844	573828	240846	Full	Ridgewell	Stour Valley North	The Workshop Hall Lane	1	0	0	1	0	0	0	Change of use workshop to dwelling
BTE/15/28/COUPA	575691	240092	Full	Tilbury Juxta Clare	Stour Valley North	Barn at Warren Cottage Tilbury Hall Road	1	0	0	1	0	0	0	Conversion of barn to home
BTE/12/0650	586209	234888	Full	Alphamstone	Stour Valley South	Kings Farm Barn Bishops Lane	0	1	0	0	0	0	0	
BTE/12/1634	587404	234136	Full	Alphamstone	Stour Valley South	Lower Goulds Farm Barn Goulds Road	1	0	1	0	0	0	0	
BTE/14/0023/COUPA	588178	234358	Full	Alphamstone	Stour Valley South	The Tractor Shed Clees Hall Goulds Road	2	0	2	0	0	0	0	
BTE/14/0024/COUPA	588161	234338	Full	Alphamstone	Stour Valley South	Small Barn Clees Hall Goulds Road	0	1	0	0	0	0	0	
BTE/15/1470	590479	234006	Full	Bures Hamlet	Stour Valley South	The Swan PH and outbuilding 1 Station Hill	3	0	0	3	0	0	0	
BTE/14/0852	586210	236507	Full	Twinstead	Stour Valley South	Twinstead Manor Coach House	2	0	0	2	0	0	0	Conversion to 2 homes
BTE/16/0897	586255	236602	Full	Twinstead	Stour Valley South	Land adjacent Court House Church Road	1	0	0	1	0	0	0	
BTE/16/01572/COUPA	586329	236565	Full	Twinstead	Stour Valley South	Twinstead Hall Farm Barns Church Road	2	0	0	2	0	0	0	
BTE/16/0198/COUPA	583780	236491	Full	Wickham St Paul	Stour Valley South	Barns at land at Field Numbers 6542 to 7633 Old Road	1	0	0	0	1	0	0	Barn conversion
BTE/11/0761	585551	230036	Full	Colne Engaine	The Colnes	Lodge Bungalow Mill Lane	0	0	0	0	0	0	0	Redevelopment of bungalow, nil net gain
BTE/14/0587	586429	228722	Full	Earls Colne	The Colnes	Oxford House Upper Holt Street	1	2	1	0	0	0	0	Conversion ground floor bar/restnt. into 2 flats; erection of home in land to rear
BTE/16/0264	585971	234028	Full	Pebmarsh	The Colnes	A & B Le Mote Cottages Cross End	-1	0	-1	0	0	0	0	
BTE/16/1111	585083	233514	Full	Pebmarsh	The Colnes	Land adj Ivy Cottage Clay Hills	1	0	0	0	0	1	0	
BTE/16/1853/COUPA	584631	234931	Full	Pebmarsh	The Colnes	Barn at Broomhills Farm Catley Cross	1	0	0	1	0	0	0	Change of use Agricultural Building to dwelling
BTE/15/1429	588280	231349	Full	White Colne	The Colnes	Barn at Morelands Farm Bures Road	1	0	0	1	0	0	0	
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/13/1315	571049	232685	Full	Finchingfield	Three Fields	Cottons Farm Sculpins Lane	2	1	1	1	0	0	0	Dem/replacement of dwg (nil net gain) plus convn. of outbuildings to 3 homes
BTE/14/0016/COUPA	569776	236319	Full	Finchingfield	Three Fields	Barn at Hole Farm Stambourne Road, Building 9	0	1	0	0	0	0	0	
BTE/14/0017/COUPA	569776	236319	Full	Finchingfield	Three Fields	Barn at Hole Farm Stambourne Road, Building 8	1	0	1	0	0	0	0	
BTE/14/1422	569260	231661	Full	Finchingfield	Three Fields	Barn at Daw Street Farm Daw Street	1	0	0	1	0	0	0	
BTE/15/0728	570937	235162	Full	Finchingfield	Three Fields	Finchingfield Farm Howe Street	0	0	0	0	0	0	0	Replacement of temporary dwg with permanent home; nil net change
BTE/15/0821	570101	235195	Full	Finchingfield	Three Fields	Mill Farm Mill Lane	0	1	0	0	0	0	0	
BTE/15/011/COUPA	571140	233117	Full	Finchingfield	Three Fields	Barn at Sculpins Farm Boyton Hall Park Farm	1	0	0	1	0	0	0	
BTE/16/0303	570709	230312	Full	Finchingfield	Three Fields	Ashwell Hall Walthams Cross	0	0	0	0	0	0	0	Redevelopment of existing dwelling, nil net gain
BTE/16/0867	568116	232760	Full	Finchingfield	Three Fields	Great Wincey Farm Brent Hall Road	2	0	0	2	0	0	0	Conversion of redundant offices
BTE/14/1308	569484	230600	Full	Great Bardfield	Three Fields	Chiefs Farm Cottage Walthams Cross	0	1	0	0	0	0	0	
BTE/13/0012	567273	228386	Full	Great Bardfield	Three Fields	Bushett Farm Oxen End	2	3	2	0	0	0	0	
BTE/16/1086/COUPA	572615	224989	Full	Panfield	Three Fields	Barn at Lightwaters Farm at Cold Hall Farm Hall Road Panfield	1	0	0	1	0	0	0	
BTE/13/0523	572383	229145	Full	Shalford	Three Fields	Shalford Hall Farm Barns The Street	1	1	1	0	0	0	0	
BTE/15/0049/COUPA	573405	227316	Full	Shalford	Three Fields	Goldsticks Farm Barn Braintree Road	2	0	0	2	0	0	0	
BTE/15/0641	572360	228101	Full	Shalford	Three Fields	Land adjacent Larchwood Three Fields	1	0	0	1	0	0	0	
BTE/15/0020/COUPA	570661	228903	Full	Shalford	Three Fields	Hunts Farm Hulls Farm	1	0	1	0	0	0	0	
BTE/16/0448	571126	227206	Full	Shalford	Three Fields	Bays Farm Barns (Buildings 1 and 3) Shalford Green Road	2	0	0	0	2	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	1	0	0	0	0	
BTE/15/014/COUPA	573858	231528	Full	Wethersfield	Three Fields	Barn Lower Green Farm Lower Green Road Blackmore End	1	0	1	0	0	0	0	
BTE/15/0004	571476	231430	Full	Wethersfield	Three Fields	Adjacent 1 Upper Barn Cottages	1	0	0	1	0	0	0	
BTE/16/0592	571221	231448	Full	Wethersfield	Three Fields	Land rear of 46 Hereward Way	1	0	0	0	1	0	0	
BTE/16/1724	571684	230429	Full	Wethersfield	Three Fields	Stables at 3 Brook Street Cottages	1	0	0	1	0	0	0	Conversion of stables
BTE/14/1176	581913	214946	Full	Witham	Witham Central	Land rear of 4-8 Guithavon Valley	0	1	0	0	0	0	0	
BTE/13/0801	582066	214463	Full	Witham	Witham Central	Former office at Langley House 72a Newland Street	0	3	0	0	0	0	0	Conversion of office
BTE/14/1618	582449	213973	Full	Witham	Witham Central	Adj 127 Maldon Road	1	0	1	0	0	0	0	
BTE/15/0674	582066	214463	Full	Witham	Witham Central	Attic space above 72a Newland Street	0	1	0	0	0	0	0	
WIS10X BTE/14/1529	581334	213622	Full	Witham	Witham Central	Old Ivy Chimneys Hatfield Road	4	0	0	4	0	0	0	Surplus public sector site being sold for conversion.
BTE/16/201/COUPA	582041	215049	Full	Witham	Witham Central	Avenue Lodge The Avenue	1	0	0	1	0	0	0	
BTE/16/688/COUPA	581989	214380	Full	Witham	Witham Central	First floor 96-98 Newland Street	3	0	3	0	0	0	0	
BTE/16/0438	581907	214456	Full	Witham	Witham Central	Chase End Lawn Chase	1	0	0	1	0	0	0	
BTE/16/753/COUPA BTE/16/1617	582041	215049	Full	Witham	Witham Central	Guithavon House Guithavon Street	9	0	9	0	0	0	0	Conversion of offices. Building Regs Initial Notice received.
WCH8H BTE/15/0237	582582	215097	Full	Witham	Witham Central	Land adj Coach House Way	11	0	0	11	0	0	0	
WIS06 BTE/16/1563	580830	213231	Full	Witham	Witham Central	Lodge Farm Cottages	0	-2	0	0	0	0	0	Demolition prior notification prior to development of SW Witham Growth Location
BTE/14/0403	582031	215380	Full	Witham	Witham North	Land adjacent 32 Albert Road	0	1	0	0	0	0	0	Demolition of garage, erection of dwelling
BTE/16/0371	581956	215707	Full	Witham	Witham North	Site of Cerine 105 Braintree Road	4	0	0	0	4	0	0	
BTE/16/0982/COUPA	581974	215346	Full	Witham	Witham North	Cullen Mill 49 Braintree Road	16	0	0	16	0	0	0	Change of use from offices
BTE/15/0687	582611	213672	Full	Witham	Witham South	Land adj 9 Carraways	2	0	2	0	0	0	0	
BTE/14/0917	582394	213042	Full	Witham	Witham South	Land adjacent 12 Chantry View	1	0	0	0	1	0	0	
BTE/15/1380	570940	238899	Full	Stambourne	Yeldham	Land adj Penfields Chapel End Way	3	0	0	0	3	0	0	
Capacity outstanding on sites with full permission and not yet under construction							606	58	153	342	105	6	0	
With Outline Planning Permission														
BOB20H BTE/14/1116	576993	223922	Outline	Braintree (unparished)	Bocking Blackwater	Former Garage site at Falkland Court/Land north of Edinburgh Gardens	14	0	0	14	0	0	0	
BTE/13/0557	585164	222889	Outline	Coggeshall	Coggeshall	Rear of 41a Queen Street	1	0	0	1	0	0	0	

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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 2017-2022	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Notes
GGHR307 BTE/14/1580	580550	229585	Outline	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Land south of Oak Road Halstead	175	0	0	25	50	50	50	Reserved matters application for Phase 1A (192 dwellings) submitted Dec 2016 by developer Bloor Homes, remainder (100 to be submitted later.
BTE/14/0985	573322	222254	Outline	Braintree (unparished)	Great Notley & Black Notley	Builders yard, Braintree Green	1	0	0	1	0	0	0	
BTE/15/0865	579052	211803	Outline	Hatfield Peverel	Hatfield Peverel & Terling	Land rear of 1 The Limes	1	0	0	1	0	0	0	Site previously commercial woodyard. Reserved matters application submitted
BTE/15/1103	579332	21187	Outline	Hatfield Peverel	Hatfield Peverel & Terling	Cowards Garage (Universal Garage site) The Street	9	0	0	0	0	9	0	
SIB2 BTE/14/0688	578059	234813	Outline	Sible Hedingham	Hedingham	Rockways site Station Road	38	0	0	0	10	28	0	Site cleared pre-development; reserved matters application submitted
BTE/14/0272	569891	227091	Outline	Bardfield Saling	Rayne	Kitchen Farm Bardfield Road	1	0	0	1	0	0	0	
BTE/15/1004	580772	220238	Outline	Silver End	Silver End and Cressing	Land West of Boars Tye Road	60	0	0	0	0	10	50	Reserved matters application expected to be submitted by developer shortly
BTE/15/0581	576630	244475	Outline	Ashen	Stour Valley North	Land adjacent 12 Ashen Road	1	0	0	0	1	0	0	
BTE/16/0199	573187	240786	Outline	Ridgewell	Stour Valley North	Land adjacent to The Cottage Stambourne Road	3	0	0	0	3	0	0	
EAR3H BTE/15/0934	585472	229265	Outline	Earls Colne	The Colnes	Land at Station Road	56	0	0	0	15	20	21	
BTE/15/0435	586955	229163	Outline	White Colne	The Colnes	Former Goods Yard Bures Road	5	0	0	0	2	3	0	
BTE/15/1354	567841	229965	Outline	Great Bardfield	Three Fields	Land off Braintree Road	37	0	0	0	10	27	0	
BTE/15/1117	572532	228265	Outline	Shalford	Three Fields	Part garden White Court Braintree Road	4	0	0	0	4	0	0	
WIS 06H BTE/15/0430	580719	213366	Outline	Witham	Witham Central	South West Witham Growth Location, off Hatfield Road	435	0	35	100	100	100	100	
WIS10X BTE/14/1528	581294	213580	Outline	Witham	Witham Central	Former Bowls Club And Land At Old Ivy Chimneys Hatfield Road	18	0	0	11	7	0	0	Surplus public sector site sold for development. Revised plans submitted by developer that suggest potential small increase in capacity together with development of neighbouring Ivy Chimneys (current pp for 4 on latter part)
WIS9H BTE/12/1071	581249	213244	Outline	Witham	Witham South	Land south of Maltings Lane	63	0	0	30	33	0	0	Final phase of new neighbourhood site, not assessed; Churchmanor Estates, no housebuilder identified as yet
GRY5X BTE/14/1254	576008	238030	Outline	Great Yeldham	Yeldham	Hunnable Industrial Estate	23	0	0	0	0	8	15	
Capacity outstanding on sites with outline planning permission								945	0	35	184	235	255	236
Adopted Core Strategy Growth Location Sites, Without Planning Permission														
BOS6H BOS8H BTE/15/1319 BTE/15/1320	575171	224503	Without	Braintree (unparished)	Bocking North (Phase 3) & Bocking South (Phases 1 & 2)	Land West of Panfield Lane	320	0	0	40	90	90	100	Site allocated in LDF Core Strategy. Hybrid planning application submitted - Phase 1 full application for 208 homes and outline only for remaining 365-429 homes, plus a care home of up to 100 bed spaces, and non residential development. Two developers will be active on site.
Adopted Plan Growth Allocations, permission not yet granted								320	0	0	40	90	90	100
Other sites Without Planning Permission														
BTE/15/1458	574156	223030	Without	Braintree (unparished)	Bocking South	Rayne Lodge, Land North of Rayne Road	105	0	0	15	30	30	30	Outline planning application approved subject to signing of S106 Agreement
BOS16	575750	224070	Without	Braintree (unparished)	Bocking South	Land at Harkilees Way	11	0	0	0	11	0	0	Local Authority owned development site; within development boundary
BTE/15/1366	576577	223137	Without	Braintree (unparished)	Braintree Central & Beckers Green	Former Carier Business Park East Street	71	0	0	0	11	40	20	Brownfield site, site being cleared and coming forward for redevelopment for residential use; current outline planning application for up to 74 homes, approved in principle Feb 2017 subject to S106
BCBG150	577628	222286	Without	Braintree (unparished)	Braintree Central & Beckers Green	Land at Stubbs Lane	12	0	0	0	12	0	0	Local Authority owned development site within development boundary
COGG 181 (pt) BTE/15/1372	585754	223387	Without	Coggeshall	Coggeshall	Land between A120 and Tey Road	11	0	0	11	0	0	0	Full planning application approved in principle subject to signing of S106 Agreement
GNBN 264 BTE/15/1193	574812	222182	Without	Great Notley	Great Notley and Black Notley	Land between London Road, Pods Brook and A120	37	0	0	0	0	7	30	Full planning application for 215 dwellings BTE/15/1193 approved in principle, subject to signing of S106 Agreement, close to being signed
HASA 289 BTE/15/1457	582491	230829	Without	Halstead	Halstead St Andrews	Land East of Cherry Tree Rise	20	0	0	0	5	8	7	Full planning application approved subject to S106 Agreement covering contribution to open space provision/enhancement, Planning Committee meeting 13.12.2016. Permission granted 12.1.2017.
HASA 286 BTE/16/0802	581480	229875	Without	Halstead	Halstead St Andrews	Land at Balls Farm (at Greenways)	14	0	0	0	14	0	0	Site within development boundary and allocated for development in adopted plan. Outline planning application under consideration.
HTR 6H	581066	230357	Without	Halstead	Halstead Trinity	Former Senior Citizens Centre site New Street	6	0	0	6	0	0	0	Local Authority owned brownfield development site within development boundary, cleared
EARC 225 BTE/15/1580	585313	228908	Without	Earls Colne	The Colnes	Land rear of Halstead Road	80	0	0	40	40	0	0	Outline planning application indicating up to 80 dwellings, deliverable within 5 year supply period, approved subject to signing of S106 Agreement.
BTE/16/1475	586034	229075	Without	Earls Colne	The Colnes	Land east of Monks Road	50	0	0	50	0	0	0	Full planning application from Crest Nicholson Eastern approved in principle subject to signing of Section 106 Agreement
WITC 424 BTE/16/2198/COUPA	582112	214707	Without	Witham	Witham Central	East of England Strategic Health Authority Offices 8 Collingwood Road	61	0	0	0	61	0	0	Urban brownfield site. Prior approval subsequently given (Feb 2017).
BTE/15/1273/OUT WITN426	581569	216530	Without	Witham	Witham North	Land north of Conrad Road	100	0	0	0	20	40	40	Outline planning application approved subject to signing of S106 Agreement, nearing completion on agreement; total capacity on site 150
Currently identified sites without planning permission, other than Core Strategy Growth Locations								578	0	0	122	204	125	127
Plus windfall allowance, without permission								225	0	0	0	75	75	75
Plus non-implementation rates, at 15 per annum								-75		-15	-15	-15	-15	
Total forecast supply								3,177	468	418	776	800	603	580