



## Welcome

*This is our second Local Plan update designed to keep you informed with the production of our draft Local Plan.*

*Changes to Government planning policy means our District will grow significantly in the coming years, so we need to make sure the right foundations are in place to support this growth. We are determined that the character and community spirit that bonds our district and its towns and villages will remain.*

*We are working on a new Local Plan which will include all major planning policy for the District in one single document up to 2033.*

*Last year we called for sites; this was an opportunity for sites that could be considered for development for homes and jobs to be put forward.*

*Since then we've been collecting evidence on highways, landscape, housing need, economic development and open space which will inform our draft plan.*

*Officers have now visited all the areas submitted to the call for sites and met with other government organisations. The majority of the studies and documents commissioned for our evidence base have been completed and work on updating our policies and assessing sites is under way.*

*Based on all this information a draft local plan will be published in 2016 for you to view and comment on.*

*From there revisions will be made and once approved, the plan will be submitted to the Planning Inspectorate for consideration. Examination will be held in public by the Planning Inspector and we expect the Local Plan to be adopted in 2017.*



### FOCUS ON: HOMES.

Establishing future need for housing is not an exact science. The final housing figure will be arrived at after examining the need identified using a range of documents & methodologies.

#### **Objectively Assessed Housing Need:**

One of the documents which will feed into the housing figure is the Objectively Assessed Housing Need (OAN).

Starting from national population projections, experts add in a number of factors including growth in the economy and affordability to find out how many new homes we need.

The full study is available on our website and proposes that our District will need to build 845 new homes per year to meet demand.

Separate work on how many affordable homes are needed is also being carried out.

As this and other studies have shown there is a need for a higher number of homes than we have been building recently we will need to make sure that infrastructure and services are provided to cater for our new communities.

**To receive further correspondence electronically and for more information please contact Planning Policy on [localplan@braintree.gov.uk](mailto:localplan@braintree.gov.uk) or call 01376 552525**

# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT UPDATE (SHLAA):

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Alongside the housing figure, it is important that we have an up-to-date assessment of what land is technically available within the District. You can find this information in our updated Strategic Housing Land Availability Assessment (SHLAA).

This document does not allocate land for development it is just an inventory and technical assessment of sites within the district that are technically available.

The SHLAA identified a potential 3,176 hectares of land which could be available for residential development within the District – that is more than 344 sites. It shows that we have 89 brownfield or majority brownfield sites which could accommodate 2383 homes.

With the estimated total number of houses required to 2033 now being identified as between 12,000 and 15,000 the SHLAA demonstrates that we have many more hectares

available to meet this housing requirement than is required.

## **In addition to the Objectively Assessed Housing Need (OAN) and Strategic Housing Land Availability Assessment (SHLAA), recent and forthcoming evidence base documents include:**

- Sustainability Appraisal
- Landscape Capacity Analysis Evaluation
- Employment Lands Needs Assessment
- Strategic Flood Risk Assessment
- Transport assessments
- Retail study update
- Open Spaces Strategy

All the Evidence Base documents can be viewed here:

[www.braintree.gov.uk/newlp](http://www.braintree.gov.uk/newlp)



## THE NEXT STEPS

- Detailed draft policies will be considered by the Local Plan Sub Committee in January 2016.
- Potential sites will be considered over several meetings between February & May.
- In June the preferred options will be considered by Braintree District Council's Full Council.
- There will be a six week public consultation in June & July 2016.
- Consultation responses will be considered and revisions made as appropriate.
- In early 2017 it is anticipated that the Submission draft will be sent to the Planning Inspector for consideration.
- The document is scheduled for adoption in 2017.
- Our timetable can be viewed at: [www.braintree.gov.uk/timetable](http://www.braintree.gov.uk/timetable)

## KEEP UP-TO-DATE:

[www.braintree.gov.uk/newlp](http://www.braintree.gov.uk/newlp)

Information about the new Local Plan and how we have arrived at this point

[www.braintree.gov.uk/lpsub](http://www.braintree.gov.uk/lpsub)

Reports about the new Local Plan will be taken to the Local Plan Sub-committee

