BDC/052a

LOCAL PLAN | Monitoring Report

1 April 2016 - 31 March 2017

Published March 2018

Braintree District Council

Braintree District Monitoring Report 2016: Contents

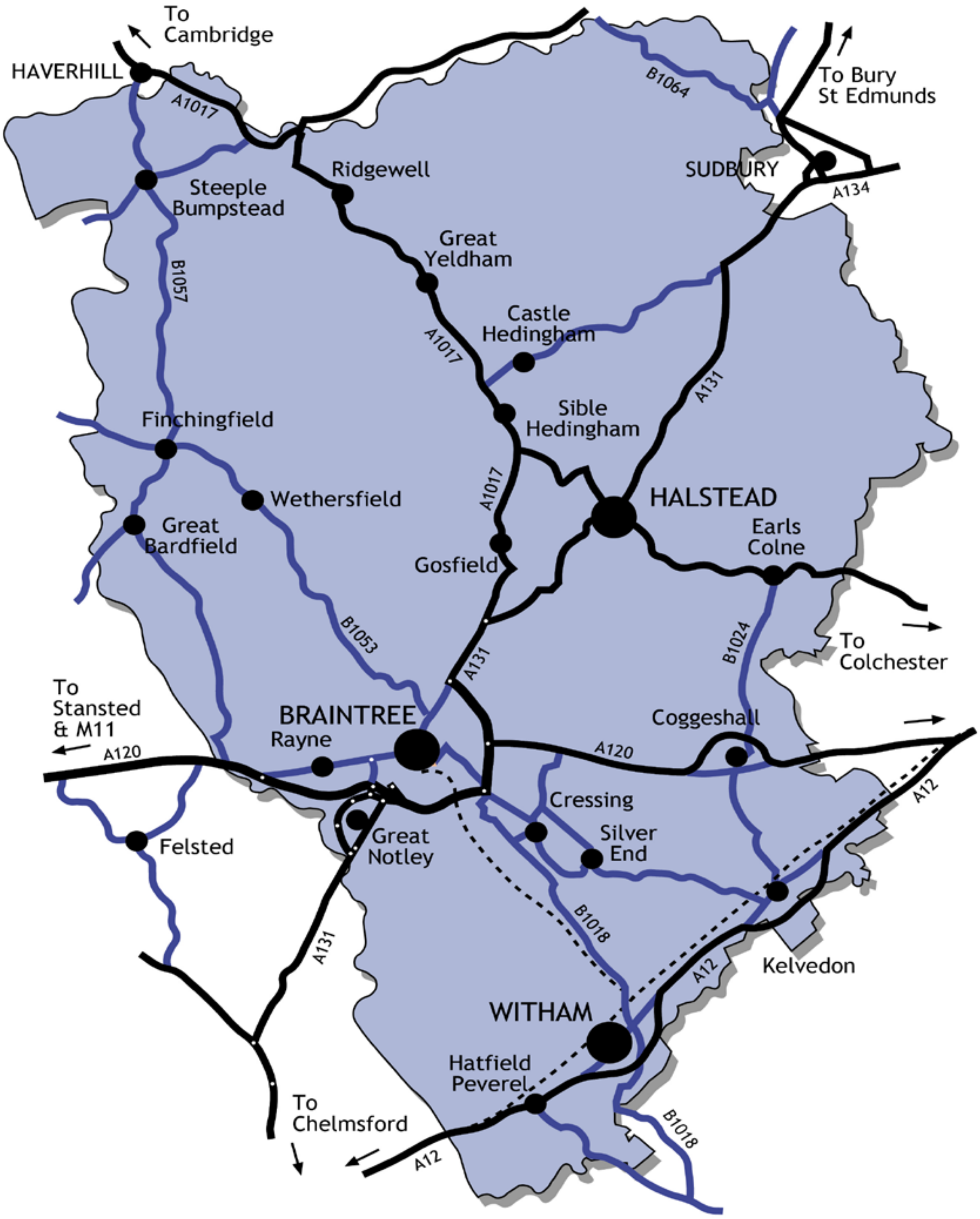
Introduction

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

All the information in this document correct as of the 31st March 2017

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 most recent LDS was published in January 2017. A summary of the timetable for production of the Local Plan is set out below. 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**

Timetables and Milestones	
Evidence Base Update; Update of strategic level evidence base	September 2014 – Summer 2016
Issues and Scoping Consultation	Jan to March 2015
Member Approval of Consultation Document	June 2016
Public Participation of preferred options	Summer 2016
Consideration of Representations and amendment of document	Winter 2016 / Spring 2017
Council Approval of Pre Submission Document and Submission Draft Consultation	Early Summer 2017
Submission to Secretary of State	Autumn 2017
Hearing	Shared Strategic Plan (Part 1) - Winter 2017 Braintree District Specific Local Plan (Part 2) – Spring 2018
Receipt of Inspectors Report	Shared Strategic Plan (Part 1) - Spring 2018 Braintree District Specific Local Plan (Part 2) – Summer 2018
Date of Adoption	Autumn 2018

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 and Transport Assessment
- Habitats Regulation Assessment
- Mid Essex Strategic Flood Risk Assessment Review
- Open Spaces Sport Recreation Strategy
- 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 estimated population of the District reached 150,999 in mid-2016. The table below indicates the age structure by broad age group.

Table 1: Population of Braintree District June 2016

	Number	As proportion of total
Total persons Braintree District	150,999	100%
Persons aged 0 - 4	8,667	5.7%
Persons aged 5 - 19	27,073	17.9%
Persons aged 20 - 44	44,008	29.1%
Persons aged 45 - 64	41,739	27.6%
Persons aged 65 and over	29,512	19.5%%

Source: Office for National Statistics (ONS), mid-2015 population estimates, published 2017

The estimated median age of Braintree District residents in mid-2015 was 43 (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. The median age for the other districts in the Strategic Housing Market Area was 42 for Chelmsford; 38 for Colchester and 50 for Tendring.

The median age in Braintree District had increased; it was estimated to be 41 in 2008.

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: Population of Braintree District Wards, mid 2016	
Ward Name	All Ages
Bocking Blackwater	9,997
Bocking North	5,257
Bocking South	6,318
Braintree Central&Beckers Green	10,070
Braintree South	6,679
Braintree West	5,856
Bumpstead	2,858
Coggeshall	6,012
Gosfield & Greenstead Green	2,706
Great Notley & Black Notley	10,015
Halstead St Andrew's	6,115
Halstead Trinity	6,103
Hatfield Peverel & Terling	6,012
Hedingham	5,564
Kelvedon & Feering	5,623
Rayne	2,793
Silver End & Cressing	6,355
Stour Valley North	2,869
Stour Valley South	2,950
The Colnes	5,835
Three Fields	5,779
Witham Central	6,206
Witham North	6,939
Witham South	6,308
Witham West	6,981
Yeldham	2,799
Braintree and Bocking total	44,177
Halstead total	12,218
Witham total	26,434

Table 3: Population and number of homes by parish, 2011 Census					
Small Area Name	Homes	Population	Small Area Name	Homes	Population
Alphamstone	94	200	Halstead	5,384	11,906
Ashen	142	323	Hatfield Peverel	1,866	4,376
Bardfield Saling	80	193	HelionsBumpstead	180	439
Belchamp Otten	73	164	Kelvedon	1,523	3,587
Belchamp St Paul	164	362	Lamarsh	86	187
Belchamp Walter and Borley	155	328	Little Maplestead	115	270
Birdbrook	157	397	Little Yeldham	128	331
Black Notley	938	2,478	Middleton	61	128
Bradwell	218	509	Ovington and Tilbury Juxta Clare	90	205
Braintree& Bocking	18,569	43,751	Panfield	381	841
Bulmer	266	584	Pebmarsh	234	570
Bures Hamlet	341	749	Pentlow	92	227
Castle Hedingham	546	1,201	Rayne	914	2,299
Coggeshall	2,113	4,727	Ridgewell	225	509
Colne Engaine	394	1,008	Rivenhall	318	742
Cressing	738	1,612	Shalford	332	747
Earls Colne	1,616	3,699	Sible Hedingham	1,744	3,994
Fairstead and Faulkbourne	116	290	Silver End	1,512	3,861
Feering	832	2,035	Stambourne	169	409
Finchingfield	625	1,471	SteepleBumpstead	674	1627
Foxearth and Liston	153	296	Stisted	261	662
Gestingthorpe	181	421	Sturmer	194	492
Gosfield	643	1,362	Terling	314	764
Great Bardfield	556	1,227	Toppesfield	222	507
Great & Little Henny	79	191	Twinstead	71	155
Great Maplestead	154	343	Wethersfield	548	1,269
Great Notley	2,337	6,496	White Colne	204	540
Great Saling	137	282	White Notley	224	522
Great Yeldham	724	1,844	Wickham St Paul	144	321
Greenstead Green & Halstead Rural	269	670	Witham	11,084	25,353

Notes: Five parishes in the District were below the population size threshold for release of Census statistics, because of restrictions placed to protect confidentiality. These parishes were aggregated together with adjacent parishes; as a result the parish data given in the 2011 for the neighbouring parish is also affected, meaning that Census data is not available at parish level for 10 parishes in Braintree District.

The parishes below the Census size threshold are Borley (which is included with Belchamp Walter); Faulkbourne (which is included with Fairstead); Liston (which is included with Foxearth); Little Henny (which is included with Great Henny); and Ovington (which is included with Tilbury Juxta Clare).

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

District population change

Table 4 below illustrates estimated population change year on year between 2001 and 2016, according to the Office for National Statistics mid-year population estimates.

In the year 2015/2016, the population was estimated to have increased by 639, which was a higher rate of growth than the previous year.

This was the lowest estimated increase of the four districts in the Strategic Housing Market Area (estimated increase 2015/2016: Chelmsford 1,451; Colchester 2,696, and Tendring 1,415).

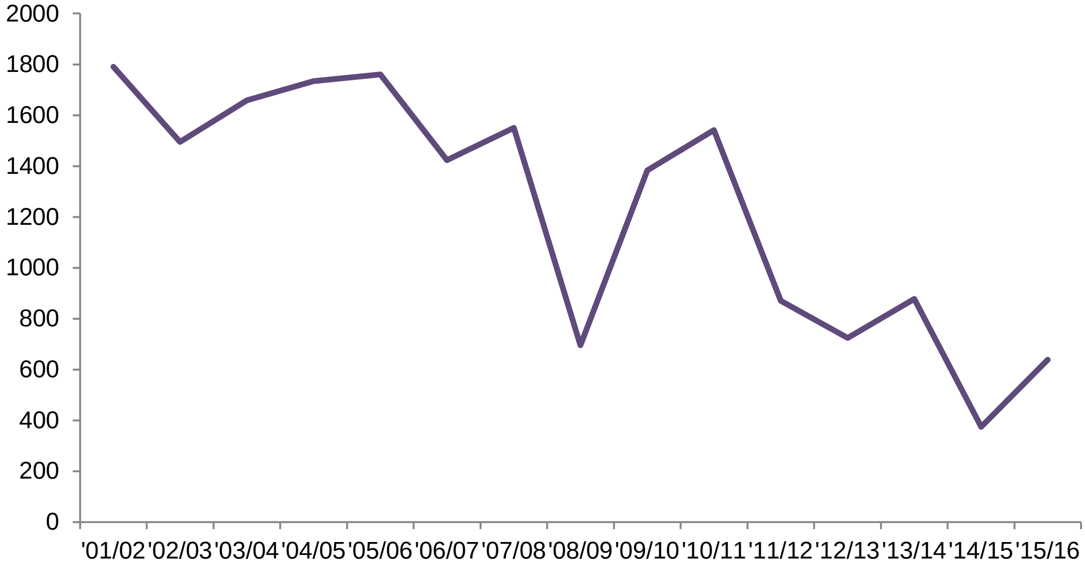
The chart below illustrates the trend in year on year population increase in Braintree District.

Table 4: Population change by year, Braintree District, 2001/02 to 2015/16

	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
2015-2016	150,360	150,999	+639
Sum total change 15 year period 2001-2016			18,517 (average 1,234 p.a.)

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

Figure 2: Estimated population increase mid-year to mid-year 2001/02 to 2015/16



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

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 2001-2016												
	Births	Deaths	Net Natural Change	Internal Migration In	Internal Migration Out	Internal Migration Net	Intern-ational Migration In	Intern-ational Migration Out	Internat-ional 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
2015-16	1678	1452	226	7128	6854	274	483	345	138	412	1	639

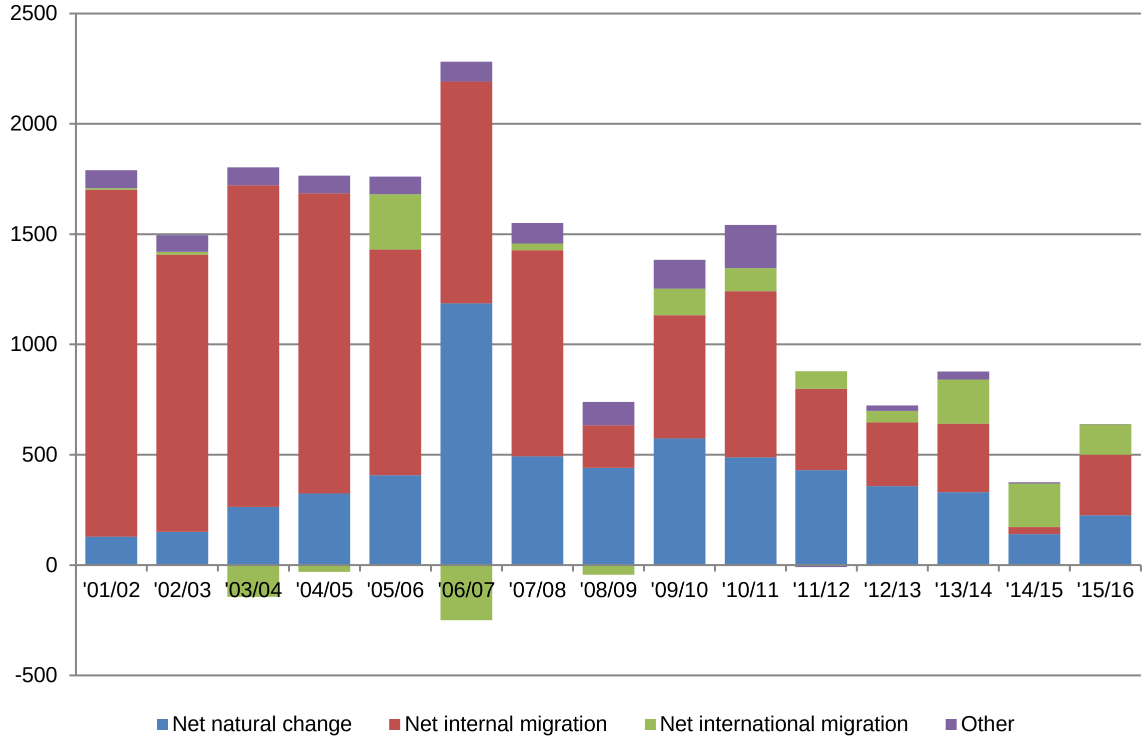
Source: ONS, sub-national population mid-year estimates components of change

Table 6: Components of population change Braintree District 2012-2016: 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
Mid-2015-Mid 2016									
Mid year pop. estimates	1700	1500	200	7100	6900	500	300	100	600
SNPP 2012	1800	1300	400	6700	5900	400	300	800	1300
SNPP 2014	1700	1400	300	6900	6200	500	300	700	1100
EPOA WEP scenario PH7	1800	1400	400	6900	6000	400	300	900	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

The increase from natural change has been lower than projected, as has the increase from overall net migration. The overall net population increase in the District has been declining in recent years.

Figure 4: The highest sources of migration flows into Braintree District 2015/2016: (estimated more than 50 persons)

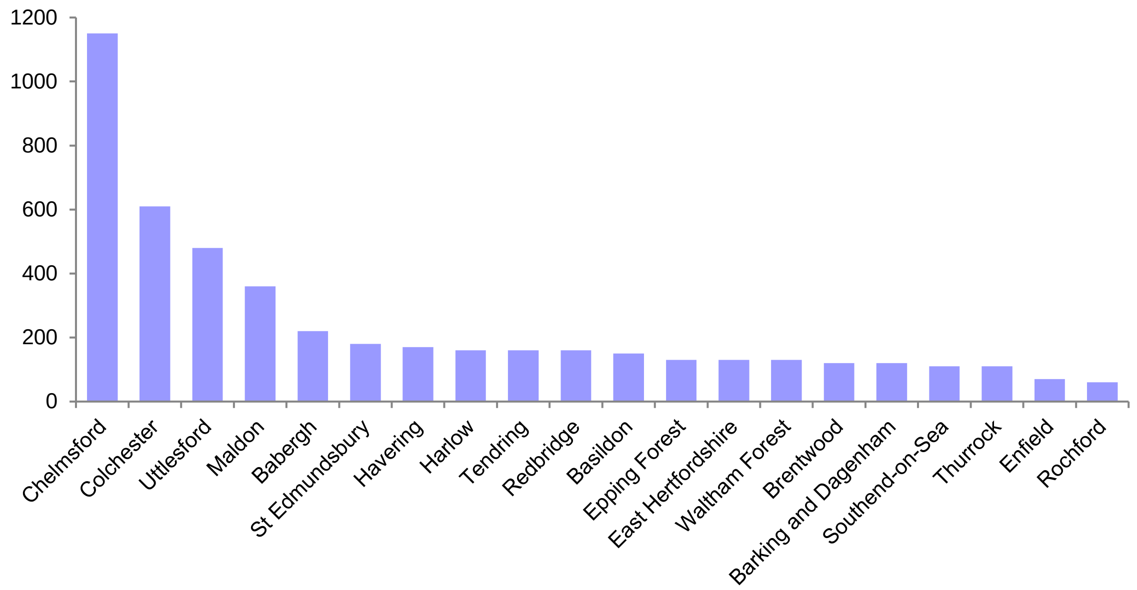
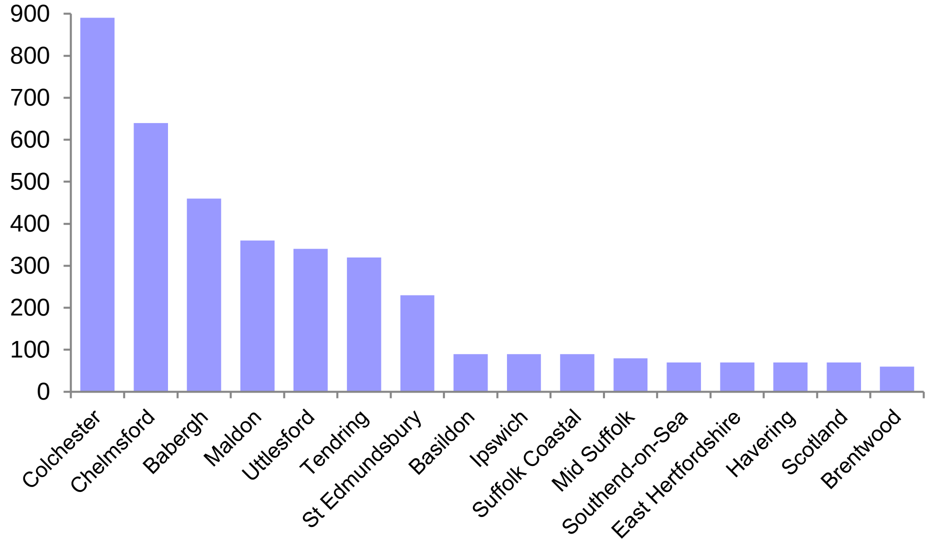


Figure 5: The most popular destinations for migration flows out of Braintree District 2015/2016: (estimated more than 50 persons)



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*).

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.

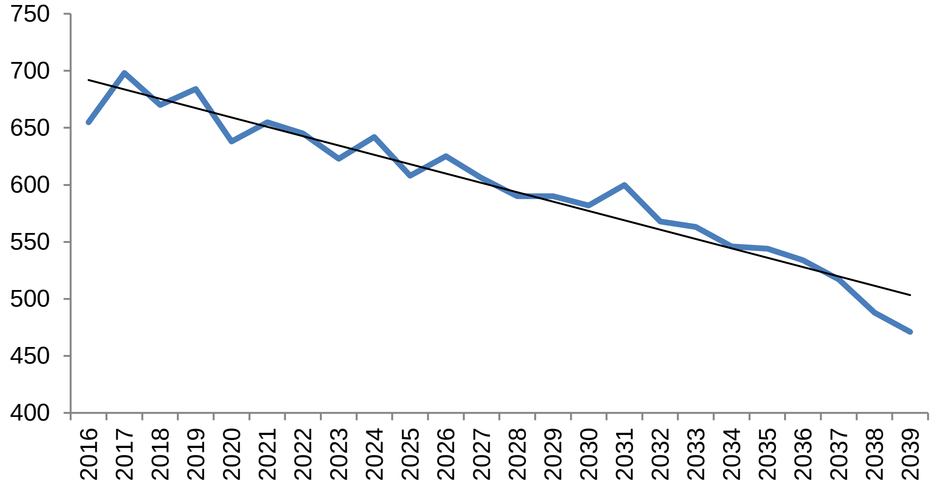
In September 2017, the Department for Communities and Local Government published a consultation on a new methodology for producing Local Plan housing targets (“*Planning for the Right Homes in the Right Places*”). The consultation included a table of consultation draft housing targets for local planning authorities for the period 2016-2026. At present these figures are simply consultation draft proposals, and local planning authorities that have submitted their plans by a qualifying date (which Braintree District has, having submitted its Draft Local Plan in October 2017) are covered by transitional arrangements. This means that the Draft Local Plan should be considered taking into account the 2016 OAN report, and does not have to meet the Government Consultation Draft target. It should also be borne in mind that whereas the Draft Local Plan is based on an OAN annual average with a base date of 2013, the DCLG Consultation Draft target has a base date of 2016, which means that Local Plan targets based on this would calculate their supply against target from a 2016 base date.

Moreover, the DCLG Consultation Draft guidance shows figures that extend only to 2026, and although the Local Plan would need to be reviewed after 5 years, under current guidance the Plan would need to extend beyond that end date and demonstrate housing supply over a 15 year period (the Braintree District Draft Local Plan has an end date of 2033).

This would not be as simple a proposition as extending the provision pro-rata at the same annual average rate; the DCLG household projections (which form the first stage of the draft DCLG target and are then increased by a percentage in later stages of the DCLG calculations) show that for many local authorities – and Braintree District is one of them – the rate of increase in the number of households is projected to decline (see Figure 6 below).

The next set of household projections, the 2016-based projections, will be produced by the Office for National Statistics, and the results that will come from that work can at present be only a matter of speculation. A future review of the Local Plan will need to be based on the most up to date evidence available at that time.

Figure 6: DCLG 2014-based Household Projections: projected increase in number of households from previous year, Braintree District

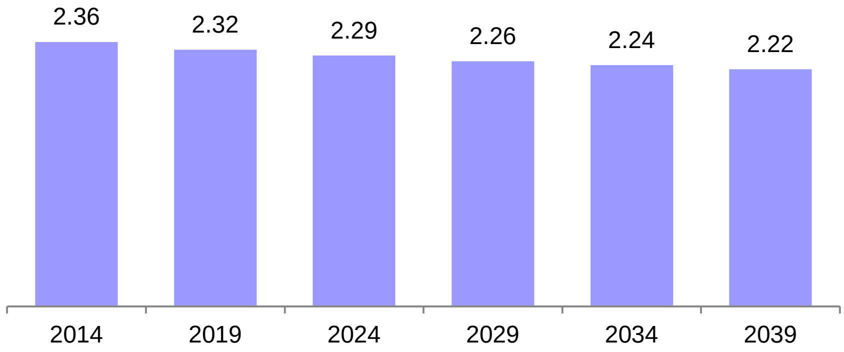


Household size

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

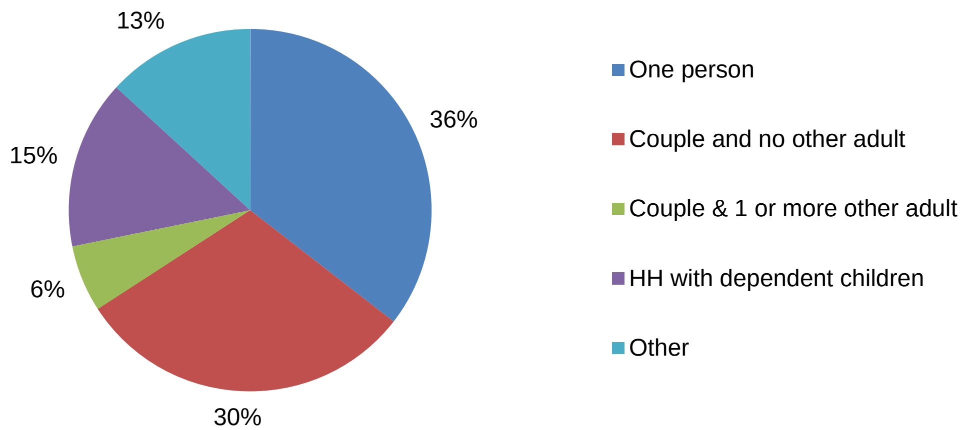


Table 7: Projected households (‘000 h/h) in Strategic Housing Market Area in 2039 by household type, according to CLG 2014-based household projections						
	1-person	Couple & no other adult	Couple & 1 or more other adult	Households with dependent children	Other	Total
Braintree	22.539	22.852	5.866	21.237	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

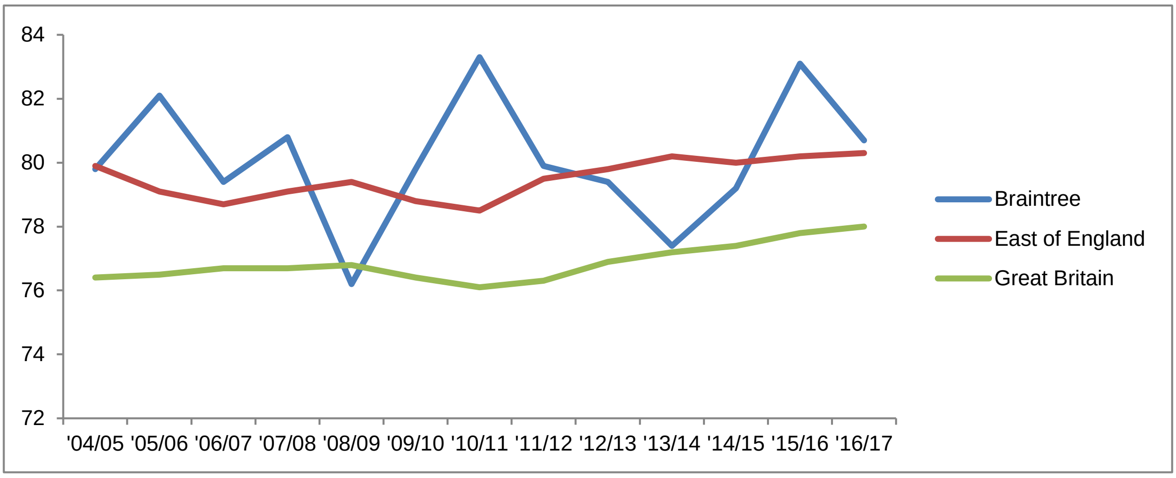
Table 9 sets out information from the Annual Population Survey on labour supply in the District compared with the regional and Great Britain averages.

Table 9: Labour Supply (April 2016 - March 2017)				
	Braintree	Braintree (%)	East region (%)	GB (%)
All people				
Economically active	76,600	80.7	80.3	78.0
In employment	74,100	78.0	77.2	74.2
Employees	61,600	65.2	66.4	63.2
Self employed	12,200	12.4	10.3	10.6
Unemployed (model based)	2,800	3.6	3.8	4.7
Males				
Economically active	40,700	85.0	85.4	83.2
In employment	39,300	82.0	81.9	79.0
Employees	29,800	63.1	66.7	64.5
Self employed	9,500	18.9	15.0	14.2
Unemployed (model based)	*	*	4.0	4.9
Females				
Economically active	35,800	76.4	75.3	72.8
In employment	34,800	74.0	72.6	69.4
Employees	31,800	67.4	64.8	62.0
Self employed	*	*	7.5	7.1
Unemployed (model based)	*	*	3.5	4.5

**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 chart, Figure 9 below, which compares the economic activity rate trend according to the Annual Population Survey, for Braintree, the region and Great Britain.

Figure 9: Economic activity rate trend April 2004/March 2005 to April 2016/March 2017
Source Annual Population Survey/Nomis

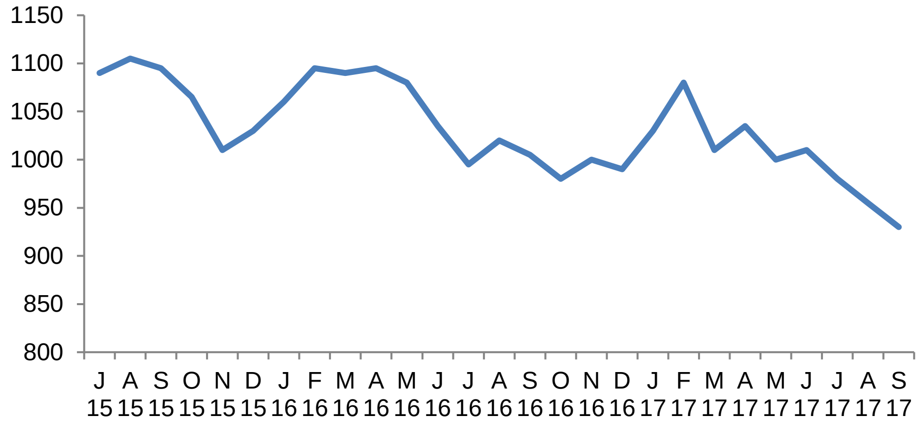


The unemployment rate in the District is below that of the East of England Region, and Great Britain as a whole. Table 10 and Figure 10, below, show the unemployment trend in Braintree District since July 2015.

Table 10: Unemployment trend Braintree District					
Date	Claimants	Date	Claimants	Date	Claimants
July 2015	1,090	April 2016	1,095	Jan 2017	1,030
Aug 2015	1,105	May 2016	1,080	Feb 2017	1,080
Sept 2015	1,095	June 2016	1,035	March 2017	1,010
Oct 2015	1,065	July 2016	995	April 2017	1,035
Nov 2015	1,010	Aug 2016	1,025	May 2017	1,000
Dec 2015	1,030	Sept 2016	1,005	June 2017	1,010
Jan 2016	1,060	Oct 2016	980	July 2017	980
Feb 2016	1,095	Nov 2016	1,000	Aug 2017	955
March 2016	1,090	Dec 2016	990	Sept 2017	930

Source: Nomis, Labour Market Statistics, Local Authority Profile

Figure 10: Claimant count unemployment, Braintree District, From July 2015



Source: Nomis, Local Authority Labour Market Profile

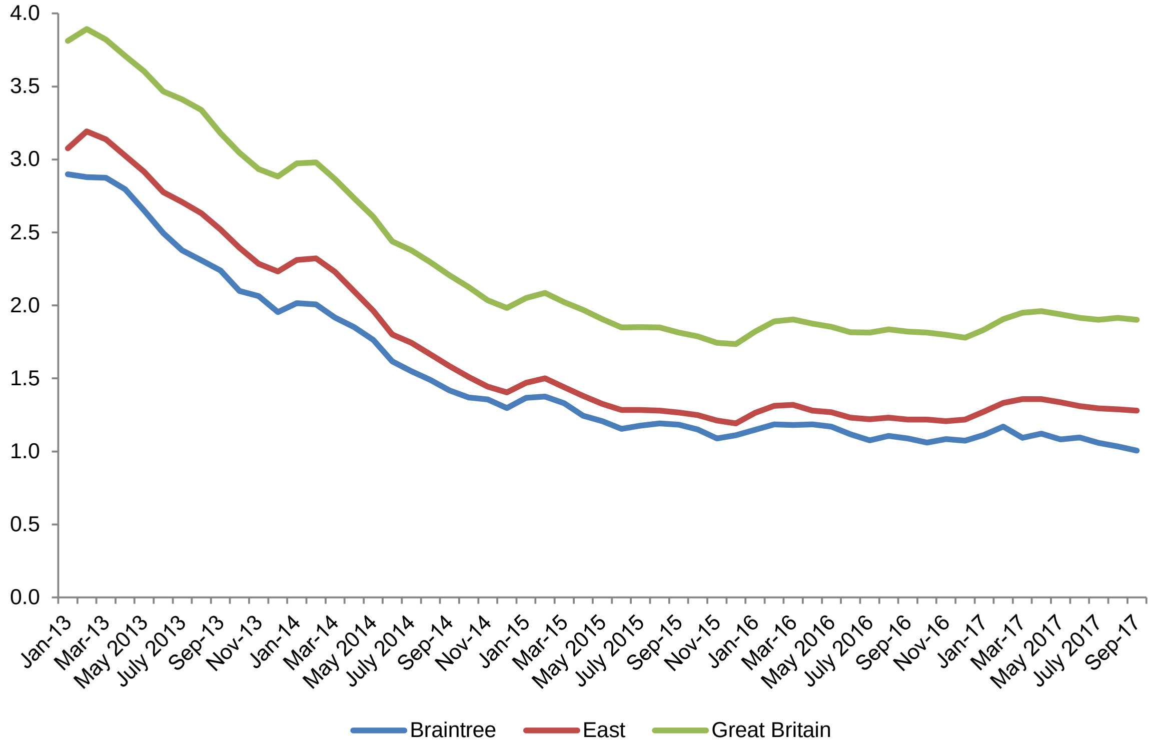
The percentage of people in the District claiming Job Seekers Allowance remains lower than regional and national averages.

Table 11: Job Seekers Allowance Claimants April 2017				
	Braintree (number)	Braintree (%)	East (%)	GB (%)
All people	1,035	1.1	1.4	2.0

Source: Nomis, Labour Market Statistics, Local Authority Profile

Figure 11 shows the unemployment rate trend (claimants as a percentage of residents aged 16-64) for Braintree, the Region, and Great Britain.

Figure 11: Claimant Unemployment % rate, Braintree District, East Region and GB



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.

The ONS/Nomis Labour Market Profile for the District provides more recent information on the estimated qualifications profile of residents in 2016, based on sample surveys, but this is not consistent with the 2011 Census data. Tables 12 and 13 compare data from this source for districts in the Strategic Housing Market Area, and the regional and Great Britain averages:

Table 12: Estimated % of resident population aged 16-64 Qualified to NVQ 4 or above

Year	**Braintree**	Chelmsford	Colchester	Tendring	East region	Gt Britain
2004	**23.9**	29.9	17.6	13.2	25.1	26.1
2005	**24.3**	31.5	23.9	18.9	25.0	26.6
2006	**18.6**	26.9	25.6	19.0	24.9	27.5
2007	**23.5**	32.7	29.8	12.2	26.0	28.6
2008	**22.6**	29.3	25.5	12.2	25.7	28.6
2009	**19.3**	27.6	27.0	14.7	27.3	29.9
2010	**20.5**	30.2	27.6	16.4	28.4	31.2
2011	**24.0**	25.4	38.0	12.9	29.0	32.8
2012	**27.7**	28.8	37.6	18.5	32.7	34.2
2013	**25.5**	30.2	32.2	18.6	33.0	35.1
2014	**20.2**	34.7	28.5	19.5	33.0	36.0
2015	**27.4**	33.6	32.3	19.4	33.7	37.1
2016	**28.9**	36.3	37.9	18.3	34.9	38.2

Source: Nomis Labour Market Statistics

Table 13: Estimated % of resident population aged 16-64 with No Qualifications

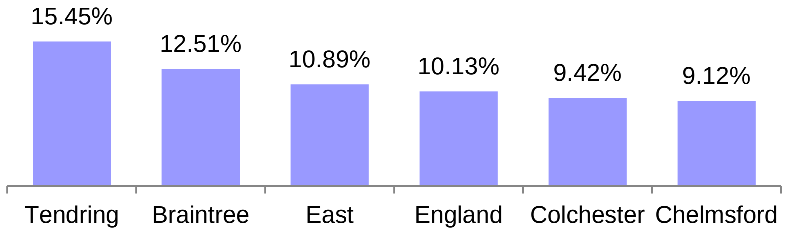
Year	**Braintree**	Chelmsford	Colchester	Tendring	East region	Gt Britain
2004	**16.9**	11.9	17.9	26.4	14.5	15.1
2005	**16.5**	12.9	20.9	24.6	13.4	14.3
2006	**19.4**	12.9	17.7	24.6	14.3	13.9
2007	**12.9**	9.1	9.4	22.5	12.7	13.3
2008	**15.6**	13.2	12.6	21.7	13.0	13.5
2009	**16.4**	10.5	9.3	17.4	11.4	12.4
2010	**12.4**	7.6	7.5	15.0	10.4	11.3
2011	**7.2**	6.3	4.8	14.9	9.6	10.7
2012	**8.2**	5.6	6.6	15.3	8.5	9.7
2013	**9.6**	6.5	9.4	12.5	8.4	9.4
2014	**8.7**	6.9	8.6	16.4	8.0	8.8
2015	**7.4**	7.1	7.9	10.6	8.0	8.6
2016	**7.5**	8.4	6.9	12.0	7.6	8.0

Source: Nomis Labour Market Statistics

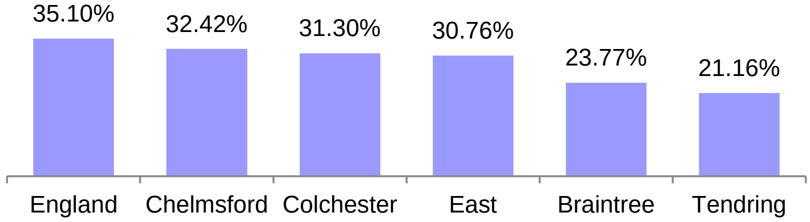
The 2011 Census also provides information on the qualifications of people working in the District. This shows that there is a higher than average proportion of people working in the District with no qualifications; and a lower than average proportion qualified to NVQ Level 4 and above. This is illustrated in Figure 12, below, for Braintree District compared with the other districts in the Strategic Housing Market Area and for the regional and national averages:

Figure 12: Qualifications of people aged 16-74 in employment, working in the area specified, 2011 Census:

People with no qualifications:



People qualified to NVQ Level 4 or above:

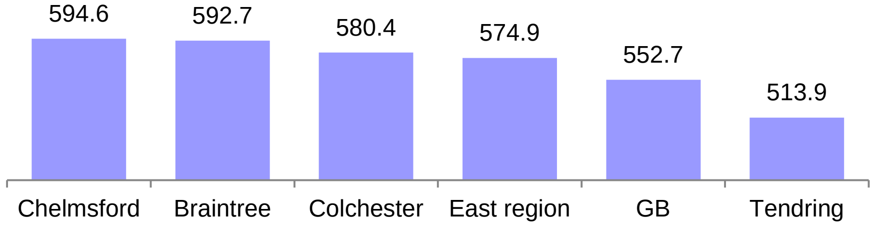


Source: 2011 Census, WP501EW - Highest level of qualification (Workplace population)

Income

The average pay of employees living in Braintree District is above the average for the region and for Great Britain, although the average pay of employees working in the District is lower because of the impact of commuting. Figure 13 compares the average weekly pay of residents in 2017:

Figure 13: Median average gross weekly pay in 2017 of employees living in:



Source: ONS Labour Market Profile

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 2016.

Table 14: Job Density (2016)			
	Braintree	East Region	GB
Jobs density	**0.70**	0.83	0.84

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 the other local authorities in the East of England region, Braintree was the sixth lowest jobs density figure in 2016 out of 45 districts (jointly with Breckland and Central Bedfordshire; the five lower authorities being Thurrock, Fenland, Tendring, Rochford and Castle Point). Table 15 compares the estimated employment and estimated jobs density for Braintree with those of other districts in the Strategic Housing Market Area.

Table 15: Estimated number of jobs and jobs density 2016		
District	Estimated no. of jobs (and regional ranking out of 45 districts)	Estimated jobs density (and regional ranking out of 45 districts)
Braintree	**65,000**	**0.70 (38th)**
Chelmsford	98,000	0.91 (8th)
Colchester	101,000	0.84 (15th)
Tendring	45,000	0.58 (43rd)

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

Table 16 shows the reported job density for Braintree District over the period 2001 to 2016. The data is based on sample surveys.

Table 16: Job density, Braintree District			
Year	Jobs Density	Year	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	2016	0.70

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

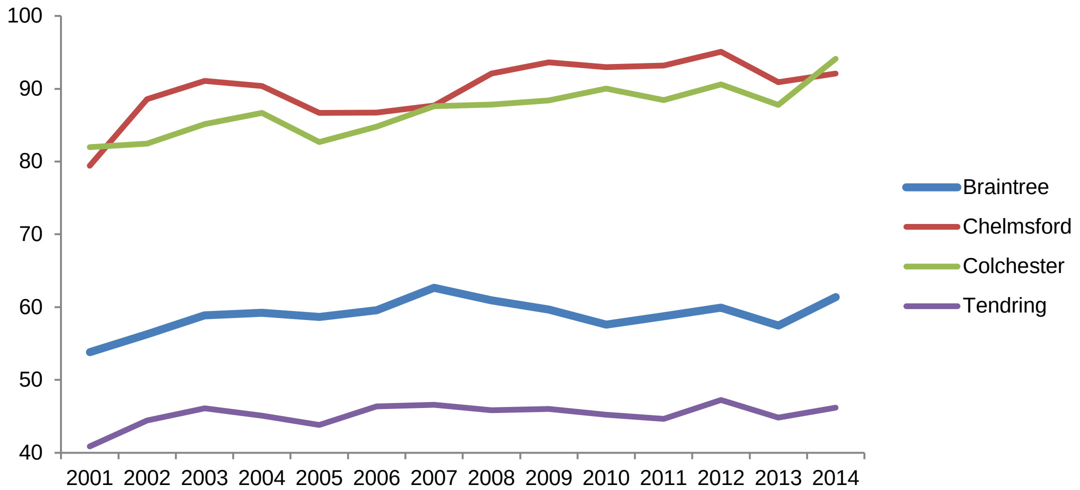
Table 17 and Figure 14 show the estimated change in the number of jobs from 2001 to 2014 in Braintree District and in the other districts in the Strategic Housing Market Area, according to the EEFM 2016.

Table 17: 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 14: Estimated change in number of jobs 2001-2014



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

Estimates of employment are also published by Nomis/ONS in Labour Market Profiles; whilst similar in trends, these estimates show higher employment at Colchester and lower employment at Tendring than is shown in the EEFM 2016 report. The Nomis/ONS data is shown in Table 18 below.

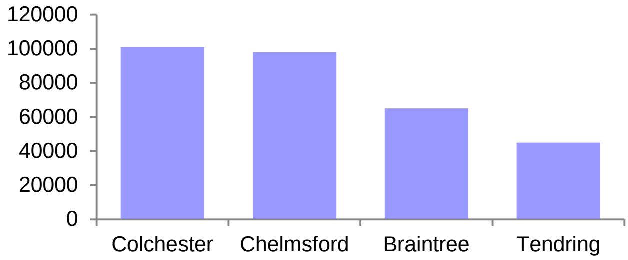
Table 18: Estimated employment in the Strategic Housing Market Area 2001-2016 according to the ONS/Nomis Labour Market Profile data					
	Braintree	Chelmsford	Colchester	Tendring	SHMA
2001	**54000**	79000	81000	44000	258000
2002	**61000**	92000	84000	45000	282000
2003	**61000**	90000	83000	47000	281000
2004	**59000**	89000	81000	44000	273000
2005	**60000**	91000	87000	42000	280000
2006	**60000**	91000	85000	49000	285000
2007	**64000**	90000	87000	47000	288000
2008	**59000**	88000	88000	46000	281000
2009	**60000**	90000	86000	44000	280000
2010	**55000**	93000	88000	46000	282000
2011	**57000**	97000	91000	47000	292000
2012	**57000**	94000	92000	49000	292000
2013	**56000**	92000	91000	45000	284000
2014	**61000**	92000	97000	45000	295000
2015	**63000**	95000	99000	44000	301000
2016	**65000**	98000	101000	45000	309000

(Data rounded to nearest '000)

The estimates indicate that employment growth in Tendring, and recovery from the recession, has been much slower than in other parts of the Strategic Housing Market Area (SHMA). Conversley, Colchester has shown the strongest growth and recovery from the recession; and remains the district in the SHMA with the highest level of employment. Braintree District was hard hit by the recession, but has been recovering in recent years.

According to the ONS data, in 2016 Braintree district accounted for 21% of employment in the SHMA, with Chelmsford at 32%; Colchester at 33% and Tendring at 15%. Figure 15 illustrates the scale of estimated employment in the districts in the SHMA, according to the ONS Labour Market profile.

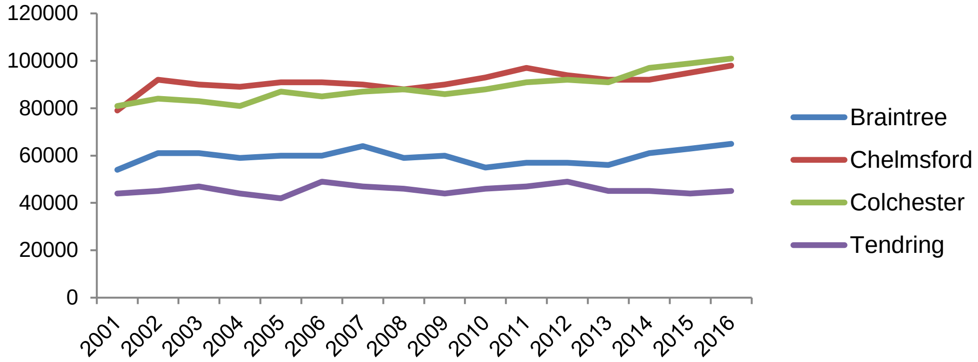
Figure 15: Estimated employment 2016



Source: ONS Labour Market Profile, 2017

The trend in the scale of employment in the four districts from 2001 to 2016 is illustrated in Figure 16.

Figure 16: Estimated employment trend in Strategic Housing Market Area

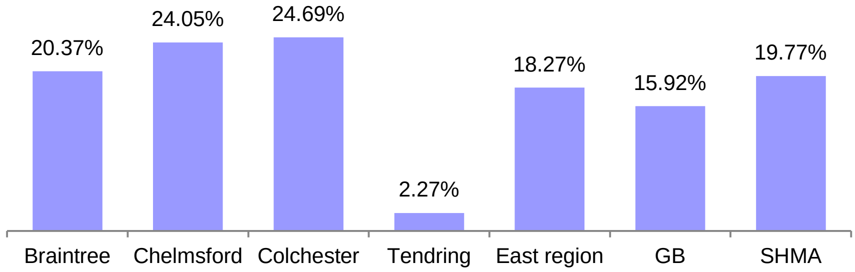


Source: ONS Labour Market Profile, 2017

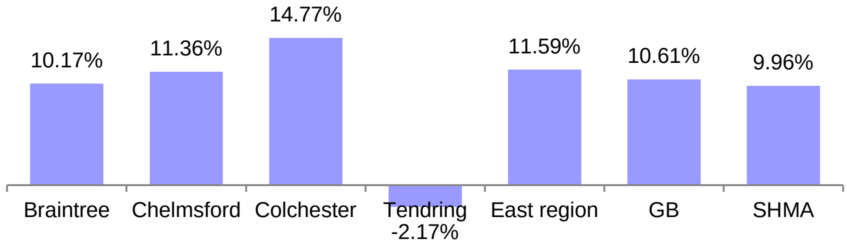
Figure 17 compares percentage change in employment in the four districts, and the averages for the East of England region, Great Britain, and the Strategic Housing Market Area over the periods 2001-2016; 2008-2016 and 2013-2016.

Figure 17: Estimated percentage employment change
(source: ONS Labour Market Profile, *2017)*

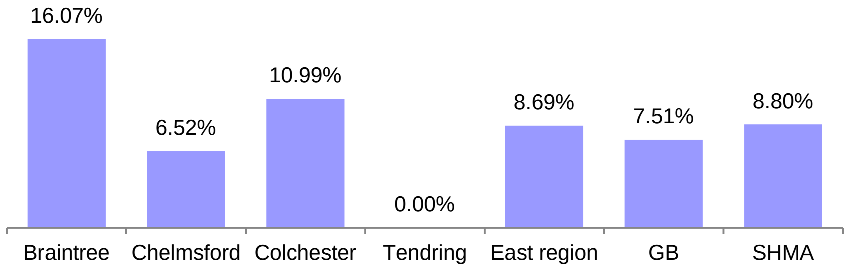
2001-2016:



2008-2016:



2013-2016:



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 19 and Figure 18 summarise the 2016 EEFM baseline employment forecasts for districts in the Housing Market Area.

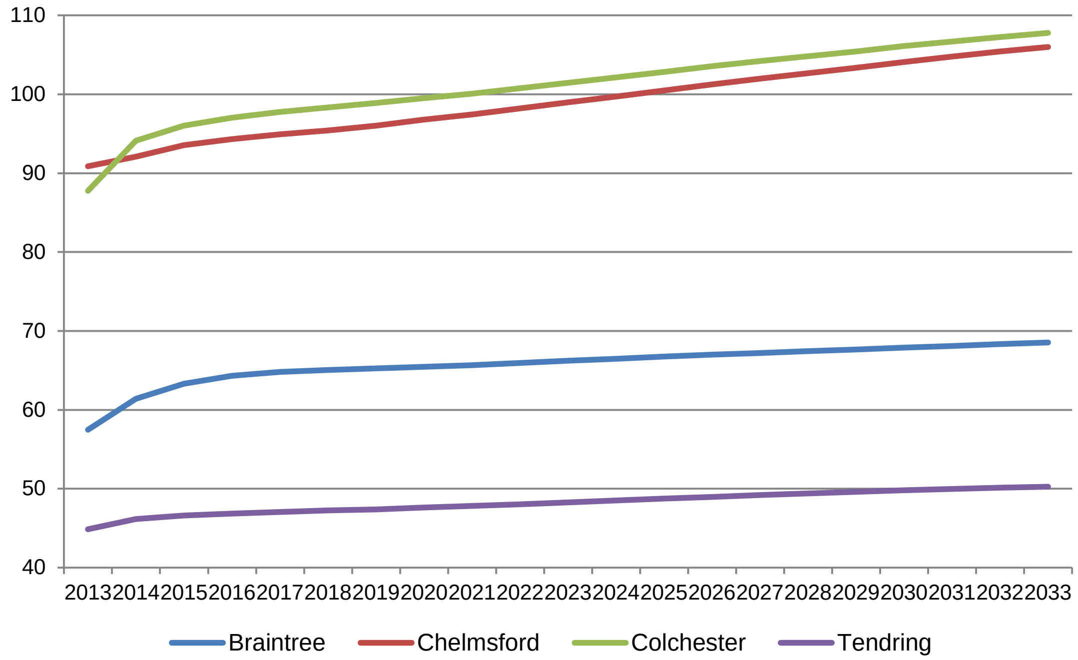
Table 19: 2016 EEFM Baseline Employment Forecasts (‘000 jobs)

	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 18: 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 20 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 20: Summary comparison of EEFM and Experian 2016 employment 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 21 shows estimated net commuting across Greater Essex. The level of net-out-commuting from Braintree District was the highest in Greater Essex.

Table 21: 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

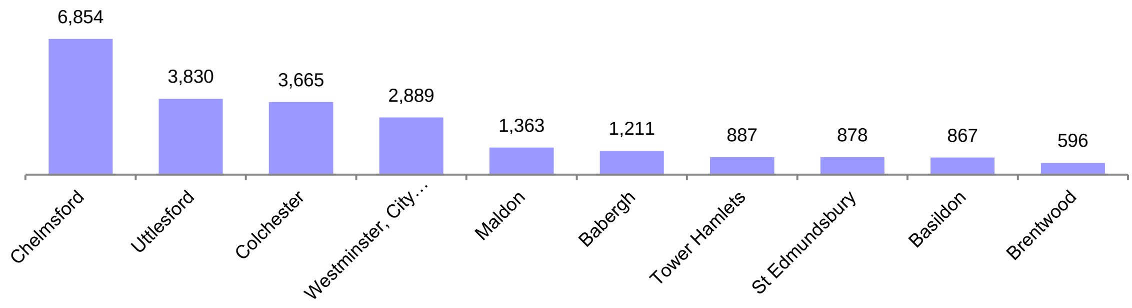
According to the 2011 Census, 26,964 residents of Braintree District aged 16 and over work within the District, and 8,664 mainly work at or from home. Table 22 compares information on where people work for the four districts in the Strategic Housing Market Area. Of the four districts, Braintree had the highest proportion travelling to work outside of their district of residence.

Table 22: Residents in employment				
	Braintree	Chelmsford	Colchester	Tendring
Residents aged 16-74 in employment	72,016	83,355	81,214	53,285
Residents aged 16+ working within District	26,964	36,228	45,269	26,124
Residents aged 16+ who mainly work at or from home *	8,664	9,002	8,789	6,441
No fixed place of work*	7,179	7,265	7,167	5,429
Outside UK or offshore installation	150	161	249	179

2011 Census data on the number of residents in employment is available for those aged 16-74, taken here from Table KS601EW - Economic activity by sex.

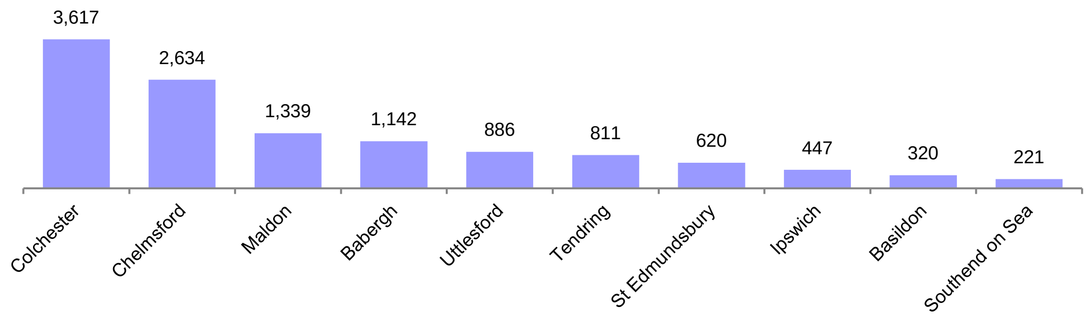
2011 Census data on place of employment of residents is available for those aged 16 and over, The average distance to work by District residents in 2011 was 21.1 km; the third highest in the East of England region (only Uttlesford and Maldon were higher). The average distance travelled had increased, 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 Braintree residents travelling to work outside the District are shown in Figure 19.

Figure 19: 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 20:

Figure 20: Top ten origins, people commuting to work in Braintree District, 2011



Forecast commuting

Net out-commuting from the District is expected to increase. Table 23 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 23: 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: PBA Objectively Assessed Need Study Update 2016. Experian forecast only runs to 2036.

Employment by sector

The labour supply: industry in which residents worked

Table 24 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 24: 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 25: 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

A higher than average proportion of the people working in the District were working in manufacturing (11.5% in Braintree District, compared with 6.2% in Chelmsford; 6.0% in Colchester; 7.2% in Tendring; 9.1% in the East of England Region and 8.8% in England – source 2011 Census Table WP605EW).

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

The Base Date
The information set out in these results represents sites identified at 31 March 2017 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 26 provides information on the completed non-residential floorspace for the whole of the District, in square metres by use class, in the survey year 2016/17, and also shows the amount of additional floorspace on previously developed land.

Table 26: Non-residential floorspace completed 2016/17					
	Use Class A1/A2	Use Class B1a Offices	Use Class B1, B2, B8 (other than B1a)	Use Class D – Leisure	Total
Gross Floorspace developed 2016/17, sq. m	2,073	262	1,416	167	3,918
Floorspace losses 2016/17, sq. m	335	1,252	0	0	1,587
Floorspace redevelopment Non-Res to Non-Res	*315*	*167*	*0*	*0*	*482*
Floorspace loss Non-Res to Res	*20*	*1,085*	*0*	*0*	*1,105*
Net change in floorspace 2016/17, sq. m	1,738	-990	1,416	167	2,331

Employment development in previous years

Tables 27 to 29 provide information on net development in employment floorspace, for A1-B8 Use Classes in square metres, over the seven-year period 2009-2017.

Table 27: Net retail floorspace development (sq m): 2009-2017									
A1 Retail & A2 Financial and Professional Services									
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-2017	2009-17
Net fspace developed	2,245	937	1,130	-458	580	669	3,509	1,738	10,350

Table 28: Net office floorspace development (sq m): 2009-2017									
B1a Offices									
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-2017	2009-2017
Net fspace developed	-1,092	-148	1,351	-3,047	-1,317	-4,963	2,724	-990	-6,492

Table 29: Net B1/B2/B8 floorspace development (sq m): 2009-2017									
B1/B2/B8									
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-2017	2009-17
Net fspace developed	-20,020	6,816	2,030	-6,562	-18,359	-4,128	-956	1,416	-39,763

The particularly large loss of B1/B2/B8 floorspace that occurred in the 2009-2010 survey year consisted, in the main, of the demolition of obsolete non-original factory buildings (15,600 sq m) on the former Crittall Works site in Silver End, which is identified for regeneration in the Core Strategy.

The majority of the B1/2/8 floorspace lost in 2013/14 occurred at the former Premdor site (18,274 sq m), also identified as a regeneration area in the Core Strategy.

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 30 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 30: Potential sq. m. of non-residential floorspace (with planning permission) identified as at 31st March 2017 by Use Class					
	A1/A2	**B1a Offices**	**B1, B2, B8 (other than specified as B1a)**	**D - Leisure**	**Total**
Outstanding fspace with permission	15,369	14,047	65,961	1,348	96,725
Outstanding fspace redevelopment/losses with permission	474	4,175	10,769	0	15,418
Potential fspace redevelopment Non-Res to Non-Res	311	180	10,469	0	10,960
Potential Fspace loss Non-Res to Res	163	3,995	300	0	4,458
Net additional floorspace outstanding with permission	14,895	9872	55,192	1,348	81,307

These figures do not include sites allocated in the development plan that have yet to secure planning permission.

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

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 31 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 31: Estimated dwelling stock Braintree District as at April 2016	
Total	64,300
Private registered provider (Housing association)	10,430
Other public sector	40
Private sector	53,820

Taking into account the net supply of new homes over the year 2016/2017, the estimated dwelling stock of the District at April 2017 was 64,590.

Home Sales and Prices

The map below illustrates comparative ONS data on average house prices in local authorities, and demonstrates that average prices in Braintree District are lower than in neighbouring districts to the south and west.

Figure 21: Average dwelling price by local authority, November 2017
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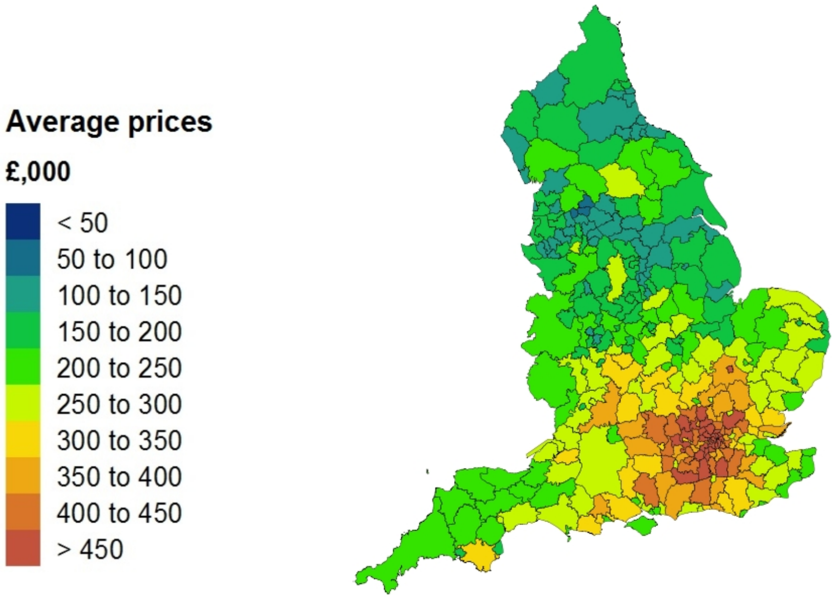


Table 32 sets out information on average house prices for districts in the Strategic Housing Market Area, and for other neighbouring authorities to Braintree District.

Table 32: Average house price by local authority			
	Nov 2017	Nov 2016	Change
Strategic Housing Market Area			
Braintree	281,598	260,482	+8.10%
Chelmsford	326,466	311,162	+4.90%
Colchester	266,312	248,536	+7.20%
Tendring	216,834	196,271	+10.50%
Other neighbouring local authorities			
Babergh	283,574	264,363	+7.30%
Maldon	334,525	308,183	+8.50%
St Edmundsbury	279,544	264,500	+5.70%
S Cambridgeshire	385,909	364,980	+5.70%
Uttlesford	394,529	385,049	+2.50%

As the ONS Bulletin notes, changes in the affordability ratios can be influenced by changes in incomes, and so data on income trends should be taken into account in interpreting trends in house price affordability *(ONS Statistical Bulletin, Housing affordability in England and Wales", 17 March 2017)*.

The ONS Labour Market Profile shows that the estimated average gross weekly pay of full time workers resident in Braintree District declined slightly between 2016 and 2017, in contrast to the change for the region and for Great Britain.

Table 33 compares the percentage change in median average gross weekly pay of employees living in Braintree District with the comparable figures for the other districts in the Strategic Housing Market Area and with the East of England region and Great Britain.

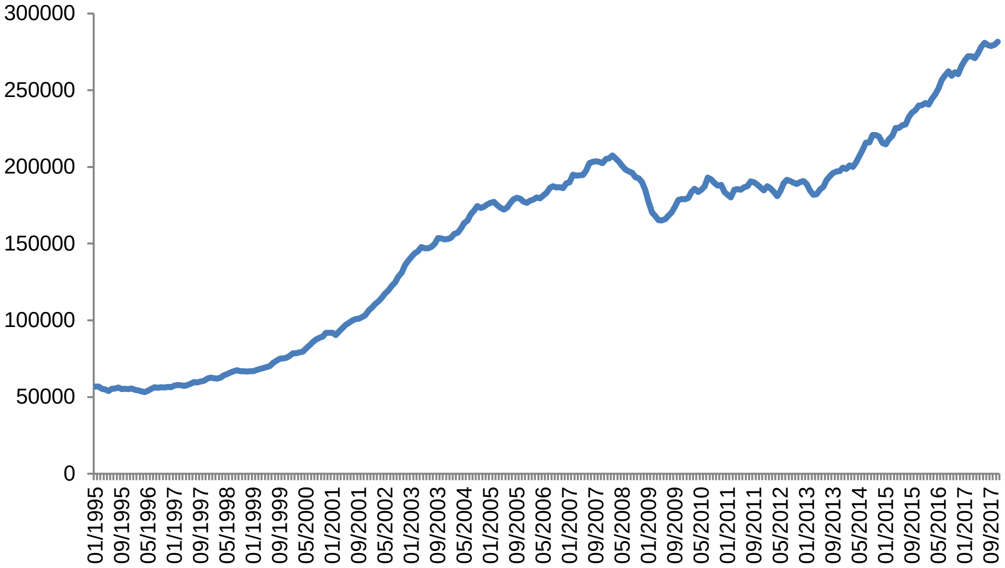
Table 33: Percentage change in median average gross weekly pay of employees resident in:						
	Braintree	Chelmsford	Colchester	Tendring	East region	Great Britain
2013-2017	-0.92	1.17	13.05	3.40	5.78	6.72
2016-2017	-1.10	-2.08	2.47	3.17	0.95	2.18

Source: ONS Labour Market Profile

Since the base date of the Emerging Plan Period in 2013, to 2017, according to the ONS Labour Market Profile average the median average gross weekly pay of employees resident in Braintree District declined by 0.92%, compared with an increase in Colchester

Figure 22 shows the trend in average price paid for homes (all dwelling types) in Braintree District, using data from the Office for National Statistics Statistical bulletin on house price statistics for local authorities.

Figure 22: Average house price paid, all dwelling types, 1995-2017



Recent Government policy analysis has used workplace based earnings for the comparison of affordability. The house price information is now published by ONS rather than DCLG. The commentary to the ONS Statistical Bulletin explains the implications of commuting patterns for interpreting affordability data:

*"**Effect of workplace-based and residence-based earnings on housing affordability***

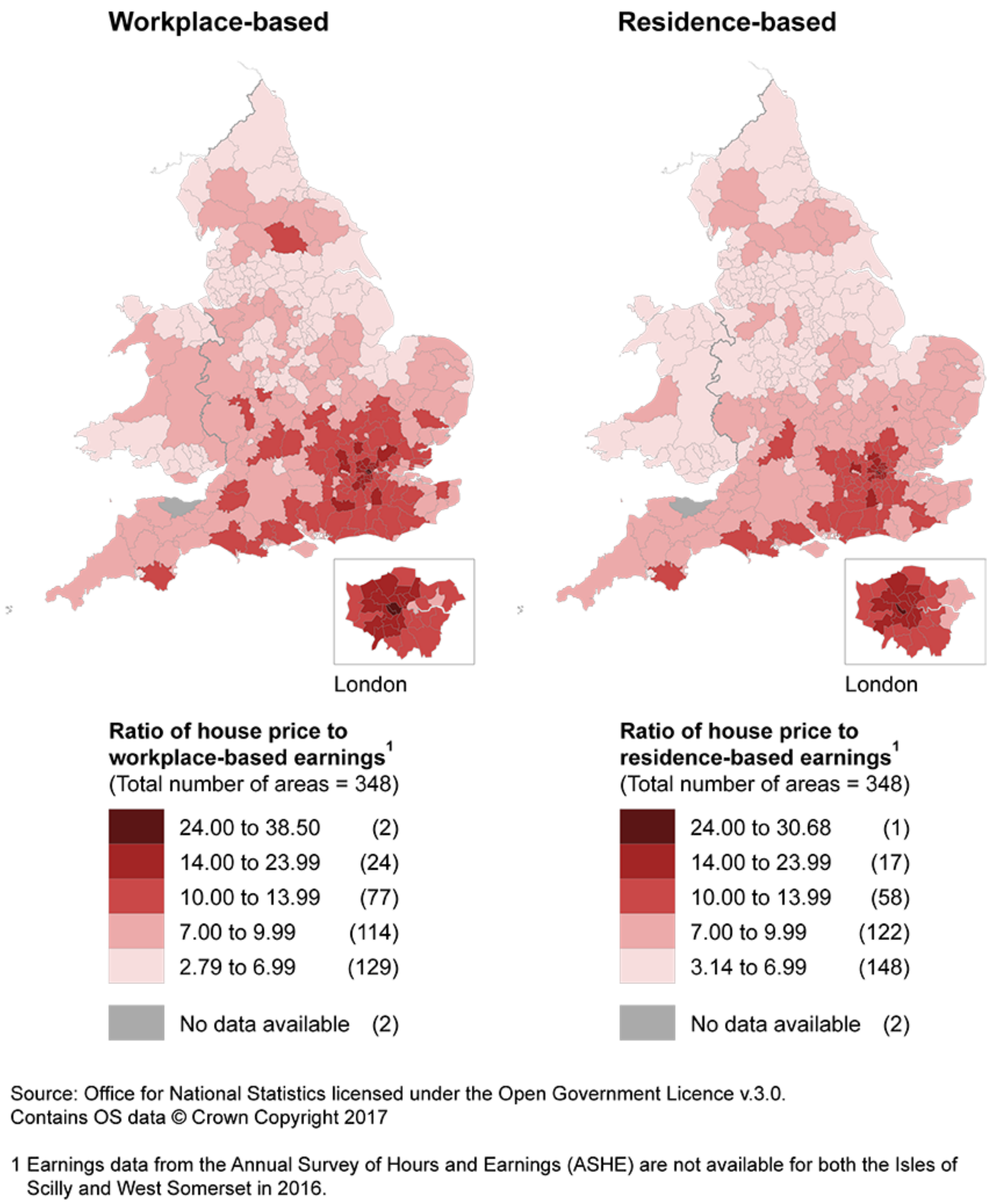
When looking at the workplace-based affordability ratios, we are looking at whether people can afford to live where they work, which effectively reflects the house-buying power of employees. If we look at residence-based affordability ratios, then we are looking at what the people who live in a given area earn in relation to that area's house prices, even if they work elsewhere. This measure does not consider that people may be getting higher earnings from working in other areas. ….

The maps show that there are relatively higher affordability ratios in the surrounding areas of London when the workplace-based earnings are used. This is because many people living in surrounding areas of London commute into the city to higher-paid jobs than available outside of London. People who work in the surrounding areas are more likely to have lower-paid jobs than those working in London, but these areas still have relatively high house prices compared with the rest of England and Wales, leading to relatively worse housing affordability for those who both work and live in surrounding areas of London. When residence-based earnings are used to describe housing affordability, this is less likely to be the case. For example, a worker could live in the surrounding areas of London and commute into the city to a higher-paid job than would be available outside of London. For that person, the house prices are generally slightly lower where they live in the surrounding areas of London, but they earn the higher wages of London, making the residence-based figure relatively more affordable than the workplace-based figure."

(Source: ONS Statistical Bulletin, Housing affordability in England and Wales", 17 March 2017)

Figure 23 illustrates the 2016 affordability ratio for local authorities, comparing average house prices in the area to average earnings of people who live in the area (residence based) and of people who work in the area (workplace based).

Figure 23: House price affordability maps by local authority



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 2016 was the Braintree District Local Development Framework Core Strategy (adopted September 2011). This was based on a planned provision for the District 2001-2026 of 9,625 new homes (an annual average of 385).

The Emerging Local Plan defines a much higher target than in the adopted Core Strategy, at an average of 716 homes per year 2013-2033. This target will be considered in the Section 1 Local Plan Examination in January 2018.

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 at least 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 24 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. In the case of Braintree District, the recession had a particularly prolonged impact as it affected if and when additional sites came forward to add to future supply to meet the challenge of the emerging higher target.

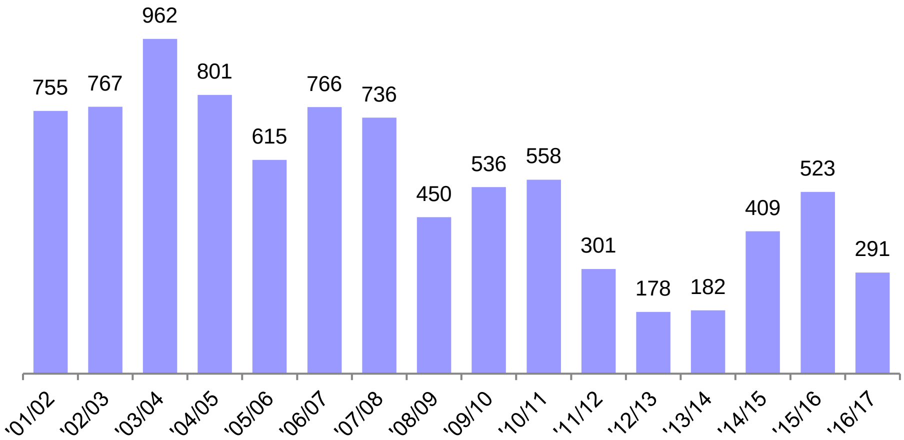
The adopted Plan target for 2001-2026 was an annual average of 385 homes. The annual average from 2001-2017 far exceeded the adopted plan target, at an annual average of 552 homes. By March 2017, and despite the impact of the recession, the District has exceeded the East of England Plan target to 2021. However, Braintree District Council needs now to take into account up to date evidence of housing need.

The November 2016 Objectively Assessed Need Study Update indicated that the CLG 2014-based household projections, published in February 2016, corresponded to annual average of 623 homes from 2013. The annual average achieved 2013-2017 was only 351 homes. The annual average achieved from the 2014 base date of the household projections was 408.

The Objectively Assessed Need, as shown in the 2016 Study Update (published November 2016), takes into account other factors over and above the household projections. The OAN was an annual average of 716 homes from 2013. 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 24: Net supply of new homes Braintree District 2001 to 2017

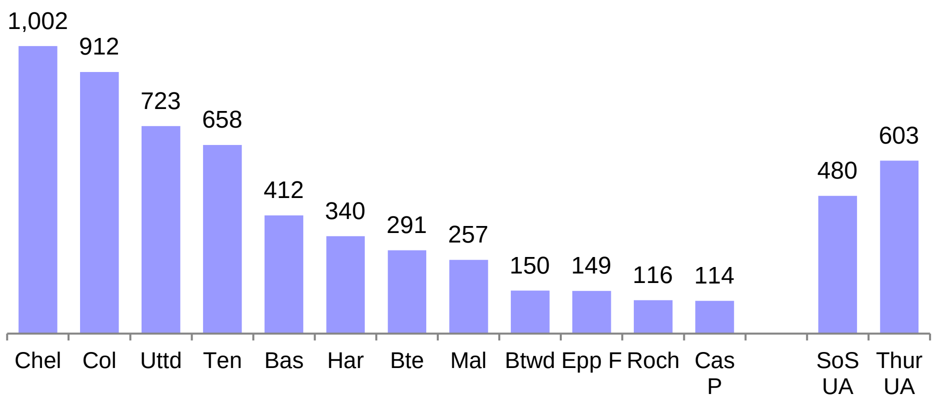


Net additional new homes for 2016/2017

Net supply for the reporting year, 2016/2017, was 291 homes.

Figure 25 compares supply in Braintree and other Essex districts, using Housing Flows data from the Department of Communities and Local Government.

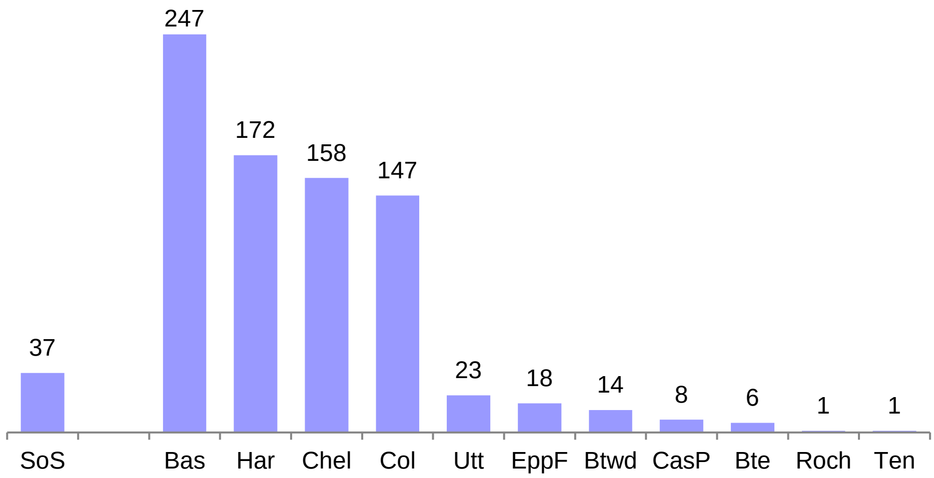
Figure 25: Net supply of new homes, Essex districts, 2016/2017



Source: DCLG Live Tables, Table 123

Figure 26 illustrates the supply from permitted development rights change of use from office to residential for Essex Districts in 2016/2017. Whilst new build development remained the main source of supply of new homes for most districts (the exception being Basildon), the data illustrates the significant contribution to supply from conversions to residential of buildings that were in other uses. A total of 14 homes were completed from barn conversions in Braintree District, of which 5 were via the permitted development rights process.

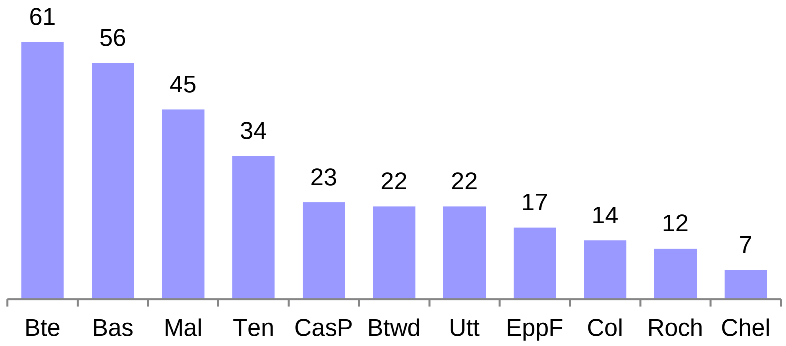
Figure 26: Net supply of new homes from change of use office to residential under permitted development rights, Essex districts, 2016/2017



Source: DCLG Live Tables, Table 123

Figure 27 illustrates the loss of supply from demolitions in Essex distrcts 2016/2017. The highest figure was in Braintree District, where a total of 61 dwellings were demolished. This is linked to regeneration schemes currently under construction in Hatfield Peverel and Kelvedon; the new homes will contribute to supply subsequently.

Figure 27: Number of dwellings lost by demolition, Essex districts, 2016/2017



Source: DCLG Live Tables, Table 123

Commentary:

Completion rates were low in 2016/17, as was anticipated in the 2016 Monitoring Report. The final phase of several large sites reached completion, but national housing market conditions (the impact of the recession and the fragile recovery in recent years) had delayed the market from bringing forward new large sites to contribute to meeting the increasing housing target for the District. Added to this, regeneration schemes at Hatfield Peverel and Kelvedon got underway; although these will result in a net increase in the number of homes, existing properties were demolished in 2016/2017 and the new homes will be completed from 2017/2018.

As market conditions have improved, additional sites have now been moving into Sites producing 20 or more completions in the year 2016/2017 were:

- Earls Garden (Premdor site) Sible Hedingham, 62 (Brownfield - PDL)
- Land south of Mill Hill Braintree, 46 (Green Field - GF)
- Priory Hall Halstead, 20 (GF)
- Maltings Lane Witham, 23 (GF)
- Digby's Court Braintree, 20 (PDL)

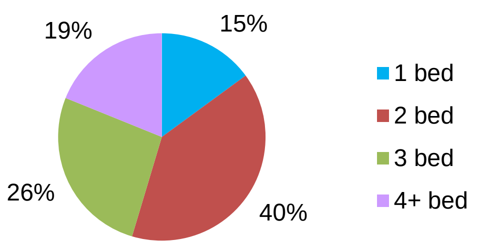
The indications are that housing delivery in 2017/2018 will be higher. Construction is now underway on two of the three Growth Locations allocated in the Core Strategy (Lodge Farm Witham, 750 homes; and Forest Road Witham, 370 homes). The Council has taken action to increase supply ahead of the Local Plan process by approving applications for sustainable development at suitable locations. Information on large sites recently coming through the development pipeline suggests the position is now improving.

Analysis of new homes completed 2016/2017 by size

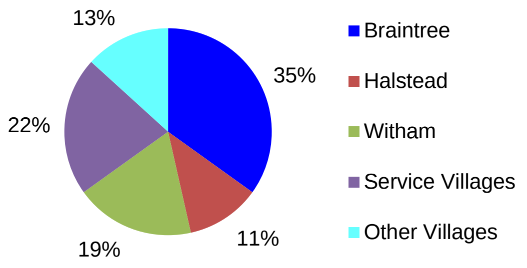
Figure 28 illustrates the proportion of new homes completed in the District by the size of the property, defined by the number of bedrooms, and the broad distribution of completions. The analysis is based on gross completions, rather than net.

Figure 28: New homes completed 2016/2017, Braintree District

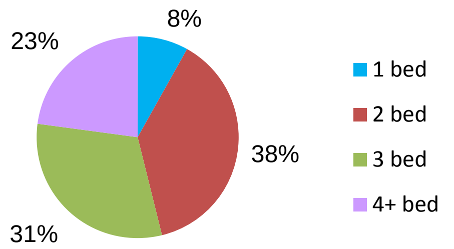
A: All new homes, Braintree District: by size



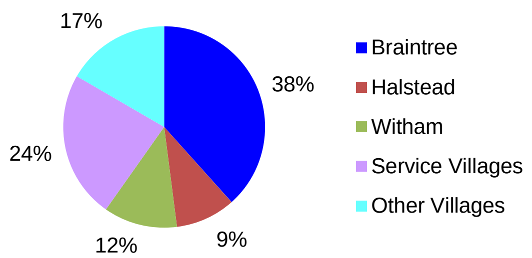
B: New homes completed by location



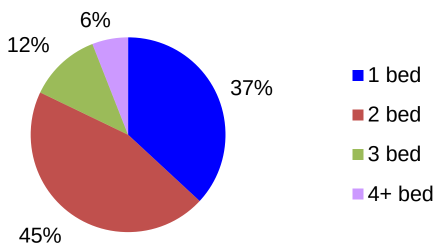
C: Private sector homes completed, by size



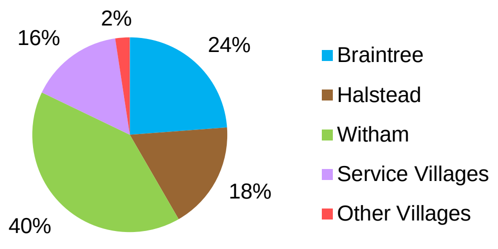
D: C: Private sector homes completed, by location



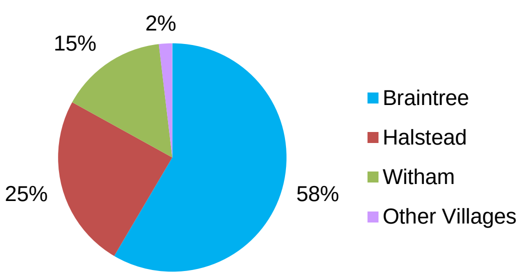
F: Housing association homes completed, by size



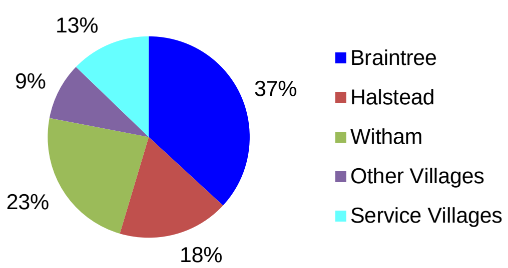
F: Housing association homes completed, by location



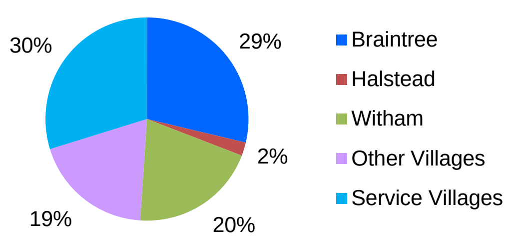
G: Completion of 1 bed homes, by location



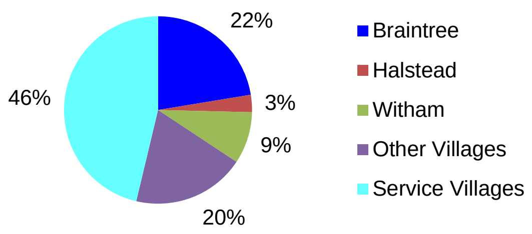
H: Completion of 2 bed homes, by location



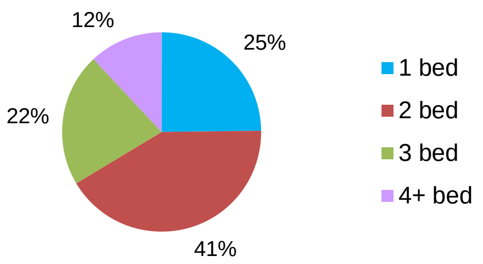
I: Completion of 3 bed homes, by location



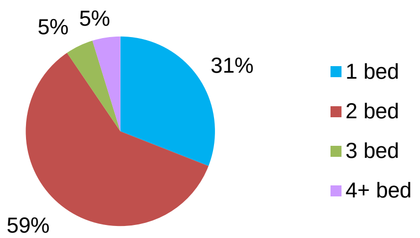
J: Completion of 4 bed homes, by location



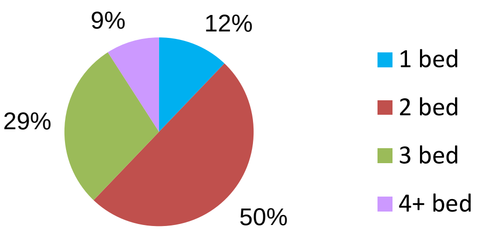
K: New homes completed, Braintree and Bocking



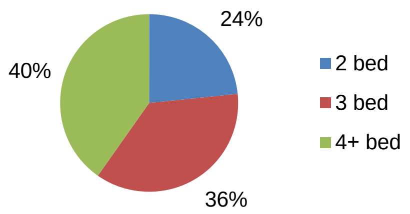
L: New homes completed, Halstead



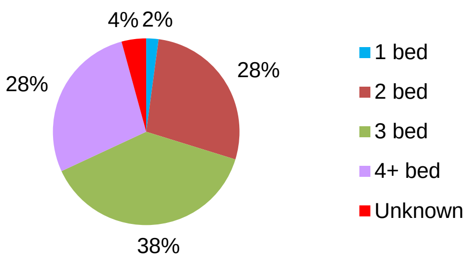
M: New homes completed, Witham



N: New homes completed, Service Villages



O: New homes completed, Other Villages



Homes built on previously developed land

Percentage of gross completions 2016/2017 which were on previously developed land: 61.4%%

The table below demonstrates the proportion of gross completion of new homes that were on previously developed land for the years 2009/10 to 2016/17.

Table 36: 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	61.47%
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	56.35%
2015/16	543	297	54.70%
2016/17	355	218	61.41%
Mean average for period 2009-2017	3,006	1,900	63.21%
Mean average for period 2013-2017	1,552	922	59.41%

In 2017 Braintree District Council published the formal Part 1 brownfield register for Braintree District, which is available to view on the Council's website.

The projected supply of new homes in future years

The Council has assessed future supply in the District using information on 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.

For the purposes of considering planning applications, the assessment of sites in the 5 year supply takes a cautious approach and does not yet 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). As work on the Local Plan progresses, and the proposed new sites progress through the development pipeline, they can be given greater weight and included. The 5 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 adopted in the LDF Core Strategy. The Sible Hedingham site is now completed, and all three of the Core Strategy Growth Locations are coming forward:

- The **South West Witham Growth Location** now has outline planning permission for up to 750 homes, approved May 2016. A reserved matters application was submitted for 91 homes on Phase 1 of the development, developer Redrow Homes (the Reserved Matters application was subsequently approved with the signing of the Section 106 Agreement in September 2017; the first plots were commenced in September 2017 and by the 2017 calendar year end 62 plots were under construction).

- The **North East Witham Growth Location,** developer Bellway Homes, is now under construction under a hybrid permission for development of 370 homes. This was granted with the signing of a Section 106 Agreement in July 2016, with full permission for 222 homes and outline permission for up to 148 homes. Construction of the first plots commenced October 2016. By the end of March 2017 54 plots were under construction; by the end of December 2017 78 plots were under construction and 14 were completed.

- **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:

New large sites where permission has now been granted:

- **Oak Road Halstead** (decision issued June 2016, outline permission for up to 292 homes; reserved matters applications submitted for Phase 1, Bloor Homes, 183 homes; and Phase 2, David Wilson Homes, 100 homes)

- **Portway Place Halstead** (decision issued April 2016, full permission for 103 homes, developer Bellway Homes, under construction)
- **Rayne Lodge Braintree** (outline permission February 2017 for up to 136 homes, reserved matters application from Redrow Homes for 127 homes)
- **Polly's Field Braintree** (decision issued August 2016, 100 sheltered apartments, developer Abbeyfield Braintree and Bocking Society, construction recently started)
- **West of Boars Tye Road Silver End** (outline permission for up 60 homes March 2016, reserved matters submitted)
- **Bakers Lane Black Notley** (decision issued January 2017, full permission for 96 homes, developer Crest Nicholson, first plots commenced January 2017, 20 plots under construction by end of March 2017, by end of 2017 calendar year 20 plots completed and 45 plots under construction)
- **Monks Road Earls Colne** (full permission May 2017 for 50 homes, developer Crest Nicholson)
- **Station Road Earls Colne** (outline permission August 2016 for 56 homes)
- **Collingwood Road Witham** (Prior Approval decision February 2017, conversion to 61 homes

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

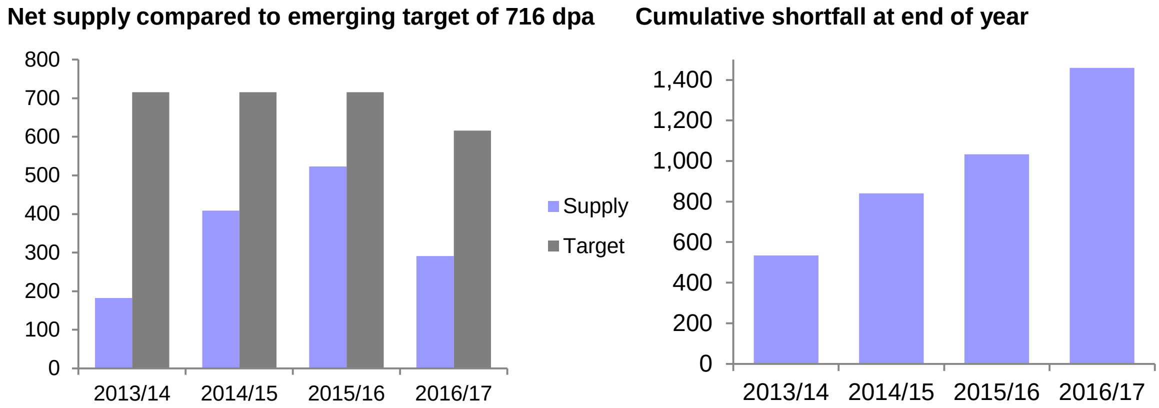
- **Pods Brook Great Notley** (215, developer Countryside Properties, subsequently granted October 2017 and now under construction)
- **East of Mill Lane Cressing** (outline permission for 118 homes approved in principle February 2017, decision issued May 2017, reserved matters application from Bellway Homes recently approved)
- **Conrad Road Witham** (outline application for 150 homes approved in principle April 2016, decision issued July 2017)
- **Halstead Road Earls Colne** (outline application for 80 homes, decision issued August 2017)
- **East Street Braintree** (outline application for 74 homes, decision subsequently issued July 2017)
- **East of Boars Tye Road Silver End** (outline application for up to 50 homes, decision issued July 2017)
- **East of Sudbury Road Halstead** (outline application for up to 205 homes plus a site for a care home, decision issued November 2017)
- **Former Arla Dairy site Hatfield Peverel**, outline application for up to 145 homes, decision issued December 2017
- **Bury Farm site Hatfield Peverel**, outline application for 46 homes
- **Inworth Road Feering**, outline application for up to 165 homes (decision issued December 2017)

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 contribute to future supply.

The 5 year supply assessment:

Although the OAN Study Update was published in November 2016, and uses information from 2014-based household and employment forecasts, the OAN target of 716 applies from 2013. The supply of new homes from 2013 has so far fallen short of the proposed annual average target of 716, and this means that there is a shortfall in supply from 2013 which must be made up in future years. Figure 29 illustrates the development of the cumulative shortfall in supply from the 2013 base date.

Figure 29: The development of the cumulative shortfall against target since 2013



There are two principal approaches to how this shortfall should be made up; the “Liverpool approach” by which making up the shortfall is spread over the remainder of the Plan Period, and the “Sedgefield approach” by which the shortfall is made up within the first 5 years (i.e. the 5 year supply period being examined).

There is no prescribed method of making up the accumulated shortfall in housing 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, and there are examples of Local Plans where Liverpool approach has been accepted as justified and sound.

Braintree District Council believes that the Liverpool approach is appropriate in the case of Braintree District and accordingly the Draft Local Plan is based on this approach; in itself this represents a large increase in the housing supply target compared to the previous adopted Plan target. 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. The Council believes that this is a realistic and deliverable approach for the Local Plan, which reflects the ambitious growth agenda which the Council is committed to including as part of the North Essex New Garden Communities Project. The New Garden Communities will together deliver an estimated 40,000 homes in North Essex and will come on-stream in the later part of the Plan Period, supported by infrastructure provision. Evidence to support this position will be discussed at the Local Plan Examination in 2018.

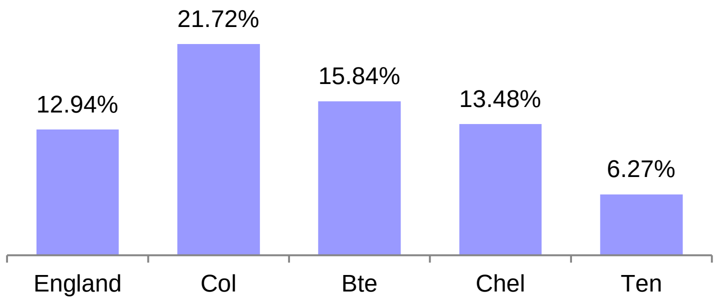
A planning appeal decision in October 2017 (APP/Z1510/W/17/3172575, Land off Wethersfield Road, Finchingfield, decision dated 19 October 2017) concluded that this issue was a matter more properly to be considered by the Inspector who will examine the emerging Local Plan, who will be able to assess which method is best based on all the relevant information. Previous to that appeal decision, two Inspectors had indicated the view that in the absence of an up to date adopted Plan based on this approach, the Sedgefield approach should instead apply by default until such time as it was considered at the Local Plan Examination.

According to Government guidance, the assessment needs to include a buffer against under-delivery and to provide choice. The usual requirement is an additional 5%, increasing 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. In the appeal decisions from recent Public Inquiries (referred to above), the Inspectors all accepted that there had not been persistent under-delivery and therefore the standard buffer of 5% should apply to the calculation of the 5 year supply target.

Although the recession had a particularly marked effect on housing supply in Braintree District, the percentage increase in dwelling stock in the District over the period 2001-2017 was higher than the England average and was the second highest in the Strategic Housing Market Area. Figure 30 compares net dwelling supply in the four districts of the Strategic Housing Market Area and in England over the period 2001-2017 in terms of the percentage increase in dwelling stock.

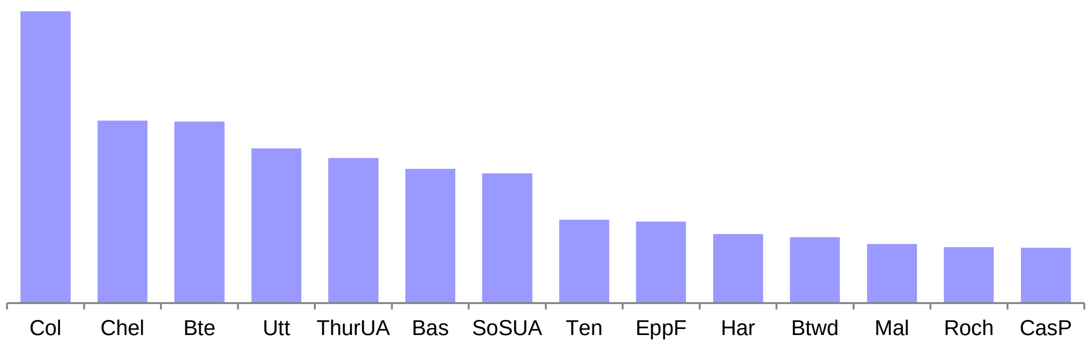
Figure 30: Percentage increase in dwelling stock 2001 to 2017



Source: DCLG Live Tables, Tables 122 and 125

Figure 31 compares net dwelling supply in Greater Essex over the period 2001-2017 in terms of the number of dwellings.

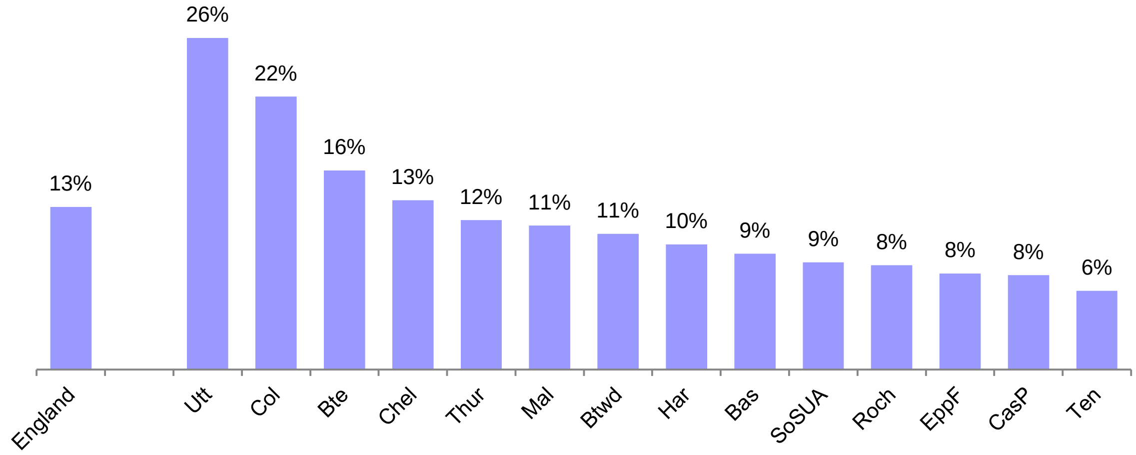
Figure 31: Net dwelling supply, Greater Essex districts, 2001-2017, number of dwellings



Source: DCLG Live Tables, Tables 122 and 125

Figure 32 compares net dwelling supply in Greater Essex and the England average over the period 2001-2017 in terms of the percentage increase in dwelling stock:

Figure 32: Net dwelling supply, Greater Essex and England, 2001-2017, percentage change in number of dwellings

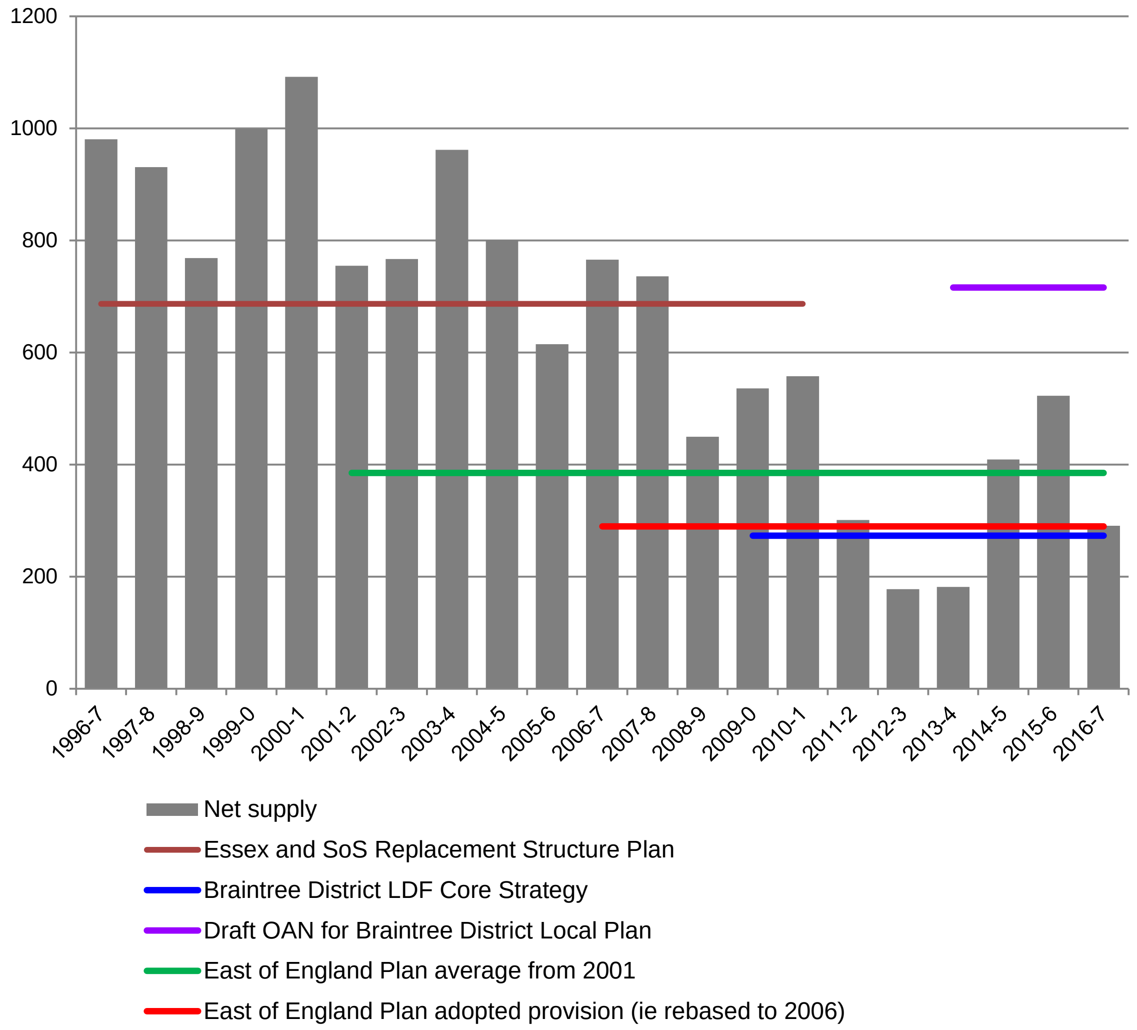


Source: DCLG Live Tables, Tables 122 and 125

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. 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).

Figure 33 compares past net housing supply in Braintree District to the current Plan targets.

Figure 33: History of net housing supply in Braintree District compared to Plan targets



Source: Braintree DC Monitoring/DCLG Live Tables Net supply of dwellings; Essex and Southend on Sea Replacement Structure Plan 2001, East of England Plan 2008, Braintree District Local Development Framework Core Strategy 2011, Braintree District Submission Draft Local Plan 2017

Table 37 sets out the basis of the assessment of the 5 years supply in Braintree District as at 31 March 2017. Braintree District Council has calculated the 5 year supply position in the context of considering current planning applications according to both the Liverpool approach and the Sedgefield approach; and allowing for a buffer of 5%. The results are set out below.

At this point, for the purposes of considering current planning applications the assessment does not include sites that rely on draft Local Plan allocations, whereas the 5 year supply assessment for the Local Plan Examination will and should consider potential supply from that source.

Table 37: Assessment of 5 year supply position as at 31 March 2017		
A	**Based on the "Liverpool approach"**	
	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 *	1,405
d)	Shortfall against OAN figure 1 April 2013 to March 2017 ((716 X 4 = 2,864) - C)	1,459
e)	Shortfall spread over remaining emerging Local Plan Period 2017-2033 (d/16)	91
f)	Revised annual figure taking into account shortfall (716 + e)	807
g)	5 year figure including shortfall (f X 5)	4,036
h)	5% buffer (g X 5%)	202
i)	5 year figure + shortfall + 5 per cent buffer (g + h)	4,238
j)	Annual Residual Need (i/5 years)	848
Supply		
	5-year supply from 1 April 2017 to 31 March 2022 Comprising:	
	Sites with Planning Permission	2,487
	Braintree Growth Location	230
k)	Resolution to approve subject to S106	407
	Other sites without Planning Permission	43
	Windfall Allowance	225
	Non-Implementation allowance (5 X 15 dpa)	-75
	Sum of supply	3,317
l)	**Five year supply position (k/j)**	**3.91**
B	**Based on the "Sedgefield approach"**	
	Element	**Dwellings**
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	1,405
d)	Shortfall against OAN target April 2013-March 2017 ((716 X 4 = 2,864)-C), to add to the 5 yrs basic Assessed Need at 716 p.a.	1,459
e)	5 year figure including shortfall (before 5% buffer is added) = b) + d)	5,039
f)	Revised annual figure taking into account shortfall (e/5)	1,008
g)	5% buffer (f X 5%)	50
h)	5 year figure + shortfall + 5% buffer	5,291
i)	Annual average target (h/5)	1,058
j)	Five year supply position (supply/annual average target)	3,317
k)	**Five year supply position (supply/annual average target)**	**3.13**

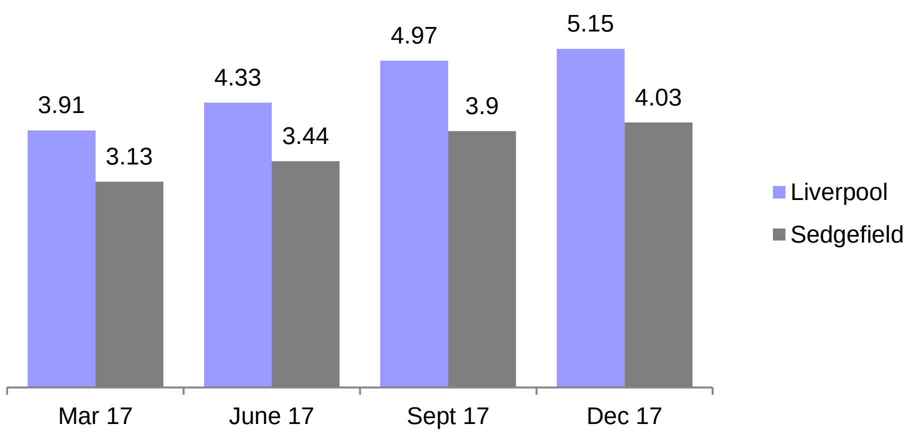
The identified supply compared to the target:

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 31 March 2017, the review found that there was a 3.91 year supply of housing in the District expected to be delivered over April 2017- March 2022 when calculated according to the "Liverpool approach", and a 3.13 year supply when calculated according to the "Sedgefield approach"; and that the District did not 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. Nonetheless, as a result of the action taken by Braintree District Council in approving planning applications in advance of the Local Plan Examination, the District has been making progress in closing the gap in housing supply. In 2017 Braintree District Council introduced quarterly reviews of the five year supply position, which roll forward the assessment of future supply and also the information on delivery achieved compared to the target. Figure 35 illustrates the progress made in 2017 towards meeting the 5 year supply target.

Figure 35: Progress in 2017 towards identifying a 5 year supply



Source: Braintree District Council monitoring

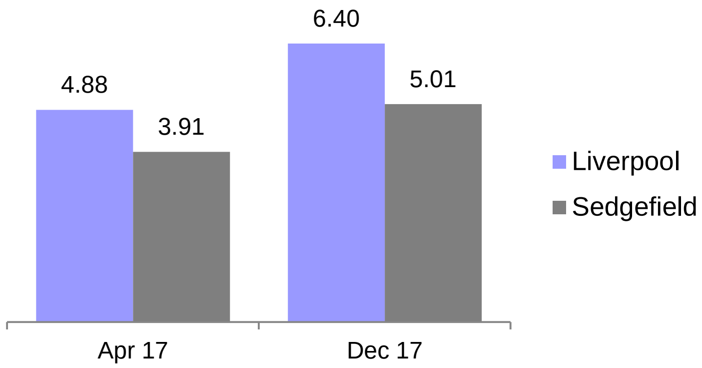
Table 38 shows the calculation of the 5 year supply assessment as at the 31 December 2017 review.

Table 38: Assessment of 5 year supply position at 31 December 2017		
A	**Based on the "Liverpool approach"** **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 December 2017 *	1,687
d)	Shortfall against OAN figure 1 April 2013 to 31 December 2017 ((716 X 4.75 = 3,401) - C)	1,714
e)	Shortfall spread over remaining emerging Local Plan Period January 2018-March 2033 (d/15.25)	112
f)	Revised annual figure taking into account shortfall (716 + e)	828
g)	5 year figure including shortfall (f X 5)	4,142
h)	5% buffer (g X 5%)	207
i)	5 year figure + shortfall + 5 per cent buffer (g + h)	4,349
j)	Annual Residual Need (i/5 years)	870
Supply		
k)	5-year supply from 1 January 2018 to 31 March 2022 Comprising:	
	Sites with Planning Permission	3,703
	Braintree Growth Location	189
	Resolution to approve subject to S106	108
	Windfall Allowance	168
	Non-Implementation allowance (5 X 15 dpa)	-75
	Sum of supply 1 January 2018 – 31 March 2022 (4.25 years)	4,093
	Plus 25% of projected supply 2022/2023 to take into account the roll forward of the 5 year supply period	387
	Five year supply 1 January 2018 – 31 December 2022	4,480
l)	**Five year supply position (k/j)**	**5.15**
B	**Based on the "Sedgefield approach"** **Element**	**Dwellings**
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 December 2017	1,687
d)	Shortfall against OAN target April 2013-December 2017 ((716 X 4.75 = 3,401)-C), to add to the 5 yrs basic Assessed Need at 716	1,714
e)	5 year figure including shortfall (before 5% buffer is added) = b) + d)	5,294
f)	Revised annual figure taking into account shortfall (e/5)	1,059
g)	5% buffer (f X 5%)	53
h)	5 year figure + shortfall + 5% buffer	5,559
i)	Annual average target (h/5)	1,112
j)	Five year supply position (supply/annual average target)	4,480
k)	**Five year supply position (supply/annual average target)**	**4.03**

For comparison, Figure 35 indicates the assessment if the draft Emerging Local Plan allocations are included, at the time of the publication of the Submission Draft Local Plan (April 2017) and at December 2017. At the time of publication of the Draft Plan in April 2017, the projected supply in the Plan did not indicate a 5 year supply following the deletion of two sites where the Council had agreed to approve the applications in principle subject to the signing of Section 106 Agreements but the applications were subsequently called in for determination by the Secretary of State. A Public Inquiry was held in December 2017 to consider the two sites, and the outcome is now awaited.

The 5 year supply position must be taken into account by Braintree District Council in considering the planning balance in relation to planning applications for housing development. However, housing developments considered at appeal have not all been allowed as in some cases there have been specific policies in the NPPF that restrict development in those cases (footnote 9 grounds) and in other cases the adverse impacts have been considered to significantly and demonstrably outweigh the benefits of the developments.

Figure 35: 5 year supply assessment if draft Emerging Local Plan Allocations are included



Further information on the larger sites included in the 5 year supply is set out in Table 39. The March review examined projected supply April 2017 to March 2022, and the December review examined projected supply January 2018 to December 2022.

Table 39: Sites of 10 or more homes contributing to the 5 year supply:							
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2017 position	December 2017 position	Notes
Land at Bakers Lane and London Road Black Notley	16/00605/FUL	17.01.2017	Crest Nicholson Eastern	Development of 96 homes	20 plots under construction, expected supply within 5 year period: 96	20 completed and 45 under construction; expected supply within 5 year period: 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, 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	Erection of 12 homes	Under construction, expected supply within 5 year period: 12	Under construction, expected supply within 5 year period: 12	Construction is well underway.
Former Police Station Fairfield Road Braintree	15/1530/FUL	22.06.2016	Chignal Properties Ltd	Conversion to 14 homes	7 completed, and 7 under construction	14 completed	
Blandford House Braintree	12/01344/FUL 13/1412/FUL	23.09.2016	Grahams Building Services	Conversion of Blandford House to 10 flats and erection of 4 homes in the grounds	Under construction, expected supply within 5 year period: 10	Under construction, expected supply within 5 year period: 10	Conversion is under construction; the 4 new build plots had been developed. .
Crossman House Station Approach Braintree	15/1596/FUL	12.09.2016	Colne Housing Society Ltd	Erection of 21 flats, affordable housing	Under construction, expected supply within 5 year period: 21	21 completed April-December 2017	
Site of Garage block off Mersea Fleet Way Braintree	15/0872/FUL	22.03.2016	Greenfields Community Housing	Erection of 12 homes, affordable housing	Under construction, expected supply within 5 year period: 12	Completed April-December 2017, supply within 5 year period: 12	
Earls Garden (former Premdor site) Station Road Sible Hedingham	13/00416/FUL	12.07.2013	Bloor Homes	Erection of 193 homes	Under construction, 51 plots outstanding	Site completed	
Portway Place, Colchester Road Halstead	15/1312/FUL	14.07.2016	Bellway Homes	Erection of 103 homes	29 plots under construction; expected supply within 5 year period: 103	83 plots under construction; expected supply within 5 year period: 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.

Table 39: Sites of 10 or more homes contributing to the 5 year supply:							
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2017 position	December 2017 position	Notes
Balls Chase/ Ozier Field Halstead	14/0171/FUL 15/0328/FUL 16/1577/FUL		A R Clarke	Remaining phases of large site developed incrementally.	Part of a large site being developed incrementally, most of which has been completed. Expected supply within 5 year period: 23	Part of a large site being developed incrementally, most of which has been completed. Expected supply within 5 year period: 24	Local builder. Forecast based on past trends. Being developed slowly.
Land at Church Road Kelvedon	14/1559/FUL	27.08.2015	Greenfield Community Housing	Demolition of 8 dwellings; erection of 17 flats and 1 bungalow	Under construction Expected supply within 5 year period: 18	7 completed, 11 under construction: Expected supply within 5 year period: 11	Demolition took place in 2016/2017
Units 1 and 2 Tey Grove Domsey Chase Feering	16/0418/FUL	10.06.2016	Kingsland Property Company	Conversion of offices to 11 dwellings	Expected supply within 5 year period: 11	Expected supply within 5 year period: 11	Conditions being discharged and Building Control Initial Notice received; development expected to start 2018
Land at 14-18 Thorne Road and 1-15 Croft Road Kelvedon	14/1558/FUL	27.08.2015	Greenfield Community Housing	Demolition of 12 flats and erection of 6 flats and 9 houses	Under construction Expected supply within 5 year period: 15	Under construction Expected supply within 5 year period: 15	Demolition took place in 2016/2017
Land at 29-43 Thorne Road Kelvedon	14/1556/FUL	27.08.2015	Greenfield Community Housing	Demolition of 8 bungalows and erection of 4 flats and 9 houses	Under construction Expected supply within 5 year period: 13	Under construction Expected supply within 5 year period: 4	Demolition took place in 2016/2017; 9 completions April-December 2017
Land at 20-42 Church Road Kelvedon	14/1557/FUL	28.08.2015	Greenfield Community Housing	Demolition of 12 flats and erection of 18 houses	Under construction Expected supply within 5 year period: 18	Under construction Expected supply within 5 year period: 18	Demolition took place in 2016/2017
Land at St Andrews Road Hatfield Peverel	15/0962	12.02.2016	Greenfield Community Housing	Demolition of 16 dwellings, erection of 13 flats and 12 houses	Under construction; expected supply within 5 year period: 25	Under construction; expected supply within 5 year period: 25	Demolition took place in 2017/2017

Table 39: Sites of 10 or more homes contributing to the 5 year supply:							
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2017 position	December 2017 position	Notes
The Spinney, former Community Hall site Forest Road Witham	14/1644/FUL	22.07.2015	Greenfields Community Housing	Erection of 31 homes	Under construction; expected supply within 5 year period: 20	Site completed; expected supply within 5 year period 0	First phase 11 homes completed in 2016/2017 (pre 5 year supply period)
Land off Forest Road, NE Witham	15/00799 17/1092/FUL	14.07.2016	Bellway Homes	Hybrid permission: (i) full for 222 homes, + retail (or 3 more homes), and, (ii) outline pp for up to 148 homes.	Under construction: 54 plots under construction: expected supply within 5 year period: 225	78 plots under construction and 14 plots completed: expected supply within 5 year period: 344	First plots commenced Dec 2016. Developer anticipates a 3-4 yr build programme for Phase 1. Phase 2 (currently with outline consent for up to 148 homes) now coming forward, with full application for 163 homes
Cullen Mill Braintree Road Witham	16/982/COUPA	01.08.2016	Edan Homes	Conversion of 2 office blocks to 16 homes	Expected supply within 5 year period: 16	Expected supply within 5 year period: 0	Development now completed
Polly's Field, Church Lane Braintree	15/1584/FUL	22.08.2016	Abbeyfield Braintree & Bocking Soc. Ltd	Retirement living, 100 apartments	Expected supply within 5 year period: 100	Expected supply within 5 year period: 100	Proposed sheltered housing. Now under construction
Riverside site, St John's Avenue Braintree	15/1321/FUL	27.05.2016	Parkland Developments	Erection of 48 apartments	Expected supply within 5 year period: 48	Expected supply within 5 year period: 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	Demolition of redundant buildings, redevelopment to 10 flats and 1 house	Expected supply within 5 year period: 10	Expected supply within 5 year period: 10	Site being marketed by Savills; net supply is 10
Car Park adj Deveron Lodge Sheepcotes Lane Silver End	15/01392/FUL	08.07.2016	The Stemar Group Ltd	Erection of 15 homes	Expected supply within 5 year period: 15	Expected supply within 5 year period: 15	Full permission, Building Regs Initial Notice submitted, conditions being discharged, current application for non material amendment. Given that the site is relatively small, assume it will come forward in 5-year period.
Land off Coach House Way Witham	15/00237/FUL	16.06.2016	Aedis Homes	Erection of 11 flats	Expected supply within 5 year period: 11	Expected supply within 5 year period: 11	Under construction and nearing completion

Table 39: Sites of 10 or more homes contributing to the 5 year supply:							
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2017 position	December 2017 position	Notes
The Old Clinic site, 17A Coggeshall Road Braintree	15/00903/FUL	13.10.2015	APC London	Erection of 5 houses and 9 flats	Expected supply within 5 year period: 14	Expected supply within 5 year period: 14	Under construction
Site of Rose and Crown PH Masefield Road Braintree	14/01115/FUL	15.12.2014	Whitewood Rose & Crown Development Ltd	Erection of 14 flats	Expected supply within 5 year period: 14	Expected supply within 5 year period: 14	The permission has expired, although discharge of conditions applied for – agent had been unaware of imminent expiry and discussions are ongoing with fresh application expected. 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	Greenfields Community Housing	Erection of 20 homes	Expected supply within 5 year period: 20	Expected supply within 5 year period: 20	Building Control Initial Notice submitted; current application for variation to plans
Grangewood Centre, 10-12 High Street Kelvedon	15/1498/FUL	19.12.2016	Sanzen Investments Limited	Demolition of existing Grangewood Centre and erection of 25 homes	Expected supply within 5 year period: 25	Expected supply within 5 year period: 25	Site being cleared pre-development; conditions being discharged and Building Control Initial Notice submitted
Oak View Lodge Leywood Close Braintree	14/00676/FUL	26.08.2014	Cassek Ltd	Erection of 14 sheltered apartments	Expected supply within 5 year period: 14	Expected supply within 5 year period: 14	UU completed. Applications to discharge conditions approved 2015. Current permission for sheltered housing expired August 2017, but site is within development boundary and is adjacent recent residential development; it remains a reasonable assumption that site will come forward 2017-22.
Land Off Tenter Close Braintree	16/00271/REM	12.05.2016	Royal Masonic Benevolent Institution	Demolition of 51, 53, 55, 57 Church Lane & erection of 19 new homes (net gain 15)	Expected supply within 5 year period: 15	Expected supply within 5 year period: 6	Given that this is a recent planning permission for a modest scale site, development is likely to come forward within the five-year period. The current review of projected supply allows for the possibility of the site coming forward in two phases.
81-83 High Street Braintree	16/1452/FUL	13.01.2017	Litten Tree Development Ltd	Conversion of PH to form 10 apartments, part of ground floor and all of 1st and 2nd floor, including part 2nd floor rear extension	Expected supply within 5 year period: 10	Expected supply within 5 year period: 10	Conditions being discharged and Building Control Initial Notice submitted

Table 39: Sites of 10 or more homes contributing to the 5 year supply:							
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2017 position	December 2017 position	Notes
East of England Strategic Health Authority Offices 8 Collingwood Road Witham	16/2198/COUPA	20.02.2017	Inspired Asset Management	Conversion of offices to 61 apartments	Expected supply within 5 year period: 61	Expected supply within 5 year period: 61	Prior Approval given for conversion of redundant/surplus offices to 61 apartments; subsequent approval for conversion to 98 dwellings BTE/17/2315/COUPA
Land at Falkland Court Braintree	14/01116/OUT 17/0528	22.04.2015 26.04.2017	Dimora Homes	Erection of 14 apartments	Expected supply within 5 year period: 14	Expected supply within 5 year period: 0	Development now completed
Site of Rockways Station Road Sible Hedingham	14/00688/OUT 16/1628/REM	20.05.2015 13.04.2017	Myriad Housing Ltd	Erection of 38 homes	Expected supply within 5 year period: 38	Expected supply within 5 year period: 38	Conditions being discharged and Building Regulations application approved
Former Courtauld Boiler Building Factory Lane Halstead	16/0850/FUL	19.07.2017	Courtauld Properties Ltd	Change of use to 22 flats	Expected supply within 5 year period: 0	Expected supply within 5 year period: 22	
Land off Braintree Road Great Bardfield	15/01354/OUT	25.10.2016	Croudace Homes	Erection of up to 37 homes	Expected supply within 5 year period: 37	Expected supply within 5 year period: 37	Reserved matters application now submitted by Croudace Homes, who are promoting site as anticipated sales launch 2019.
Land West of Boars Tye Road Silver End	15/01004/OUT 28.12.2017/REM	16.03.2016	Keepmoat Homes SE	Erection of up to 60 homes	Expected supply within 5 year period: 55	Expected supply within 5 year period: 59	Reserved matters now approved; conditions being discharged and Building Control Initial Notice submitted.
Land at Station Road Earls Colne	15/00934/OUT	26.08.2016	Cala Homes	Erection of 56 homes	Expected supply within 5 year period: 56	Expected supply within 5 year period: 56	
Hunnable Industrial Estate Toppesfield Road Gt Yeldham	14/01254/OUT	08.09.2015	Not yet finalised; site in process of sale to developer	Erection of up to 60 homes	Expected supply within 5 year period: 23	Expected supply within 5 year period: 0	Site being cleared and marketed for development. remediation investigations are currently taking place. Site may come forward earlier – forecast represents a cautious approach
Land off Oak Road Halstead	14/1580/OUT 17/1952/REM 17/1665/REM	03.06.2016	Bloor Homes (Phase 1) and David Wilson Homes (Phase 2)	Erection of up to 292 homes	Expected supply within 5 year period: 175	Expected supply within 5 year period: 275	Reserved matters applications and Building Control Initial Notices submitted for both Phases (Phase 1 REM subsequently approved), and conditions being discharged. Phase 2 can be developed concurrently with Phase 1.
Lodge Park, Witham	15/00430/OUT 17/0931/REM	27.05.2016 18.09.2017	Redrow Homes	Erection of 750 homes	Expected supply within 5 year period: 200	Expected supply within 5 year period: 237	Phase 1a (91 homes) now under construction.

Table 39: Sites of 10 or more homes contributing to the 5 year supply:							
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2017 position	December 2017 position	Notes
Land at Maltings Lane Witham	12/1071/OUT	26.07.2013	Churchmanor Estates		Expected supply within 5 year period: 63	Expected supply within 5 year period: 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	Outline permission for 18 new build, full permission for conversion of building to 4 flats	Expected supply within 5 year period: 22	Expected supply within 5 year period: 22	Revised plans submitted for part of the site could mean an increase in capacity
Land at Rayne Lodge Braintree	15/01458/OUT	21.02.2017	Manor Oak Homes	Development of up to 136 homes	Expected supply within 5 year period: 105	Expected supply within 5 year period: 127	Site acquired by Redrow Homes; current full application, expected to be considered Spring 2018 (this PA covers details of materials, limiting the needs for later discharge of conditions). Redrow are expected to start work 2018 and progress development of the site fairly quickly.
Meadow Rise, Land between London Road, Pods Brook and A120 Great Notley/Braintree	15/01193/FUL	10.10.2017	Countryside Properties (UK) Ltd	Erection of 215 homes	Expected supply within 5 year period: 25	Expected supply within 5 year period: 212	March forecast based on Dec 2016 PBA assessment which developer contradicted; site now has permission, roundabout/access under construction, December 2017 projection based on developer advice. Completions projected to start 2018/2019, and site currently being marketed as coming soon, launching in 2018..
Land east of Mill Lane Cressing	16/00397/OUT	08.05.2017	Bellway Homes	Development of up to 118 homes	Expected supply within 5 year period: 118	Expected supply within 5 year period: 118	Resolution to grant subject to s106 on 14.02.17. Subsequently reserved matters approved and Building Control Initial Notice submitted. Site preparation work commenced Summer 2017.
Land North of Conrad Road Witham	15/01273/OUT	05.07.2017	CWO Parker Grandchildren's Trust	Development of up to 150 homes	Expected supply within 5 year period: 60	Expected supply within 5 year period: 90	Site marketed by Strutt and Parker. In light of the strong housing market, the agent considers this will be a relatively quick process, followed by submission of reserved matters application in 2018.
Land East of Sudbury Road Halstead	17/0575/OUT	09.11.2017	Gladman Developments	Development of up to 205 residential dwellings	Expected supply within 5 year period: 0	Expected supply within 5 year period: 162	Approved subject to S16 Agreement Sept 2017; decision issued Nov 2017
Land East Of Monks Road Earls Colne	16/01475/FUL	22.05.2017	Crest Nicholson Eastern	Development of 50 homes	Expected supply within 5 year period: 50	Expected supply within 5 year period: 50	Developer expects site to be developed over 1-2 years. Discharge of conditions applications and Building Control Initial Notice submitted.

Table 39: Sites of 10 or more homes contributing to the 5 year supply:							
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2017 position	December 2017 position	Notes
Land north east of Inworth Road Feering	16/0569/OUT	19.12.2017	The Crown Estate	Development of 165 homes	Expected supply within 5 year period: 0	Expected supply within 5 year period: 165	Outline planning application approved subject to signing of Section 106 Agreement Aug 2017.
Station Field (Monks Farm) Kelvedon	17/0418/OUT	05.10.2017	Parker Strategic Land Ltd	Development of up to 250 homes	Expected supply within 5 year period: 0	Expected supply within 5 year period: 157	Outline planning application approved subject to Section 106 Agreement 18.07.2017
Land rear of Halstead Road Earls Colne	15/01580/OUT	08.08.2017	The Hunt Property Trust	Development of up to 80 homes.	Expected supply within 5 year period: 80	Expected supply within 5 year period: 80	Outline planning application with resolution to grant subject to S106 on 27.09.16, subsequently granted.
Land between A120 and Tey Road Coggeshall	15/1372/FUL	23.03.2017	The Trustees Of The Marks Hall Estate	Development of 11 homes	Expected supply within 5 year period: 11	Expected supply within 5 year period: 11	Greenfield site on edge of Coggeshall. Subsequent approval of discharge of conditions application from MW Land Developments.
Land off Western Road Silver End	15/0280/OUT	20.04.2016	Redrow Homes	Development of up to 350 homes	Expected supply within 5 year period: 170	Expected supply within 5 year period: 215	Reserved matters application expected to be submitted 2018/2019
Carier Business Park East Street Braintree	15/1366/OUT	10.07.2017	Carier (Braintree) Ltd	Development of up to 74 homes	Expected supply within 5 year period: 74	Expected supply within 5 year period: 74	Urban brownfield site, largely cleared. Outline application for development of site approved in principle 31 Jan 2017 subject to signing of S106. Site being cleared 201 and reserved matters anticipated to be submitted soon thereafter.
Land West of Panfield Lane Braintree	15/01319/OUT		Mersea Homes Ltd and Hills Residential Ltd	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	Expected supply within 5 year period: 230	Expected supply within 5 year period: 256	December trajectory reflects lower forecast of 189 by March 2022 plus projected supply from April to December 2022.

Table 39: Sites of 10 or more homes contributing to the 5 year supply:							
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2017 position	December 2017 position	Notes
Former Arla Dairy Site Bury Lane/Station Road Hatfield Peverel	16/02096/OUT	20.12.2017	Not yet known; application submitted by Arla Foods UK, site being cleared and will be sold for development	Development of up to 145 homes	Expected supply within 5 year period: 0	Expected supply within 5 year period: 145	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.
Land at Balls Farm (at Greenways) Halstead	16/0802/OUT	03.05.2017	Not yet known; application submitted by site owner Mr & Mrs R & J Wright	Outline applicaion for up to 14 homes	Expected supply within 5 year period: 14	Expected supply within 5 year period: 14	Greenfield site within development boundary of town.
Land at Stubbs Lane Braintree			Braintree District Council		Expected supply within 5 year period: 12	Expected supply within 5 year period: 12	Local Authority owned site within development boundary; proposed to be developed by new Housing Development Company; planning application expected to be submitted Q1 2018/2019
Land at Harkilees Way Braintree			Braintree District Council		Expected supply within 5 year period: 11	Expected supply within 5 year period: 11	Local Authority owned site within development boundary; proposed to be developed by new Housing Development Company; planning application expected to be submitted Q1 2018/2019
Land west of Hedingham Road Gosfield	17/1066/OUT		Baylight Ltd	Outline application for up to 35 homes	Expected supply within 5 year period: 0	Expected supply within 5 year period: 35	Outline planning application approved subject to signing of Section 106 Agreement 28.11.2017
Land south of The Limes Gosfield	17/0610/OUT	01.02.2018	Marden Homes Ltd	Outline application for up to 19 homes	Expected supply within 5 year period: 0	Expected supply within 5 year period: 19	Outline planning application approved subject to signing of Section 106 Agreement 28.11.2017; subsequently decision issued 1 Feb 2018
Hatfield Bury Farm	17/0341/OUT		The Honourable J F Strutt	Outline application for up to 46 homes	Expected supply within 5 year period: 0	Expected supply within 5 year period: 46	Outline planning application approved subject to signing of Section 106 Agreement 29.08.2017.
Land at Ashen Road Ridgewell	17/1325/OUT	12.01.2018	Mr S Lewin	Outline application for up to 16 homes	Expected supply within 5 year period: 0	Expected supply within 5 year period: 16	Outline planning application approved subject to signing of Section 106 Agreement 10.10.2017; subsequently decision issued 12 Jan 2018

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 41 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	67	7	60
Halstead	38	4	34
Witham	41	3	38
Total in the 3 towns	146	14	132
Service Villages	24	5	19
Other Villages	47	9	38
Total Rural	71	14	57
Total District	217	28	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 2016/31 March 2017			
Location	Net supply all windfall sites	Windfall permissions that were on “garden sites”	Net supply windfall permissions excluding “garden sites”
Braintree	106	5	101
Halstead	7	3	4
Witham	30	0	30
Total in the 3 towns	143	8	135
Service Villages	45	12	33
Other Villages	46	6	40
Total Rural	91	18	73
Total District	234	26	208

Total windfall permissions 1 April 2010/31 March 2017			
Location	Net supply all windfall sites	Windfall permissions that were on “garden sites”	Net supply windfall permissions excluding “garden sites”
Braintree	276	20	256
Halstead	110	10	100
Witham	142	5	137
Total in the 3 towns	528	35	493
Service Villages	200	23	177
Other Villages	259	35	224
Total Rural	459	58	401
Total District	987	93	894

Annual average 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	40	3	37
Halstead	16	1	14
Witham	20	1	20
Total in the 3 towns	76	5	70
Service Villages	29	3	25
Other Villages	37	5	32
Total Rural	66	8	57
Total District	141	13	128

Over the five year period 2012-2017, windfall planning permissions were granted for a net total of 765 homes (excluding “garden sites”), an average of 153 p.a. 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	103

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 exceptionally work had started after the planning permission expired).

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.

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 mean that permissions granted previously have not been renewed. The results have been affected by the recession, which would be expected to have a discouraging effect. The list below reviews the current position on sites where planning permission expired by the year that the permission expired:

Permissions that expired in the monitoring year 2006/2007:

- 4 sites with a total net capacity of 10 dwellings were subsequently completed as 10 dwellings. Work started on all the sites within 5 years; 4 sites (net capacity 3 dwellings) were completed within 5 years of the expiry but one site for 7 dwellings was completed later, as a result of the developer going into administration in the recession – the site was subsequently bought up and completed by a different developer, 7-8 years after expiry.
- Four sites with a net capacity of 5 dwellings remained lost to supply, still not re-entered supply following expiry and deletion.

Permissions that expired in the monitoring year 2007/2008:

- 4 sites, with a net capacity of 4 dwellings, were deleted from supply and had not come back in. One of these, previously identified for 1 dwelling, is now identified as likely to come forward at a higher capacity (current Pre app for 8 dwellings)

Permissions that expired in the monitoring year 2008/2009:

- 1 site, 1 dwelling, built within 3 years of this expiry, under a new permission
- 10 sites, with a net capacity of 24 dwellings, remain without permission. One site with a capacity of 9 dwellings had a subsequent permission and discharge of conditions proceeded, but although the developer seems intent on implementing the permission, it appears to have expired.

Permissions that expired in the monitoring year 2009/2010:

- 10 sites, with a net capacity of 68 dwellings, were completed under new permissions – the new permissions had a net capacity of 46 dwellings 43 of which were completed within 5 years - (the reduction in capacity being largely accounted for by the South Street garage site in Braintree that had a permission for 47 sheltered units which was superseded by permission for 24 flats.
- 2 sites with a net capacity of 17 dwellings were under construction under new permissions, with 4 plots completed in 2017.
- One site that had a permission for 17 dwellings expire that year gained a new permission for 19 dwellings (net capacity 14 dwellings) that had not yet started
- 9 sites, with a total net capacity of 16 dwellings, remained without permission, of which 3 sites were the subject of current planning applications (with a net capacity of 9 dwellings)

Permissions that expired in the monitoring year 2010/2011

- 5 sites, with a net capacity of 21 dwellings, were completed under new permissions with a total net capacity of 23 dwellings – 9 of these were completed within 5 years of the earlier expiry
- 1 site, with a net capacity of 6 dwellings, was under construction under a new permission (for 6 dwellings).
- 3 sites, with a net capacity of 15 dwellings, had new permissions that were not yet started (net capacity 12 dwellings)
- 18 sites with a net capacity of 32 dwellings remained without permission for C3 use, of which one site with a previous capacity of 4 dwellings was under construction for a 32 bed care home C2 use, and one site was the subject of a current planning application for 10 dwellings

Permissions that expired in the monitoring year 2011/2012:

- 3 sites, with a capacity of 32 dwellings, were completed under new permissions with a total net capacity of 28 dwellings –all within 5 years of the earlier expiry
- 1 site, with a net capacity of 14 dwellings, was under construction and nearing completion under a new permission (for 11 dwellings)
- 2 sites, with a net capacity of 2 dwellings, had new permissions that were not yet started (net capacity 6 dwellings)
- 8 sites, with a net capacity of 18 dwellings, remained without permission

Permissions that expired in the monitoring year 2012/2013:

- 1 site, with a capacity of 1 dwelling, was completed under a new permission with a total net capacity of 1 dwelling, within 5 years of the earlier expiry

- 4 sites, with a net capacity of 6 dwellings, were under construction under new permissions (for 8 dwellings. 5 of which had been completed) within 5 years of the earlier expiry
- 1 site, with a capacity of 1 dwelling, was under construction despite permission having expired
- 2 sites, with a net capacity of 5 dwellings, had new permissions that were not yet started with a net capacity of 4 dwellings
- 4 sites, with a net capacity of 15 dwellings, remained without permission

Permissions that expired in the monitoring year 2013/2014:

- 3 sites, with a net capacity of 12 dwellings, were completed under new permissions with a total net capacity of 23 dwellings, all within 5 years of the earlier expiry
- 5 sites, with a net capacity of 10 dwellings, remained without permission

Permissions that expired in the monitoring year 2014/2015:

- 1 site, with a net capacity of 0 dwellings being redevelopment of the existing dwelling, had a new permission that was not yet started with a net capacity of 0 dwellings
- 11 sites, with a net capacity of 12 dwellings, remained without permission

Permissions that expired in the monitoring year 2015/2016:

- 1 site, with a net capacity of 6 dwellings, was under construction under a new permission for 6 dwellings
- 2 sites, with a net capacity of 2 dwellings, had new permissions that were not yet started with a net capacity of 7 dwellings
- 3 sites, with a net capacity of 2 dwellings, remained without permission

Permissions that expired in the monitoring year 2016/2017:

- 1 site, with a capacity of 1 dwelling, was under construction despite permission having expired
- 1 sites, with a net capacity of 1 dwelling, had a new permission that was not yet started with a net capacity of 1 dwelling
- 3 sites, with a net capacity of 4 dwellings, remained without permission

Over the past eleven years 2006/2007 to 2016/2017, an average of 13 dwellings per year have been the subject of permissions which expired and have not yet been renewed. This includes a period affected by the exceptional housing market conditions of the recession.

Summary of the 5 year supply position:

Table 42 summarises the 2017-2022 supply forecasts as at 31 March 2017, 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. For details of the March 2017 position, and of the latest 5 year supply position, please see the Braintree District Council website Monitoring Page within the Planning Policy and the New Local Plan section.

A trajectory was provided in the Submission Draft Local Plan - which was published in Summer 2017 - to demonstrate housing supply when the proposed draft site allocations are taken into account. An updated full trajectory will be published as part of the preparation for the Local Plan Section 2 Examination.

Table 42: Summary of forecast supply over the 5-year supply period April 2017-March 2022 (excluding draft allocations)

	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	539	536	875	772	595	**3,317 (663 p.a.)**

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 significant funding for the project to date under its locally led garden villages, towns and cities project.

Of the three strategic growth locations in the adopted LDF 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 in the LDF Core Strategy, construction of the largest site was completed in 2017 (Earls Garden Sible Hedingham, 193 homes in total).

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 were 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 published the Publication Draft Local Plan with allocations to achieve the new required growth, and submitted the Plan in October 2017. In the meantime, the Council 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 Submission Draft Local Plan provided for a potential surplus of 2,451 homes over the Plan Period compared to the draft Local Plan target of 13,320 homes 2013-2033, which would represent a buffer of 19% over the remaining Plan Period 2017-2033 and of 17% over the whole Plan Period 2013-2033. The additional sites that have come forward since the publication of the Submission Draft Local Plan will increase this buffer. This buffer will assist in ensuring that the Local Plan target can be met.

Table 43: Summary of Submission Draft Local Plan Housing Supply 2013-2033	
Total Draft Housing Provision 2013-2033 at 716 p.a.	14,320
Net supply 2013-2017	1,405
Residual provision 2017-2033	12,915
Projected supply 2017-2033 as set out in Publication Draft Local Plan	15,366
Projected potential total supply 2013-2033	16,771
Projected potential surplus supply	2,451
Potential buffer 2017-2033	19%

Custom Build and Self Build house building

Local authorities are required to hold a self build or custom build register and to identify land for those seeking a custom build home in the area. The Council will be supportive of these types of development on sites within development boundaries or meeting other policies in the Local Plan. In addition, the policy proposes to allocate specific targets for self build and custom build plots as part of the mix on larger developments in the area, to ensure that need is met.

The Submission Draft Local Plan includes a draft policy requirement that on sites of 500 dwellings or more, 2% of homes will be required to be available for self or custom builders (Draft Policy LPP 37).

The information for the return from Braintree District Council to the Government monitoring of custom and self build is summarised below:

- Entries on the register in the second base period, 31.10.2016 to 30.10.2017: 49 individuals, no group entries.
- Entries on the register in total (i.e. base period 1 plus base period 2): 90 individuals, no group entries.
- Planning permissions for serviced plots suitable for self and custom build granted to 30.10.2017: none
- Braintree District Council has not introduced a local connection test
- Braintree District Council has not implemented a charge for entry onto the register
- Information and the form for registering is available on the Braintree District Council website
- A draft policy on this subject is included in the Braintree District Submission Draft Local Plan; plots are proposed to be included at the Strategic Growth Locations to be allocated in the Local Plan.

In practice, over and above the measurement of this sector of supply in response to the register, some of the small sites that come forward, such as small windfall sites and “garden sites” contribute to the supply for meeting demand for custom build and self build although they are not identified as such, and a recent outline planning permission granted for 4 homes at Black Notley was in response to a planning application that stated 2 of the plots would be for self build development.

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
- I 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 44, using data published by the Department for Communities and Local Government.

Table 44: Number of traveller caravans Braintree District

	Jan 2015	July 2015	Jan 2016	July 2016	Jan 2017
Socially rented	40	40	44	28	31
Private caravans with planning permission	25	65	67	69	77
Caravans on Travellers' own land:					
Tolerated	0	0	0	0	0
Not tolerated	0	0	0	0	0
Caravans on land not owned by Gypsies:					
Tolerated	0	0	0	0	0
Not tolerated	0	15	0	10	0
Total all caravans	94	120	111	107	108

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 2016/2017 the supply of new homes decreased to 291. compared to the previous year when 523 homes were completed; this is much lower than the emerging target and adds to the shortfall to be made up in future years. There was an increase in the number of losses from demolition as construction began on affordable housing regeneration projects at Kelvedon and Hatfield Peverel, and the new homes will contribute to future supply. New large sites are coming forward, but were not yet producing completions.

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. 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. More weight can be given to the draft site allocations as the new Local Plan progresses.

There are now several large sites under construction being developed by volume housebuilders. The action taken by the Council in approving new sites in advance of and supplementing the Local Plan process is increasing the supply of new homes and is improving the District's 5 year supply position in relation to the emerging new, much higher, housing target.

Nonetheless, at March 2017 Braintree District did not 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.

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.

The volume of additional net retail floorspace developed was less than the previous year, at 1,738 sq m compared to 3,509 sq m in 2015/2016, but was higher than the floorspace developed in each of the previous five years. There were sites with planning permission for a potential net floorspace of 14,895 sq m.

There was a net loss in office floorspace over the year; only 262 sq m were developed whereas losses totalled 1,252 sq m. In part this reflects the impact of the Government changes to Permitted Development regulations to encourage housing supply. There were sites with planning permission for a potential net floorspace of 9,872 sq m.

There was a net increase in B1/B2/B8 floorspace of 1,416 dq m, in sharp contrast to the previous 4 years when there were substantial net losses in floorspace. There were sites with planning permission for a potential net floorspace of 55,192 sq m.

167 sq m of leisure uses floorspace was developed, and there were sites with planning permission for a potential net floorspace of 1,348 sq m.

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.