

Braintree District Council

Local Plan Examination of Section 2

Topic Paper 2 Housing

April 2021

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1 Introduction

- 1.1 The Planning Inspectors appointed to examine the Braintree District Council Local Plan section 2 have asked the local planning authority to prepare a topic paper on housing, recognising that the housing supply position is likely to have evolved somewhat since the Local Plan was submitted in October 2017. This includes taking into account the impact of sites which have been granted planning permission since submission of the Plan, as well as the impact of the removal of 2 out of the 3 garden communities from the Local Plan section 1. The Inspectors have therefore asked for an updated housing position paper that should seek to address the following issues;
- Whether the plan provides an adequate supply of land to meet the housing requirement (as identified within Part 1 as Modified) over the plan period.
 - Whether the plan will provide a five-year supply of deliverable sites from its date of adoption.
 - Whether the plan will make appropriate provision for affordable housing, accommodation for gypsies and travellers, accessible and adaptable housing, and housing to meet the needs of particular groups, such as (for example) disabled people, older people, and students.
- 1.2 The remainder of this topic paper therefore follows this format and provides responses to each of the issues the Inspectors have identified.

2 Providing an adequate supply of new homes across the Plan period

Housing Target and related matters

- 2.1 Policy SP4 in the Local Plan Section 1 ('Meeting Housing Needs') sets the housing requirement as an annual average minimum of 716 dwellings per year, resulting in a minimum total of 14,320 across the plan period from 2013 to 2033. This figure has been subject to detailed examination during the course of the Local Plan section 1 examination. It is a robust and sound basis on which to plan for housing need in Braintree over the life of the Local Plan.
- 2.2 In October 2017 the Braintree Local Plan included, in Appendix 1, a detailed housing trajectory setting out all those sites which had planning permission or sites of 10 or more homes which were allocated for future development. Given the passage of time since submission it is clear that this trajectory requires substantial updating and we welcome the opportunity afforded by the Inspectors to undertake this review.
- 2.3 The updated trajectory is included as **Appendix 1** to this topic paper. It has been updated to a 31 March 2021 starting position and continues to cover the position to 2033.
- 2.4 This updated trajectory means that the first 8 years of the Plan period now have actual housing completions recorded against them. The total number of completions during this time is 4,161 new homes (not including the contribution to supply from additional C2 Use Class residential development which is not counted for the purposes of the supply in the Submission Plan). These have been reported in detail within the Council's published monitoring report and are set out below on a year-by-year basis;

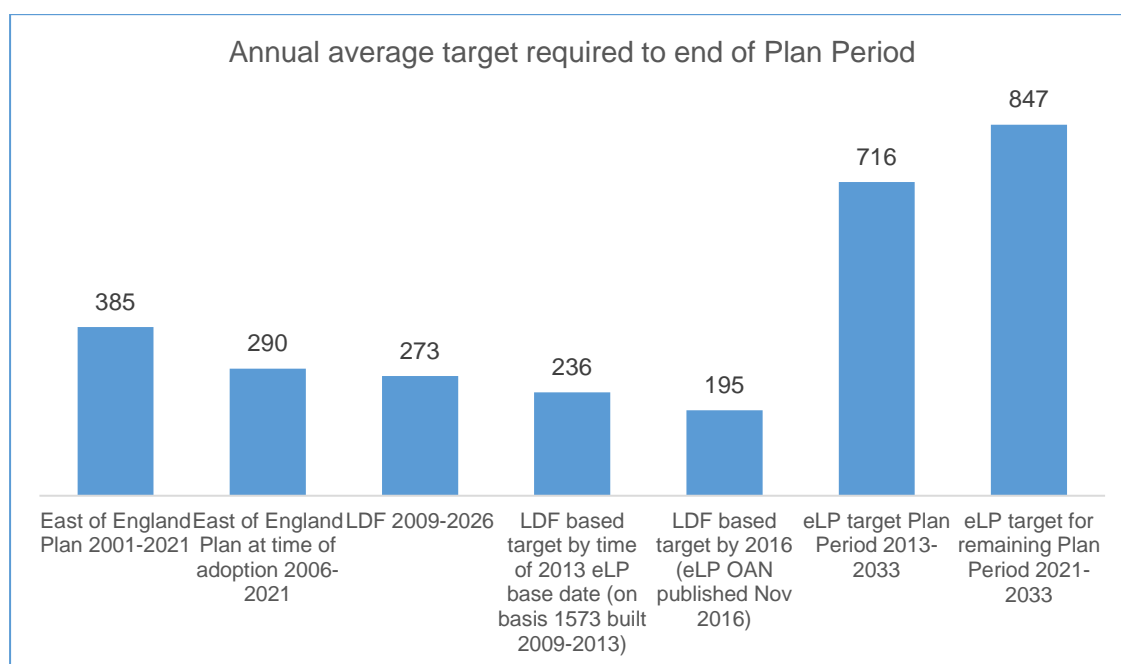
Table 1: Housing Completions per year

Year	Housing Completions
2013/14	182
2014/15	409
2015/16	523
2016/17	291
2017/18	492
2018/19	534
2019/20	883
2020/21	847

- 2.5 By way of context to this historic rate of delivery, in 2011 the Council adopted its Core Strategy which included a housing target to deliver 4,637 new homes across a 17 year period between 2009 and 2026 (273 dpa).
- 2.6 Accordingly, the objectively assessed need (and now housing requirement in the section 1 Local Plan) of 716dpa represented a very large increase from the housing target of 273dpa in the previous adopted plan (the LDF Core

Strategy). Figure 1 illustrates the scale of the change in target for the District. The lower target in the previous plan, together with the effect of the recession, meant that development rates in the early part of the new plan period were much lower than the emerging Plan housing target. As would be expected, sufficient sites were not in place in the early years to deliver increased supply.

Figure 1: the scale of the change in the housing target for the District:



- 2.7 Although the base date of the evidence base for the OAN, published in November 2016, was 2014 (the 2014 based demographic and employment projections), the OAN for the Local Plan was applied to a Plan Period starting in 2013/2014. Supply in that first year of the Plan Period was particularly low.
- 2.8 The Council has taken action to increase supply; it removed the phasing limits on the 2011 Core Strategy strategic growth locations; it granted permission on draft allocations in the emerging Local Plan, and it granted permission on additional sites not included in the Submission Draft Plan.
- 2.9 By 2019/20 housing supply had met and exceeded the average OAN target of 716 and this continued to be the case in 2020/21.
- 2.10 Indeed, as can be seen from Table 1 housing completions have generally been increasing over time, with only 182 completions in 2013/14 compared to 883 in 2019/20 and 847 in 2020/21 (despite having been affected recently by the pandemic regulations lock down restrictions until mid-May 2020). In each year except one, housing delivery has exceeded the minimum yearly housing target which was set out within the 2011 adopted Core Strategy of 273 homes per year, and which was the extant Plan for the housing target between

September 2011 and January 2021*¹. However this is less, in all but the two most recent years, than the yearly housing requirement set out in the new Local Plan of 716 new homes per year. Later on in this section we consider the number of homes which have now been granted planning permission and how the estimated delivery from those permissions in future years will meet the new Local Plan target.

- 2.11 Notwithstanding the steps the Council have taken to improve housing delivery, the significant change in the level of housing requirement between the 2011 Core Strategy and the Local Plan has led to a substantial shortfall accruing from the 2013 base-date of the Local Plan.
- 2.12 As set out in SP4 of the Local Plan section 1, the minimum housing target across the Plan period is 14,320. Taking into account the housing already delivered in the plan period to March 2021 of 4,161 then the remaining housing to be delivered in the Local Plan 2021-2033 is 10,159. More detail of these calculations can be found in the Council's monitoring report.
- 2.13 Further, since this Local Plan was submitted, there have been several data releases in relation to housing numbers, the latest of which being the 2018 household population projections, which showed a significant decrease in the population projections for Braintree District. This issue was considered in the section 1 examination and in his conclusions on the overall housing number contained within his final report, Mr Clews concluded (paragraph 44) that he did not consider these projections were a reliable basis for setting the housing need of Braintree District.
- 2.14 However, Mr Clews also recognised that within those population projections, there was a difference in the mortality rate which resulted in 92 fewer households each year forming in the District. He acknowledged (in paragraph 48 of his report) that this might lead to a disparity between the housing requirement and the future need for housing in Braintree (i.e. that the housing requirement of 716 dpa is likely to be above OAN, taking into account the latest mortality rates). However, he did not regard this as being a sufficiently meaningful change to justify a delay the plan making process by requiring a review the housing requirement. This provides an important context, particularly when considering the extent to which any 'headroom' in overall supply above the housing requirement is required.
- 2.15 Finally, since the submission of the Local Plan, significant further work has also been undertaken on the sites within the trajectory with many of these having planning permission, noting that the Garden Communities which were areas of search rather than full allocations are no longer part of the trajectory.

* The Braintree District Local Plan Section 1 was adopted on 22 February 2021 and at that point replaced the Core Strategy in terms of the housing target.

As such it is considered that, as generality, the sites within the Local Plan are more certain to come forward than they were on submission.

Sites within the Housing Supply

- 2.16 Figure 2 illustrates the trajectory of housing supply in Braintree District over the Plan Period 2013-2033. This reflects the trajectory which is included as Appendix 1 of this Topic Paper and reflects planning permissions and completions up to 31 March 2021. The Council proposes that the updated trajectory should replace the 2017-based trajectory in the Submitted Plan (Appendix 1), and that Figure 2 in this Topic Paper should also be added to the Plan to illustrate the trajectory.
- 2.17 Table 2 sets out information on actual and projected net housing supply from the 2013 base date compared to the average annual target. The comparison is as would apply if the housing requirement remained constant throughout the Plan Period.

Figure 2: housing trajectory 2013-2033 Braintree District

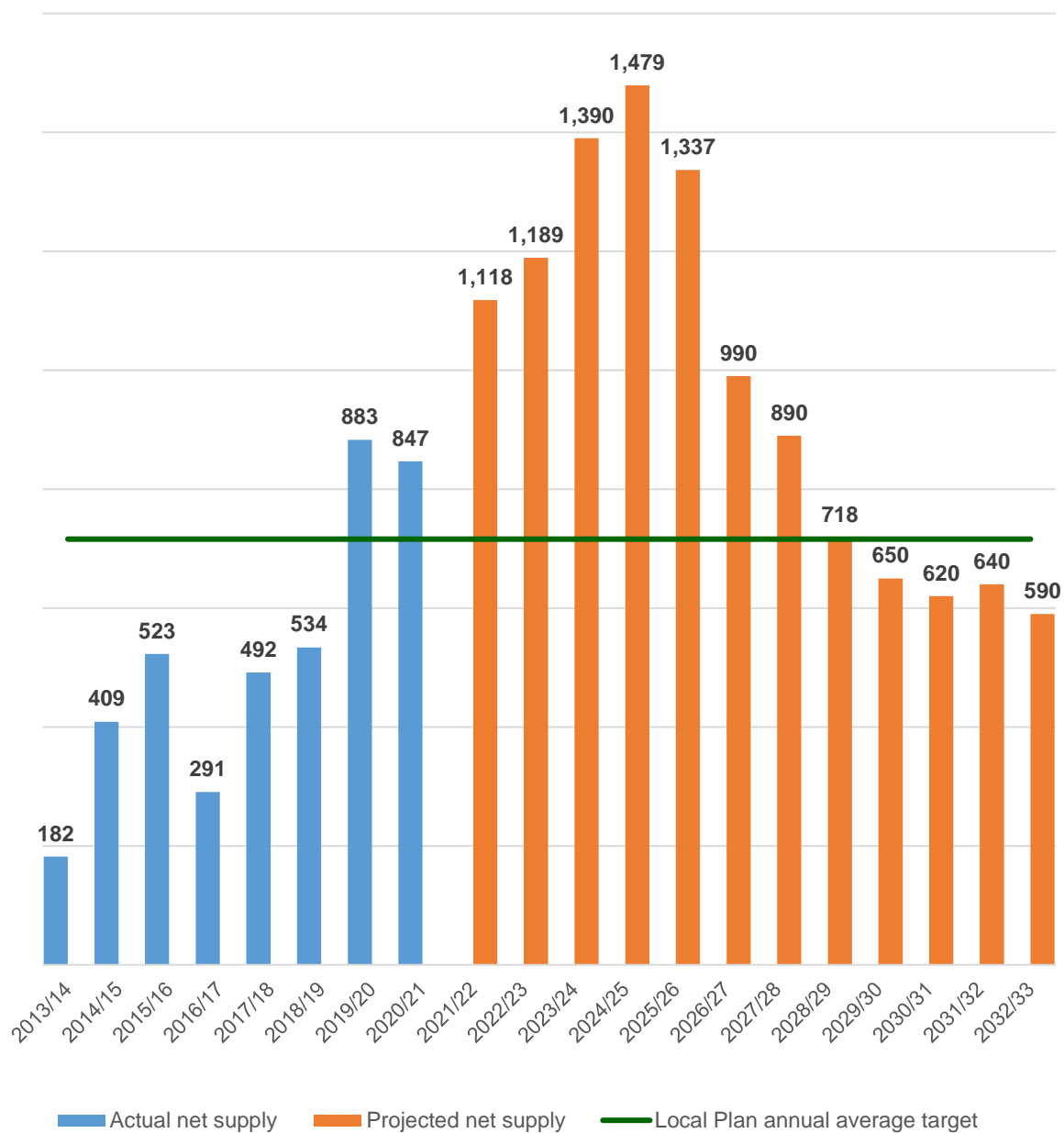


Table 2: Net housing supply 2013-2033 Braintree District (C3 Use Class only)

Year	Net dwelling supply	Cumulative dwelling supply	Annual average target	Cumulative target	Supply compared to target in that year	Cumulative deficit/ surplus against target at year end
2013/2014	182	182	716	716	-534	-534
2014/2015	409	591	716	1432	-307	-841
2015/2016	523	1114	716	2148	-193	-1034
2016/2017	291	1405	716	2864	-425	-1459
2017/2018	492	1897	716	3580	-224	-1683
2018/2019	534	2431	716	4296	-182	-1865
2019/2020	883	3314	716	5012	167	-1698
2020/2021	847	4161	716	5728	131	-1567
2021/2022	1,118	5279	716	6444	402	-1165
2022/2023	1,189	6468	716	7160	473	-692
2023/2024	1,390	7858	716	7876	674	-18
2024/2025	1,479	9337	716	8592	763	745
2025/2026	1,337	10674	716	9308	621	1366
2026/2027	990	11664	716	10024	274	1640
2027/2028	890	12554	716	10740	174	1814
2028/2029	718	13272	716	11456	2	1816
2029/2030	650	13922	716	12172	-66	1750
2030/2031	620	14542	716	12888	-96	1654
2031/2032	640	15182	716	13604	-76	1578
2032/2033	590	15772	716	14320	-126	1452

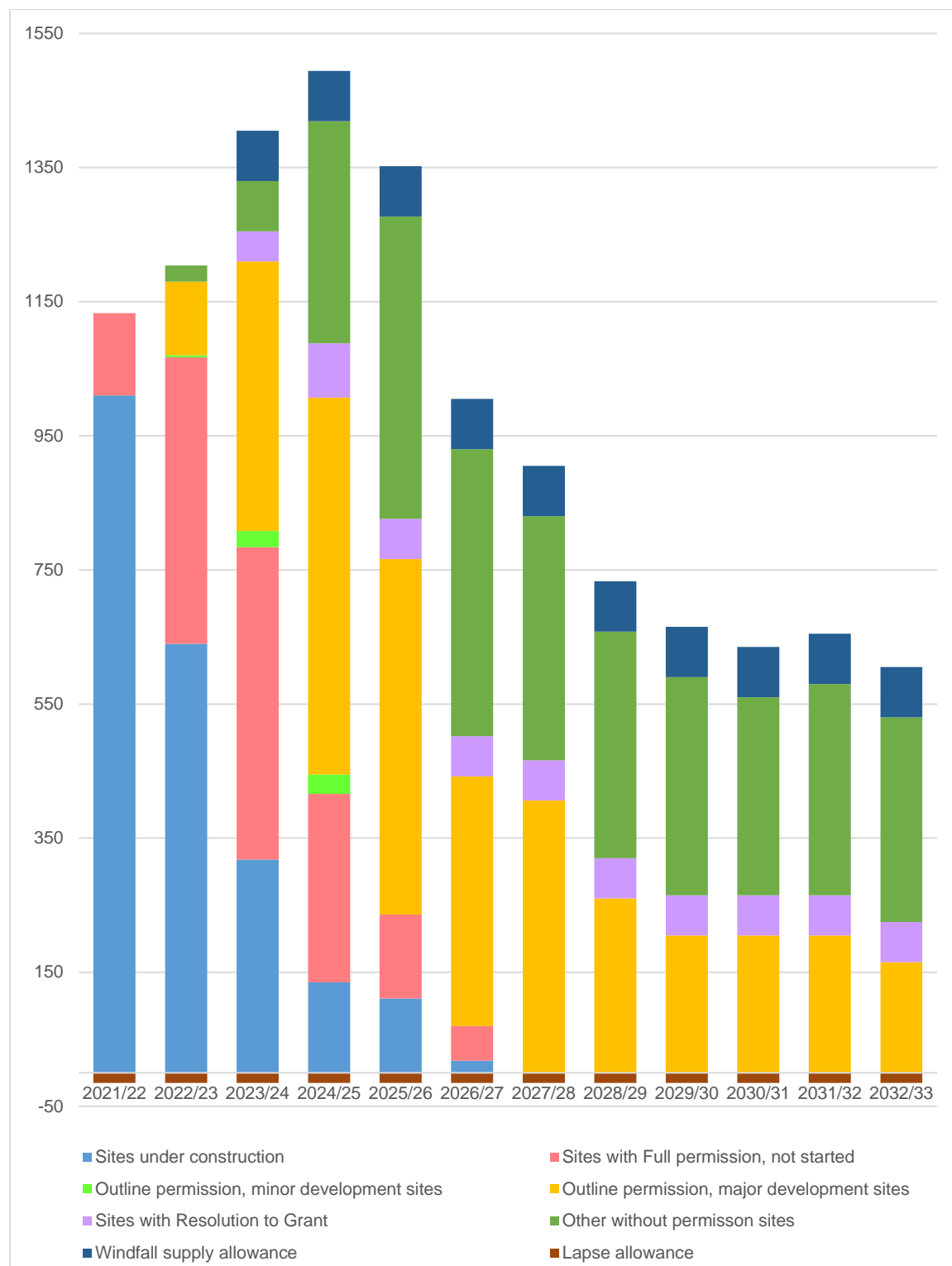
2.18 The supply over the Plan Period, by planning status as at 31 March 2021, is summarised in Table 3 below.

Table 3: Projected supply 2013-2033 by planning status as at 31 March 2021:

Source of supply	Dwellings
Net dwellings completed 2013-2021	4,161
Plots on sites under construction	2,232
Sites with full permission and not yet under construction	1,474
Sites with outline permission, minor development (less than 10 dwellings/0.5 ha.)	56
Sites with outline planning permission, major development (10 dwellings or more or 0.5 ha. or more)	3,422
Sites without permission, with a Resolution to Grant (S106 sites)	606
Other allocated sites in the Local Plan section 2 without permission	3,251
Plus windfall allowance, 2023-2033	750
Lapse allowance 2021-2033	-180
Total projected supply 2013-2033	15,772

2.19 This is illustrated in the chart Figure 3, which shows the supply by planning status at 31 March 2021, year by year over the remainder of the Plan Period, 2021-2033.

Figure 3: Housing supply over the remainder of the Plan Period by planning status



- 2.20 A total of 3,857 dwellings in the supply on allocated sites were without permission at 31 March 2021. This includes three sites with a total capacity of 606 dwellings that had a Resolution to Grant subject to signing of a Section 106 Agreement; one of those sites (Towerlands Park, 575 dwellings) was granted outline permission on 9 April 2021 and Reserved Matters for the first phase on this site (120 dwellings) are currently in preparation. The majority of the remaining homes in this category (i.e. allocated sites not with a Resolution to Grant) are to be located on two strategic allocations within this Section 2 Local Plan, at Feering (795 dwellings in total of which 755 are included in the 2021-2033 supply, outline planning application planned to be submitted 2022/23) and at Land East of London Road Great Notley (1,750 dwellings, outline planning application planned to be submitted 2021/22). Four sites in this category, with a total supply of 479 dwellings had current planning applications pending consideration, of which the largest was Wood End Farm Witham (400 dwellings).
- 2.21 Of the 3,478 dwelling sites with outline planning permission at 31 March 2021, 56 were for Minor development (sites for less than 10 dwellings or 0.5 hectares site area). A total of 926 dwellings from sites with outline permission are on sites where a Reserved Matters or a Full application has been submitted and is pending consideration; 888 of these were on Major development sites. Of the remaining 2,534 dwellings from Major development sites with Outline permission, 520 were from sites for which Reserved Matters are in preparation, with formal pre-application discussions taking place.
- 2.22 Appendix 5 to this topic paper provides a list of all the residential or part residential allocations which are made in the Local Plan. The Inspectors will note that the majority of the allocations within the Plan are already commitments: they have either already been completed or are under construction or have planning permission or a resolution to grant planning permission. This includes major strategic allocations such as South West Witham (665 homes), land West of Panfield Lane (825), Straits Mill (1,000) and Towerlands Park (575). A planning application is currently pending consideration for Wood End Farm (400).
- 2.23 In line with the Letwin review, and in order to ensure that a range of sites are available for a range of different builders in different economic conditions, the authority has allocated a range of different site sizes which make up the overall supply as set out above. A breakdown of these can be seen in Table 4 below

Table 4 Summary of sites by size category: supply trajectory 2017-2033 as at 31.3.2021

Size of net site capacity	No. of sites	Net no. of dwellings in supply forecast 2017-2033
1,000+ dwellings	2	2,750
500-999 dwellings	4	2,820
200-499 dwellings	10	2,846
100-199 dwellings	10	1,328
50-99 dwellings	23	1,571
10-49 dwellings	67	1,376
1-9 dwellings	525	1,122
Nil net change (redevelopment of dwelling)	45	0
Net loss (mainly of -1 dwelling)	15	-16

- 2.24 The Council consider that this is an appropriate range of site sizes in order to deliver the housing needs of the District across the lifetime of the Local Plan. Future windfall sites are not included in this assessment but it is considered likely that most of these would be smaller sites, which would be of particular benefit to the small and medium sized builders.
- 2.25 In considering the build-out rates of the sites within the housing trajectory the Council has worked through a number of information sources including;
- Direct contact and returns with site owners/agents
 - Statements of Common Ground with strategic site developers
 - Our experience and knowledge of the time taken for sites to come forward in the District
 - The timescales and delivery rates set out within published national studies
- 2.26 Appendix 2 sets out information on large sites in the supply.
- 2.27 Appendix 3 sets out information on correspondence with developers, agents and landowners.
- 2.28 Appendix 4 sets out information on lead times and delivery rates on recent developments in Braintree District.
- 2.29 Having taken all this evidence into account, the Council is confident that it has a deliverable and viable supply of housing within the Local Plan to meet the minimum housing requirement across the plan period.

The residual Plan Period supply 2021-2033 and the buffer

- 2.30 Table 5 summarises information on the residual Plan Period projected supply and the margin of headroom when compared to the residual target.

Table 5: Projected supply 2021-2033 and residual target	
Total Plan Period target 2013-2033	14,320
Net supply, C3 Use Class, 2013-2021	4,161
Residual Plan target 2021-2033	10,159
Projected net supply 2021-2033 in trajectory, C3 use class	11,611
Surplus in projected supply 2021-33 compared to residual target	1,452
Percentage surplus compared to residual target	14.29%

- 2.31 The projected housing supply has been reduced relative to the supply when the Plan was submitted by:
- The deletion of the Garden Communities, removing 3,650 dwellings from the projected supply
 - The deletion from the projected supply of a small number of sites after reviewing against current information on constraints (the largest being land off Station Road Braintree (100); land at Chapel Hill Braintree (60), and land East of the High Street Halstead (50). It should be noted however that as these sites are within the development boundaries of main towns, they could come forward as windfall proposals during the life of the Local Plan.
- 2.32 However, mitigating these factors:
- Nearly 2,300 dwellings have been added to the projected supply from permissions on major development sites (10 or more dwellings) added since the 2017 Submission Draft trajectory
 - The housing target has not changed, as the Local Plan section 1 Examination Inspector has confirmed the housing target as 716 dpa
 - The projected supply is front-loaded; on the basis of the existing identified supply delivery would have reduced in the later years of the plan, but in practice the Review of the Plan will commence immediately on adoption, on the basis of the current Standard Methodology target or its successor. At present there is considerable uncertainty about the level of the future target (although the 2021 Standard Methodology target, at 831, is lower than the Local Plan target 2021-2033 of 847)
 - Many of the draft allocations proposed in the 2017 Submission Draft Trajectory are already coming forward with permissions, and some are under construction; providing a stronger measure of confidence and reducing the need for headroom/flexibility

- The Black Notley Growth Location is not proposed to be constrained to be phased with the estimated supply of 90 dwellings post 2033. With four developers involved, and pre-application discussions underway, there is potential for increased supply within the Plan Period
- 2.33 The projected supply in the Plan provides a potential supply that amounts to a buffer of over 14% against the residual target, which was the intended application of the buffer. This is in excess of the suggested 10% allowance against sites being slower in coming forward.
- 2.34 Section 6 of this Topic Paper lists a number of suggested modifications to be made to the submitted Section 2 Plan in order to reflect the above changes since the plan was submitted to policy LPP17 and its supporting text.

3 The Five Year Supply assessment

- 3.1 The Plan needs to identify a five year supply of deliverable sites for the five year period from the date of adoption. Working on the basis that the Plan is expected to be adopted in either 2021 or 2022, this report tests that requirement for the 5 year period 2021-2026; and for the 5 year period 2022-2027.
- 3.2 In line with the current requirements of the Housing Delivery Test (HDT) the 5 year supply target for Braintree District would currently include the application of a 5% buffer. Taking into account delivery 2020/2021, it is expected that this will remain the case when the 2021 Housing Delivery Test Results are announced by the Government. The requirements for maintaining 5 year housing supply may change in the future, however for the purposes of this assessment, we have assumed that the 5% buffer requirement remains in place.
- 3.3 Comparing the net dwelling supply 2013-2021 to the housing requirement of 716 dpa, there was a cumulative shortfall in supply at 2021 of 1,567 dwellings.
- 3.4 The report tests the supply against the default approach whereby the past shortfall is made up within the first 5 years of a five year supply period (the Sedgefield approach).

Table 6 i): The Five year supply 2021-2026, target requires projected cumulative shortfall at 2021 to be made up within 5 year period

i)	Basic annual average target of 716 X 5	3,580
ii)	Cumulative shortfall at 2021	1,567
iii)	Basic target plus shortfall	5,147
iv)	Basic target plus shortfall plus 5% buffer = projected 5 year supply target 2021-2026 by this approach	5,404
v)	Annual average target 2021-2026	1,081
vi)	Projected supply 2021-2026	6,513
vii)	Five year supply position	6.03
viii)	Projected surplus	1,109

Table 6 ii) The projected progress to making up the shortfall within the five year period 2021-2026 on this basis:

Base target 2021-2026 (716 X 5)							3,580
Accumulated shortfall at 31.03.2021							1,567
Base target plus shortfall							5,147
Plus 5% buffer							257
= target to identify supply for 5 years							5,404
Annual average to identify 2021-2026 (including 5% buffer)							1,081
	Forecast supply	Forecast supply in excess of annual average Plan Target 716	Cumulative supply within 5 year period 2021-2026	Cumulative target within 5 year period 2021-2026 (incl. 5% buffer)	Cumulative supply compared to cumulative target within 5 years	Extent of cumulative shortfall against Plan target	
2021/2022	1,118	402	1,118	1,081	37	-1,567	
2022/2023	1,189	473	2,307	2,162	145	-1,165	
2023/2024	1,390	674	3,697	3,243	454	-692	
2024/2025	1,479	763	5,176	4,323	853	-18	
2025/2026	1,337	621	6,513	5,404	1,109	+745 (surplus)	

Table 7 i): The Five year supply 2022-2027, target requires projected cumulative shortfall at 2022 to be made up within 5 year period

i)	Basic annual average target of 716 X 5	3,580
ii)	Projected cumulative shortfall at 2022	1,165
iii)	Basic target plus shortfall	4,745
iv)	Basic target plus shortfall plus 5% buffer = projected 5 year supply target 2022-2027 by this approach	4,982
v)	Annual average target	996
vi)	Projected supply 2022-2027	6,385
vii)	Five year supply position	6.41
viii)	Projected surplus	1,403

Table 7 ii) The projected progress to making up the shortfall within the five year period 2022-2027 on this basis:

Base target 2022-2027 (716 X 5)					3,580	
Accumulated shortfall at 31.03.2022					1,165	
Base target plus shortfall					4,745	
Plus 5% buffer					237	
= target to identify supply for 5 years					4,982	
Annual average to identify 2022-2027 (including 5% buffer)					996	
	Forecast supply	Forecast supply in excess of annual average Plan Target 716	Cumulative supply within 5 year period 2022-2027	Cumulative target within 5 year period 2022-2027 (incl. 5% buffer)	Cumulative supply compared to cumulative target within 5 years	Extent of accumulated shortfall against Plan target at start of year
2022/2023	1,189	473	1,189	996	193	-1,165
2023/2024	1,390	674	2,579	1,993	586	-692
2024/2025	1,479	763	4,058	2,989	1,069	-18
2025/2026	1,337	621	5,395	3,986	1,409	+745
2026/2027	990	274	6,385	4,982	1,403	+1,366

- 3.5 As can be seen from the tables in both the 5 year periods, the Council can show over a 5 year housing land supply, whether the plan is adopted in 2021 or 2022 (6.03 and 6.41 respectively). However, it should be noted that the shortfall is only made up in Year 5 for the 2021-26 period (see Table 6 (ii)) and in year 4 within the 2022 -2027 period (See Table 7 (ii)). Whilst, as can be seen from the tables, forecast supply is significantly above the annual average of 716, the existing shortfall of dwellings is significant.
- 3.6 The Council considers that this represents a robust position which demonstrates that the Council will have (in excess of) a 5 year housing land supply on adoption. However, the Council is aware that as recently as last year, the Council had to provide a 20% buffer in the 5 year housing land supply due to the results of the Housing Delivery Test. It also appreciates that 881 houses within the 5 year supply are from sites without planning permission and 186 houses are on sites which have a resolution to grant planning permission.
- 3.7 The Council considers that the inclusion of a 5% buffer is appropriate, and there is the requisite 'clear evidence' to include those sites without planning permission within the 5 year supply. If that approach is considered to be sound, then no adjustments to the housing requirement (or supply) would be necessary.

- 3.8 However, if, contrary to the Council's case, the Inspector were to conclude that the appropriate approach was to either exclude these sites without the benefit of planning permission, or to include a 20% buffer within the 5 year housing land supply, then this may reduce the housing supply to a level at, or below, 5 years on adoption. In such circumstances, the Council would wish to promote the option of a stepped housing requirement. Whilst there are a number of alternative options, in general the 'step' would involve reducing the housing requirement below the annualised requirement of 716 dpa in the period up to adoption of the Local Plan section 1; with a corresponding increase in requirement above 716 dpa from the date of adoption of the Local Plan section 1. This would have the effect of reducing, but not eliminating, the shortfall.
- 3.9 The inclusion of a stepped requirement in such circumstances would be appropriate given:
- Policy SP4 stipulates that the *"annual housing requirement figures set out below [716dpa for Braintree] will be used as the basis for assessing each authority's five-year housing land supply, subject to any adjustments in Section 2 of each plan to address any undersupply since 2013"*. There is, therefore, a 'hook' within the strategic housing policy for adjusting the annualised requirement within Local Plan section 2
 - The 2019 NPPG recognises that a stepped housing requirement may be appropriate where there has been a significant change in the level of housing requirement between emerging and previous policies. As has been highlighted above, this is clearly the case in respect of Braintree District Council. Although the 2019 NPPG does not directly apply, this guidance simply codifies practice which had occurred in relation to plans promoted under the 2012 NPPF/NPPG.
 - As can be seen from the tables and figures above, the delivery of housing is already front loaded into the first 5 years of the plan from adoption, and is well above the annualised requirement.
- 3.10 The Council emphasises that a stepped housing trajectory would only be promoted if – contrary to its position – the inspector concludes that it cannot demonstrate a robust 5 year supply of housing.

The Standard Methodology Target

- 3.11 Because the Plan is being examined under the 2012 NPPF, the Standard Methodology approach introduced in the 2018 NPPF does not apply to this Local Plan housing target. Work on the review of the Plan, which will start on adoption, will be on the basis of the Standard Methodology approach to definition of the housing target, either in its current form or in a revised form if that is introduced following on from the Planning White Paper.

- 3.12 The Council understands that consideration of the Standard Methodology target is not directly applicable to the Plan. However, it considers that the Standard Methodology target is of relevance for a number of reasons: (i) because any review of the plan will be based on this assessment and (ii) because the Standard Methodology formula captures the effect of past local supply by applying the local housing affordability ratio. It is notable that the supply in the Plan would comfortably meet the five year supply target based on the Standard Method formula.
- 3.13 Leaving aside possible future changes to the Standard Methodology formula as a result of Government policy; in terms of the current formula the Standard Methodology Target changes each year, the changing variables in the formula being:
- The average annual increase in the number of households over the rolled forward decade according to the ONS 2014 based household projections
 - The local housing affordability ratio, reflecting changes to average house prices and changes to workplace-based average earnings
 - For the 5 year supply target, the annual review of the buffer following the Housing Delivery Test results
- 3.14 The 2020 Standard Methodology target (from 2020) was 858 dpa; with the 5% buffer added this increased to 901. The 2021 Standard Methodology Target is 831; with the 5% buffer added this increases to 873. The reduction in target compared to the previous year is in part because the ONS projected annual increase in households reduced from 617 to 611; but also because the Braintree District local housing affordability ratio reduced from 10.25 as published in March 2020 to 9.77 as published in March 2021.
- 3.15 The calculation of the Standard Methodology Target for 2021-2026 is shown below in Table 8, together with the 5 year supply position 2021-2026 according to the 2021 target. It is not possible to know at this stage what will be the Standard Methodology target for the five year supply period 2022-2027.

Table 8: Five year supply position 2021-26 based on 2021 Standard Methodology Target

Stage 1: setting the baseline: the ONS 2014 based household projections		
i)	Average annual increase in households 2021-2031 Braintree District	611
Stage 2: adjustment to take account of 2020 local housing affordability ratio		
ii)	Braintree District affordability ratio 2020 (published March 2021)	9.77
iii)	Adjustment factor: (Local ratio minus 4) divided by 4, and then multiplied by 0.25	0.360625
iv)	= Local affordability ratio to apply to projected increase in households	1.360625
v)	5 years' worth of target before buffer applied, based on 2014 household projections 2021-2031 and 2020 affordability ratio published March 2021	4,157
vi)	= baseline annual target after application of local affordability ratio and before buffer is applied	831
Stage 3: Capping the increase		
vii)	The effect of the local affordability ratio is capped at a maximum of 1.4. As Braintree District is currently below 1.4, this makes no change	
Stage 4: Application of the buffer:		
The 2021 Housing Delivery Test confirmed the buffer is set at 5%		
viii)	Annual target (831 + 5%)	873
ix)	Five year supply target 2021-2026 (4,157 + 5%)	4,365
x)	Projected 5 year supply 2021-2026	6,513
xi)	Five year supply position 2021-2026	7.46
xii)	Projected surplus	2,148

Communal accommodation

- 3.16 The Submission Draft Local Plan in 2017 did not count communal accommodation changes towards the housing supply assessment, and communal accommodation had not been counted towards supply in the District before then. The Plan does not count changes in C2 accommodation towards supply, and the following information is provided as background only; it is not included in the calculations above.
- 3.17 Since the submission of the Plan, the NPPF (2018 and 2019) and the Housing Delivery Test have clarified the calculation of the contribution from communal accommodation development. There are no universities or residential colleges in the district, and for non-student communal accommodation the supply contribution is calculated by dividing the additional rooms by 1.
- 3.18 The total new rooms 2013-2021 was 90.
- 3.19 The projected total new rooms 2021-2033 is 145.

- 3.20 The projected potential total new rooms 2013-2033 is 235, which divided by 1.8 would equate to a contribution to supply of 130 dwellings.
- 3.21 There were 173 losses of C2 rooms over the period 2013-2021, which would equate to 96 dwellings. However, these losses were not straight forward:
- 3.22 The majority of these losses (111 rooms) were regeneration schemes for the conversion or redevelopment of long term vacant rooms in social-rented sheltered housing which had shared bathroom and kitchen facilities. These had become hard to let, and the planning statements accompanying the planning applications indicated that occupancy had been run down in preparation for the regeneration schemes.
- 3.23 In addition to these schemes, Foley House a residential home for elderly deaf/blind people, was closed in 2016 following a critical CQC report, but although there were 21 rooms only a small number were occupied; a planning application to convert the building into 18 apartments was granted in March 2021. ²
- 3.24 The Grangewood Centre was officially closed in July 2013, and previously provided 15 places for people with physical disabilities. The Centre was redeveloped to provide 25 dwellings.
- 3.25 Homebridge Manor was converted from a 23 bedroom care home to 13 apartments, but the care home developer went into administration before the bedrooms were occupied; the 23 rooms were never counted towards supply, and never met housing need in practice.
- 3.26 If all of the apparent losses 2013-21 are taken into account, the projected net increase over the Plan Period would amount to 59 rooms, which divided by 1.8 would be an equivalent of 33 dwellings.

4 Providing suitable homes for a range of groups

Affordable Homes

- 4.1 The evidence base for the Local Plan sets out a need for 212 affordable houses per year within the Braintree District against a total housing need of 716 new dwellings per year. As this is substantially below the overall housing target and in line with the PPG guidance the overall housing number was felt to be sufficient to deliver the indicated level of affordable housing need. 212 affordable houses per annum represents 29.6% of the total number of homes to be delivered each year. In order to deliver this need, the Local Plan proposes 30 or 40% of homes to be delivered as affordable housing on

² The Council has obtained confirmation from MHCLG Housing Policy that in the case of sites such as Foley House where the communal accommodation use ceased before communal accommodation was monitored in the Housing Delivery Test those losses should not be reported when the new development takes place

various sites in line with detailed criteria set out in Policy LPP 33 Affordable Housing;

A target of 30% of the total number of residential units should be delivered as affordable on sites in Braintree, Witham, Halstead and Sible Hedingham, as well as sites which may be functionally related to these areas and adjacent to them, albeit technically in adjoining parishes.

A target of 40% of the total number of residential units should be delivered as affordable on all other sites in the District.

The threshold on sites that the above applies to is 15 dwellings (or 0.5ha) in Braintree, Witham and Halstead and 10 dwellings or more with a maximum combined gross internal floorspace of 1,000sqm.

- 4.2 The affordable housing thresholds, locations and % of affordable housing to be secured on sites, remains as per the current affordable housing policy contained within the Districts 2011 Core Strategy (Policy CS2 Affordable Housing), which was uplifted from the 30% District wide target in the 2005 Local Plan.
- 4.3 The Council can therefore demonstrate a strong history of delivery of affordable houses, at this level across a range of site sizes and locations. This includes very large sites on the edges of the main towns such as that at land adjacent to Lodge Farm, Witham (15/00430/OUT) where an up to 665 home scheme (as amended) has secured 30% affordable housing; large sites adjacent to villages in the District such as land adjacent to Braintree Road at Cressing (225 dwellings) which is delivering 40% affordable housing on site, and smaller developments in the towns delivering 30% affordable housing and in villages delivering 40% affordable housing such as land adjacent Ashen Road, Ridgewell (19/00635/FUL)
- 4.4 Given the mixture of site sizes available in the Local Plan and the long history of achieving these levels of affordable housing from a range of sites it is considered that the levels of affordable housing required by the policy will be secured. In addition, with a number of active registered social landlords also bringing forward schemes which include a higher percentage of affordable housing, it is considered that the Plan makes an adequate provision of affordable housing. The detailed tenure mix of each site depends on local circumstances at the time of delivery and further detail of what is expected from a developer will be set out in an update to the Council's Affordable Housing Supplementary Planning Document.
- 4.5 In addition to the overall percentage of affordable housing, the local planning authority is conscious of the geographical spread of these affordable homes across the more rural parts of the District as well as the main urban areas. Housing allocations within the Local Plan are across the District, with all major settlements having some allocated housing growth. However, in order to ensure that smaller villages also have the opportunity to develop affordable housing, policy LPP34 Affordable Housing in Rural areas allows for sites to be

developed in rural areas, where there is an identified need for affordable housing which is not being met through market sites. These sites would be small sites of 15 or less new dwellings, would not provide more than 30% market housing and will be adjacent to settlements with a population of less than 3,000.

- 4.6 The affordable housing policy LPP33 includes provision that all sites should provide a mix of both affordable home ownership options as well as rental properties to ensure a range of options. A mix of unit types for each site based on local needs at the time of the planning application are also required. Whilst these are dealt with on a site by site basis at the pre application stage, based on the housing need in the vicinity at that time, the LPA intends to update its 2006 SPD on Affordable Housing to provide more general advice and support to developers looking to build in the District.
- 4.7 The Council received 19 comments to policy LPP33. On the whole, the responses were supportive of the policy but the following issues were raised
- That this would lead to too much social housing
 - That low cost home ownership should not be included
 - That reference should be made in the policy to Rentplus and the vacant buildings credit
 - Finally the HBF and one other noted that the policy may need to be more clearly worded.
- 4.8 Proposed revised wording is set out within the Council's list of proposed amendments to the Local Plan to address the clarity point of the policy. However the Council is not proposing to add in reference to Rentplus or vacant buildings credit as it considers that these would be a repeat of national policy. Other comments do not meet the requirements of the NPPF 2012.

Adaptable Housing and those with specialist needs

- 4.9 The LPA considers that the Local Plan will meet the needs for homes with those with specialist needs as set out in the NPPF.
- 4.10 Policies LPP33 and LPP37 Housing Mix and Density both set out a that a range of house, sizes, types and tenures will be provided across all developments to ensure that there are a range of property types available in the District for different purposes. This includes an appropriate amount of wheelchair accessible bungalows and other wheelchair friendly properties. The policy also requires that 2% of dwellings on sites of over 500 will also be available for custom or self-build uses. This mix of house types will ensure that there are a range of properties available on the market to those with different needs.
- 4.11 There were 18 comments to this policy received in the 2017 consultation. The vast majority were related to issues of density, supporting the policy or noting issues with specific sites. However, there were a number of comments which considered that more flexibility should be given in terms of compiling with the

housing mix of the SHMA and that the additional requirements for accessible buildings and custom and self build homes should not be included.

- 4.12 The Local Plan also includes policy LPP35 on Specialist Housing which is specifically to provide specialist housing provision such as those for the elderly or disabled. This includes C2 residential institutions where there is usually some element of care, but can in some cases be self-contained homes which are specially adapted for particularly needs.
- 4.13 As well as some specific allocations for specialist housing, this is a criteria based policy which sets out when new sites for specialist housing, or extensions to existing sites will be considered.
- 4.14 There were 9 consultation responses to policy LPP35, these were generally related to specific sites, however one member of the public did comment that the policy did not deal with sufficiently with the needs of older people. However it is considered that the policy and the plan does adequately deal with this issue adequately for the reasons set out above.

Gypsy and Travellers

- 4.15 The Council's Gypsy and Traveller Accommodation Assessment (May 2017) outlines the Council requirements for the provision for Gypsy and Traveller sites with Braintree District up to 2033.
- 4.16 The work was undertaken by Opinion Research Services on behalf of all authorities in Essex and was undertaken in accordance with the Planning Policy for Traveller Site (2015). The PPTS updated the definition for the purposes of planning policy of Gypsy and Travellers. The baseline date for the study is September 2016.
- 4.17 The study looks at needs for group which meet the definition as set out in Annex 1 of the PPTS and those that do not.
- 4.18 The evidence base was compiled using desk-based review and survey of Travelling Communities. Due to the transient nature of many travelling communities survey work was undertaken during the non-travelling season. Those living in bricks and mortar households were also surveyed.
- 4.19 In order to calculate current and future need for sites, the current supply of pitches was assessed (Vacant pitches, pitch consents etc.), as was the current need (such as households on unauthorised developments, concealed households etc.). Future needs informing the assessment included: older teenage children in need of a pitch, households living on sites with temporary permission, new household formation and in-migration.
- 4.20 Transit provision was not assessed in the 2017 study but work was commissioned across Essex to consider this issue. Work is ongoing on this study but unfortunately the current pandemic has meant that work has had to be paused at this time.

- 4.21 The 2017 study outlines the need for Gypsy and Traveller and Travelling Showpersons (GTTS) which meet the definition and those who do not.
- 4.22 Braintree District Council's Draft Local Plan seeks to address the needs for all Travellers in the district under Policy LPP36 Gypsy and Traveller and Travelling Showpersons Accommodation.
- 4.23 Please note that the policy quotes the required need as 30. This should read 26. The figure of 6 for Travelling Showpersons plots remains unchanged.

Additional Need for Gypsy and Traveller households which meet the Planning Definition in 5 year Periods

Years	0-5	6-10	11-15	16-17	Total
	2016-21	2021-26	2026-31	2031-33	
	0	1	1	0	2

Additional need for unknown Travelling Showpeople households in Braintree by 5 year periods

Years	0-5	6-10	11-15	16-17	Total
	2016-21	2021-26	2026-31	2031-33	
	1	2	2	0	5

Additional Need from unknown Gypsy and Traveller households that do not meet the Planning Definition

Years	0-5	6-10	11-15	16-17	Total
	2016-21	2021-26	2026-31	2031-33	
	0	2	2	0	4

Additional need Gypsy and Traveller Households in Braintree that do not meet the planning definition.

Years	0-5	6-10	11-15	16-17	Total
	2016-21	2021-26	2026-31	2031-33	
	9	4	5	2	20

Additional need for unknown Travelling Showpersons households in Braintree by 5 year periods

Years	0-5	6-10	11-15	16-17	Total
	2016-21	2021-26	2026-31	2031-33	
	0	0	1	0	1*

* Please note that there is a typographical error in the evidence base document at page 29. The table above is correct.

- 4.24 The 2012 NPPF refers to the Planning Policy for Traveller Sites as the basis for assessing how travellers' accommodation needs should be assessed. This has now been superseded by the 2015 guidance. For the 5 year period

between 2016 and 2021, the 5 year supply requirement for Braintree District for Gypsy and Travellers who meet the definition is 0. For the next period 2021-2026 that need is 1 and for 2026-31 there is a need for a further 1. For the remained of the plan period no need is identified. The Council has meet the need for Gypsy and Traveller pitches up to 2026 through the planning process via the approval of 1 pitch at Gulls Meadow, Woodhouse Farm Road, Stisted (20/01287/DAC).

- 4.25 For Travelling Showpersons plots the Council's evidence shows a need for one plot between 2016 and 2021, 2 plots between 2021 and 2026 and 2 plots between 2026 – 2031. At this stage the Council has not granted permission for any new travelling showpersons plots since 2016. However the Council is seeking contributions or sites from strategic growth locations allocated within the Local Plan section 2 and is working with its own strategic investment team to identify suitable sites on which to spend these contributions.
- 4.26 In total 4 comments were made to policy LPP36 during the 2017 Local Plan consultation. None of the comments relate to the proposed figures included in the Draft Policy. One comment relates to the need to provide for Transit provision, one supports the criteria which relate to flooding, one comment is a general comment, and finally Basildon Borough Council have sought discussion to provide some of their requirement within Braintree District. With regards to this last point the Part 1 Inspector considered this issue as part of his consideration of the Duty to Co-operate and concluded that given the distance between the administrative area of Basildon Council and those of the NEAs that this was not a reasonable request (IED 08/06/18 Paragraph 9).
- 4.27 It should be noted that no sites were submitted for consideration for a Gypsy and Traveller Site. No sites were submitted for consideration as Travelling Showpersons Accommodation.
- 4.28 It is intended to provide plots and pitches at, or contribution for plots and pitches from, the Strategic Growth Locations listed below;
 - LPP18 – Strategic Growth Location – Land East of Great Notley, south of Braintree
 - LPP19 – Strategic Growth Location – Land East of Broad Road Braintree
 - LPP22 – Strategic Growth Location – Land at Feering
- 4.29 Policy LPP36 – Gypsy and Traveller and Travelling Showpersons Accommodation, includes within it the criteria to be used to assess planning applications for GTTS accommodation, if sites cannot be delivered on the strategic growth locations.
- 4.30 This policy will require updating to reflect the fact that the Garden Communities are no longer part of the strategy for Braintree District. This means that sites cannot be provided on them in the longer term.

- 4.31 Funding has been secured from Gypsy and Traveller provision from site LPP19 (18/01318/OUT) as no suitable land could be found at this growth location. A funding contribution in lieu of on-site provision of £350,000 for 5 plots has been secured through s106.
- 4.32 There is currently one pending application for a Gypsy and Traveller site in the district for four plots which is yet to be determined (20/01193).

5 Conclusion

- 5.1 The information provided in this topic paper on housing need, clearly provides sufficient detail for the Inspectors to conclude that the Local Plan, as amended, does make sufficient provision for new housing, both across the Plan period and in a 5 year supply period, including taking into account the need to provide a 5% buffer on the 5 year supply. This paper has also shown that a range of sites are being proposed both geographically and in size to meet that supply, many of which now benefit from a planning permission.
- 5.2 Policies in the Local Plan also make appropriate provision to ensure that housing built will meet a range of needs, including making sufficient provision for affordable homes and for homes meeting other specialist needs including Gypsy and Traveller provision.

6 Suggested changes to the submitted Section 2 Local Plan listed in the Housing Topic Paper

- 6.1 Braintree District Council suggest that the following modifications be made to the submitted Section 2 Plan as described in this Topic Paper:

Table 9: Suggested Modifications as a result of this topic paper

Section / Policy / Paragraph of the Section 2 Local Plan	Change	Reason
Publication Draft Local Plan Housing Trajectory (Appendix 1 Housing Trajectory)	The Publication Draft Local Plan Housing Trajectory currently within the Submitted Plan to be replaced by the updated trajectory which is Appendix 1 to this Topic Paper. It is also suggested that Figure 1 of this Topic Paper be included.	The Housing Trajectory should be replaced in order to show the up-to-date housing position within the District. The inclusion of Figure 1 of the Topic Paper within this section of the Plan enables the past and a future projected delivery of housing within the District to be clearly seen.

Paragraph 6.60	The Local Plan Housing Trajectory (Appendix 1) demonstrates has allocated an additional potential supply of at least 10% of homes over and above the Local Plan target. This is to guard against future fluctuations in the figure for objectively assessed need and to ensure that there is sufficient flexibility in the Local Plan so that if a number of sites deliver slower than anticipated for example, the objectively assessed need and the five year housing supply requirement can be met.'		The progression of time since the submission of the Local Plan has resulted in the Council's housing supply being made up from additional permissioned sites as well as allocations and this change presents that accurately.																		
Policy LPP 17 (Table)	<table><tr><th>Strategic Growth Location</th><th>Number of Homes (within the Plan period)</th></tr><tr><td>West of Braintree Garden Community</td><td>2,500</td></tr><tr><td>New Colchester Braintree Borders Garden Community</td><td>1,150</td></tr><tr><td>East of Great Notley (in Black Notley Parish)</td><td>1,750</td></tr><tr><td>Land East of Broad Road, Braintree</td><td>1,000</td></tr><tr><td>Former Towerlands Park Site, Braintree</td><td>600 575</td></tr><tr><td>Land at Feering</td><td>795 ³</td></tr><tr><td>Wood End Farm, Witham</td><td>450 400</td></tr><tr><td>North West Braintree – Panfield Lane</td><td>600 825</td></tr></table>	Strategic Growth Location	Number of Homes (within the Plan period)	West of Braintree Garden Community	2,500	New Colchester Braintree Borders Garden Community	1,150	East of Great Notley (in Black Notley Parish)	1,750	Land East of Broad Road, Braintree	1,000	Former Towerlands Park Site, Braintree	600 575	Land at Feering	795 ³	Wood End Farm, Witham	450 400	North West Braintree – Panfield Lane	600 825	It is suggested that the table contained within Policy LPP 17 is amended to delete reference to the Garden Communities which were removed from the Section 1 Plan. It should also be updated to reflect changes to the capacity on some of the other Strategic Growth Locations.	
Strategic Growth Location	Number of Homes (within the Plan period)																				
West of Braintree Garden Community	2,500																				
New Colchester Braintree Borders Garden Community	1,150																				
East of Great Notley (in Black Notley Parish)	1,750																				
Land East of Broad Road, Braintree	1,000																				
Former Towerlands Park Site, Braintree	600 575																				
Land at Feering	795 ³																				
Wood End Farm, Witham	450 400																				
North West Braintree – Panfield Lane	600 825																				

³ Since the Submission Plan trajectory was published in 2017, part of the original proposed Strategic Growth Location site at Feering has been granted planning permission and is now under construction for the development of 162 dwellings. This has now been listed separately and is not included in the Strategic Growth Location potential of 795 dwellings to 2033 as listed in Policy LPP 17. The potential supply of 795 dwellings includes the Crown Estates site FEER232/FEER233, where there is additional potential of 40 dwellings forecast to be developed 2033/34, post Plan Period; and also the site FEER 230 with an estimated capacity of 40 dwellings, forecast to be developed within the Plan Period.

List of Appendices

Appendix 1 – Full Site Trajectory 2017-2033 (updated to 31st March 2021)

Appendix 2 – Assessment of Large Sites

Appendix 3 – Correspondence with Developers, Agents and Land Owners

Appendix 4 – Lead Time and Delivery Rates Evidence

Appendix 5 – Progress of the housing allocations in the Submission Draft Local Plan

Explanatory note to Appendix 1, housing trajectory

The sites shown in blue type are sites which are additional to the housing trajectory set out in the 2017 Submission Draft Plan

The red type indicates amended information, compared to 2017, on sites that were included in the 2017 Submission Draft Plan.

The information set out in the 2021 trajectory takes into account planning permissions granted, Resolutions to Grant permission, and information recorded on dwelling commencements and completions up to 31 March 2021.

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes	
Completed																										
	11/1728 14/0777	576058	223990	Completed	Braintree	Bocking Blackwater	The Kings Head Inn 52 Bradford Street	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Completed 1 year earlier than forecast	
	17/2235	576257	223713	Completed	Braintree	Bocking Blackwater	8 Valley Road	0	-1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1	Demolition, replacement with 2 new homes, post Plan submission windfall	
	17/1317 19/881/VAR	577334	224078	Completed	Braintree	Bocking Blackwater	Land adjacent 28 Cavendish Gardens	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Construction started 15.01.2019, completed Dec 2020	
	14/1587	577510	222618	Completed	Braintree	Bocking Blackwater	275 Coggeshall Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Erection of side extension to form separate dwelling; completed a year before forecast	
BOB20H	14/1116 17/0528	576993	223922	Completed	Braintree	Bocking Blackwater	Former Garage site at Falkland Court/Land north of Edinburgh Gardens	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Completed 1 year earlier than forecast	
BOB239	16/0315	576609	223374	Completed	Braintree	Bocking Blackwater	157 Coggeshall Road and land to rear (Ushers Meadow)	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Completed Aug 2018, was forecast 2017/18.	
	16/0663	576385	223721	Completed	Braintree	Bocking Blackwater	Land rear of 39-41 Julien Court Road, adj 11a Beaufort Gardens	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
	18/0755	577946	223500	Completed	Braintree	Bocking Blackwater	10 Broadoaks Crescent	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall	
BOB 38H	15/0903	575921	223287	Completed	Braintree	Bocking Blackwater	Former Health Clinic site Coggeshall Road	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14		
	17/0198 17/2270	576080	224135	Completed	Braintree	Bocking Blackwater	104a Bradford Street	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4		
	17/0145 18/0280	575739	223292	Completed	Braintree	Bocking Blackwater	St Lawrence Surgery 4 Bocking End	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	New permission added 1 flat, increasing capacity from 4 to 5	
	16/0593	576600	223812	Completed	Braintree	Bocking Blackwater	Land adjacent 11 Bedford Close	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast	
	14/1624	576333	224616	Completed	Braintree	Bocking North	Land adj 15 Highfield Close	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
	15/1241	575440	224496	Completed	Braintree	Bocking North	Land adjacent 20 Kings Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
	15/0153	575859	225327	Completed	Braintree	Bocking North	Builders yard, Land east of Church Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
	16/0040	576876	225250	Completed	Braintree	Bocking North	9 Thistley Green Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Redevelopment of dwelling, demolition took place earlier	
	14/1151	575852	224720	Completed	Braintree	Bocking North	101 Church Lane	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast	
	16/2140	576826	225262	Completed	Braintree	Bocking North	Evegate, and stables r/o Evegate, 1 Thistley Green Rd/Broad Rd	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Specialist housing, supported housing for people with learning disabilities, 8 separate flats and 2 bungalows, all with own bathrooms, kitchens, etc.; loss of 2 dwellings, net gain 8	
	10/1522/FUL	575786	225607	Completed	Braintree	Bocking North	The Old Forge 32 Church Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
	17/2098	575745	225051	Completed	Braintree	Bocking North	Land adj 155 Church Lane	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall	
	16/0337 16/2021	577684	226227	Completed	Braintree	Bocking North	Rusty Barn Sunnyfields Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Barn conversion; completed 1 year later than forecast	
	15/0901	577390	226572	Completed	Braintree	Bocking North	Land between 90 and 92 High Garrett (Polhawn Close)	1	3	1	3	0	0	0	0	0	0	0	0	0	0	0	0	8	Plots 1-6 under construction	
	05/2192	577646	226831	Completed	High Garrett	Bocking North	Land adj 15 Sunnyfields Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1		
	19/00320/FUL 20/00160/DAC 20/00418/DAC 20/00728/DAC 20/01417/VAR	577712	226549	Completed	Braintree	Bocking North	Trotters Rest Sunnyfields Road	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4		
	15/1430	575576	223355	Completed	Braintree	Bocking South	Land at 18 Panfield Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
	16/1771	575141	223108	Completed	Braintree	Bocking South	William House Old St Michaels Drive	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		
	14/0919	575323	224371	Completed	Braintree	Bocking South	Sandon House Panfield Lane	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Erection of 8 dwellings, net supply 7	
	16/1669	575339	223346	Completed	Braintree	Bocking South	54 Sunnyside	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year earlier than forecast	
	17/0164	575306	224266	Completed	Braintree	Bocking South	262 Panfield Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
	17/1198	575446	224017	Completed	Braintree	Bocking South	Garage site rear of 2-14 Arnhem Grove	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall	
	17/2223/FUL	575406	223650	Completed	Braintree	Bocking South	Land at Spalding Close	0	0	-28	34	0	0	0	0	0	0	0	0	0	0	0	0	6	Post Plan submission windfall. Demolition of 17 permanent homes, removal of 11 temporary homes, and erection of 34 new homes	
	19/1603/FUL	575287	223533	Completed	Braintree	Bocking South	80 and 80A Panfield Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall. Change of use from consulting room (D1 use, 80 Panfield Lane) and C3 (80A Panfield Lane) to 1 dwelling; nil net change	
	19/976/FUL 20/0881/DAC	575989	223755	Completed	Braintree	Bocking South	Gospel Hall 17 Bradford Street	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use church hall to dwelling	
	15/1530	575912	222850	Completed	Braintree	Braintree Central & Beckers Green	The Old Police Station Fairfield Road	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Conversion of former police station	
	14/1607	575753	222817	Completed	Braintree	Braintree Central & Beckers Green	Land At Units 6A And 6B New Mills Silks Way	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Conversion of 2 office units	
	15/0872	577350	222303	Completed	Braintree	Braintree Central & Beckers Green	Garage block off Mersea Way, Chelmer Road	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12		
	17/0202	577156	223419	Completed	Braintree	Braintree Central & Beckers Green	370 Coggeshall Road	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	Conversion from 2 flats to 1 house, took place a year earlier than forecast	
BRC76	15/1596	576216	222788	Completed	Braintree	Braintree Central & Beckers Green	Crossman House Station Approach	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Affordable housing scheme	
	14/1009	575874	222721	Completed	Braintree	Braintree Central & Beckers Green	Dovehouse Yard, adj BT Depot, land off South Street	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		
	16/1048	575785	223079	Completed	Braintree	Braintree Central & Beckers Green	Upper floor of Hill House and 23 Market Place	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall	
	17/1491	575803	223080	Completed	Braintree	Braintree Central & Beckers Green	First floor 13a Market Place	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall	
	16/1704	576137	222808	Completed	Braintree	Braintree Central & Beckers Green	Land rear of 164-180 South Street	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	Completed 1 year earlier than forecast	
	15/0670	575962	223240	Completed	Braintree	Braintree Central & Beckers Green																				

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
BRC 77H	18/1432/FUL	576248	222801	Completed	Braintree	Braintree Central & Beekers Grn	Timber yard east of Crossman House Station Approach	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	
	18/1985/FUL	575895	222789	Completed	Braintree	Braintree Central & Beekers Grn	82 South Street	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion 1 dwelling to 2, bet gain +1
	19/0839/FUL 19/02208/DAC	575632	223192	Completed	Braintree	Braintree Central & Beekers Grn	First floor store at 5 Rayne Road	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Site work started Nov 2020, completed March 2021
	14/00607	576254	222355	Completed	Braintree	Braintree South	16 Strawberry Close	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Conversion of 1 dwelling into 2 dwellings
	16/00445	576221	221443	Completed	Braintree	Braintree South	Land Between 48 And 50 Goldingham Drive	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Completed 1 year earlier than forecast
	15/00972	575931	222043	Completed	Braintree	Braintree South	Former Depot Challis Lane	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Completed 1 year earlier than forecast
	16/01836	575780	222474	Completed	Braintree	Braintree South	Extension adj former Rifleman PH Rifle Hill	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
	18/01035/FUL	575780	222474	Completed	Braintree	Braintree South	The Rifleman Rifle Hill	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	15/01321	575954	222644	Completed	Braintree	Braintree South	Riverside site St John's Avenue	0	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	48	
	15/00505	575508	222575	Completed	Braintree	Braintree West	Land adj 34 Godlings Way	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	18/1714/FUL	575836	221865	Completed	Braintree	Braintree West	Caretakers house John Ray Infants School Notley Road	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	Post Plan submission windfall loss. Change of use to children's day nursery, loss taken place
BRC 82	12/1344	575495	222838	Completed	Braintree	Braintree West	Old Shell Court Blandford House site 7 London Road	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	Conversion completed December 2020. 4new build dwellings completed earlier. At Submission of Plan stage the site was part completed and was forecast for completion 2017/18; site subsequently sold to new developer following death of owner
	19/1073/FUL	574468	222948	Completed	Braintree	Braintree West	305 Rayne Road	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	Post Plan submission windfall loss. Change of use to children's home C2 use 3 bedrooms for children plus 2 staff rooms;
	02/2109	574851	222738	Completed	Braintree	Braintree West	24 Maple Avenue	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Was forecast for completion 2019/20
	13/00036	567839	241052	Completed	Braintree	Bumpstead	Land adj Broadgate House 15 Church Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast
	18/2029/FUL 20/00328/VAR	569402	244186	Completed	Sturmer	Bumpstead	Part garden 11 Crunch Croft	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	10/1248	569578	244008	Completed	Sturmer	Bumpstead	Wheelchase, formerly the site of The Spinning Wheel Rowley Hill	0	2	0	7	0	0	0	0	0	0	0	0	0	0	0	0	9	Forecast was 2, 2, 2, 3. Site sold to new developer. Revised plans agreed. Development completed earlier than shown but completions not reported in system.; so completion of site actually took place ahead of SDLP forecast.
	17/1187	580525	223033	Completed	Bradwell	Coggeshall	Land adj 2 Forge Crescent	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Part garden.
	17/1294 19/01975/FUL	581793	222225	Completed	Bradwell	Coggeshall	Bradwell Hall Farm Barn C The Tithe Barn Church Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
	18/0123/COUPA 18/111/FUL	581793	222225	Completed	Bradwell	Coggeshall	Bradwell Hall Farm Barn A Church Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	17/1660	581908	225073	Completed	Bradwell	Coggeshall	Barns at Woodhouse, Compasses Road Pattiswick	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	Barns conversion; completed 1 April 2020
	13/00635	586377	222771	Completed	Coggeshall	Coggeshall	44 Colchester Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completion was 1 year later than forecast
	11/00243	584976	221036	Completed	Coggeshall	Coggeshall	Scrips Farm Bungalow Cuthedge Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	15/01575	578633	223917	Completed	Stisted	Coggeshall	Jenkins Farm Barns Kings Lane	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
	17/2190	584908	223426	Completed	Coggeshall	Coggeshall	Land east of Tilkey Road	0	1	3	1	0	0	0	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall. Developer Nevill Developments, completed August 2020. Erection of 3 bungalows and 2 X 2-storey dwellings
COGG 181	18/1673	585754	223387	Completed	Coggeshall	Coggeshall	Turner Mews Land between A120 and Tey Road	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9	Completed January 2021
	15/0605	585665	222693	Completed	Coggeshall	Coggeshall	Stable block at The Mount 71 East Street	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Actually completed 2 years ago but completion not in Building Control records; self build/custom build project
	14/01170	578701	229239	Completed	Gosfield	Gosfield & Greenstead Green	Glen Cottage Park Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment of dwelling; nil net gain
	16/00721 16/01421	578593	229402	Completed	Gosfield	Gosfield & Greenstead Green	Land between 31-33 Greenfields	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	14/1616	578034	230064	Completed	Gosfield	Gosfield & Greenstead Green	Adj 27 Meadway	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed Aug 2020
	17/1854	578138	230307	Completed	Gosfield	Gosfield & Greenstead Green	Land at Canberra Hedingham Road Gosfield	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Allowed on appeal, part garden site. Nearing completion.
	16/01031	580719	234389	Completed	Great Maplestead	Gosfield & Greenstead Green	Part garden Buttercups Cottage Church Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast
	16/00655	581246	233943	Completed	Greenstead Green	Gosfield and Greenstead Green	Land adjacent 2 Toldish Hall Cottages Toldish Hall Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year earlier than forecast
	15/00365	582863	227436	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Whitings Farm Burtons Green	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	10/00771	581215	233937	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Site of outbuilding 1 Toldish Hall Cottages Toldish Hall Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	17/00538	582275	228158	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Site of outbuilding land adjacent 1 The Haven Church Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	15/00874/FUL	581233	233985	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Land adj 1 Toldish Hall Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	19/00184/VAR	579253	230354	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	The Coach House Russells Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion from holiday let
	19/0473/FUL 20/01262/DAC	580216	231133	Completed	Greenstead Green	Gosfield and Greenstead Green	Stone Lakes Sloe Hill	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Appeal allowed 17.10.2019; Post Plan submission windfall.
	16/00738	576703	220547	Completed	Black Notley	Great Notley and Black Notley	Land adjacent 11 Dewlands	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year earlier than forecast
	09/00256	574405	220512	Completed	Black Notley	Great Notley and Black Notley	283 London Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
BLAN 115	16/00605	574449	220380	Completed	Black Notley	Great Notley and Black Notley	Land at Bakers Lane and London Road	35	48	13	0	0	0	0	0	0	0	0	0	0	0	0	0	96	Developer Crest Nicholson Eastern. Completion forecast 40, 56
	20/00138/FUL	576607	220852	Completed	Black Notley	Great Notley and Black Notley	91 The Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Retrospective permission for redevelopment of dwelling, nil net change
	19/1907/FUL	576317	220897	Completed	Black Notley	Great Notley & Black Notley	54 Witham Road Black Notley	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	14/01339	573457	221963	Completed	Braintree	Great Notley and Black Notley	Barn at Stamford's Farm Braintree Green	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	14/00985 17/01205	573322	222254	Completed	Braintree	Great Notley and Black Notley	Builders yard, Braintree Green	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	17/01848/FUL	573307	222304	Completed	Braintree	Great Notley and Black Notley	Outbuilding adjacent George Gardens Braintree Green	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of outbuilding.
	17/02192/FUL	574914	221653	Completed	Braintree	Great Notley and Black Notley	Land adj 126 London Road Braintree	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	Post Plan submission windfall. Developer Fernfield Homes

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	12/1046	574341	220571	Completed	Great Notley	Great Notley and Black Notley	176 & land rear of 174 & 176 London Rd	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
	14/0599	574301	220409	Completed	Great Notley	Great Notley and Black Notley	Land rear of 190 London Road (adj 1 Partridge Walk)	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	14/0369	574350	220520	Completed	Great Notley	Great Notley and Black Notley	Plots 3 and 4 The Laurels 180 London Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
	15/1225	573775	219989	Completed	Great Notley	Great Notley and Black Notley	Great Slampseys Farm Barn Blackley Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Barn conversion; completed 2 years earlier than forecast
	17/0421	574748	221362	Completed	Great Notley	Great Notley and Black Notley	Land rear of 158 London Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	16/1541	574279	220778	Completed	Great Notley	Great Notley and Black Notley	17 Ennerdale Avenue	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Redevelopment of garage, completed 1 year later than forecast
	16/1662	581286	230564	Completed	Halstead	Halstead St Andrews	73 High Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	15/1012 17/0729	581394	230733	Completed	Halstead	Halstead St Andrews	Land rear of 16 High Street	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
	13/1460 15/1558	581739	230996	Completed	Halstead	Halstead St Andrews	Adjacent 1 Sudbury Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	16/1017	581365	230169	Completed	Halstead	Halstead St Andrews	Land adjacent 63 Kings Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Brownfield site
	16/0361	581638	230393	Completed	Halstead	Halstead St Andrews	Land adjacent The Griffin PH Parsonage Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast
HAS11H	15/1312	582474	230117	Completed	Halstead	Halstead St Andrews	Portway Place, Central Park site Colchester Road	57	28	18	0	0	0	0	0	0	0	0	0	0	0	0	0	103	Forecast delivery rate 34 and 69
	17/1028	581636	230711	Completed	Halstead	Halstead St Andrews	Bartholemew House Colchester Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	17/1980/FUL	581321	230594	Completed	Halstead	Halstead St Andrews	Rear of 57 High Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	18/1187/FUL	581384	230635	Completed	Halstead	Halstead St Andrews	First floor over 31 High Street	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Conversion of upper floor of former bank premises
	18/1111/FUL	581312	230589	Completed	Halstead	Halstead St Andrews	Upper floors 59-61 High Street	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Conversion of upper floor
	16/2145 18/1296/VAR	582485	230238	Completed	Halstead	Halstead St Andrews	Land adjacent 1 Brook Farm Close	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Conditions being discharged and site clearance underway, commenced Oct 2018. Completion was forecast 2019/20
	17/2273 18/1533/FUL	581283	229599	Completed	Halstead	Halstead Trinity	Land adjacent Lyndale Tidings Hill	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2018/19; revised plans submitted
	18/1162/FUL	580438	230828	Completed	Halstead	Halstead Trinity	Land adj 27/29 Sloe Hill	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Referred to on plans as Plot 4.
	13/0836	580844	229630	Completed	Halstead	Halstead Trinity	Parkfields Baptist Church White Horse Avenue	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
	17/0356	581461	230165	Completed	Halstead	Halstead Trinity	32 and 34 Kings Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Change of use from office.
	13/0663	580487	230095	Completed	Halstead	Halstead Trinity	Blamsters Farm Mount Hill (specialist housing)	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
	16/0119	580672	229725	Completed	Halstead	Halstead Trinity	Land adj 24 White Horse Avenue	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	17/1432	580917	230453	Completed	Halstead	Halstead Trinity	Halstead Police Station Trinity Street	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall.
	16/0606 17/1287	580426	230834	Completed	Halstead	Halstead Trinity	Land adjacent 21 Sloe Hill	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	Revised plans increased capacity from 1 to 3, completions 1 later than forecast
	17/0742	581166	230502	Completed	Halstead	Halstead Trinity	First floor 9A Bridge Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	16/1016	576838	216792	Completed	Fairstead	Hatfield Peverel & Terling	Old School House Fairstead Hall Road	-1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Demolition of dwelling, erection of new dwelling; nil net change.
	16/0958	579780	210356	Completed	Hatfield Peverel	Hatfield Peverel	Cosycats 5 Sportsmans Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Conversion of 1 dwelling to 2
	15/0962	579074	211544	Completed	Hatfield Peverel	Hatfield Peverel	Land at St Andrews Road	21	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	Completion programmed Dec 2017 (all 25), 4 completed following year
	17/1681/FUL	580518	211276	Completed	Hatfield Peverel	Hatfield Peverel	Grounds of Massenett Wickham Bishops Road	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	Specialist supported housing. Post Plan submission windfall.
	15/0865/OUT 17/0183	579052	211803	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Land rear of 1 The Limes	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Site previously used as commercial woodyard.
	14/0488 16/01081/VAR	578987	211662	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Land rear of Swan View The Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	17/2304/FUL	578525	211441	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Hatfield Place The Street	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	Windfall loss from change of use to non-residential
	15/1287	581721	210989	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Paddock Farm Spring Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan Submission windfall permission but nil net gain. Replacement of temporary dwelling with permanent dwelling; completed April 2020
	18/0905/FUL	579225	211232	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Outbuilding at Shepherds Cottage Church Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan Submission windfall permission. Construction started 26.06.2019, completed Nov 2020
	18/0851/FUL 19/1970/VAR 19/02037/DAC 20/00211/DAC	579907	211441	Completed	Hatfield Peverel	Hatfield Peverel & Terling	The Heathers, The Wheatsheaf The Green	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	Post Plan Submission windfall permission. Allowed on appeal 15.5.2019. Completions Nov/Dec 2020
	14/1589	576051	214892	Completed	Terling	Hatfield Peverel & Terling	Adj Elmhurst Waltham Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	13/0577	577952	235715	Completed	Castle Hedingham	Hedingham	The Rising Sun 71 Nunnery Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Conversion of PH plus dwelling to dwelling only
	17/2079	578517	235517	Completed	Castle Hedingham	Hedingham	1 Queen Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Conversion of 1 dwelling to 2; completed 2 years earlier than forecast
	18/0311/FUL	578367	235336	Completed	Castle Hedingham	Hedingham	40A Queen Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan Submission windfall permission. Change of use of former annexe to independent dwelling
	16/1494	577805	235580	Completed	Castle Hedingham	Hedingham	Redevelopment of grain store at Nunnery Farm Nunnery Street ("Elms" and "Pledges")	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	Forecast completion was 2019/20; check identified actual completion was earlier than 2020/21, but not yet recorded in Building Control records.
SIB2H (part)	13/00416	578083	234889	Completed	Sible Hedingham	Hedingham	Earl's Garden (Premdor site) Station Road	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51	
	17/1332	574315	234462	Completed	Sible Hedingham	Hedingham	Birds Green Farm Barn Morris Green Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	13/1369	577965	234504	Completed	Sible Hedingham	Hedingham	Outbuildings at Sugar Loaves PH 175 Swan Street	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
	14/01160/FUL	577786	232914	Completed	Sible Hedingham	Hedingham	Baykers Lamb Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Erection of link extension between existing residential outbuildings and conversion to separate dwelling
	16/1133	578205	234117	Completed	Sible Hedingham	Hedingham	Adjacent Sydney Villa 124 Swan Street	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
	14/0335	578041	234442	Completed	Sible Hedingham	Hedingham	165 Swan Street	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Completed 1 year earlier than forecast
	08/2093 15/0969	574844	232835	Completed	Sible Hedingham	Hedingham	Oak House Morris Green Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment in 2018/2019, nil net change
SIB2H (part) 16/1628	16/1628	578059	234813	Completed	Sible Hedingham	Hedingham	Rockways site Station Road	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	38	Completions 1 year later than start of forecast completions (0, 10, 28)
	17/1725	578123	234186	Completed	Sible Hedingham	Hedingham	Land rear of 123 Swan Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	16/0991/COUPA	577136	233805	Completed	Sible Hedingham	Hedingham	Barn at Hostage Farm Wethersfield Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completion 1 year later than forecast
	12/1614	578708	232068	Completed	Sible Hedingham	Hedingham	Oak Tree Barn at Tilekiln Farm Braintree Road A1017	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Barn conversion, completed 2 years later than forecast
	18/0161/FUL	578158	234170	Completed	Sible Hedingham	Hedingham	Studio flat over 121c Swan Street	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	16/0346	586898	219560	Completed	Feering	Kelvedon	Land Adjacent 38 Hunt Close	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	13/0005/COUPA 16/0418	588790	221748	Completed	Feering	Kelvedon & Feering	Units 1 and 2 Tey Grove Gt Domseys Farm Domsey Chase	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Conversion of offices to 11 X 2-bed dwellings. Completed 1 year later than forecast.

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	14/1556	585908	218659	Completed	Kelvedon	Kelvedon & Feering	Land at 29-43 Thorne Road	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Redevelopment; demolition of 8 bungalows and erection of 4 flats and 9 houses; net gain +5, demolition took place earlier
	14/1559	586115	219014	Completed	Kelvedon	Kelvedon & Feering	Land at 31-45 Church Road	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Redevelopment; demolition of 8 Unity flats and erection of 17 flats and 1 bungalow; net gain +10; demolition took place earlier
	14/1558	585856	218719	Completed	Kelvedon	Kelvedon & Feering	Land at 14-18 Thorne Road and 1-15 Croft Road	3	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Redevelopment; demolition of 12 flats and erection of 6 flats and 9 houses; net gain +3, forecast 15 2017/18
	16/0106	586079	218630	Completed	Kelvedon	Kelvedon & Feering	Land rear of 52-56 High Street	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Completed 1 year earlier than forecast
	15/1541	586535	219141	Completed	Kelvedon	Kelvedon & Feering	Part garden 2 Swan Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 2 years earlier than forecast
	15/1593	586012	218514	Completed	Kelvedon	Kelvedon & Feering	Land adj 30 High Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	14/1557	586117	218930	Completed	Kelvedon	Kelvedon & Feering	Land at 20-42 Church Road	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Redevelopment; demolition of 12 flats and erection of 18 houses; net gain +6; completion programmed March 2018 but completed in 2018/19
	17/2009	585973	218468	Completed	Kelvedon	Kelvedon & Feering	12 High Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall, change of use
	15/1498 14/1526	585986	218428	Completed	Kelvedon	Kelvedon & Feering	Grangewood Centre 10-12 High Street and adjacent land	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25	
	14/0832	584876	217201	Completed	Kelvedon	Kelvedon & Feering	Barn at Hole Farm London Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Barn conversion. Completed 1 year later than forecast
	18/1938/FUL	586224	218847	Completed	Kelvedon	Kelvedon & Feering	102 High Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall
	18/1591/FUL	586165	218808	Completed	Kelvedon	Kelvedon & Feering	Kelvedon House 86 High Street	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8	Post Plan submission windfall. Conversion to 4 flats plus 4 new build houses. Previously special needs education use. Completed April 2020
	10/0053	586056	219569	Completed	Kelvedon	Kelvedon & Feering	Land adjacent 5 Observer Way	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Self build project ; Forecast completion was 2018/19.
	15/1049	585537	217948	Completed	Kelvedon	Kelvedon & Feering	Corbiere London Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment; nil net gain, Self build project.
	14/0484	570461	225668	Completed	Great Saling	Rayne	Farm Buildings off Piccotts Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	17/0231	573070	222698	Completed	Rayne	Rayne	Rayne House 3 The Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Conversion of offices
	14/1642	573147	222976	Completed	Rayne	Rayne	Century Barn Rayne Hall Farm Shalford Rd	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	16/0604	573094	222603	Completed	Rayne	Rayne	Adjacent 1 Gore Terrace Gore Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	17/1993/FUL	573010	222340	Completed	Rayne	Rayne	Land south of East End Fairy Hall Lane	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall
	17/1553/FUL 18/00137/DAC	571925	223378	Completed	Rayne	Rayne	Barn at Pound Farm Shalford Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall
	15/0068	577907	220553	Completed	Cressing	Silver End and Cressing	Land adjacent 72 Mill Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	14/0131	577951	220895	Completed	Cressing	Silver End and Cressing	20 Mill Lane	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	14/1595 17/1563	579273	220887	Completed	Cressing	Silver End and Cressing	Land adj 7 The Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 2 years later than forecast
	18/2003/ELD	578232	220150	Completed	Cressing	Silver End and Cressing	Woodpecker Barn Mill Lane	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall
	18/0937	582806	217631	Completed	Rivenhall	Silver End and Cressing	23 Church Road	0	-1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Redevelopment of dwelling to 2 dwellings, net gain 1. Post Plan submission windfall
SILV 385	15/1004 17/1074	580772	220238	Completed	Silver End	Silver End and Cressing	Land West of Boars Tye Road	0	40	19	0	0	0	0	0	0	0	0	0	0	0	0	0	59	Was outline for 55 with Reserved Matters application expected to be submitted by developer shortly and forecast 55 completions in 2019/20. Now Reserved Matters for 59 approved and development completed, most of site developed 1 year earlier than forecast.
	16/0780	580674	220227	Completed	Silver End	Silver End and Cressing	Land north of 145 Broadway	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast
SIL7H	15/1392	581054	219905	Completed	Silver End	Silver End and Cressing	Car park at Sheepcotes Lane	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15	Forecast completion 2018/19; new developer took over site, completed Winter 2020.
	15/01255/OUT 17/0861 17/1712	576400	244268	Completed	Ashen	Stour Valley North	Plots 1 and 2 Land adjacent Mallards Ashen Road	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
	16/1950	576630	244475	Completed	Ashen	Stour Valley North	Land adjacent 12 Ashen Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	16/0972	578366	241409	Completed	Belchamp St Paul	Stour Valley North	1 & 2 Old Pastures Knowl Green	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	Conversion of 2 dwellings to 1, net loss of 1, completed 1 year later than forecast
	11/0372	584730	243043	Completed	Borley	Stour Valley North	Barn at Borley Place School Road (Cherry Tree Barn)	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Barn conversion. Forecast completion was 2017/18
	16/2040	584310	243691	Completed	Foxearth	Stour Valley North	Brook Hall Barns Brook Hall Lane North	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
	14/0940	583130	246217	Completed	Foxearth	Stour Valley North	Foxearth Fisheries Glensford Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	15/1002	584623	245246	Completed	Liston	Stour Valley North	Park Farm Foxearth Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Conversion of barn to dwelling; completed 1 year earlier than forecast
	16/0865	577390	240439	Completed	Little Yeldham	Stour Valley North	86 Mashey Road	-1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Demolition/replacement; nil net change
	17/2217/COUPA 18/0185/FUL	577176	239088	Completed	Little Yeldham	Stour Valley North	Land adj 67 Little Yeldham Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use from B8 storage
	15/1021	580020	245511	Completed	Pentlow	Stour Valley North	Bower Hall Cottage Bower Hall Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Demolition/replacement; nil net change
	17/1212	573689	241137	Completed	Ridgewell	Stour Valley North	Plots1-4 Pine Side Ashen Road	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Post Plan submission windfall
	16/1844	573828	240846	Completed	Ridgewell	Stour Valley North	The Workshop Hall Lane	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Change of use workshop to dwelling, completed 1 year later than forecast
	16/0199/OUT 17/00101/VAR 18/01858/REM 19/1353/VAR	573187	240786	Completed	Ridgewell	Stour Valley North	Land adjacent to The Cottage Stambourne Road	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3	Forecast completion was 2019/20
	16/2047	576299	239492	Completed	Tilbury Juxta Clare	Stour Valley North	39 Tilbury Road	-1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	14/0535	576241	239982	Completed	Tilbury Juxta Clare	Stour Valley North	Plot 3 The Barn Tilbury Hill	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast
	17/1830/VAR	587493	234450	Completed	Alphamstone	Stour Valley South	Goulds Barn Goulds Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall
	14/0023/COUPA	588178	234358	Completed	Alphamstone	Stour Valley South	The Tractor Shed Clees Hall Goulds Road	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Completed 1 year later than forecast
	12/1634 16/1486	587404	234136	Completed	Alphamstone	Stour Valley South	Lower Goulds Farm Barn Goulds Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast
	21/00089/ELD	586209	234888	Completed	Alphamstone	Stour Valley South	Kings Farm Bishops Lane	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of agricultural building
	15/0791	584095	240177	Completed	Bulmer	Stour Valley South	Plots 1 and 2 site of Inglefield Bulmer Street	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Demolition of one dwelling, erection of two; demolition was 2015/2016
	15/1020 & 15/1292	590215	233748	Completed	Bures Hamlet	Stour Valley South	Windyridge Colne Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
BURE 526	17/0582/OUT 18/02201/REM	590272	233753	Completed	Bures Hamlet	Stour Valley South	Land rear of Windyridge Colne Road	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9	Post Plan submission windfall. Developer Balterne Gate Developments (South East) Ltd.
	15/1470	590479	234006	Completed	Bures Hamlet	Stour Valley South	The Swan PH and outbuilding 1 Station Hill	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	Completed 1 year earlier than forecast
	17/2021	582017	236198	Completed	Gestingthorpe	Stour Valley South	Honeywood Yard Little Maplestead Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but redevelopment in 2019/20, nil net change
	20/01475/ELD	585956	238534	Completed	Little Henny	Stour Valley South	The Coach House The Ryes	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall
	16/0897	586255	236602	Completed	Twinstead	Stour Valley South	Land adjacent Court House Church Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	17/1493	585919	236630	Completed	Twinstead	Stour Valley South	Hares Leap Church Road	-1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but nil net gain, redevelopment of dwelling
	18/01620/COUPA	586329	236565	Completed	Twinstead	Stour Valley South	Twinstead Hall Farm Barn 1 Church Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	19/0442/COUPA	586246	235484	Completed	Twinstead	Stour Valley South	Lorkins Farm Lorkin's Lane	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall
	17/0339	583046	236210	Completed	Wickham St Paul	Stour Valley South	Oaklea The Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Demolition/replacement, nil net gain

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	16/0198/COUPA 17/00603/FUL	583780	236491	Completed	Wickham St Paul	Stour Valley South	Barns at land at Field Numbers 6542 to 7633 Old Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Barn conversion
	19/2238/FUL	584537	235582	Completed	Wickham St Paul	Stour Valley South	Catley Cross Veterinary Centre	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	Post Plan submission windfall loss. Change of use from staff accommodation to office use and consulting room
	15/1051	584473	230322	Completed	Colne Engaine	The Colnes	Bramble Rise Brook Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Redevelopment of bungalow, demolition took place Jan 2016
	17/2081	584438	230315	Completed	Colne Engaine	The Colnes	Colne Heights Brook Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall
	17/1209	583297	230602	Completed	Colne Engaine	The Colnes	Barn at Westwoods Halstead Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall
	17/1150/FUL	587299	226547	Completed	Earls Colne	The Colnes	Moorlands Farm Barn Burnthouse Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall
	17/2259	587092	229029	Completed	Earls Colne	The Colnes	41 Colchester Road	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	Post Plan submission windfall loss, Change of use to residential children's home
	14/0587 17/1081	586429	228722	Completed	Earls Colne	The Colnes	Oxford House Upper Holt Street	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Revised plans delayed completion of site but increased capacity by 1
	17/1690/FUL	585771	228900	Completed	Earls Colne	The Colnes	52A High Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall
	19/00692/FUL	585830	228881	Completed	Earls Colne	The Colnes	72 High Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion from post office to residential
EARC 221	16/1475 19/1808/DAC	586034	229075	Completed	Earls Colne	The Colnes	Land off Monks Road (The Burrows)	0	1	36	13	0	0	0	0	0	0	0	0	0	0	0	0	50	Developer Crest Homes. 50 dwellings in total; site now completed. Forecast 0, 20, 30. Development came forward 1 year later than forecast (first completion was at end of Year 2)
	18/0871/FUL	585071	229041	Completed	Earls Colne	The Colnes	The Farm Colne Green Farm Halstead Road	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Conversion of (former barn) barn dwelling to 2 homes and 1 new build home; net gain 2. Completed July 2020
	17/2050/FUL	585975	227551	Completed	Earls Colne	The Colnes	Claypits Coggeshall Road	0	0	-1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall. Redevelopment of existing dwelling; nil net change
	17/1327/FUL 19/0293/FUL	585087	229495	Completed	Earls Colne	The Colnes	Meadow Croft Station Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Appeal allowed 22 May 2018, part garden.
	14/1533/FUL	585951	226381	Completed	Earls Colne	The Colnes	Becklands Farm America Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Redevelopment of dwelling, demolition took place 2015/2016
	17/2236/COUPA 19/0534/COUPA	585951	226381	Completed	Earls Colne	The Colnes	Barn at Becklands Farm America Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion, construction started 30.10.2019
	16/0264	585971	234028	Completed	Pebmarsh	The Colnes	A & B Le Mote Cottages Cross End	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	
	16/1853/COUPA	584631	234931	Completed	Pebmarsh	The Colnes	Barn at Broomhills Farm Catley Cross	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Change of use barn to dwelling; completion 1 year later than forecast
	18/1049/COUPA 19/0891/FUL	584618	235342	Completed	Pebmarsh	The Colnes	Barn at Linswood Stud Catley Cross	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	15/1429	588280	231349	Completed	White Colne	The Colnes	Barn at Morelands Farm Bures Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year earlier than forecast
	18/1569/FUL	588151	231175	Completed	White Colne	The Colnes	Woodfield Bures Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of annexe to separate independent dwelling
	16/2124 17/1211	587332	228789	Completed	White Colne	The Colnes	Land south of Colchester Road	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Was outline permission at 2017; Completed 2 years earlier than forecast
	16/2187	587437	228741	Completed	White Colne	The Colnes	Land adj 112 Colchester Rd	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Granted on appeal. In Planning statement, agent indicated it would be a self build development.
	16/2032/COUPA	588310	231042	Completed	White Colne	The Colnes	Barn at Tybar Weir Farm Wakes Colne Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Completion was forecast 2019/20
	16/02185/OUT 18/00494/FUL	570175	233257	Completed	Finchingfield	Three Fields	Shillington Toppesfield Road	-1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment; nil net gain. Demolition took place 2017/2018. New dwelling completed Dec 2020
	18/2110/VAR	568538	233096	Completed	Finchingfield	Three Fields	Seevign Cottage, Teal Cottage And Gamekeepers Cottage Spains Hall Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use of 3 holiday let only cottages to 1 dwelling, allowed on appeal 31.07.2019.
	15/0183/FUL	567508	230806	Completed	Great Bardfield	Three Fields	The Willows Bridge Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast
	17/1127	568536	230617	Completed	Great Bardfield	Three Fields	School Farm Barn Mill Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
GRBA 255A	18/0187/REM	567841	229965	Completed	Great Bardfield	Three Fields	Land off Braintree Road	0	0	33	4	0	0	0	0	0	0	0	0	0	0	0	0	37	Developer Croudace Homes. Forecast of completions was 0, 0, 10, 27; developed faster than 2017 forecast.
GRBA 254	19/01950/FUL 19/02259/FUL 20/00443/DAC 20/01985/DAC 21/00751/NMA	567754	230179	Completed	Great Bardfield	Three Fields	Units 6,7 and 8, Bardfield Centre Braintree Road	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Conversion of commercial units 6/7, 8 (with minor extensions to units 6/7) to form 2 dwellings, completed February 2021
	20/00507/FUL 20/01843/NMA 20/01564/DAC	567356	230394	Completed	Great Bardfield	Three Fields	Ash House Black Gables Dunmow Road	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	Post Plan submission windfall. Redevelopment of derelict bungalow to 2 X 4-bed 2-storey dwellings, net gain +1. Demolition taken place.
	17/0470/COUPA	572615	224989	Completed	Panfield	Three Fields	Flint House Hall Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	13/00523	572383	229145	Completed	Shalford	Three Fields	Shalford Hall Farm Barns The Street	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
	15/00641	572360	228101	Completed	Shalford	Three Fields	Land adjacent Larchwood Three Fields	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast
	12/00350	570900	227450	Completed	Shalford	Three Fields	Deersbrook Farm Littles Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	18/0278/REM 18/1124/FUL	572532	228265	Completed	Shalford	Three Fields	Plots 1-6 Part garden White Court Braintree Road	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6	Completion was forecast 2019/20; earlier permission for 4, revised plans increased capacity
	16/0448	571126	227206	Completed	Shalford	Three Fields	Bays Farm Barns (Buildings 1 and 3) Shalford Green Road	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	Forecast completion 2019/20
	15/0049/COUPA 16/1677 17/058	573405	227316	Completed	Shalford	Three Fields	Goldsticks Farm Barn Braintree Road (NE of Goldsticks Farm Cottage)	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Forecast completion 2018/19
	18/1761/FUL 19/01264/DAC	573405	227316	Completed	Shalford	Three Fields	Goldsticks Farm Barn Braintree Road (barn SE of Goldsticks Farm Cottage)	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of barn, completed Jan 2021
	BTE/16/0406	573936	231235	Completed	Wethersfield	Three Fields	Land adj Wrights Lower Green Rd Blackmore End	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
	12/00729	571117	231319	Completed	Wethersfield	Three Fields	Congregational Church High Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	16/01917	571178	231321	Completed	Wethersfield	Three Fields	The Farriers Tillbrooks Garage High Street	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall.
	14/01236	573826	228057	Completed	Wethersfield	Three Fields	Garage block at Great Codham Hall Codhams Lane	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 1 year later than forecast
WETH414	17/02253	570822	231211	Completed	Wethersfield	Three Fields	Land at Silver Street	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Was draft allocation at 2017; completed 4 years earlier than forecast
	14/01517	574282	229378	Completed	Wethersfield	Three Fields	Land at King and Co. Beazley End	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 2 years later than forecast
	11/0948	571101	231450	Completed	Wethersfield	Three Fields	Land adj 58 Saffron Gardens	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2018/19, completed June 2020
	20/00580/PLD	570975	231225	Completed	Wethersfield	Three Fields	Hope Hill House Silver Street	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	Residential care for 2 children plus 2 live in carers, change of use from C3 dwelling. Post Plan submission windfall loss.
	16/201/COUPA	582041	215049	Completed	Witham	Witham Central	Avenue Lodge The Avenue	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Change of use from office
	16/688/COUPA	581989	214380	Completed	Witham	Witham Central	First floor 96-98 Newland Street	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	Change of use from office
	16/753/COUPA 16/1617	582041	215049	Completed	Witham	Witham Central	Guithavon House Guithavon Street	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Conversion of offices.
	14/0741	582200	214420	Completed	Witham	Witham Central	Adj Gueth Cottage Maldon Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
	16/0438	581907	214456	Completed	Witham	Witham Central	Chase End Lawn Chase	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Redevelopment of garage
WCH 8	15/0237	582582	215097	Completed	Witham	Witham Central	Land adj Coach House Way	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Completed 1 year earlier than forecast
	14/0008/COUPA	582302	214669	Completed	Witham	Witham Central	Mencap offices, 6 Freebournes Court Newland Street	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes	
	18/0425/COUPA 18/0424/COUPA	581989	215096	Completed	Witham	Witham Central	Sherbourne House 71 Collingwood Road	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Conversion from offices. Post Plan submission windfall.	
WITC 424	14/1618 18/0257	582449	213973	Completed	Witham	Witham Central	Adj 127 Maldon Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completed 2 years later than forecast	
	16/2198/COUPA 17/2315/COUPA	582112	214707	Completed	Witham	Witham Central	East of England Strategic Health Authority Offices 8 Collingwood Road	0	0	98	0	0	0	0	0	0	0	0	0	0	0	0	0	98	Conversion of offices; revised plans, capacity increased from 61 to 98 and development completed 1 year earlier than forecast	
	16/2114/FUL	582083	214500	Completed	Witham	Witham Central	66c Newland Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Conversion from offices. Post Plan submission windfall.	
	14/1176 19/1107/VAR 18/0476/VAR	581913	214946	Completed	Witham	Witham Central	Land rear of 4-8 Guithavon Valley	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Completion 2 years later than forecast following revised plans	
	19/02194/VAR	581146	213617	Completed	Witham	Witham Central	Former Annexe At 17 Tiberius Gardens Witham	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
WIS 06	16/01563/PDEM	580830	213231	Completed	Witham	Witham Central	Lodge Farm Cottages, at South West Witham Growth Location, off Hatfield Road	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2	Two cottages demolished in preparation for development of SW Witham Growth Location	
WIS 06	15/0430 18/1912/REM 20/00089/NMA	580742	213140	Completed	Witham	Witham Central	Phase 2 South West Witham Growth Location, off Hatfield Road	0	0	19	42	0	0	0	0	0	0	0	0	0	0	0	0	61	Reserved matters approved 26 March 2019. Phases 1A and 1B are nearing completion and Phase 2 is complete. Phase 3A is under construction. At Submission Draft 2017, the overall site had outline permission for up to 750 dwellings, and delivery was forecast at 50 dpa from 2018/19. Completions started at 2018/19 on the Lodge Farm site, as forecast; but total completions by March 2021 have reached 249 compared to forecast of 150. Estimated capacity on the total site is now 665, reduced from up to 750.	
WIS10	16/1907 19/1209/FUL 19/2323/NMA	581355	213645	Completed	Witham	Witham Central	Site of New Ivy Chimneys and land to rear, Hatfield Road	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	Site was combined with former bowling green site under outline permission BTE/14/01528/OUT, forecast 11 completions in 2019/20 and 7 in 2020/21, Revised plans split site and increased capacity, combined total now 23 Bowling green site has full permission, not yet started.	
	19/02135/FUL	582409	214795	Completed	Witham	Witham Central	26 Foster Court	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Change of use from warden accommodation to retirement flat, post Plan submission windfall but nil net change	
	BC/18/00598	582212	214893	Completed	Witham	Witham Central	25 The Avenue	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	Post Plan submission windfall net loss. Conversion 2 flats to 1 house via Building Regs	
	16/0982/COUPA	581974	215346	Completed	Witham	Witham North	Cullen Mill 49 Braintree Road.Block D	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Change of use from offices	
	16/1227/FUL	581974	215346	Completed	Witham	Witham North	Cullen Mill Phase 2, 49 Braintree Road	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Post Plan submission windfall.	
	17/0449	581992	215355	Completed	Witham	Witham North	Unit 1 Cullen Mill 49 Braintree Road	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Conversion of café to 2 dwellings, Post Plan submission windfall.	
	19/1509/FUL 20/0495/DAC	581974	215346	Completed	Witham	Witham North	Phase 4 Cullen Mill 49 Braintree Road	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9	Post Plan submission windfall. Conversion of offices.	
WIN7H	BTE/14/1644	582404	216173	Completed	Witham	Witham North	Plots 12-31, The Spinney, Former Forest Road Community Hall site	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Affordable housing development (Plots 1-11 completed 2016/17)	
	BTE/17/2069/FUL	581848	215337	Completed	Witham	Witham North	Stefre House White Horse Lane	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Change of use from education to 4 flats, Post Plan submission windfall.	
	16/0371/FUL 19/1350/VAR 20/00519/NMA	581956	215707	Completed	Witham	Witham North	Site of Cerine 105 Braintree Road/14 Templars Close	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	Completed Jan 2021; forecast completion was 2019/2020	
	14/0403	582031	215380	Completed	Witham	Witham North	Land adjacent 32 Albert Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Demolition of garage, erection of dwelling	
RIV2H	15/0799	582749	216213	Completed	Witham	Witham North	Phase 1 NE Witham Growth Location, East of Forest Road	71	43	85	23	0	0	0	0	0	0	0	0	0	0	0	0	222	Developer Bellway Homes. 222 total. Hybrid permission for 370 homes : (i) full permission for 222 and (ii) outline permission for up to 148. Forecast delivery rate 50 dpa from 2017/18 with final 22 in 2021/2022; completion of site was earlier than forecast by 1 year.	
	19/1230/FUL 20/01055/DAC	581961	215512	Completed	Witham	Witham North	55 Braintree Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of 1 dwelling to 2, net gain +1; work started 01.01.2020; completed 10.09.2020	
	BTE/14/0917	582394	213042	Completed	Witham	Witham South	Land adjacent 12 Chantry View	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
	17/0622/FUL	581470	214539	Completed	Witham	Witham West	Land adjacent 18 Highfields Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.	
	19/1986/COUPA	581447	214995	Completed	Witham	Witham West	Aviva 80 Chelmer Road	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Change of use from shop to 2 flats; occupied by June 2020	
	16/2191/COUPA	581442	215002	Completed	Witham	Witham West	Rafi News 82 Chelmer Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Conversion from retail via Prior Approval	
	BTE/17/1958/FUL	575981	238328	Completed	Great Yeldham	Yeldham	The Police Station High Street	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Post Plan submission windfall.	
	18/0992/FUL 19/1626/NMA 19/00915/VAR	576155	239042	Completed	Great Yeldham	Yeldham	Barn at Brook Farm Cottage Tilbury Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of barn to residential, granted 5.12.2018	
	18/0668/COUPA 18/01386/FUL	575213	239001	Completed	Great Yeldham	Yeldham	Mannscross Stables Stambourne Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use from stable workshop	
	17/0350/FUL	576264	238545	Completed	Great Yeldham	Yeldham	Land adjacent 24 Carleton Close	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Custom build development	
	BTE/15/1380	570940	238899	Completed	Stambourne	Yeldham	Land adj Penfields Chapel End Way	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	Completed 2 years earlier than forecast	
	BTE/17/0736 BTE/18/00632/FUL	571176	239050	Completed	Stambourne	Yeldham	Lavender Barn/Post Mill Barn Mill Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.	
	10/1438	573465	237275	Completed	Toppesfield	Yeldham	Unit 3 The Stables Berwick Hall Farm Barns Park Lane	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Conversion completed Feb 2021; Forecast completion was 2017/18. Of the 3 permitted dwellings from conversion of the barns, 2 had been converted earlier and this was the remaining conversion	
Total dwellings completed on completed sites								493	353	513	315	0	0	0	0	0	0	0	0	0	0	0	0	1674		

Under construction																									
	18/1260 18/01973/DAC	577321	224164	Under construction	Braintree	Bocking Blackwater	Land adj 52 Gilbert Way	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2018/19, revised plans approved (construction commenced June 2020)
BOCN 134	15/1613/FUL	577982	227340	Under construction	High Garrett	Bocking North	Conversion of Water Tower, land south of Three Counties Crematorium, Halstead Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Nearing completion. Submission Plan 2017 forecast completion was 2018/19
	15/1584	575872	224826	Under construction	Braintree	Bocking North	Polly's Field, Land at Church Lane Bocking (sheltered housing)	0	0	0	0	99	0	0	0	0	0	0	0	0	0	0	0	99	Elderly persons sheltered housing, Abbeyfield Society. Developer has advised work is on course for planned completion early 2022. Submission Plan 2017 forecast completion 2019/20
	20/00497/FUL	577470	226870	Under construction	Braintree	Bocking North	Land south of High Garrett House High Garrett	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	BOCS 140	17/1973/FUL	574156	223030	Under construction	Braintree	Bocking South	Rayne Gardens, north of Rayne Road	0	5	53	49	20	0	0	0	0	0	0	0	0	0	0	0	127
	17/1337/COUPA	575572	223205	Under construction	Braintree	Bocking South	The Old Coach House 22A Rayne Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	See BC/20/00488/MUL, this site and Gordon House, submitted June 2020, developer Karlin Homes
BRC6H	17/0182/COUPA 19/0733/FUL 20/00994/DAC	575562	223191	Under construction	Braintree	Bocking South	Gordon House and Land to rear, 22 Rayne Road	0	0	0	0	4	9	0	0	0	0	0	0	0	0	0	0	13	At Submission Plan 2017 was conversion to 4 dwellings and completion forecast 2019/20, now being developed in conjunction with permission for 9 new build as a more comprehensive scheme

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	06/1210	576555	222961	Under construction	Braintree	Braintree Central & Beckers Grn	Land to rear of 17-19 Manor Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Proposal was for development of 4 flats in car park area; commenced with foundations inspection August 2009 but np progress and development of site appears to have stalled; updated trajectory does not include supply from the site.
	11/0348 12/00089/PLD	575852	222793	Under construction	Braintree	Braintree Central & Beckers Grn	Land rear of 68-70 South Street	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	4	Under construction (access road upgraded; LDC obtained confirming development commenced). At Submission Plan 2017 forecast completion was 2020/21.
	16/0848	577373	223387	Under construction	Braintree	Braintree Central & Beckers Grn	136a Bartram Avenue North	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	At Submission Plan 2017 forecast completion was 2017/18.
	14/0676 20/01667/DAC 20/01528/NMA	577621	222692	Under construction	Braintree	Braintree Central & Beckers Grn	Land at Leywood Close	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	14	Sheltered housing, 14 apartments. Work started 24 August 2017. At Submission Plan 2017 forecast completion was 2018/19; development appeared to have stalled but now recommencing with approval in 2020 of non material amendment to approved plans and discharge of conditions. Developer Cassek Limited, hopes to complete in Q1 2022/2023.
	19/0930/FUL	577060	222823	Under construction	Braintree	Braintree Central & Beckers Grn	Land to rear of 34-38 Clockhouse Way	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Erection of bungalow, nearing completion
	18/0601/FUL 19/01131/VAR	575671	223174	Under construction	Braintree	Braintree Central & Beckers Grn	13-17 Bank Street	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6	Post Plan submission windfall permission. Conversion of upper floors from commercial use that was ancillary to ground floor retail
	18/0204 19/01207/VAR	575646	223039	Under construction	Braintree	Braintree Central & Beckers Grn	76-78 High Street	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	7	Post Plan submission windfall permission. 3 from conversion of first floor offices/storage and 4 new build in grounds (now under construction, see BTE/19/01207/VAR
BCBG 144	15/1366/OUT 18/0613/REM 17/02045/VAR 18/01148/VAR 19/01416/DAC 20/01821/DAC 20/02075/DAC	576577	223137	Under construction	Braintree	Braintree Central & Beckers Grn	Carier Business Park East Street	0	0	0	13	61	0	0	0	0	0	0	0	0	0	0	0	74	Developer Myriad Housing Ltd. 13 plots reported completed by March 2021 and all remaining plots under construction. At Submission Plan 2017 site was without permission, outline application with Resolution to Grant; forecast completions 14 in 2019/20, 40 in 2020/21, 20 in 2021/22. Site still expected to complete by March 2022.
BRC 5RTC	18/01337/FUL 20/0254/NMA 20/00674/DAC BRC 5RTC	575899	223003	Under construction	Braintree	Braintree Central & Beckers Grn	Land rear of Braintree Town Hall Centre	0	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0	35	Not included in Submission Plan 2017 trajectory; mixed use comprehensive development allocation, residential element not known at that stage. Mixed use scheme to include health facility, hotel, pharmacy, bus interchange and car parking. Approved at Planning Committee 12.03.2019, decision issued 4.4.2019. 31 by new build and 4 from conversion.
	18/1434/FUL 19/1677/VAR	576082	223051	Under construction	Braintree	Braintree Central & Beckers Grn	The Golden Lion 69-71 Manor Street	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall permission. Conversion of former PH; DAC confirms started in 2019, completion expected end April 2021
	19/0500/FUL	575966	222721	Under construction	Braintree	Braintree Central & Beckers Grn	Land at 40 Station Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission.
	20/00332/FUL 20/00977/DAC 20/02120/FUL	575758	223074	Under construction	Braintree	Braintree Central & Beckers Grn	First floor above Braintree Pharmacy 10 Great Square	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Work started 1 June 2020
	16/1887	576298	222126	Under construction	Braintree	Braintree South	54 Beadon Drive	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission, allowed on appeal 29.09.2017. Conversion of 1 dwelling to 2; net gain +1. Commenced June 2019.
	19/02325/FUL	576375	222399	Under construction	Braintree	Braintree South	Adjacent 31 Skitts Hill	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Nearing completion
	20/00083/FUL	576390	221898	Under construction	Braintree	Braintree South	Adj 29 Park Drive	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission.
	20/00655/OUT 20/01627/REM	575952	222676	Under construction	Braintree	Braintree South	Fritch End St Johns Avenue	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	8	Post Plan submission windfall permission. Site area stated as 0.02 ha
	20/00199/FUL	575991	221989	Under construction	Braintree	Braintree South	22 Challis Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Conversion of 1 dwelling to 2
	17/1428 20/01773/DAC	576172	221737	Under construction	Braintree	Braintree South	Garage site at Chaucer Crescent	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall permission. Social rented bungalows
	18/1646/COUPA 19/1346/FUL 20/00361/DAC	570396	240369	Under construction	Birdbrook	Bumpstead	Wash Farm Finkle Green Birdbrook	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Change of use from storage and distribution; commenced January 2021
	09/1300 16/1658 21/00039/NMA 16/01824/VAR 21/00634/FUL	564543	241320	Under construction	Helions Bumpstead	Bumpstead	Barn at Helions Farm Sages End Road	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	3	Capacity increased by 1 in revised plans, completion of previously approved 2 dwellings delayed from Submission Plan 2017 forecast 2017/18. Current application submitted for sub division of a large dwelling to create 2 (bringing the total to 4), pending consideration, 21/00634/FUL. The covering letter to the current application indicates that the new dwellings are substantially/two thirds complete.
	11/0949	569750	242064	Under construction	Steeple Bumpstead	Bumpstead	Rylands Farm Barn, Broad Green	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Barn conversion. Submission Plan 2017 forecast completion 2017/18
STEB 395	18/00408/FUL 20/01192/DAC 21/01067/DAC	567684	241094	Under construction	Steeple Bumpstead	Bumpstead	Land South of Freezes Farm, North Street/Water Lane	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	28	Submission Plan trajectory 2017 estimated capacity of 25 and forecast completions 5 in 2020/21 and 20 in 2021/22. Full planning application for 28 dwellings granted with S106 signed 06.05.2020. Construction began 01.03.2021.
	12/1034	582399	222206	Under construction	Bradwell	Coggeshall	Bradwell Trout Farm The Slades Cuthedge Lane	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Submission Plan 2017 completion was forecast for 2017/18
	17/1293 19/01975/FUL	581793	222225	Under construction	Bradwell	Coggeshall	Bradwell Hall Farm Barns, Barn B Church Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Part of a group of barn conversions development; at 2017 Submission Plan was forecast 0, 0, 2; first completion was 1 year earlier, completions in Year 2 did not occur but revised plans agreed and capacity increased by 1 from subsequent permissions; second barn (Barn C) completed 2020/21 (1 year after forecast) and the now third barn is under construction and expected to be completed 2021/22.
	17/2242	580862	222471	Under construction	Bradwell	Coggeshall	The Old Dairy Church Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Conversion from previous commercial use
	15/01494/FUL 17/00772/VAR 17/1869	581881	225111	Under construction	Bradwell	Coggeshall	Barn at Woodhouse, Compasses Road Pattiswick	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Submission Plan 2017 forecast completion 2017/18. Was ready for occupation March 2020 but extension of time on completion certificate to remedy defects; self build project. Completed 1 April 2021
	19/1801/FUL 20/0628/DAC	579992	223196	Under construction	Bradwell	Coggeshall	Corner Bungalow Hollies Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission, but redevelopment, nil net gain, new dwelling expected to be completed by March 2022, self build project
	15/0370 20/01462/FUL	582409	226422	Under construction	Coggeshall	Coggeshall	Barn at Great Nuntys Nuntys Lane	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	Was forecast to be completed 2019/20; work started but barn collapsed; current application for Change of use of barn and re-construction of collapsed barns to form 2 x 4 and 1 x 5 bedroomed two-storey detached residential dwellings (net 3 units), pending consideration
	12/1600	583279	221679	Under construction	Coggeshall	Coggeshall	Stablehands Cottage adj Curds Hall Farmhouse Cut Hedge Lane Kelvedon Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Was forecast to be completed 2017/18. Conversion of former hunting lodge
	12/0174	584697	222790	Under construction	Coggeshall	Coggeshall	The Old Mill House 55 Robinsbridge Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Redevelopment of dwelling; demolition February 2016, new home under construction; Was forecast to be completed 2017/18

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	10/1121 18/01755/FUL	584540	222417	Under construction	Coggeshall	Coggeshall	The Vineyard West Street	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Vineyard centre completed, but dwelling that was part of the same permission is not yet built.
	14/0115 20/00719/FUL 20/02064/DAC	584264	222719	Under construction	Coggeshall	Coggeshall	Barn B Highfields Farm	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Submission Plan 2017 trajectory forecast to be completed 2017/18; Self build/custom build project.
	18/0139 15/0027/COUPA	584218	222641	Under construction	Coggeshall	Coggeshall	Plots 1 and 2, conversion of Barn C at Highfields Farm West Street	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2	Was forecast to be completed 2017/18; site commenced under BTE/15/0027 but revised plans submitted BTE/18/0139/FUL, conversion to 2 dwellings increasing capacity by 1; approved May 2018;. conversion to 2 dwellings. Development now nearing completion, self build project.
	14/1297	583245	221723	Under construction	Coggeshall	Coggeshall	Curds Hall Farm Cut Hedge Lane Kelvedon Rd	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	Was forecast to be 2 completions 2018/19 and 2 in 2019/20
	18/220/COUPA	583212	221649	Under construction	Coggeshall	Coggeshall	Curds Hall Farm Dutch Barn Cut Hedge Lane Kelvedon Rd	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall permission, via prior approval
COGG 506	17/00359/OUT 19/01047/REM 20/00560/NMA 19/01707/DAC	584247	222335	Under construction	Coggeshall	Coggeshall	Dutch Nursery West Street	0	0	0	0	48	0	0	0	0	0	0	0	0	0	0	0	48	At Submission Plan 2017 capacity estimated at 60, and forecast of 10 completions 2020/21 and 50 in 2021/22. Subsequent application and permission was for 48 dwellings, Includes 19 affordable homes. Commenced 20 January 2020, all plots under construction and completion of development expected 2021/22 as forecast.
	BC/20/00533/MULBN	585154	222822	Under construction	Coggeshall	Coggeshall	33-35 Queen Street	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	-1	Post Plan submission windfall permission, net loss. Conversion of 2 dwellings to 1
	17/1406	579712	225520	Under construction	Stisted	Coggeshall	Glebe Barns Rectory Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Self build/custom build project
	15/00914/FUL 21/00779/DAC	580737	234756	Under construction	Great Maplestead	Gosfield & Greenstead Green	Highview Church Street	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2	Redevelopment of dwelling and erection of 2 dwellings in part garden, Submission Plan trajectory forecast to be completed 2018/2020. Redevelopment of dwelling and erection of 2 dwellings in part garden. Building Control Initial Notice submitted for first dwelling BC/16/00451/IN - redevelopment of Treeways, which is under construction; Initial Notice amended 2 February 2021; development reactivated. Discharge of conditions recently submitted for the two dwellings and a non material amendment application is to be submitted shortly; Buildings Regs Initial Notice submitted 21/00193/IN, developer Seven Developments Ltd
	15/0367	581444	227879	Under construction	Greenstead Green	Gosfield & Greenstead Green	Old Thatch Ravens Hall Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment of dwelling; nil net gain. Building Control Initial Notice reference BC/18/00358/IN. Self build/custom build project.
	11/0821 17/0616	582962	236531	Under construction	Wickham St Paul	Gosfield & Greenstead Green	Shellards Farm Barn Shellards Lane	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Submission Plan 2017 forecast completion 2017/18; site is under construction under revised plans
	16/0168 18/01447/VAR 19/00172/VAR	576875	220600	Under construction	Black Notley	Great Notley and Black Notley	65 Brain Valley Avenue	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Redevelopment, erection 2 new homes; current application to vary plans 19/00172/VAR
	19/1500/FUL	574597	220384	Under construction	Black Notley	Great Notley & Black Notley	The Barn Bakers Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Conversion of swimming pool outbuilding; Post Plan submission windfall permission.
GNBN 264	15/1193/FUL	574812	222182	Under construction	Great Notley	Great Notley and Black Notley	Land between London Road, Pods Brook and A120	0	0	42	38	57	34	44	0	0	0	0	0	0	0	0	0	215	Developer Countryside Properties. At Submission Plan 2017 site was a draft site allocation with a Resolution to Grant: forecast completions 0,0,0,0,25,50,50,50,40. Completions started 2 years earlier than forecast and total 80 compared with forecast 0 by March 2021. 84 plots under construction March 2021.
	18/0975/FUL	573350	222239	Under construction	Braintree	Great Notley and Black Notley	Adjacent Kenella Braintree Green	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission.
GRN7X/ GNB262	18/00635/FUL 20/0349/VAR	575044	221992	Under construction	Great Notley	Great Notley & Black Notley	Land adjacent Malting Cottage 106 London Rd	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall. Plots 4 and 5 completed Aug 2020
	15/00176/FUL 20/00383/VAR	574187	220169	Under construction	Great Notley	Great Notley & Black Notley	Highfields 224 London Road Great Notley	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5	Demolition of 1 dwelling an erection of 6 dwellings, net gain 5. At Submission Plan 2017 the site was with full permission not yet started, and the trajectory forecast was 5 completion in 2018/19. Various applications to vary the plans were submitted and withdrawn before a Variation application was approved in August 2020; the site is under construction.
	19/1157/FUL	574532	220996	Under construction	Great Notley	Great Notley and Black Notley	Land adjacent 5 Coniston Close	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Construction started Jan 2020
HAS2	BTE/14/0171 BTE/15/0328 BTE/16/1577	581516	229783	Under construction	Halstead	Halstead St Andrews	Balls Chase/Tidings Hill, Ozier Field and Stanstead Road	1	12	6	3	1	0	0	0	0	0	0	0	0	0	0	0	23	Submission Plan forecast completions 4; 4; 5; 5; 5; 4; 3. This is part of a large complex site (most of which is now built), developed over many years and with overlapping permissions, developed incrementally in parcels. There may be some limited additional potential on land not currently in ownership of developer but given the uncertainty the current trajectory has excluded that land, hence some reduction in capacity. Revised plans were agreed for 4 plots, construction on these 4 started July 2019 (plots A, B and D completed; Plot C under construction).
	05/0740	581222	231796	Under construction	Halstead	Halstead St Andrews	The Stables The Howe Howe Chase	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	Conversion of stables into 2 dwellings; Submission Plan trajectory 2017 forecast completion in 2019/20. Appears to have stalled; Building Control records show last inspection 2008.
	17/1418	581471	230669	Under construction	Halstead	Halstead St Andrews	First and second floors 7a High Street	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission. Change of use 1st floor flat & offices above to residential on 1st floor. 2 flats 2nd floor
	16/1973/FUL 19/1991/VAR	581492	230759	Under construction	Halstead	Halstead St Andrews	3 Market Hill and land to the rear	0	0	0	0	4	1	0	0	0	0	0	0	0	0	0	0	5	Was forecast to be 6 dwellings completed in 2019/20; revised plans amended site boundary and proposed development. Conversion of existing workshop into an apartment is not yet started; conversion of the existing building at 3 Market Hill to 4 flats is nearing completion. Erection of 2 dwellings permitted under BTE/17/0725 part supersedes the 2016 planning application and so is now listed separately.
	15/01095/FUL 17/0638 18/1276/FUL 18/0026/FUL	581940	230584	Under construction	Halstead	Halstead St Andrews	Land adjacent 85 Colchester Road	0	0	5	0	4	0	0	0	0	0	0	0	0	0	0	0	9	Submission Plan trajectory forecast to be completed 2018/19 with a capacity of 5; revised plans increased total capacity to 9. Terrace B (5 dwellings) completed, one year later than forecast; the additional 4 dwellings (allowed on appeal) are under construction.
GGHR 283 HASA 293	17/0575/OUT 18/1749/FUL 19/01391/VAR	582271	231477	Under construction	Halstead	Halstead St Andrews	Land east of Sudbury Road	0	0	0	66	52	50	50	0	0	0	0	0	0	0	0	0	218	Post Plan submission windfall. Developer Bellway Homes. approved in principle 26 Feb 2019 Planning Committee subject to signing of S106 Agreement, plot commencements began 2 April 2019 following on from construction access in place. Full permission issued with S106 June 2019. 66 plots completed, 117 plots under construction at 31 March 2021; a further 10 plots were reported completed on 1 April 2021
	19/1861/FUL	582356	230475	Under construction	Halstead	Halstead St Andrews	The Lewises Fenn Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of 1 dwelling to 2; net gain +1.
	19/00752/FUL	582507	230105	Under construction	Halstead	Halstead St Andrews	Brook Farm House Colchester Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of outbuilding, allowed on appeal 08.04.2020
	19/01940/FUL	581255	230520	Under construction	Halstead	Halstead St Andrews	First floor above 99 High Street	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Conversion from retail
	18/1550/FUL	581636	230711	Under construction	Halstead	Halstead St Andrews	Bartholemew House Colchester Road	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	Post Plan submission windfall. Conversion to 5 flats, net gain 4

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Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	18/1971/FUL 20/00855/DAC 20/00908/VAR	581284	230755	Under construction	Halstead	Halstead	Land at Francombe Upper Chapel Street	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Nearing completion
	18/1119/FUL 20/02124/NMA	581503	230176	Under construction	Halstead	Halstead Trinity	Phase 1, Plc Hunwick Ltd site Kings Road	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	7	Not included in 2017 Submission Plan trajectory (comprehensive development area allocation, residential element not known at that stage). Plots 1-6 under construction, commenced Nov 2020 and currently foundations and drainage inspection. Current outline application pending determination on adjacent (larger) part of former Hunwicks site for mixed use including 21 dwellings and commercial, 19/02304/OUT , due to go to 2 March 2021 Planning Committee with officer recommendation for Resolution to Grant (s106).
GGHR 307	14/1580 17/1952	580550	229585	Under construction	Halstead	Halstead Trinity	Oakwood Hill Phase 1 Land south of Oak Road Halstead	0	39	78	54	12	0	0	0	0	0	0	0	0	0	0	0	183	Site had outline permission for up to 292; now divided into 2 phases, for 183 and 100, plus 5 additional plots on land previously proposed for non residential development (see below). Forecast for the overall site was 0, 25, 50, 50, 50, 50, 50, 17, combined actual delivery has been faster at 0, 50, 136, 82 - so actual 2017-2021 was 268 compared to forecast of 125. Developer of this phase Bloor Homes. Nearing completion, remaining plots are all under construction.
	19/2330/FUL	580574	229654	Under construction	Halstead	Halstead Trinity	Land South West Of Oak Road Halstead	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall. Developer Bloor Homes; plots 184-188 as part of larger Oak Road site, revised plans changed proposal from non residential to 5 additional dwellings. Commenced Oct 2020
GGHR 307	17/1665	580550	229585	Under construction	Halstead	Halstead Trinity	St Andrews Gate Phase 2 Land south of Oak Road Halstead	0	11	58	28	3	0	0	0	0	0	0	0	0	0	0	0	100	Phase 2 of the outline consent for Land South of Oak Road (see above). Developer David Wilson Homes/Barratt Homes. Nearing completion; remaining plots are under construction and expected to be completed imminently. Site had outline permission for up to 292; now divided into 2 phases, for 183 and 100, plus 5 additional plots on land previously proposed for non residential development (see above). Forecast for the overall site was 0, 25, 50, 50, 50, 50, 50, 17, combined actual delivery has been faster at 0, 50, 136, 82 so actual 2017-2021 was 268 compared to forecast of 125. Nearing completion, remaining plots are all under construction.
	BTE/15/1349	580603	230605	Under construction	Halstead	Halstead Trinity	Site of 83 Chapel Hill	-1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	Permission was for redevelopment with nil net change. Subsequently, Full permission for 5 dwellings adjacent to the new dwelling plot was granted 02.03.2021 (18/0509/OUT 20/01483/FUL, not started); this permission also modified BTE/15/1349 for redevelopment of dwelling, on order to better accommodate the additional 5 dwellings - 6 in total with this site. Existing dwelling demolished.
	17/1340/FUL 20/01722/DAC	581046	230530	Under construction	Halstead	Halstead Trinity	28-30 Trinity Street	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6	Post Plan submission windfall. Work started Feb 2020; developer hopes to complete Q1 2022/23.
	13/0641	579773	212242	Under construction	Hatfield Peverel	Hatfield Peverel & Terling	Witham Field Farm Witham Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Demolition of dwelling, erection of new dwelling; nil net change, demolition taken place, new dwelling was forecast completion 2017/18
HATF313	17/0973/FUL 19/01900/NMA	578776	211835	Under construction	Hatfield Peverel	Hatfield Peverel & Terling	Sorrells Field Bury Lane ("Mulberry Green")	0	0	0	3	35	12	0	0	0	0	0	0	0	0	0	0	50	Resolution to Grant (s106) 8 May 2018. Granted with signing of S106 November 2018. At Submission Plan site was without permission and completions forecast 20 in 2020/21, 25 in 2021/22. Completions started January 2021; 3 completed and 47 plots under construction March 2021
HATF 608	16/2096/OUT 19/0494/REM	578768	212021	Under construction	Hatfield Peverel	Hatfield Peverel & Terling	Former Arla Dairy Site (Hatfield Grove)	0	0	0	14	62	55	14	0	0	0	0	0	0	0	0	0	145	Developer Bellway Homes. Reserved matters approved 12.02.2020. Plot construction started January 2020; At Submission Plan 2017, the site was without permission and completions forecast 42 in 2021/22, 50 in 2023/24 and 50 in 2024/25; development is ahead of forecast, 14 plots completed 2020/21, 66 plots under construction March 2021.
	19/02248/FUL	579115	211578	Under construction	Hatfield Peverel	Hatfield Peverel & Terling	42 St Andrew's Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	15/0403	577805	235580	Under construction	Castle Hedingham	Hedingham	Nunnery Barns Nunnery Farm Nunnery Street	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Forecast completion was 2018/19
	04/1469	577908	234301	Under construction	Sible Hedingham	Hedingham	Adj The Village Hall	1	0	0	2	1	1	1	1	0	0	0	0	0	0	0	0	7	Forecast completions 1 dpa 2017/18 to 2021/22
	15/0662	577747	233949	Under construction	Sible Hedingham	Hedingham	Greenoaks, 83A Alexandra Rd	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Self build/custom build project. Forecast completion was 2017/18
	15/1598, 1599, 1600 and 1601	577783	234190	Under construction	Sible Hedingham	Hedingham	St Peter's View Rectory Meadow	0	0	1	1	2	2	1	0	0	0	0	0	0	0	0	0	7	Forecast completions 7 in Year 2, actual started with 1 in Yr. 3
	16/0238/FUL 18/02212/FUL	578230	232141	Under construction	Sible Hedingham	Hedingham	Barn at Hole Farm Braintree Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2018/19
	17/0026 18/00824/FUL 21/00153/FUL	577788	233432	Under construction	Sible Hedingham	Hedingham	Cobbs Fenn	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2019/20; progress not straightforward as several proposed revised plans, including an appeal, as the development has progressed.
	16/0569/OUT 19/01222/REM	587407	219587	Under construction	Feering	Kelvedon & Feering	Land north east of Inworth Road (Part of Strategic Growth Location Land south of Feering/west of A12)	0	0	0	7	59	60	36	0	0	0	0	0	0	0	0	0	162	Developer Bloor Homes. Reserved Matters approved 08.06.2020 for 162 dwellings (includes 65 affordable); plot commencements started 17 June 2020. At Submission Plan 2017 was part of larger site without permission with completions not forecast to start until 2024/25; 7 plots completed and 68 under construction at March 2021.
	11/1638	585779	218512	Under construction	Kelvedon	Kelvedon & Feering	Outbuilding at The Red House Church Street	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2017/18
	15/1501 19/00252/FUL	585949	218444	Under construction	Kelvedon	Kelvedon & Feering	4, 6 and 8 High Street	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	Forecast completion was 2018/19; Completion expected Q1 2021/22
	16/0263	569891	227091	Under construction	Bardfield Saling	Rayne	Kitchen Farm Bardfield Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2018/19
	15/0613	572969	222611	Under construction	Rayne	Rayne	Land rear of 8 The Street	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2017/18; Self build project
	16/0636	572212	222179	Under construction	Rayne	Rayne	Little Sandyhurst Gatewoods Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment; nil net gain. Building Control Initial Notice submitted BC/18/00461/IN
	17/01372/COUPA 19/1259/COUPA	572034	222524	Under construction	Rayne	Rayne	King & Co. Dunmow Road	0	0	0	2	1	2	0	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall permission. 2 complete, 1 under construction, 2 not started.
	BTE/16/1693 BTE/17/2201/FUL	577740	221258	Under construction	Cressing	Silver End and Cressing	Plots 1 and 2 Queenswood Braintree Road Tye Green	-1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Submission Plan 2017 trajectory forecast completion 2019/20. Demolition of bungalow, erection of 2 chalet bungalows, net gain 1. Demolition took place 2017/2018; new dwellings under construction.
CRESS 192	16/00397/OUT 17/01671/REM 19/01605/FUL	578089	220371	Under construction	Cressing	Silver End and Cressing	Avondale, Land east of Mill Lane	0	19	57	40	2	0	0	0	0	0	0	0	0	0	0	0	118	Developer Bellway Homes. Total capacity 118 homes -includes 47 affordable. Reserved matters approved 10 Jan 2018. First two completions recorded 8 January 2019. Forecast 0, 0, 18, 50, 50, 50. Now nearing completion and ahead of forecast, completions started 1 year earlier than forecast, was forecast 68 by March 2021, actual was 116.

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
CRESS 192 CRESS 193	16/2144/OUT 19/00739/REM 19/01464/DAC 19/02288/DAC 20/00227/FUL 20/00247/DAC 20/00284/DAC 20/00291/DAC 21/00030/DAC	578365	220410	Under construction	Cressing		Silver End and Cressing Land adjacent to Braintree Road	0	0	0	0	7	54	63	56	42	3	0	0	0	0	0	0	225	Post Plan submission windfall permission. Developer Countryside Properties; outline application for up to 225 homes approved Dec 2018. 40% affordable housing (= 90 homes). Reserved Matters approved 25.09.2019. Plot construction started February 2021; 7 plots under construction at March 2021.
	15/1283	578146	220906	Under construction	Cressing		Silver End and Cressing Jodanchri Longacre Road	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Conversion 1 dwelling to 3, net gain 2: Forecast completion was 2017/18
	11/0799	582560	218321	Under construction	Rivenhall		Silver End and Cressing Ford Farm Church Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Forecast completion was 2017/18
	18/0947/OUT 18/2316/REM 19/01434/DAC 19/01377/DAC 19/00695/DAC 20/00843/DAC	582168	216656	Under construction	Rivenhall		Silver End and Cressing Land south of Rickstones Road	0	0	0	10	48	0	0	0	0	0	0	0	0	0	0	0	58	Post Plan submission windfall permission. Developer Bellway Homes. Outline permission granted 22.1.2019; includes 17 affordable homes. Reserved matters approved 26 July 2019. Plot construction commenced Feb 2020. 10 plots completed and 48 plots under construction at March 2021.
SILV 389	15/0280/OUT 18/01751/REM	581440	219370	Under construction	Silver End		Silver End and Cressing Land off Western Road	0	0	0	36	61	60	60	60	60	13	0	0	0	0	0	0	350	Developer Redrow Homes. Site construction commenced March 2019. Forecast completions 50 in 2019/20, 60 dpa 2020/21 to 2024/25. 36 plots completed and 88 plots under construction at March 2021.
	17/1436	581409	219325	Under construction	Silver End		Silver End and Cressing Land adjacent 37 Western Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Self build project
SILV 386	16/1653/OUT 18/01172/VAR 19/00634/REM 20/00139/NMA 18/01178/DAC 19/00551/DAC 19/00746/DAC 20/00044/DAC 20/01413/DAC 21/00327/NMA 21/01055/DAC	580874	220519	Under construction	Silver End		Silver End and Cressing Land east of Boars Tye Road	0	0	0	0	4	35	11	0	0	0	0	0	0	0	0	0	50	Was draft allocation without permission, outline application with Resolution to Grant 11.04.2017, estimated capacity 50, forecast delivery was 20 in 2020/21 and 30 in 2021/22. Reserved matters with Resolution to Grant Nov 2019 Planning Committee, approved 30.12.2019. Developer Sanctuary Homes. Developer provided forecast delivery which was a year earlier than used in this trajectory which allows for a year longer lead time. Construction period expected to be 30 months from start to finish. Discharge of conditions application 21/01055/DAC confirmed work started 04.01.2021
	02/2132	577335	24145	Under construction	Belchamp St Paul	Stour Valley North	Wakes Hall Farm Barn	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Self build project. Forecast completion was 2017/18
	16/1996	583791	243058	Under construction	Borley	Stour Valley North	Purkins Farm Barns Lower Farm Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Forecast completion 2018/19; revised plans increased capacity from 1
	15/0766 16/01262/NMA	583292	244566	Under construction	Foxearth	Stour Valley North	Tuckers Mill Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Demolition/replacement; bungalow demolished and new dwelling under construction. Forecast completion was 2017/18. Self build project
RIDG 359	17/1325/OUT 19/00635/FUL 20/0466/DAC	573882	241342	Under construction	Ridgewell	Stour Valley North	Land SE side of Ashen Road, at junction with Tilbury Road	0	0	0	10	7	0	0	0	0	0	0	0	0	0	0	0	17	Was estimated 20 dwellings without permission, forecast completion 2022/23; Full permission granted for 17 dwellings October 2019, plots 1-8 commenced at March 2020, 10 plots completed at March 2021 and remaining plots under construction; site coming forward earlier than forecast. Developer Beacon Hill Homes.
	17/1638/FUL 19/1322/VAR	583836	239932	Under construction	Bulmer	Stour Valley South	Land adj Back House Croft Bulmer Street	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall permission.
	18/0760/OUT 19/01004/FUL	584933	238916	Under construction	Bulmer	Stour Valley South	Land adjacent 1 Bulmer Tye Bulmer	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission.
	19/0638/FUL	589887	232264	Under construction	Bures Hamlet	Stour Valley South	Valley Green Farm Valley Green Mount Bures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but nil net gain. Replacement dwelling; new dwelling started, no demolition notification yet
	16/0382/FUL 19/1219/VAR 19/1738/VAR	581043	239043	Under construction	Gestingthorpe	Stour Valley South	Land adjacent Boulders Nether Hill	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2019/20. Revised plans submitted and approved. Plot construction commenced Dec 2019
	19/1298/COUPA	587134	236466	Under construction	Twinstead	Stour Valley South	Hill Farm Barn Lorkin's Lane	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission.
	14/0852/FUL	586210	236507	Under construction	Twinstead	Stour Valley South	Twinstead Manor Coach House	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Forecast completion was 2018/19. Conversion to 2 dwellings
	19/00207/COUPA	586329	236565	Under construction	Twinstead	Stour Valley South	Twinstead Hall Farm Barn 2 Church Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission.
	16/2127	585141	235757	Under construction	Twinstead	Stour Valley South	Land between the Waggon and Horses and Hollies, Pebmarsh Rd (Dovetail House)	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2019/20. Commenced Oct 2018
	17/0603	583777	236500	Under construction	Wickham St Paul	Stour Valley South	Naggs Farm Barn Old Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Barn conversion. Self build project.
	18/0032	583921	236500	Under construction	Wickham St Paul	Stour Valley South	Barns at Nether House Farm Old Road	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission.
	17/1409/FUL 20/00164/DAC 20/01146/DAC	583945	235486	Under construction	Wickham St Paul	Stour Valley South	Mallards Stonehouse Farm Barn Park Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Barn conversion, Building Regulations ref 19/00712/DWECON, commenced 01.09.2020
	16/0189	585091	230373	Under construction	Colne Engaine	The Colnes	Ex Haulage yard at 1 Mill Lane	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0	0	5	Completions were forecast 2 in 2018/19 and 3 in 2019/20. Discharge of conditions application confirmed start. The developer, Oak Homes Developments, completed a development on adjacent land which formed Phase 1
	17/1503/FUL	584770	230376	Under construction	Colne Engaine	The Colnes	Land adj 19 Brook Street	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Part garden
	17/1397/OUT 19/01551/REM	584496	230327	Under construction	Colne Engaine	The Colnes	Land adj Bramble Rise Brook Street	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Construction started 01.09.2020, 20/00590/DOM
EAR 3	15/0934/OUT 17/0140/VAR 18/2004/REM	585472	229265	Under construction	Earls Colne	The Colnes	Audley Chase Land at Station Road	0	0	1	41	14	0	0	0	0	0	0	0	0	0	0	0	56	Developer CALA Homes. Reserved Matters granted 20.05.2019; Plot construction started May 2019; first plot completed March 2020; development nearing completion. Forecast delivery was 0,0,15,20,21, so delivery now ahead of forecast.
	18/0121/OUT 19/00802/REM 19/2293/NMA	584842	229392	Under construction	Earls Colne	The Colnes	Land West of Station Road (Harvard Place)	0	0	0	11	40	39	0	0	0	0	0	0	0	0	0	0	90	Post Plan submission windfall. Outline permission granted 8.01.2019; site acquired by Bellway Homes, Reserved Matters approved for 90 dwellings 27.09.2019. Plot construction started Feb 2020, by March 2021 11 plots completed and 42 plots under construction
	19/02217/FUL 20/00674/DAC	585056	228999	Under construction	Earls Colne	The Colnes	Hydewell Halstead Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall but demolition/replacement, nil net change
	19/1044/FUL 19/02094/DAC 20/01075/FUL	585386	229234	Under construction	Earls Colne	The Colnes	Land adk Keepers Cottage Station Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Redevelopment of workshop buildings

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	18/0214/OUT 20/00468/NMA 20/00440/VAR 20/00122/DAC 19/02318/DAC 20/00352/REM 20/01400/DAC 20/01082/DAC 20/00806/DAC	586451	228556	Under construction	Earls Colne	The Colnes	Land off Tey Road	0	0	0	0	0	8	15	0	0	0	0	0	0	0	0	0	23	Post Plan submission windfall. Resolution to Grant subject to signing of S106 Agreement, 26 Feb 2019 Planning Committee. Application granted 20 May 2019. Reserved Matters approved 26 Oct 2020.
	16/1111 17/00808/DAC 19/01074/DAC	239414	233514	Under construction	Pebmarsh	The Colnes	Clay Cottage Land adj Ivy Cottage Clay Hills	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Self build project
	18/1626/FUL 19/1012/FUL 20/01091/DAC	585133	233485	Under construction	Pebmarsh	The Colnes	Land adj Mayflower Cottage Water Lane	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Construction started 01.08.2019.
	20/01882/FUL 21/00961/DAC	585995	233769	Under construction	Pebmarsh	The Colnes	Land to the rear of Charwin Cross End	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4	Post Plan submission windfall permission. Erection of 4 bungalows
	15/0728	570937	235162	Under construction	Finchingfield	Three Fields	Finchingfield Farm Howe Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Replacement of temporary dwelling with permanent dwelling; nil net change
	08/1645 19/00637/VAR	569767	235199	Under construction	Finchingfield	Three Fields	Hobtoes Farm	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment of bungalow, nil net gain
	16/0867/FUL	568116	232760	Under construction	Finchingfield	Three Fields	Great Wincey Farm Brent Hall Road	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Conversion of redundant offices. Completion was forecast 2018/19
	18/01873/FUL	570976	235041	Under construction	Finchingfield	Three Fields	Fentons Farm Howe Street	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Self build project
	20/01836/DAC 17/1352/FUL	568330	232637	Under construction	Finchingfield	Three Fields	Garage block Stephen Marshall Avenue	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission. Affordable housing, 2 dwellings permitted, shared ownership
	14/01280/FUL 20/02240/ELD	571049	232685	Under construction	Finchingfield	Three Fields	Cottons Farm Sculpins Lane	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	Was replacement of extensively fire damaged dwelling from Spring 2013; loss took place before Submission Plan trajectory base date.
	14/1308	569484	230600	Under construction	Great Bardfield	Three Fields	Chiefs Farm Cottage Walthams Cross	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Completion was forecast 2017/18. Self build project
	13/0012 17/1326/ELD 19/00782/VAR	567273	228386	Under construction	Great Bardfield	Three Fields	Bushett Farm Oxen End	0	0	0	0	3	1	3	0	0	0	0	0	0	0	0	0	7	Completion was forecast 2 in 2018/19, 3 in 2019/20; Revised plans increased capacity. Conversion of the listed barn to form three dwellings; conversion of the cart lodge/store building to form one dwelling, and three new-build dwellings.
	20/00507/FUL 20/01843/NMA 20/01564/DAC	567356	230394	Under construction	Great Bardfield	Three Fields	Ash House Black Gables Dunmow Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Redevelopment of derelict bungalow to 2 X 4-bed 2-storey dwellings, net gain +1. Demolition taken place.
	16/1313/FUL 20/02135/DAC	570006	228609	Under construction	Great Bardfield	Three Fields	Barn 2 (Plot 3) and Barn 3 (Plot 4) Park Hall Farm Braintree Road	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall.
	20/01147/FUL	570033	228629	Under construction	Great Bardfield	Three Fields	Barn 1 Plots 1 and 2, Park Hall Farm Braintree Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Revised plans for Barn 1 increased capacity by 1
GRBA 254	19/01950/FUL 19/02259/FUL 20/00443/DAC 20/01985/DAC 21/00751/NMA	567754	230179	Under construction	Great Bardfield	Three Fields	Units 9,10, 13 and 21-26 Bardfield Centre Braintree Road	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	7	Was forecast completion of conversion to 8 units 2019/20, under permission 16/1470. Subsequent permissions, including also adjacent buildings, extended scope of development and increased dwelling capacity; 2 dwellings completed 2020/21 (listed separately, above).
	20/00507/FUL 20/01843/NMA 20/01564/DAC	567356	230394	Under construction	Great Bardfield	Three Fields	Ash House Black Gables Dunmow Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Redevelopment of derelict bungalow to 2 X 4-bed 2-storey dwellings, net gain +1.
	20/00062/FUL	573600	224986	Under construction	Panfield	Three Fields	Land adj Budleigh Cottage Hall Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Construction started 03.09.2020, Building Regulations application 20/00556/DOM refers
	09/1116	572308	229019	Under construction	Shalford	Three Fields	Builders yard Braintree Road	0	0	0	0	0	0	2	3	3	1	0	0	0	0	0	0	9	Site development has temporarily stalled; forecast completion was 1 2017/18 and 2 dpa 2018/2022
	19/01744/FUL 20/01314/DAC 20/01641/FUL 20/02001/FUL	571954	226690	Under construction	Shalford	Three Fields	Land opposite Jaspers, Jaspers Green	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Appeal allowed for outline permission for 1 dwelling, subsequent full application for 3 dwellings granted permission.
	15/0004	571476	231430	Under construction	Wethersfield	Three Fields	Adjacent 1 Upper Barn Cottages	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2018/19
	16/1636/FUL	573749	230248	Under construction	Wethersfield	Three Fields	Barn NW of Hyde Farm Gosfield Road Blackmore End	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2018/19. Barn conversion
	16/1724/FUL	571684	230429	Under construction	Wethersfield	Three Fields	Stables at 3 Brook Street Cottages	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	Forecast completion was 2018/19. Conversion of stables.
WIS 06	17/0931	580719	213366	Under construction	Witham	Witham Central	Phase 1A of South West Witham Growth Location, off Hatfield Road	0	80	0	0	11	0	0	0	0	0	0	0	0	0	0	0	91	Developer Redrow Homes. Reserved Matters approved 18.09.2017. First plots started Sept 2017. 91 total, 80 completed. See Phase 2 (above, completed) for comments on progress on the whole site, which is ahead of forecast.
WIS 06	18/00884/REM	577639	219158	Under construction	Witham	Witham Central	Phase 1B South West Witham Growth Location, off Hatfield Road	0	15	68	0	1	0	0	0	0	0	0	0	0	0	0	0	84	Developer Redrow Homes. Reserved matters permission granted 4 September 2018, total of 84 dwellings. 15 built 2018/19; by end of March 2020, 83 completed. See Phase 2 (above, completed) for comments on progress on the whole site, which is ahead of forecast.
	19/02228/REM 20/01573/DAC	580742	213140	Under construction	Witham	Witham Central	Phase 3A Land adjacent Lodge Farm Hatfield Road	0	0	0	5	67	0	0	0	0	0	0	0	0	0	0	0	72	Reserved Matters approved 10.03.2020, Plot construction started July 2020; completions started March 2021. See Phase 2 (above, completed) for comments on progress on the whole site, which is ahead of forecast.
WIS10	14/1529	581334	213622	Under construction	Witham	Witham Central	Old Ivy Chimneys Hatfield Road	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	Conversion of former offices. Forecast completion was 2018/19
	19/1118/COUPA 19/02200/FUL	581997	214988	Under construction	Witham	Witham Central	Warwick House 48 Collingwood Road	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	11	Post Plan submission windfall permission. Conversion of offices
	18/2304/FUL 20/00820/DAC	581739	214219	Under construction	Witham	Witham Central	Former Bramston Sports Centre Bridge Street	0	0	0	0	0	58	0	0	0	0	0	0	0	0	0	0	58	Post Plan submission windfall permission. Sheltered housing, developer Churchill Retirement Living. Granted March 2020 following Resolution to Grant from Planning Committee 21.01.2020. Site preparation work started August 2020. 39 X 1 bed 19 X 2 bed
	19/02289/FUL 21/00033/DAC	582140	214610	Under construction	Witham	Witham Central	First floor The Venue 1A Collingwood Road	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall permission.
RIV2H	17/1092/FUL	582749	216213	Under construction	Witham	Witham North	Phase 2 NE Witham Growth Location, East of Forest Rd	0	0	0	75	55	33	0	0	0	0	0	0	0	0	0	0	163	Developer Bellway Homes. Phase 2 completions were forecast to start with first 3 in 2021/22, from outline permission for 148. Revised full plans approved for Phase 2, 163 dwellings, development ahead of forecast with 75 dwellings completed 2020/21.
	17/1679/FUL 20/01680/VAR 19/02133/DAC 19/01284/DAC	581268	215256	Under construction	Witham	Witham West	Land adj (part garden) 141 Highfields Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Variation application confirms work started 26.08.2020

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes	
GREY 275	14/1254/OUT 18/01475/REM 20/0039	576008	238030	Under construction	Great Yeldham	Yeldham	Strawberry Fields, Former Hunnable Industrial Estate	0	0	0	20	40	0	0	0	0	0	0	0	0	0	0	0	60	Developer Linden Homes. Reserved matters approved 4.4.2019. Construction started April 2019. At Submission Plan 2017 site had outline permission and no developer identified; forecast completions were 8 in 2020/21, 15 dpa 2021-2024. Development is ahead of forecast.	
	07/1765/FUL	576097	238157	Under construction	Great Yeldham	Yeldham	Rear of Fear God House High Street	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	Submission Plan 2017 forecast completion 2017/18	
	19/02084/FUL	570167	238445	Under construction	Stambourne	Yeldham	Moat Hall Farm Cornish Hall End Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of former stable building into a dwelling	
Sites under construction at March 2021								0	181	370	532	1010	640	318	135	111	18	0	0	0	0	0	0	3,315		
With Full Planning Permission, sites not yet under construction																										
	19/01899/FUL	577752	224180	Full	Braintree	Bocking Blackwater	6 Hereford Drive	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	-1	Post Plan submission windfall loss. Change of use from C3 to residential care home for up to 6 children/young people	
	19/01825/FUL	576027	223761	Full	Braintree	Bocking Blackwater	Creedy House Bradford Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but redevelopment of dwelling, nil net change	
	20/01396/FUL	576036	223789	Full	Braintree	Bocking Blackwater	Parkfield Bradford Street	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	-1	Post Plan submission windfall loss. Change of use to children's home	
	18/01341	576539	224665	Full	Braintree	Bocking North	Barn at Highfield Stile Barn Highfield Stile Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Forecast completion was 2018/19	
	18/0497	575619	225418	Full	Braintree	Bocking North	Adj The New Deanery Deanery Hill	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission. Specialist independent living homes for elderly	
	18/1288/FUL	577466	226856	Full	Braintree	Bocking North	Land south of High Garrett House High Garrett	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. BC Initial Notice submitted Oct 2020 20/00939/IN	
	19/1680/FUL 20/01832/VAR 20/02022/DAC	576860	225315	Full	Braintree	Bocking North	Moongate Thistley Green Road Braintree	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Redevelopment of stable block	
	20/01391/FUL	577628	227163	Full	Braintree	Bocking North	Foley House 115 High Garrett	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	Post Plan submission windfall permission. Conversion to 18 apartments, from C2 use last used 2016 at which point only a few rooms were occupied (closed following a CQC report, was 21 rooms).	
BRC6H	18/01273/FUL	575561	223245	Full	Braintree	Bocking South	Cox's Yard, Land north of Rayne Road, south of Bunyan Road	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	12	13 homes, net supply 12; revised plans approved increasing capacity by 2; Submission Plan forecast completion of 11 homes/net supply of 10 in 2018/19	
	15/0344 18/01397/VAR 17/01634/VAR	575921	224060	Full	Braintree (unparished)	Bocking South	Land at Wentworth House 87 Bradford Street	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Variation of plan approved. See also BC/19/00082/DOBN Building Regs application. Submission Plan forecast completion was 2018/19; variation of plan approved.	
	20/00518/FUL 20/01302/DAC	575169	223900	Full	Braintree	Bocking South	Garage court site Lancaster Way	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	9	Submission Plan forecast completion of 7 dwellings 2018/19; revised plans approved increased capacity to 9. Building Regulations Initial Notice submitted 20/00324/IN, developer Atlantis Quality Homes Ltd	
	17/1545 20/02039/DAC	575688	224519	Full	Braintree	Bocking South	Garage site rear of 102 Bailey Bridge Road	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	Post Plan submission windfall permission. Housing Association; Building Control Initial Notice submitted BC/18/00124/IN	
	18/0387	575338	223341	Full	Braintree	Bocking South	52 Sunnyside	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Conversion 1 dwelling to 2	
BOS10H	18/1917/FUL	575932	224511	Full	Braintree	Bocking South	Land rear of 49-57 Church Lane	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15	Submission Plan forecast completions was 6 in 2019/20 and 9 in 2020/21. Permission for 19 homes (15 = net) approved in principle 26 Feb 2019 Planning Committee subject to signing of S106 Agreement, granted 12.07.2019.	
BOS6H	15/1319	575171	224503	Full	Braintree	Bocking South (Phase 1)	Land West of Panfield Lane	0	0	0	0	0	0	25	75	75	14	0	0	0	0	0	0	189	Site is a Strategic Growth Location; at Submission Plan 2017 the overall site was without permission with a capacity of 600 homes and forecast to start completions with 50 completions in 2019/20, 90 dpa from then on. The Growth Location includes non-residential development as well as housing; the total dwelling capacity has increased to 825. Master Layout Plan agreed and Hybrid planning permission granted March 2020 - Phase 1 full permission for 189 homes and outline only for remaining 636 homes.	
	19/01793/FUL	574765	223016	Full	Braintree	Bocking South	263 Rayne Road	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12	Post Plan submission windfall permission for demolition of all buildings and removal of commercial uses and construction of two buildings containing 12 flats	
BOCS 700	19/01743/FUL 20/01983/DAC 21/00506/DAC 21/00680/VAR	576114	224344	Full	Braintree	Bocking South	Land at Braintree College Church Lane	0	0	0	0	11	8	0	0	0	0	0	0	0	0	0	0	19	Submission Plan 2017 forecast 30 dwellings 2023/24. Permission granted 15.10.2020 for demolition of existing college buildings, structures and facilities and the erection of a 75 bedroom care home and 19 sheltered housing units for people aged 55+ or living with a disability. Demolition and site clearance in progress Feb/March 2021. Construction expected to start May 2021.	
	17/0434	575813	223050	Full	Braintree	Braintree Central & Beckers Grn	The Nags Head Market Place	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	Post Plan submission windfall permission. Change of use of upper floors; appeal allowed	
	17/0423 18/0675	576028	222831	Full	Braintree	Braintree Central & Beckers Grn	138 South Street	-1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but nil net change. Redevelopment of fire damaged dwelling; demolition was 2017/2018; current Building Regs application for new home BC/18/00773/DOM	
	18/0460/FUL	575792	222805	Full	Braintree	Braintree Central & Beckers Grn	Unit F Ground Floor And First Floor New Mills Silks Way	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	7	Post Plan submission windfall permission. Change of use B1 Office to 6 x 2 bed and 1 x 1 bed C3 residential flats	
	19/0536/FUL	575482	222953	Full	Braintree	Braintree Central & Beckers Grn	11A Augustus Mews High Street	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Change of use of office to residential; appeal allowed 10.09.2019	
	20/01118/COUPA 20/01119/COUPA	576554	223027	Full	Braintree	Braintree Central & Beckers Grn	Unit 1 The Mazes East Street	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	11	Post Plan submission windfall permission. Change of use from offices	
	20/01121/COUPA 20/01123/COUPA	576571	222998	Full	Braintree	Braintree Central & Beckers Grn	Unit 3 The Mazes East Street	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall permission. Change of use from offices	
	20/00698/FUL	575678	223117	Full	Braintree	Braintree Central & Beckers Grn	29A Bank Street	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission. Change of use from office to 2 flats	
	16/2072	575737	223091	Full	Braintree	Braintree Central & Beckers Grn	First floor 11a Great Square	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission; conversion of upper floors to 2 flats	
	20/01847/COUPA	576051	223026	Full	Braintree	Braintree Central & Beckers Grn	32B Manor Street	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Change of use from hairdresser to 1 bed flat	
	20/01006/FUL	575693	223061	Full	Braintree	Braintree Central & Beckers Grn	62-64 High Street	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	Post Plan submission windfall permission. Change of use first and second floors to 6 flats	
	20/01952/FUL	575587	223018	Full	Braintree	Braintree Central & Beckers Grn	First and second floor, 75 High Street	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission. Conversion of offices to 2 X 1- bed flats; Building Regulations Initial Notice submitted	
	17/02238/OUT 18/2309/REM	576173	221999	Full	Braintree	Braintree South	Part garden 59 Challis Lane	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Part garden	
	20/00280/FUL 21/00399/DAC	575282	222490	Full	Braintree	Braintree West	91 London Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Demolition of domestic garage and erection of dwelling	
	19/01871/FUL	574946	222998	Full	Braintree	Braintree West	Land adjacent 24 Brandon Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Erection of bungalow	

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
BRAW153	18/02015/FUL 20/02110/DAC 21/70003/PPA 21/00924/VAR 21/01341/DAC 21/01339/DAC 21/01381/DAC	574528	222819	Full	Braintree	Braintree West	Broomhills Estate, south of Rayne Road	0	0	0	0	0	20	41	20	0	0	0	0	0	0	0	0	81	Was estimated capacity 70, now increased to 81. Brownfield site within development boundary. Permission granted 6 Nov 2020 for 59 houses and 22 flats following completion of S106 Agreement; Resolution to Grant Planning Committee 10.09.2019. Developer Croudace Homes. Variation application submitted re house types etc., confirms site work started 11.01.2021
	18/1552/COUPA 19/1062/FUL	570647	240122	Full	Birdbrook	Bumpstead	Bailey Hill Farm Finkle Green	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission. Barn conversions	
	17/1785/COUPA 20/01613/COUPA	569027	242064	Full	Steeple Bumpstead	Bumpstead	Maltings Poultry Farm Sturmer Road	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall permission. Current prior approval application for conversion to 5 dwellings	
	19/1195/FUL	568981	242071	Full	Steeple Bumpstead	Bumpstead	Maltings House Sturmer Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but redevelopment of dwelling, nil net change
	19/00489/FUL	564534	241326	Full	Steeple Bumpstead	Bumpstead	East Lodge Helions Great Hall Sages End Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of East Wing to separate dwelling
	16/0312 19/00884/FUL	580062	222549	Full	Bradwell	Coggeshall	The Paddocks Hollies Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment, nil net gain
	20/00972/FUL 20/01878/DAC 20/02138/DAC	580572	223071	Full	Bradwell	Coggeshall	The Forge The Street	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Erection of 2 x 3 bedroomed dwellings following demolition of existing building.
	19/1824/COUPA	586405	224328	Full	Coggeshall	Coggeshall	Barn at Maltbeggars Farm Tey Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Building Regulations Initial Notice submitted BC/20/00835/IN
	19/01572/FUL	585150	224532	Full	Coggeshall	Coggeshall	Barn at Bullocks Cross Farmhouse Colne Road	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	Post Plan submission windfall.
	19/2255/FUL	585049	222789	Full	Coggeshall	Coggeshall	7 Queen Street	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Redevelopment of workshop buildings. Building Regulations Initial Notice submitted BC/20/00567/IN
	19/01590/FUL	585074	222648	Full	Coggeshall	Coggeshall	9-13 Church Street	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Mixed use conversion of commercial premises
	17/1391/COUPA 20/01614/COUPA	580754	225638	Full	Stisted	Coggeshall	Essex Barn Gowers Farm Tumblers Green	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	18/0766 19/00358/DAC	576148	229437	Full	Gosfield	Gosfield & Greenstead Green	Park Hall Farm Parkhall Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use barn and stables; Building Regs Initial Notice BC/18/01172/IN
GOSF 251	19/01311/FUL 21/00513/FUL	578602	230350	Full	Gosfield	Gosfield & Greenstead Green	53 Halstead Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Revised plans submitted for demolition of dwelling and erection of 3 new dwellings, pending consideration
	17/0610/OUT 18/02007/FUL 21/00726/FUL	578295	229390	Full	Gosfield	Gosfield & Greenstead Green	Land South of The Limes/Off The Street	0	0	0	0	0	2	15	0	0	0	0	0	0	0	0	0	17	Post Plan submission windfall. Developer Chelsteen Homes Ltd. Recent planning application for 19, seeking increase in capacity of 2
	20/00887/COUPA	575492	229422	Full	Gosfield	Gosfield & Greenstead Green	Barn at Beardswood Farm Parkhall Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use of agricultural buildings
	20/1275/COUPA	575454	229422	Full	Gosfield	Gosfield & Greenstead Green	Barn B at Beardswood Farm Parkhall Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use of agricultural buildings
	20/00929/FUL	577949	229512	Full	Gosfield	Gosfield & Greenstead Green	10 The Cedars Church Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	16/1982/OUT 20/00700/REM	578489	229078	Full	Gosfield	Gosfield & Greenstead Green	Land adj Octavia House Bridge Meadow The Street	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Part garden
	20/01844/FUL 21/00974/FUL	575454	229422	Full	Gosfield	Gosfield & Greenstead Green	Beardswood Farm Parkhall Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall, but replacement dwelling; nil net change
	20/01517/FUL	578563	229457	Full	Gosfield	Gosfield & Greenstead Green	23 Greenfields	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	19/1292/COUPA	580052	231900	Full	Greenstead Green	Gosfield & Greenstead Green	Brook Street Farm Hedingham Road	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Change of use of agricultural buildings
	20/01452/FUL	583497	234438	Full	Little Maplestead	Gosfield & Greenstead Green	Land adj Brambles Collins Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
BLAN 112	16/02055/OUT 17/2064/REM 19/01378/DAC 19/01379/DAC	574291	220245	Full	Black Notley	Great Notley & Black Notley	Land adjacent Peacehaven, London Road/Bakers Lane	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	4	Outline permission indicated 2 plots would be self build. Building Regulations Initial Notice submitted for Plot 1.
	19/1048/FUL 20/01467/DAC 20/01032/FUL 21/00880/DAC	576006	221036	Full	Black Notley	Great Notley & Black Notley	Buck Farm Barn Buck Hill	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	20/01032/FUL 21/00880/DAC	574329	220486	Full	Great Notley	Great Notley & Black Notley	Norrells 186 London Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Demolition of bungalow, erection of 2 houses, net gain 1
HASA 286	17/0725/FUL 20/00176/DAC	581492	230759	Full	Halstead	Halstead St Andrews	3 Market Hill and land to the rear	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	Building Regulations Initial Notice submitted.
	19/0185/FUL	581685	230414	Full	Halstead	Halstead St Andrews	Part garden 9 Gardeners Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	16/0802/OUT 19/01499/REM	581494	229886	Full	Halstead	Halstead St Andrews	Land at at Greenways Balls Chase	0	0	0	0	0	6	8	0	0	0	0	0	0	0	0	0	14	Reserved Matters approved 05.05.2020; developer James Wicks
	17/0726/FUL	581304	230582	Full	Halstead	Halstead St Andrews	First floor Premier Travel 63 High Street	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	17/0660/FUL	581821	230702	Full	Halstead	Halstead St Andrews	Land adjacent The Chase Pretoria Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	16/1562/FUL 19/02273/FUL 21/00418/FUL	580542	230690	Full	Halstead	Halstead Trinity	Crowbridge Farm Barn	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Conversion of barn to 2no. Four Bedroom dwellings - 2019 application permitted superseded BTE/16/1652, current application for conversion into 1 dwelling, pending consideration
	16/0850/FUL 20/00429/DAC	581406	230316	Full	Halstead	Halstead Trinity	Former Courtauld Boiler Building Factory Lane West	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	22	Post Plan submission windfall. Change of use former boiler building to 22 flats. Discharge of conditions approved; Building Regs Initial Notice submitted January 2021, developer DSG Developments Ltd
	17/1578/FUL	581163	229697	Full	Halstead	Halstead Trinity	Garage site rear of 24-30 Ronald Road	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Housing Association; Building Control Initial Notice submitted BC/20/00935/IN; Demolition notice for garages submitted Jan 2021, BC/21/00022/DEM
	20/00071/FUL	580503	230102	Full	Halstead	Halstead Trinity	Blamsters Oak Mount Hill	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use of the staff training area and a portion of the existing office area to a self-contained one bedroomed supported living unit.
	19/01488/FUL	580667	230579	Full	Halstead	Halstead Trinity	54 Chapel Hill	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall; conversion of former public house into three apartments; Building Regulations Initial Notice submitted BC/20/00767/IN
	18/1541/FUL 20/01170/FUL	580844	229630	Full	Halstead	Halstead Trinity	Parkfields Baptist Church White Horse Avenue	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall; redevelopment of church. Revised application submitted for 4 dwellings, approved 01.04.2021.
	18/2148/FUL	580676	229718	Full	Halstead	Halstead Trinity	Land adj 24a White Horse Avenue	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Appeal allowed 27.11.2019; Building Reg Initial Notice submitted BC/20/00326/IN
	19/02079/FUL	580710	230497	Full	Halstead	Halstead Trinity	Former ATS building 41 Chapel Hill	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3	Conversion from commercial use to 3 flats
	20/00975/FUL	580742	230404	Full	Halstead	Halstead Trinity	Land adjacent 1 Windmill Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	20/01440/FUL	580922	230582	Full	Halstead	Halstead Trinity	Land Adjacent Pitchards Trinity Street Halstead	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	18/0509/OUT 20/01483/FUL	580603	230605	Full	Halstead	Halstead Trinity	Site adjacent 83 Chapel Hill	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall. Appeal allowed outline permission 26.06.2019. Site cleared. Full permission granted 02.03.2021 also modified BTE/15/1349 which was for redevelopment of dwelling which is under construction (above). Site area 0.24 ha.
	15/0289/FUL 18/01176/DAC 18/00745/NMA	579096	211842	Full	Hatfield Peverel	Hatfield Peverel & Terling	Land part garden of Acres Down Station Road Hatfield Peverel	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Erection of bungalow; discharge of conditions application submitted.
	17/0403/FUL 20/01891/NMA	578960	211634	Full	Hatfield Peverel	Hatfield Peverel & Terling	Land adjacent 5 Church Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Allowed on appeal. Building Regulations Initial Notice submitted 20/00881/IN
	15/1103/OUT 19/01504/REM	579332	21187	Full	Hatfield Peverel	Hatfield Peverel & Terling	Cowards Garage (Universal Garage site) The Street	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	9	Reserved Matters approved 11 Nov 2019
	20/00542/FUL	581942	210942	Full	Hatfield Peverel	Hatfield Peverel & Terling	Barn at Smallands Hall Farm Spring Lane	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall; barn conversion
HATF 630	17/0341/OUT 19/01803/FUL 20/01606/DAC 20/01607/DAC 20/01608/DAC 21/00750/DAC	5785931	211859	Full	Hatfield Peverel	Hatfield Peverel & Terling	Hatfield Bury Farm Bury Lane	0	0	0	0	12	34	0	0	0	0	0	0	0	0	0	0	46	Developer Bellway Homes. Full application submitted October 2019 for 50 homes, net supply 46. Decision issued with S106 Agreement signed August 2020
	16/2156/OUT 19/01710/DAC 20/00906/REM 20/00945/DAC 20/01058/DAC 20/01059/DAC 20/01060/DAC	579773	211818	Full	Hatfield Peverel	Hatfield Peverel & Terling	Land north east of Gleneagles Way	0	0	0	0	1	23	53	23	0	0	0	0	0	0	0	0	100	Post Plan submission. Developer BDW Eastern Counties (David Wilson Homes). Reserved Matters approved 08.02.2021; Conditions in process of being discharged, Building Regs Initial Notice submitted 20/00237/IN
	20/01465/FUL	579879	211453	Full	Hatfield Peverel	Hatfield Peverel & Terling	Land To The Rear Of Heathers And Candletree The Green	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	7	Post Plan submission windfall
	20/0462/FUL 20/01501/DAC	577359	215145	Full	Terling	Hatfield Peverel & Terling	The Lincoln New Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall, redevelopment of bungalow to 2 dwellings, net gain +1. Building Regs application submitted
	20/02068/FUL	577428	215291	Full	Terling	Hatfield Peverel & Terling	Rosemead Fairstead Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall, but replacement dwelling, nil net change
	15/03/COUPA 17/0387/FUL 20/02194/OUT 21/00471/FUL	578777	218137	Full	White Notley	Hatfield Peverel & Terling	Land adj Stanfield Meadow Vicarage Avenue	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
	18/01019/FUL	577269	219653	Full	White Notley	Hatfield Peverel & Terling	Green Farm The Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall, but replacement dwelling, nil net change
	20/01358/COUPA	577269	219653	Full	White Notley	Hatfield Peverel & Terling	Green Farm The Green	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Barn conversions
	18/01268/COUPA	577639	219158	Full	White Notley	Hatfield Peverel & Terling	Barn at Pennetts Farm The Green	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Barn conversion. Building Control Initial Notice submitted
	20/00562/FUL	578943	218706	Full	White Notley	Hatfield Peverel & Terling	Redevelopment of buildings at Newlands Farm Station Road	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	Post Plan submission windfall.
	18/2210/COUPA	578551	236403	Full	Castle Hedingham	Hedingham	Barn at Rushley Green Farm Rushley Green	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall.
	19/0486/FUL	579176	236042	Full	Castle Hedingham	Hedingham	Rosemary Farm Rushley Green	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use barn and holiday lets
	19/0972/FUL 20/0633/DAC	578503	235712	Full	Castle Hedingham	Hedingham	Land at 3 Castle Close	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Part garden. Building Regulations application submitted 20/00800/DOM
	18/516/FUL	577320	236108	Full	Castle Hedingham	Hedingham	Barn at Newmans Farm Yeldham Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Allowed on appeal 17.06.2019
	13/0687 19/01388/FUL	578653	235630	Full	Castle Hedingham	Hedingham	Land rear of 1 and 3 Castle Lane	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	
	17/1963/FUL	576414	234902	Full	Sible Hedingham	Hedingham	Grassells High Street Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall but redevelopment; nil net gain
	19/1136/COUPA	576389	233862	Full	Sible Hedingham	Hedingham	Cuckoos Farm Wethersfield Road	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall.
	19/0873/COUPA	574702	235274	Full	Sible Hedingham	Hedingham	Meadowfield Farm barn Blois Hall Road	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall.
	17/0410/FUL	577795	233920	Full	Sible Hedingham	Hedingham	3 Hills Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Redevelopment of outbuildings
	20/01619/FUL	578463	233884	Full	Sible Hedingham	Hedingham	40 Alderford Street	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Demolition of warehouse and office, erection of dwelling
	18/00485/COUPA 18/01161/FUL 19/00395/LBC	588171	219815	Full	Feering	Kelvedon & Feering	Barn at Prested Hall Prested Hall Chase	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
KELV 335	17/0418/OUT 19/00607/NMA 19/00303/VAR 19/00679/REM 19/01025/FUL 18/00779/DAC 19/00142/DAC 21/00713/DAC	586051	219364	Full	Kelvedon	Kelvedon & Feering	Station Field, Land west of Kelvedon Station Station Road (Monks Farm)	0	0	0	0	0	50	50	50	50	38	0	0	0	0	0	0	238	The Full application was granted 02 March 2021. Site access has been implemented under the Outline permission for up to 250 dwellings. Development is planned to commence 5 April 2021, confirmation notice served on the Council by the developer CALA Homes.
	19/2260/FUL 20/01136/DAC	585963	218358	Full	Kelvedon	Kelvedon & Feering	The Old Bakery St Marys Square High Street	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Change of use from B1 office to 2 X 1 bed flats; Building Regulations Initial Notice submitted 20/00368/IN
	18/1164/FUL	586430	219136	Full	Kelvedon	Kelvedon & Feering	170 High Street	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Allowed on appeal 10.05.2019; Building Regs Initial Notice submitted, 19/00637/IN. Change of use from offices.
	16/2136/COUPA 17/590 20/00757/FUL	568657	226259	Full	Bardfield Saling	Rayne	Gentlemans Farm Barns The Street	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4	
	18/0547/COUPA	569137	226178	Full	Great Saling	Rayne	Barn 1 Woolpits, Woolpits Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Barn conversion
	19/00511/FUL 20/00910/DAC 20/00896/VAR	570186	225723	Full	Great Saling	Rayne	Great Saling Water Tower Grove Villas	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	16/1782/FUL 20/00954/DAC	577933	221152	Full	Cressing	Silver End and Cressing	Land rear of 1-8 Leyfield Braintree Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. New planning application pending consideration
	18/01498/FUL	577989	221101	Full	Cressing	Silver End and Cressing	Land adjacent Leyfield Braintree Road	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6	Post Plan submission windfall. Pre development site clearance commenced
	18/1287/FUL 20/01230/DAC	578166	220817	Full	Cressing	Silver End and Cressing	Garage area and land at 15-16 The Close Tye Green	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall. Demolition of 12 unity-housing flats and 20 garages and construction of 17 affordable homes (2 1-bed bungalows, 11 2-bed houses and 4 3-bed homes for rent and shared ownership; Building Regulations Initial Notice submitted.

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
CRESS 201	18/0920/FUL 20/01100/VAR 20/01101/VAR 21/01172/DAC 21/01173/DAC 21/01263/DAC	578906	220393	Full	Cressing	Silver End and Cressing	Land at Appletree Farm Polecat Road	0	0	0	0	0	30	35	13	0	0	0	0	0	0	0	0	78	Variation application has Resolution to Grant from Planning Committee 13 Oct 2020; developer Inland Ltd; Discharge of Conditions applications submitted
	18/069/FUL 20/00765/FUL	582746	218615	Full	Rivenhall	Silver End and Cressing	Barn at Ford Farm Church Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Revised plans permitted Feb 2021
	18/2076/FUL	583410	216785	Full	Rivenhall	Silver End and Cressing	116 Oak Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion 1 dwelling to 2 - net gain + 1
	19/01472/FUL	581530	221332	Full	Silver End	Silver End and Cressing	Rainbows End Sheepcotes Lane	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall; allowed on appeal, conversion of stable block
	20/02050/FUL	581359	219295	Full	Silver End	Silver End and Cressing	Land adjacent Jubilee Cottage, on the East side of Western Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
SILV 383	18/00442/OUT 19/02095/VAR 20/01343/REM 20/01834/DAC 21/00280/DAC	581541	219238	Full	Silver End	Silver End and Cressing	Land South of The Garden Field Western Road	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	0	45	Post Plan submission windfall. Outline application granted 30.09.2019. Reserved matters to be submitted within 18 months of outline approval, development to take place within 2 years of approval of last reserved matters approval. Reserved Matters approved 19 February 2021. Developer Croudace Homes.
	19/1582/COUPA	577720	244564	Full	Belchamp St Paul	Stour Valley North	Clare Downs Farm Hickford Hill	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Building Regulations Initial Notice submitted 20/00165/IN
	19/0605/FUL	580515	240589	Full	Belchamp Walter	Stour Valley North	Site of Barn on land opposite Birds Farm Puttock End	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Redevelopment of agricultural building, new build development
	17/2061/COUPA	583629	242374	Full	Belchamp Walter	Stour Valley North	Home Farm Barn Otten Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission. Barn conversion
	20/01696/FUL	583629	242374	Full	Belchamp Walter	Stour Valley North	Home Farm Otten Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but replacement dwelling, nil net change
	20/0350/COUPA	584784	242955	Full	Borley	Stour Valley North	Borley Barns Hall Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission.
	20/01056/FUL	583976	242793	Full	Borley	Stour Valley North	Red House The Green	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	-1	Post Plan submission windfall permission but conversion 2 dwellings to 1, net loss -1
	18/01767 20/01072/DAC	585266	244097	Full	Liston	Stour Valley North	Place Farm Barn Foxearth Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Barn conversion
	17/1912/FUL 18/01857/DAC 19/00275/DAC	577878	239449	Full	Little Yeldham	Stour Valley North	Barns at Sewells Farm North End Road	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall permission. Building Control Initial Notice submitted BC/19/00775/IN
	19/0504/FUL	577063	239056	Full	Little Yeldham	Stour Valley North	Barn at The Old Hyde Little Yeldham Road	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission. Conversion of barn to 2 dwellings
	20/01142/FUL	577191	239184	Full	Little Yeldham	Stour Valley North	70 Little Yeldham Road Little Yeldham	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Demolition of workshop and erection of dwelling
	18/0016/FUL 19/00672/DAC 19/02020/DAC 20/01876/DAC 20/01910/DAC	576778	242385	Full	Ovington	Stour Valley North	Barn adj Granary Hall Clare Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Barn conversion, Post Plan submission windfall permission. Building Control Initial Notice submitted
	20/00480/FUL	580015	245492	Full	Pentlow	Stour Valley North	Storage Barn NE of Bower Hall, Bower Hall Lane	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Barn conversion, Post Plan submission windfall permission
	20/00437/FUL	580015	245492	Full	Pentlow	Stour Valley North	The Stable Barn NW of Bower Hall, Bower Hall Lane	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Barn conversion, Post Plan submission windfall permission
	18/1666/FUL	584930	239046	Full	Bulmer	Stour Valley South	Adjacent May Hill House Park Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission
	18/1180/FUL	590456	234050	Full	Bures	Stour Valley South	Adi Secretaries Water Lane	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission
	19/1007/COUPA	589849	234280	Full	Bures	Stour Valley South	Pen-lan Lamarsh Hill	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Conversion of agricultural building
	19/1589/FUL	589586	234880	Full	Lamarsh	Stour Valley South	The Cottages Bures Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but redevelopment, nil net change
	20/01076/COUPA 21/00826/NMA	585696	238145	Full	Little Henny	Stour Valley South	Barn, Acorn Cottage Pitfield Green	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission Barn conversion
	19/1698/FUL	582914	236177	Full	Wickham St Paul	Stour Valley South	Land adj Kingsmead School Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
	19/1777/COUPA 20/00475/FUL 21/00090/DAC	583513	235780	Full	Wickham St Paul	Stour Valley South	Park Farm Park Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission
	19/1179/COUPA	586704	230922	Full	Colne Engaine	The Colnes	Countess Cross Farm Countesss Cross	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission
	19/1511/FUL	584748	231145	Full	Colne Engaine	The Colnes	Barn at Burtons Farm Booses Green Pebmarsh Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission
	19/1902/FUL	585551	230036	Full	Colne Engaine	The Colnes	Lodge Bungalow Mill Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but nil net gain. Redevelopment of bungalow to 2-storey 4-bed house
	20/01817/COUPA	584758	230191	Full	Colne Engaine	The Colnes	Brook Farm Station Road	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall permission. Prior approval for conversion of agricultural buildings
	20/01395/FUL	585743	229020	Full	Earls Colne	The Colnes	9 Queens Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but redevelopment, nil net change
	20/01167/FUL	586094	228291	Full	Earls Colne	The Colnes	54 Coggeshall Road	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission. Erection of 2 bungalows
	18/0318/FUL	584618	235342	Full	Pebmarsh	The Colnes	Linkswood Stud Catley Cross	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but nil net gain. Loss of temporary dwelling, replaced by permanent dwelling. Building Regs Initial Notice submitted. 20/00436/IN
	19/1086/FUL	584618	235342	Full	Pebmarsh	The Colnes	Linkswood Stud Catley Cross	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Erection of quarantine barn with integral dwelling; Building Regulations Initial Notice submitted 19/00311/IN
	20/00106/COUPA 20/01880/FUL	587830	230908	Full	White Colne	The Colnes	Little Catleys Farm Catley Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Prior approval for the change of use of agricultural building to a dwelling, subsequent permission for redevelopment of the agricultural building
	20/01244/COUPA	586747	229450	Full	White Colne	The Colnes	Brooms Farm Colne Park Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Prior approval for the change of use of agricultural building to a dwelling Larger part of the barn)
	20/01241/COUPA	586747	229450	Full	White Colne	The Colnes	Brooms Farm Colne Park Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Prior approval for the change of use of agricultural building to a dwelling (smaller part of the barn)
	18/0569/COUPA	571140	233117	Full	Finchingfield	Three Fields	West End Barn, Sculpins Farm Sculpins Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
	19/2203/COUPA	571235	233112	Full	Finchingfield	Three Fields	Barn south of Sculpins Farm Sculpins Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission.
	17/1872/COUPA	566801	233232	Full	Finchingfield	Three Fields	Garlands Farm Barn Brent Hall Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission.
	18/1373/COUPA	571049	232685	Full	Finchingfield	Three Fields	Cottons Farm Sculpins Lane	0	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	5	Conversion of agricultural buildings; at Submission Plan 2017 had permission for conversion to 3 dwellings, forecast development over 2018/19 to 2020/21; revised plans via Prior Approval have increased capacity.
	19/1065/FUL 20/0922/FUL	568204	231903	Full	Finchingfield	Three Fields	Normans Cottage Bardfield Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission. Redevelopment of dwelling, nil net change

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	18/00799/FUL	568116	232760	Full	Finchingfield	Three Fields	Barns at Great Wincey Farm Brent Hall Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall permission. Conversion from offices; total site capacity 4
	19/0636/COUPA 21/00390/FUL	568371	232140	Full	Finchingfield	Three Fields	Office at Finchingfield Nurseries Bardfeld Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Conversion from office to dwelling; current application for redevelopment
	20/0238/FUL	568417	232839	Full	Finchingfield	Three Fields	Finchingfield Antiques Centre The Green	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Conversion of dwelling to 2 flats, net gain +1
	20/00832/FUL	569776	236319	Full	Finchingfield	Three Fields	Hole Farm Barn Stambourne Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Redevelopment of barn
	20/01601/COUPA	568009	232194	Full	Finchingfield	Three Fields	Favours Bardfield Road Finchingfield	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall permission. Windfall, conversion of agricultural building
	19/00205/FUL	567733	230183	Full	Great Bardfield	Three Fields	27 The Bardfield Centre Braintree Road	0	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3	Post Plan submission windfall permission. Conversion of barn into a dwelling, conversion of adjacent former commercial building into a dwelling and erection of 1 new build dwelling.
	17/1851/FUL 21/00881/DAC	569094	230583	Full	Great Bardfield	Three Fields	Rosewood Mill Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but replacement dwelling, nil net change. Building Regulations Initial Notice submitted March 2021.
	19/0908/FUL	569094	230583	Full	Great Bardfield	Three Fields	Barn at Hill Farm Mill Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of barn to 1-bed dwelling. Building Regulations Initial Notice submitted March 2021.
	19/01731/FUL 21/00520/VAR	567673	231133	Full	Great Bardfield	Three Fields	Old Granary Cottage Bridge End	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Demolition of outbuilding and erection of dwelling. Revised plans submitted and pending consideration.
	20/01415/FUL	567863	230077	Full	Great Bardfield	Three Fields	Outbuilding at 8 Alienor Avenue	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of outbuilding to 1-bed house
	18/0471/FUL 20/01219/DAC	572837	228339	Full	Shalford	Three Fields	Nichols Farm Barn Braintree Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of barn
	19/1802/FUL 19/02306/DAC	571958	229237	Full	Shalford	Three Fields	Stoneley Park House The Chase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission, but replacement dwelling, nil net change
	20/01043/FUL	572383	229145	Full	Shalford	Three Fields	Shalford Hall Farm The Street	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	18/0392/FUL 20/00327/FUL 20/01328/DAC	573749	230248	Full	Wethersfield	Three Fields	Barn S of Hyde Farm Hyde Lane Blackmore End (Chestnut Barn)	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Barn conversion
	19/1155/FUL	573873	230875	Full	Wethersfield	Three Fields	Brook Cottage Blackmore End	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	19/0302/FUL 20/0334/VAR	570949	231167	Full	Wethersfield	Three Fields	Land at 22 West Drive	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Building Regulations Initial Notice submitted 20/00345/IN
	19/1454/COUPA	575175	230943	Full	Wethersfield	Three Fields	Land adj Bakers Farm Bakers Farm Lane Blackmore End	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	19/01674/FUL	575193	230866	Full	Wethersfield	Three Fields	Bakers Farm Barn Bakers Farm Lane Blackmore End	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Barn conversions
	20/00681/FUL	573213	230293	Full	Wethersfield	Three Fields	Cottonwood Lodge Widleybrook Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall. Redevelopment of dwelling, nil net gain
	19/2295/COUPA	582079	214404	Full	Witham	Witham Central	The Former Bakery rear of 83 Newland Street	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Conversion from offices
	17/2256/FUL 20/00759/DAC	582147	214464	Full	Witham	Witham Central	Land rear of 51-57 Newland Street	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	7	Post Plan submission windfall. Appeal allowed 06.09.2019 for 6 x 1 bed dwellings within courtyard development and 1 no. flat over garage
	19/0594/FUL	582066	214523	Full	Witham	Witham Central	The Coach House Coach House Way	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Partial demolition of existing redundant coach house and conversion into a dwelling. Building Regulations Initial Notice submitted 20/00593/IN.
WIS 10X	19/109/FUL 19/02327/DAC 19/02327/DAC 20/00384/DAC	581294	213580	Full	Witham	Witham Central	Former Bowls Club And Land At Old Ivy Chimneys Hatfield Road	0	0	0	0	0	6	7	0	0	0	0	0	0	0	0	0	13	At Submission Plan 2017 site had Outline permission for 18 dwellings, forming part of a larger site with adjacent land which is now developed/under construction by the same developer as now has this site. Completion was forecast as 11 in 2019/20 and 7 in 2020/21. The outline permission expired Oct 2018 and Full permission for 13 dwellings on this part of the larger site was granted 25.11.2019. The developer is completing the conversion of New Ivy Chimneys, adjacent, before starting on this site which is Phase 3 of the developer's overall Ivy Chimneys development (the overall capacity has increased from 22 in 2017 to 27 in 2021).
	20/00660/FUL	582241	214710	Full	Witham	Witham Central	Roslyn House 16 Newland Street	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion from offices
WITC 421	18/02010/FUL 20/01964/DAC 20/01963/DAC 20/01936/DAC 20/01937/DAC 20/01938/DAC 20/01939/DAC 20/01940/DAC 20/01941/DAC 20/01942/DAC 20/01943/DAC 20/01944/DAC 20/01945/DAC 20/01946/DAC	582078	214205	Full	Witham	Witham Central	Gimsons	0	0	0	0	0	0	32	45	0	0	0	0	0	0	0	0	77	At 2017 Plan Submission site was draft allocation; with estimated capacity of 50 dwellings and forecast completions 15 in 2020/21 and 35 in 2021/22. Full planning application for 78 dwellings (net 77) had Resolution to Grant but was then subject to consideration of possible call-in by Secretary of State. The SoS having decided to not call in the application, Full planning permission was granted 30.10.2020 with S106 signed, but was then subject to an application for judicial review, which was not granted. This has delayed start on site. Affordable housing to be as per 30% policy. Discharge of Conditions has been progressed and a Building Regulations Initial Notice submitted.
	20/01379/FUL	582291	214657	Full	Witham	Witham Central	3 Freebournes Court	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall permission for conversion of offices
	20/01355/FUL	582352	214279	Full	Witham	Witham Central	Land Between Oomingmak And Newton Maldon Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	20/01366/FUL	582208	214458	Full	Witham	Witham Central	Land adjacent 4A/B/C/D Maldon Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall.
	18/0011/FUL 20/01851/NMA	581931	215348	Full	Witham	Witham North	The Old Pool Club 49 Braintree Road	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10	Post Plan submission windfall. Redevelopment to provide 8 X 1 bed flats and 2 X 2 bed flats.
WITN 426	15/1273/OUT 19/0026/FUL 20/02073/NMA 21/00444/DAC 21/00445/DAC 21/00446/DAC 21/00482/DAC 21/00511/DAC 21/00818/DAC 21/01145/DAC	581569	216530	Full	Witham	Witham North	Land north of Conrad Road	0	0	0	0	45	61	44	0	0	0	0	0	0	0	0	0	150	At 2017 Plan Submission, site was draft allocation without permission; forecast completions starting with 10 in 2020/21 then 40 dpa. Outline application for 150 approved July 2017; following sale of site to developer Sanctuary Homes, full application submitted. Full permission granted 26 October 2020.
	18/1293/FUL 20/00838/DAC 20/01688/FUL 21/00458/FUL	581277	213481	Full	Witham	Witham South	Land to rear of Jack and Jenny Hatfield Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Building Regulations Initial Notice submitted 19/01101/IN, Revised plan submitted, for 2 dwellings instead of 1, pending consideration
	20/0146/FUL 21/00318/FUL	581807	214040	Full	Witham	Witham South	Land rear of 59 Bridge Street	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Revised plans submitted, pending consideration

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	17/1199/FUL	580667	215480	Full	Witham	Witham West	Former garage court Land adj 78 Speedwell Close	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Affordable housing.
	19/0788/FUL	580744	215164	Full	Witham	Witham West	The Victoria PH Powershall End	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use PH to dwelling
	20/00185/FUL 21/00514/VAR	580744	215164	Full	Witham	Witham West	Former car park adj The Victoria PH	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall.
	18/0428/COUPA 18/02166/FUL 19/01354/DAC	575211	238981	Full	Great Yeldham	Yeldham	Mannscross Workshop Stambourne Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Change of use from light industrial workshop. Building Regulations Initial Notice submitted 19/01125/IN.
GREY 274	18/0312/FUL 21/00718/DAC 21/00867/NMA 21/01227/DAC	575819	238293	Full	Great Yeldham	Yeldham	Nuns Walk Field	0	0	0	0	3	30	0	0	0	0	0	0	0	0	0	0	33	At 2017 Submission Plan site was without permission with planning application submitted, capacity 29 and forecast completion 10 in 2020/21 and 19 in 2021/22. Revised plans submitted, capacity increased to 33 and full permission now granted. The site has recently been acquired by new developer Lawford Homes, builder Rose Builders; Discharge of Conditions in progress, non material amendment submitted to amend house types
	19/1411/COUPA	572623	238632	Full	Stambourne	Yeldham	Unit 3 Greenfields Farm Great Yeldham Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of office to residential, granted 11.10.2019
	20/00526/COUPA	572882	233859	Full	Toppesfield	Yeldham	Flowers Hall Farm Barn Gainsford End	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Conversion of barn
	20/00844/FUL	573965	237553	Full	Toppesfield	Yeldham	Land rear of Church Farm Farm Barn Church Lane	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Demolition of grain store and erection of 2 dwellings, windfall
Sites with full permission and not yet under construction																								1,473	
With Outline Planning Permission, not Major Development																									
	18/01103/OUT 21/00600/REM	565631	242229	Outline	Helions Bumpstead	Bumpstead	Land north west of Haverhill Road	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall. Reserved Matters submitted March 2021. Site area 0.37 ha.
	17/0649/OUT 20/01897/OUT	580419	222884	Outline	Bradwell	Coggeshall	Land at Rectory Meadow	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Redevelopment of commercial buildings; allowed on appeal 15.02.2018. Site area 0.36 ha.
	20/01077/OUT	585795	222580	Outline	Coggeshall	Coggeshall	8 Feering Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall. Redevelopment, nil net change
	18/1665/OUT 21/00822/FUL	579818	225297	Outline	Stisted	Coggeshall	Land off Rectory Road	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Site area 0.35 ha.
GOSF 217	17/0119/OUT 20/00376/DAC 20/00500/REM	578401	228541	Outline	Gosfield	Gosfield & Greenstead Green	10 New Road and land to the rear	0	0	0	0	0	0	3	4	0	0	0	0	0	0	0	0	7	Submission Plan forecast development to start 2020/21. Development of 8 homes on mainly industrial site, loss of 1 dwelling; net gain 7 new homes. Reserved Matters submitted 17.03.2020. Site area 0.49 ha. Reserved Matters approved 05.05.2021.
	19/00998/OUT 20/02244/REM 20/00376/DAC 21/00650/DAC	578454	228710	Outline	Gosfield	Gosfield & Greenstead Green	Land at Gosfield Tennis Club Braintree Road	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	5	Post Plan submission windfall. Allowed on appeal 22.05.2020; Inspector noted that the site could come forward quickly. Site area 0.32 ha.
	19/1931/OUT 20/01898/REM 21/00972/FUL	577943	227736	Outline	Gosfield	Gosfield & Greenstead Green	Land adj White Ash House Braintree Road	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Allowed on appeal 17.07.2020. Site area 0.15 ha. Reserved Matters submitted, and Full application for access.
	20/00611/OUT	578790	230491	Outline	Gosfield	Gosfield & Greenstead Green	Woodstock Halstead Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	
	19/02042/PIP 21/00263/FUL	579444	231026	Permission in Principle	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Land at Forest Nursery White Ash Green	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall; Permission in Principle granted on appeal 10.11.2020; technical details submitted 25.01.2021 and approved 12.04.2021. Site area 0.11 ha.
	19/01845/OUT	583426	234474	Outline	Little Maplestead	Gosfield & Greenstead Green	Land adj Kistum Cottage Cock Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Allowed on appeal 15.09.2020
	18/0082/OUT 19/00729/REM	574676	220948	Outline	Black Notley	Great Notley & Black Notley	Land rear of Green Gables London Road	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall. Reserved Matters submitted April 2019. Site area 0.35 ha.
	19/02225/OUT 20/02031/DAC 21/00027/DAC 20/02239/REM	574893	221740	Outline	Braintree	Great Notley & Black Notley	Land Adjacent King William PH London Road Braintree	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	4	Post Plan submission windfall. Site area stated as 0.49 ha. Reserved Matters pending consideration.
	19/00290/OUT	577232	234625	Outline	Sible Hedingham	Hedingham	Land at Littlefields Prayors Hill	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Appeal allowed 30.06.2020
	17/2263/OUT	587523	219956	Outline	Feering	Kelvedon & Feering	Bungalow Feering Lodge London Road	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Demolition of bungalow, erection 4 new homes. Site area 0.27 ha.
	20/01668/OUT	586160	218905	Outline	Kelvedon	Kelvedon & Feering	Land at Church Road, r/o 113-127 High Street	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	Post Plan submission windfall. Site area 0.09 ha
	19/1901/OUT	584841	238893	Outline	Bulmer	Stour Valley South	Land adjacent 3 Park Lane	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall.
	20/00324/OUT 20/01933/FUL	590522	233947	Outline	Bures Hamlet	Stour Valley South	C Ambrose Motors 7 - 9 Colchester Road	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	4	Post Plan submission windfall. Site area 0.1 ha. Full permission granted 11.02.2021 for demolition of existing buildings
	20/00483/OUT 20/02203/REM	581058	239031	Outline	Gestingthorpe	Stour Valley South	Canine Cottage Nether Hill	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Reserved Matters and Building Regulations Initial Notice submitted.
	20/00180/OUT	583259	236414	Outline	Wickham St Paul	Stour Valley South	Land To The Rear Of Orchard House The Green	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	4	Post Plan submission windfall. Site area 0.38 ha.
	19/01956/OUT 21/00642/REM	584740	233827	Outline	Pebmarsh	The Colnes	Land north of Hamsters Close Oak Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	Post Plan submission windfall. Allowed on appeal. Reserved Matters pending consideration.
	19/02240/OUT	573332	231385	Outline	Wethersfield	Three Fields	Georgeanne House School Green Blackmore End	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall, but replacement dwelling, nil net change.
	20/00603/OUT	576124	238450	Outline	Great Yeldham	Yeldham	Chapel House Leather Lane	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	Post Plan submission windfall
Total non major development sites with outline permission								0	0	0	0	0	3	24	29	0	0	0	0	0	0	0	0	56	
BOCN132	18/01318/OUT	577136	224812	Outline	Braintree	Bocking North	Land east of Broad Road, Strategic Growth Location	0	0	0	0	0	20	100	100	100	100	100	100	100	100	100	80	1,000	Submission Plan 2017 forecast 40 in 2020/21, 200 in 2021/22 and 150 dpa from then. Outline permission granted 31.03.2021; development forecast as indicated March 2021 by agent Barton Wilmore.
BOS6H	15/1319	575171	224503	Outline	Braintree	Bocking North (Phases 3 and 4) Bocking South (Phase 2)	Land West of Panfield Lane	0	0	0	0	0	0	0	0	0	26	105	105	105	105	105	85	636	See Phase 1, full permission for 189 dwellings, above: Site is a Strategic Growth Location; at Submission Plan 2017 the overall site was without permission with a capacity of 600 homes and forecast to start completions with 50 completions in 2019/20, 90 dpa from then on. The Growth Location includes non-residential development as well as housing; the total dwelling capacity has increased to 825. Master Layout Plan agreed and Hybrid planning permission granted March 2020, including Outline permission for 636 homes on Phase 2.
	17/1304/OUT 20/00008/PPA 21/00213/DAC	576986	226494	Outline	Braintree	Bocking North	Land off Church Street, North of Grove Field High Garrett	0	0	0	0	0	0	50	50	50	50	50	15	0	0	0	0	265	Post Plan submission windfall. Allowed on appeal 17.08.2020. Design Code and Reserved Matters Draft PPA submitted 14 Dec 2020 (20/00008/PPA), on behalf of developer Redrow Homes.
	18/00092/OUT 20/02213/DAC	574156	223030	Outline	Braintree	Bocking South	Land north of Rayne Road (Rayne Lodge Farm Phase 2)	0	0	0	0	0	0	0	10	35	0	0	0	0	0	0	0	45	Site added post Submission Plan 2017. Outline planning permission granted 29.11.2018. Includes 14 affordable homes.

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes	
COGG 182	17/02246/OUT 20/00038/REM 19/02072/VAR 20/00519/NMA 20/00419/DAC	585839	223041	Outline	Coggeshall	Coggeshall	Land north of Colchester Road	0	0	0	0	0	0	25	75	75	75	50	0	0	0	0	0	300	Post Plan submission windfall. Developer Bovis Homes. Conditions include reserved matters to be submitted within 18 months of outline approval, and development to take place within 2 years of approval of last of the reserved matters to be approved. Reserved Matters submitted 8 Jan 2020. Variation application approved with new S106 16.09.2020, Reserved Matters can now be progressed; validated 16.09.2020. Developer stated site is under its control	
GOSF 252 GOSF 253	17/1066/OUT 20/00653/REM	578113	230159	Outline	Gosfield	Gosfield & Greenstead Green	Land to the West of Hedingham Road	0	0	0	0	0	0	12	23	0	0	0	0	0	0	0	0	35	Post Plan submission windfall. Reserved Matters submitted 17.04.2020; developer Abbey Developments; officer recommendation to approve	
	17/0503/OUT	574656	220695	Outline	Black Notley	Great Notley & Black Notley	Land south of Longmead Court Nursing Home London Road	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	Post Plan submission windfall. Formerly part of the amenity land to the adjacent care home. Site area stated as 0.5146, site set back and includes shared access road to London Road	
	18/00774/OUT 20/02238/REM	580708	230162	Outline	Halstead	Halstead Trinity	Land West of Mount Hill	0	0	0	0	0	0	10	25	25	11	0	0	0	0	0	0	71	Post Plan submission windfall. Developer Stonebond Properties (Chelmsford) Limited. Reserved Matters submitted 24.12.2020, scheduled for consideration at Planning Committee 25.05.201, with officer recommendation for approval	
HATR306	18/01876/OUT	581032	229358	Outline	Halstead	Halstead Trinity	Land North of Oak Road	0	0	0	0	0	0	20	25	25	0	0	0	0	0	0	0	70	Post Plan submission windfall.	
HATR309	16/1646/OUT	580562	229970	Outline	Halstead	Halstead Trinity	Land adjacent Blamsters Mount Hill (specialist housing)	0	0	0	0	0	0	0	6	19	0	0	0	0	0	0	0	25	Outline permission for 16 supported living homes and 9 market homes, Resolution to Grant Planning Committee 20 Nov 2018, decision issued with S106 signed 30 April 2020.	
	16/1813/OUT 20/00002/S106A 20/00004/S106A 20/01233/DAC 20/01329/VAR 20/01906/REM 20/02237/DAC 20/01988/DAC	578922	211426	Outline	Hatfield Peverel	Hatfield Peverel & Terling	Land south of Stonepath Drive	0	0	0	0	0	20	50	50	20	0	0	0	0	0	0	0	140	Post Plan submission windfall. Site acquired by Bellway Homes; Reserved Matters submitted November 2020 and pending determination with officer recommendation for approval; scheduled to be considered at Planning Committee 11.05.2021. Building Regs Initial Notice submitted October 2020.	
	17/2271/OUT 19/00819/DAC 20/02128/REM	586242	219574	Outline	Kelvedon	Kelvedon & Feering	Land adjacent Watering Farm Coggeshall Road	0	0	0	0	0	10	25	0	0	0	0	0	0	0	0	0	35	Post Plan submission windfall. Outline application approved 4.1.2019. Reserved Matters submitted 15.12.2020	
	18/00549/OUT	578302	221686	Outline	Cressing	Silver End and Cressing	Land between Long Green and Braintree Road, Long Green	0	0	0	0	0	0	10	50	50	50	50	40	0	0	0	0	250	Post Plan submission windfall. Allowed on appeal 14.12.2020	
	19/01947/OUT	582282	216639	Outline	Rivenhall	Silver End and Cressing	Land Adjacent Glebe Farm Rectory Lane	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3	Post Plan submission windfall. Site area 0.576 ha.	
	17/1769/OUT	585186	228857	Outline	Earls Colne	The Colnes	Land East of Morleys Road	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	20	Post Plan submission windfall.	
EARC 225	20/02205/REM 15/1580/OUT 20/02206/DAC 20/02207/DAC	585313	228908	Outline	Earls Colne	The Colnes	Land Rear Of 12 To 24 Halstead Road	0	0	0	0	0	0	15	30	35	0	0	0	0	0	0	0	80	At Submission Plan 2017, site was draft allocation without permission and outline application submitted, with forecast delivery 15 in 2018/19, 30 in 2019/20, 30 in 2020/21 and 5 in 2020/22. Reserved Matters submitted Dec 2020, along with Discharge of Conditions applications. Developer Persimmon Homes	
	18/1442/OUT 18/1443/OUT 21/00669/FUL	568188	232734	Outline	Finchingfield	Three Fields	Land West of Hill House Brent Hall Road	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	11	Post Plan submission windfall. Appeal allowed 28.01.2020; appellant submitted in evidence that "The appeal site is an example of a small/medium sized site proposed to be developed by a small regional housebuilder and will be built out quickly to contribute towards boosting the supply of housing ' Full application for 11 dwellings submitted 26.02.2021, pending consideration	
	19/00069/OUT	568295	232301	Outline	Finchingfield	Three Fields	Land West of Bardfield Road	0	0	0	0	0	0	0	20	30	0	0	0	0	0	0	0	50	Post Plan submission windfall. Allowed on appeal November 2020	
WIS 06	15/0430/OUT 19/01040/FUL 20/01434/FUL 20/01571/VAR 21/00249/REM	580719	213366	Outline	Witham	Witham Central	Phases 3B, 4 South West Witham Growth Location, off Hatfield Road	0	0	0	0	0	60	60	60	36	0	0	0	0	0	0	0	216	Developer Redrow Homes. Reserved Matters on Phases 3B and 4 in preparation Summer 2019. Infrastructure plan application submitted for Phase 3B/4. Reserved Matters submitted 22.01.2021, but clarification sought from developer - VAR application showed 210. Includes 65 affordable. See comments on Phases under construction, above; at Submission Plan 2017 the overall site had outline permission with no Reserved Matters approved; the forecast delivery to date has been exceeded.	
WIS 06	15/0430/OUT 20/01571/VAR	580719	213366	Outline	Witham	Witham Central	Phase 5 South West Witham Growth Location, off Hatfield Road, and Land to the north of the school site	0	0	0	0	0	0	0	0	30	60	51	0	0	0	0	0	141	Developer Redrow Homes. Reserved Matters plans in preparation. Variation application shows capacity up to 142 plus 5 on a land parcel previously identified for a layby on land north of the school site, but REM now submitted for Ph. 3 and 4 shows 216 rather than the 210 in the VAR application, which controlled to the 665 site total specified in the VAR application reduces the residual for Phase 5 by 6 to 141 (incl the 5 on the layby land). See comments on Phases under construction, above; at Submission Plan 2017 the overall site had outline permission with no Reserved Matters approved; the forecast delivery to date has been exceeded.	
WIS 09	12/1071/OUT	581249	213244	Outline	Witham	Witham South	Land south of Maltings Lane, Gershwin Park, Land North East Of Reid Road	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	24	Remainder of new neighbourhood site; the residual capacity from the outline consent is 63, but it is expected that the site will come forward for a C2 Use Class care home and C3 Use Class development. The estimated 24 dwellings C3 is based on that; there may be potential for some increase in capacity subject to satisfying development management planning criteria on amenity, layout, design. Submission Draft Plan forecast 30 completions in 2020/21 and 33 in 2021/22, based on development being all C3 Use Class.	
Sites with outline planning permission, major development sites								0	0	0	0	0	110	402	562	530	372	406	260	205	205	205	165	3422		
Sites With a Resolution to Grant																										
BOCN137	19/00786/OUT	575054	225227	REG106	Braintree	Bocking North	Towerlands Park	0	0	0	0	0	0	35	60	60	60	60	60	60	60	60	60	575	At Submission Plan 2017, site had estimated capacity of 600 and forecast completions 50 in 2020/21 and 100 da from then. Outline planning application for 575 dwellings has Resolution to Grant from Planning Committee 22 September 2020; Reserved Matters for Phase 1, 120 dwellings, planned to be submitted soon after outline decision issued. Outline permission granted 9 April 2021.	
BLAN 633	20/01515/FUL	574719	221049	REG106	Black Notley	Great Notley and Black Notley	Land rear of 197 London Road	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10	Forecast in Submission Plan 2017 was 10 in 2023/24. Site is now the subject of a Full planning application for 10 dwellings pending determination, with a Resolution to Grant (S106) from Planning Committee 31 March 2021.	

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
	19/02304/OUT	581503	230176	REG106	Halstead	Halstead Trinity	Phase 2 Former PLC Hunwicks site Kings Road	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	21	Residential potential added since Submission Plan 2017, which proposed the site as a Comprehensive Development Area allocation - no residential capacity was shown, mix of uses not known at that stage. Phase 1 (7 dwellings) is under construction; Phase 2 is an outline application with a Resolution to Grant from Planning Committee 2 March 2021 for mixed use development including 21 dwellings (of which 6 X 1 bed flats are proposed to be affordable). Planning permission issued with S106 Agreement 23 April 2021
Sum Sites with a Resolution to Grant at 31.03.2021								0	0	0	0	0	0	45	81	60	60	60	60	60	60	60	60	606	
Plus Windfall allowance								0	0	0	0	0	0	75	75	75	75	75	75	75	75	75	75	750	
Minus lapse rate											0	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-180	
Forecast supply before allocations (without permission) added, C3 use class								492	534	883	847	1,118	1,165	1,315	1,148	886	562	526	380	325	325	325	285	11,116	
Local Plan Allocations (Without Planning Permission or Resolution to Grant at 31.03.2021)																									
BOCN127		576429	224407	Without	Braintree	Bocking North	Land off Elizabeth Lockhart Way	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	9	At Submission Plan the estimated capacity was 10 with forecast completion 2019/20; a full planning application is in preparation, expected to be submitted 2021 with a capacity of 9.
BOS16H		575750	224070	Without	Braintree	Bocking South	Land at Harkilees Way	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	11	Local Authority owned development site; within development boundary. At Submission Plan 2017 was forecast completion 2019/20. Full application is currently in preparation for submission, 2021/22.
BRC34H		576014	222813	Without	Braintree	Braintree Central & Beckers Gm	Land rear of 138-142 (Kwik Fit) South Street	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	10	Site was proposed in Pre Submission Draft SADMP and forecast 2022/23; no recent applications.
BRE 17H		577602	222336	Without	Braintree	Braintree Central & Beckers Gm	Land at 302 Cressing Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	
BRS35H	14/1115	576033	221930	Without	Braintree	Braintree South	The Rose and Crown PH site Masefield Road	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	11	Cleared brownfield site. At Submission Plan 2017 the then current permission for 14 was forecast to be completed 2018/19 but permission expired, although a Discharge of Conditions application was being prepared. The estimated capacity has been reduced because of changes design, parking and amenity standards.
COGG 174	21/00671/FUL	585659	222622	Without	Coggeshall	Coggeshall	Cookfield, East Street	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	15	At Submission Plan 2025 capacity was estimated at 25 and completion was forecast as 2020/2021. Full application for 20 dwellings submitted 26.02.2021, pending consideration; Coggeshall Neighbourhood Plan includes the site for "around 15" dwellings; subject to obtaining permission the site capacity may increase to 20 as per the current planning application.
BLAN 110, BLAN 114, BLAN 116, BLAN 117		575312	221026	Without	Black Notley	Great Notley and Black Notley	Land east of Great Notley, Strategic Growth Location	0	0	0	0	0	0	75	195	195	195	195	195	195	195	195	115	1,750	Submission Plan 2017 forecast completions starting in 2023/24 at 150 dpa for 3 years, to 2025/26; increasing to 200 dpa 2026/27 to 2032/33. Total estimated site capacity 1750. Consortium of 4 developers now established and delivery forecast now as advised by developer representative.
HASA 295		582381	230571	Without	Halstead	Halstead St Andrews	The old wood yard site Fenn Road	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	30	At Submission Plan 2017 forecast completion was 10 in 2020/21 and 20 in 2021/22. Planning application in preparation, capacity of site may increase if permission granted.
HASA 287		581448	230520	Without	Halstead	Halstead St Andrews	Land east of the High Street, off St Andrews Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	At Submission Plan 2017 estimated capacity was 50, completion forecast 2022/23. Outline planning application BTE/18/02084/OUT for up to 73 dwellings was dismissed at appeal 09.12.2019 - APP/Z1510/W/19/3224638 refers, Parkland Developments. Taking into account the appeal decision findings on constraints affecting the site including heritage, and access, residential development potential is likely to be limited to small scale.
HASA 289	15/1457/FUL	582391	230844	Without	Halstead	Halstead St Andrews	Land East of Cherry Tree Rise	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	20	At Submission Plan 2017 the site was owned by a homebuilder and had Full planning permission for 20 dwellings completion was forecast starting with 5 in 2019/20, then 8 in 2020/21 and 7 in 2021/22. The site was subsequently sold to a housing association; the permission expired 12.01.2020 and a new full planning application, for affordable housing, is currently in preparation.
HTR 6H		581066	230357	Without	Halstead	Halstead Trinity	Senior Citizens Centre site New Street	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	6	Site area 0.18 ha. Local Authority owned cleared brownfield site within development boundary, proposed for small scale development; planning application in preparation. Submission Plan 2017 forecast completion 2021/22.
SIBH377	18/02154/FUL	577385	234595	Without	Sible Hedingham	Hedingham	Former Tanners Dairy Prayors Hill	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	50	At Submission Plan 2017 completion forecast was 25 dpa 2022/23-2023/24. Current Full planning application from Halstead Residential Limited for 51 dwellings, pending consideration (revised plans submitted March 2021)
FEER232, FEER233		590242	224111	Without	Feering	Kelvedon & Feering	Strategic Growth Location, Land south of Feering/west of A12	0	0	0	0	0	0	0	0	60	100	100	100	100	100	100	95	755	Site promoter Crown Estates plans to submit Outline planning application Q2 2022/23, Reserved Matters to be submitted Q2 2024/25; work planned to start on site 2025. Since Submission Plan 2017 trajectory, permission has been granted for Phase 1 to be developed first, 16/00569/OUT granted December 2017, Reserved Matters approved for 162 dwellings June 2020. Completions began ahead of 2017 forecast, with the first 6 dwellings completed on Phase 1 (above) 2020/21,. Taking the site overall in comparison to the 2017 trajectory forecast of 750 supply to 2033, completions starting with 50 in 2025/26 and then 100 dpa 2026-2033, 750 total; the comparable estimated total supply is now 997 (162 + 795 + 40 from site below), with completions 6 in 2020/21, 59 in 21/22, 60 in 2022/23, 37 in 2023/24, 0 in 2024/25, and then 100 dpa from 2025/26 with 2025/6 being 40 from a land parcel at Inworth Road and 60 from the first year of the Crown Estates owned land.
FEER 230		590242	224111	Without	Feering	Kelvedon & Feering	Strategic Growth Location, Land parcel Land off Inworth Road, south of Feering/west of A12	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	40	Submission Plan 2017 forecast development 2024/25; prospective developer Countryside Properties

Appendix 1: Full Housing Trajectory: Submission Draft Local Plan 2017 trajectory updated to 31 March 2021

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2017-2033	Notes
SILV 388		580083	219575	Without	Silver End	Silver End and Cressing	Crittall Works site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	65	The site was allocated in Local Development Framework Core Strategy 2011. Submission Plan 2017 forecast development as 65 dwellings with estimated completion 2022/23. There have been discussions between the Council and the landowner at several times over past years, most recently 2019/2020. The Council wishes to see the site brought back into beneficial use as a mixed use development, including retaining and reusing the non designated heritage assets on the site. The site is within a Conservation Area, and a Master Plan for the development is required. Landowner Parham Holdings declined request to provide information on deliverability, expected timing or constraints unless the Council paid £250. Taking this into account, the forecast delivery has been set back to the end of the Plan Period.
WCH14CD		582040	214542	Without	Witham	Witham Central	Land at Newlands Centre Newland Street	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	15	Part of regeneration proposals for Newlands area, involving redevelopment of retail units. Submission Plan 2017 forecast 15 completions, in 2029/30. A planning application is expected to be submitted 2022/23; part of the site is available currently but part does not become available for development until 2023/24. Taking into account information now available, the updated trajectory has brought forward the timing of development
HATF315 HATF316	19/01896/OUT	580400	213072	Without	Witham Central	Witham Central	Land at Wood End Farm	0	0	0	0	0	0	0	90	104	104	69	33	0	0	0	0	400	Submission Plan 2017 forecast was capacity of 450, 50 completions in 2028/29 and 100 dpa 2029/30-2032/33, with a comment that the site was being marketed and may come forward earlier. The site is now controlled by developer Countryside Properties and an Outline planning application is pending consideration for 400 dwellings plus a site for a care home. The delivery forecast is provided by the developer.
WITCN425		581938	215268	Without	Witham	Witham North	Chipping Hill Industrial Estate	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	This is a brownfield site currently occupied by existing residential and commercial uses, and has been included in response to a submission from the Call for Sites. The Submission Plan trajectory 2017 included the completions in 2022/23. Although nearby commercial uses at Braintree Road have been converted to residential, there has been no further discussion on this site and the estimated timing has been set back to the end of the Plan Period.
WITN 429	19/00014/FUL	582163	216135	Without	Witham	Witham North	Rickstones Neighbourhood Centre, land at Dorothy Sayers Drive/Laburnum Avenue	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	14	Submission Plan 2017 forecast net supply of 13 dwellings 2023/24. Full planning application submitted for redevelopment with net gain of 14 homes (loss of 7 existing flats, development of mixed use development including 21 flats); the application is pending consideration and revised plans are being produced. The forecast timing has been set back to allow for continued negotiations on the current application, gaining permission, the existing uses on the site to be vacated and the buildings demolished and site cleared and prepared for development, before the development takes place and is completed.
WITN427		581704	216515	Without	Witham	Witham North	Land north of Conrad Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	The Submission Plan 2017 trajectory estimated development in 2022/23. The site is Council owned, and preliminary discussions have taken place about a possible development scheme. The site is adjacent a large development site which now has Full planning permission. The current trajectory has set back the delivery forecast to near the end of the Plan period; this is a conservative forecast and the site may come forward earlier.
Sum of draft allocation sites without permission or Resolution to Grant								0	0	0	0	0	24	75	331	451	428	364	338	325	295	315	305	3251	
Sum total supply (C3 Use Class only)								492	534	883	847	1,118	1,189	1,390	1,479	1,337	990	890	718	650	620	640	590	14,367	

Appendix 2 – Assessment of Large Sites

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Land West of Panfield Lane Braintree, Strategic Growth Location (Branoc Park)	4
Land at Appletree Farm, Cressing	5
Land at Braintree Road, Cressing	6
Land East of Boars Tye Road, Silver End	7
Land at Nuns Walk, Great Yeldham	8
Land at former Bramston Sports Centre site, Bridge Street, Witham	9
Land north of Rayne Road, Braintree	10
Land North of Colchester Road, Coggeshall	11
Land to the West of Hedingham Road, Gosfield	12
Land at Hatfield Bury Farm, Hatfield Peverel	13
Land North East of Gleneagles Way, Hatfield Peverel	14
Land South of Stonepath Drive, Hatfield Peverel	15
Land off Inworth Road, Feering	16
Land at Station Field, off Station Road, Kelvedon	17
Land at Watering Farm, Coggeshall Road, Kelvedon	18
Land South of The Garden Field, Western Road, Silver End	19
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Land East of Morley's Road, Earls Colne	21
Land off Tey Road, Earls Colne	22
Land West of Hill House, Brent Hall Road, Finchingfield	23
South West Witham Growth Location, land at Lodge Farm, North of Hatfield Road, Witham	24
Land south of Maltings Lane, at Gershwin Park (north east of Reid Road), Witham	25
Land off Elizabeth Lockhart Way, Bocking, Braintree (BOCN 127)	26
Land at former Towerlands Park	27
Land rear of Harkilees Way, Braintree (BOS 16)	28
Land at Braintree College, Church Lane, Bocking (BOS 700)	29
Land rear of 138-142 (Kwik Fit), South Street, Braintree (BRC 34)	30
Land at 302 Cressing Road, Braintree (BRC 17)	31
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Land at former Broomhills Estate, Rayne Road/Pods Brook Road, Braintree (BRAW 153)	33
Land south of Freezes Farm, Water Lane, Steeple Bumpstead (STEB 395)	34
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Former Tanners Dairy site, Prayors Hill, Sible Hedingham (SIB 377)	42
Feering Strategic Growth Location, Land South of Feering/West of A12	43

Site	Land north of Conrad Road Witham
Total capacity	150
Forecast supply 2021-2033	150
Projected Year 1 of completions	2021/2022
Planning status at 31.03.2021	Full planning permission granted 26 October 2020 (19/00026/FUL)
Current planning status	As above
Greenfield/Brownfield	Greenfield

Outline planning permission was granted 5 July 2017. The site was sold to developer Sanctuary Housing who progressed the site via a Full planning application in preference to Reserved Matters in order to vary the approved parameter plan. Full planning permission granted 26 October 2020 (19/00026/FUL). The permission provides for 30% affordable housing. The site has good access to the A12 trunk road and a mainline rail station.

Completion of the new S106 Agreement was delayed by discussions over highways issues, and on 7 December 2020 an application for a non-material amendment to the approved plans was submitted (20/02073/NMA refers) which sought to amend the road layout; this was approved 19 January 2021. A series of discharge of conditions applications were submitted in February 2021 and are progressing (21/00444/DAC, 21/00445/DAC, 21/00446/DAC, 21/00459/DAC, 21/00482/DAC, 21/00511/DAC, 21/00818/DAC, 21/01145/DAC).

The trajectory accompanying the Topic Paper shows the site with outline planning permission and a detailed application submitted, and projects completions starting in 2021/2022 at 45, followed by 61 in 2023/24 and completing with 44 in 2024/25; making an average of 50 dpa over a 3 year build out period.

The projected average delivery rate of 50 dpa has been tested against the findings set out in the Lichfields report, Start to Finish, second edition February 2020. On page 10 in Table 2, that report indicated a median average build out rate for a site in the 100-499 size range of 54 dwellings/24% of site capacity, but found that delivery rates tend to be higher in relatively strong market areas; and delivery rates for greenfield sites are on average 34% higher than the overall rates (Executive summary key figures, and page 14).

Site	Land East of Broad Road Bocking, Strategic Growth Location
Total capacity	1,000
Forecast supply 2021-2033	1,000
Projected Year 1 of completions	2022/2023
Planning status at 31.03.2021	Outline planning permission granted 31.03.2021 (18/01318/OUT)
Current planning status	As above
Greenfield/Brownfield	Greenfield

An outline planning application for up to 1,000 was granted 31.03.2021. The development will provide 30% affordable housing.

The agent for the developer (Barton Willmore) supplied a completed pro-forma in March 2021 with information on expected timing and rate of completions. Reserved Matters were planned to be submitted within approximately one year's time, and first completions were expected to be delivered within approximately two years. Completion of the site was expected within approximately ten years, starting with 20 completions in 2022/23 and proceeding thereafter at 100 dpa.

The developer (Gallagher/L and Q Estates) is a site promoter rather than an end developer housebuilder but has a track record of bringing forward delivery of large scale projects. It is expected that there will be 2 or more sales outlets/developers involved on the site.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The mean average for a site of this size band was 107 or 9% of capacity with the median average being 88 or 8% of capacity, and that report states that greenfield sites (the residential part of the growth location site is greenfield) tend to deliver at 34% higher than the average rate; and also sites in relatively strong housing markets and sites with 30% or more affordable housing tend to deliver at higher rates. Tested against this evidence, the average delivery rate of 100 dpa is realistic.

Site	Land West of Panfield Lane Braintree, Strategic Growth Location (Branoc Park)
Total capacity	825
Forecast supply 2021-2033	825
Projected Year 1 of completions	2023/2024
Planning status at 31.03.2021	Hybrid permission (15/01319) granted March 2020, Phase 1 189 homes has Full permission, 636 homes have Outline permission
Current planning status	As above
Greenfield/Brownfield	Greenfield

There are two developers, Hills Residential Ltd and Mersea Homes Ltd. The development will provide 30% affordable housing. The agent for the developer (Phase 2 Planning) supplied updated information by email in April 2021 on expected timing and rate of completions. The information received states that Phase 1 will start producing completions in December 2023. The Council have amended the trajectory provided by the agent to take a more conservative estimate to delivery in the first year (2023/24). The trajectory for phase 1 therefore shows 25 completions 2023/24, 75 in 2024/25 and 2025/26 with the remaining 14 completed 2026/27.

The agent estimates that completions will start on phase 2 in January 2027. The Council have amended the trajectory provided by the agent to take a more conservative estimate to delivery in the first year (2026/27) and final year of delivery. The trajectory for phase 2 therefore shows 26 completions in 2026/27 followed by 5 years at 105 with the remaining 85 being completed 2032/33.

The information currently on the Mersea Homes Ltd website indicates this lead time estimate is conservative with work anticipated to start in late 2021. If work starts on Phase 1 in late 2021, completions could be expected to start in 2022/23 – a year earlier than in the trajectory.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The average for a site of this size (500-999 dwellings) was a mean average of 68 dpa and a median of 73 dpa, or 9% of capacity which would be 75 dpa. However the report states that

- greenfield sites tend to deliver at 34% higher than the average rate (which equates to greenfield sites of this size delivering at 100 dpa compared to an overall average of 75); and also sites in relatively strong housing markets
- sites with 30% or more affordable housing tend to deliver at higher rates, building out at close to twice the rate of those with lower levels of affordable housing
- sites with more than one sales outlet deliver at higher rates; the report cites 61 dpa for sites of one sales outlet; 51 dpa per outlet for sites of two sales outlets, and 45 dpa per outlet for sites of 3 outlets.

This site has two developers/sales outlets on a greenfield site with 30% affordable housing. The rate of delivery in the trajectory is realistic, the developer website suggests lead time to completions may be shorter than allowed for in the trajectory.

Site	Land at Appletree Farm Cressing
Total capacity	78
Forecast supply 2021-2033	78
Projected Year 1 of completions	2022/2023
Planning status at 31.03.2021	Full planning permission BTE/18/0920/FUL and current variation applications BTE/20/01100/VAR; BTE/20/01101/VAR have a resolution to grant.
Current planning status	As above
Greenfield/Brownfield	Brownfield

The site has Full permission. S73 Variation applications seeking amendments to layout and house types have been submitted by developer Inland Ltd and have a Resolution to Grant from Planning Committee 27 October 2020 and expected to be issued shortly. A Building Regulations application has been submitted for the demolition of existing buildings on the site. The development will provide 40% affordable housing.

The trajectory estimates completions starting in the year 2022/23 with 30 dwellings that year, followed by 35 in 2023/24, and the final 13 in 2024/25.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The mean average for a site of this size band was 22 or 29% of capacity (which would be 23 dpa) with the median average being 27 or 33% of capacity (which would be 26 dpa), and sites with 30% or more affordable housing tend to deliver at higher rates. Tested against this evidence, the average delivery rate over the build out period of 20 dpa is a conservative estimate.

Site	Land at Braintree Road Crossing
Total capacity	225
Forecast supply 2021-2033	225
Projected Year 1 of completions	2021/2022
Planning status at 31.03.2021	Under Construction. Detailed planning permission BTE/19/00739/REM
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site has detailed permission. Reserved Matters were approved 25 September 2019; the developer is Countryside Properties. A Building Regulations Initial Notice has been submitted; discharge of conditions is progressing (20/00247/DAC and 20/00291/DAC permitted November 2020, 20/00284/DAC, 20/01925/DAC pending consideration as at April 2021), and the developer is now on site with site preparation work is underway. The development will provide 40% affordable housing.

The trajectory estimates completions starting in the year 2021/22 and developing at 50 dpa (with the final year being the remaining 25 dwellings, making an average delivery over the build out period of 45 dpa. The site is currently being marketed online by the developer as having a sales launch in Spring 2021.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The mean average for a site of this size band was 55 or 21% of capacity (which would be 47 dpa) with the median average being 54 or 24% of capacity (which would be 54 dpa), and sites with 30% or more affordable housing tend to deliver at higher rates. Tested against this evidence, the average delivery rate over the build out period of 45 dpa is a conservative estimate.

Site	Land East of Boars Tye Road Silver End
Total capacity	50
Forecast supply 2021-2033	50
Projected Year 1 of completions	2021/2022
Planning status at 31.03.2021	Under construction. Detailed planning permission 19/00634/REM
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site has detailed permission, Reserved Matters were granted 30 December 2019, following the grant of outline permission in July 2017. A Building Regulations application has been submitted. A non-material amendment application was submitted in February 2021 (21/00327/NMA) and permitted March 2021. A number of conditions have been discharged. The construction access has been implemented, and the developer is preparing to commence construction. The developer is Sanctuary Homes. The development is a greenfield site; it will provide 40% affordable housing.

The trajectory estimates completions starting in the year 2021/22 with 4 dwellings at year end, followed by a full year's delivery of 35 dwellings in 2022/23 and the final 11 dwellings in 2023/24. The average delivery rate over the build out period would be 17 dwellings. Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The mean average for a site of this size band was 22 or 29% of capacity (which would be 15 dpa) with the median average being 27 or 33% of capacity (which would be 17 dpa), and sites with 30% or more affordable housing tend to deliver at higher rates (cited in the report as close to twice the rate of sites with lower levels of affordable housing). Tested against this evidence, the average delivery rate over the build out period of 17 dpa is a conservative estimate.

Site	Land at Nuns Walk Great Yeldham
Total capacity	33
Forecast supply 2021-2033	33
Projected Year 1 of completions	2024/2025
Planning status at 31.03.2021	Full planning permission 18/0312/FUL
Current planning status	As above
Greenfield/Brownfield	Greenfield

Full planning permission was granted 14 January 2020. The permission was granted to Countryside Properties, but the site has recently been sold on to Rose Builders who has indicated they are keen to start work on the site. The development is a greenfield site; it will provide 40% affordable housing.

Conditions starting to be discharged - 21/00718/DAC (April 2021). Non-material amendment in progress 21/00867/NMA.

The trajectory estimates development of the site in the year 2021/2022 with 3 dwellings completed at the end of that year, followed by the remaining 30 dwellings in 2022/23.

This is a fairly small site, and the progress of development by Linden Homes on the nearby brownfield site at Toppesfield Road Great Yeldham (60 dwellings) provides supporting evidence of deliverability in this location. On that site, Reserved Matters were approved April 2019; completions began July 2020 and by November 2020 9 completions were reported,

Site	Land at former Bramston Sports Centre site Bridge Street Witham
Total capacity	58
Forecast supply 2021-2033	58
Projected Year 1 of completions	2022/2023
Planning status at 31.03.2021	Under construction. Full planning permission 18/2304/FUL granted 17 March 2020
Current planning status	As above
Greenfield/Brownfield	Cleared brownfield site

The site has Full planning permission; a number of Discharge of Conditions applications have been submitted and pending consideration at April 2021 (20/00820/DAC; 21/00689/DAC; 21/01061/DAC), and a Building Regulations Initial Notice has been submitted; the development is now under construction. The development is sheltered apartments/retirement living, and the developer is Churchill Retirement Living.

The trajectory estimates completion of the development in 2022/23.

Site	Land north of Rayne Road Braintree
Total capacity	45
Forecast supply 2021-2033	45
Projected Year 1 of completions	2024/2025
Planning status at 31.03.2021	Outline planning permission 18/00092/OUT granted 29 November 2018
Current planning status	Outline planning permission
Greenfield/Brownfield	Greenfield

The site has outline planning permission, and is Phase 2 of the Rayne Gardens site which is currently being developed by Redrow Homes. The developer is Redrow Homes.

Discharge of conditions applications were submitted in December 2020 (20/02211/DAC 20/02213/DAC refer).

The trajectory estimates completions starting in the year 2024/25 with 10 dwellings at year end, followed by a full year's delivery of 35 dwellings in 2025/26. The average delivery rate over the build out period would be 23 dwellings per year.

For comparison, on Phase 1 of the Rayne Gardens site (127 dwellings), detailed permission was granted April 2018, plot commencements started May 2018; completions started February 2019 with a lead time from detailed permission to completions of 9 months. 5 plots were completion at year end (February and March 2019), followed by 53 plots in 2019/20.

Given the recent discharge of conditions applications for Phase 2 it is now expected that Reserved Matters are likely to be submitted in 2021, and the lead time estimate in the trajectory is expected to be a conservative estimate and completions may start 2022/23.

Tested against this evidence, the lead time and delivery rate in the trajectory is deliverable and may be conservative.

Site	Land North of Colchester Road Coggeshall
Total capacity	300
Forecast supply 2021-2033	300
Projected Year 1 of completions	2023/2024
Planning status at 31.03.2021	Outline planning permission 17/02246/OUT, Reserved Matters submitted
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site has outline planning permission granted in April 2019; Reserved Matters have been submitted and are pending consideration (20/00038/REM refers). The developer is Bovis Homes/Vistry Group. The pre-construction archaeological work condition has been discharged (20/00419/DAC). The development will provide 40% affordable housing.

The trajectory estimates completions starting in the year 2023/24 and developing at 25 dwellings in the first year and 75 dpa for the following three years (with the final year being the remaining 50 dwellings, making an average delivery over the build out period of 60 dpa).

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The mean average for a site of this size band was 55 or 21% of capacity (which would be 63 dpa) with the median average being 54 or 24% of capacity (which would be 72 dpa), and sites with 30% or more affordable housing tend to deliver at higher rates. Tested against this evidence, the average delivery rate assumed over the build out period of 60 dpa is a conservative estimate.

Site	Land to the West of Hedingham Road Gosfield
Total capacity	35
Forecast supply 2021-2033	35
Projected Year 1 of completions	2023/2024
Planning status at 31.03.2021	Outline planning permission 17/1066/OUT, Matters submitted 20/00653/REM
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site has outline planning permission which provides for 40% affordable housing. The developer is Abbey Developments.

A returned pro-forma has been submitted with a trajectory showing 12 completions in 2021/22 and 23 in 2022/23. The Council has sense checked the returned pro-forma and has opted for a more conservative approach, estimating 12 completions in 2023/24 and 23 in 2024/25.

Site	Land at Hatfield Bury Farm Hatfield Peverel
Total capacity	50 (net supply 46)
Forecast supply 2021-2033	50 (net supply 46)
Projected Year 1 of completions	2021/2022
Planning status at 31.03.2021	Full planning permission 19/01803/FUL
Current planning status	As above
Greenfield/Brownfield	Mainly Greenfield, apart from redevelopment of 4 dwellings and farm buildings

The site has Full planning permission which provides for 40% affordable housing. The developer is Bellway Homes who are currently developing the adjacent former Arla Dairy site on which 77 plots were under construction by November 2020. Discharge of conditions applications were granted 16 November 2020 and a Building Regulations Initial Notice has been accepted.

It is expected that construction will start in 2021. The trajectory estimates completions starting with 12 dwellings at year end of 2021/22, followed by a full year's delivery of 34 dwellings in 2022/23. The average delivery rate over the build out period would be 25 dwellings per year gross (23 dpa net).

Site	Land North East of Gleneagles Way Hatfield Peverel
Total capacity	100
Forecast supply 2021-2033	100
Projected Year 1 of completions	2021/2022
Planning status at 31.03.2021	Reserved Matters Permission 20/00906/REM
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site has Reserve Matters permission granted in February 2021. The developer is Barratt David Wilson Homes. Discharge of conditions is progressing with a series of applications which are granted or pending consideration. A Building Regulations Initial Notice has been accepted. The developer supplied a completed pro-forma to the Council confirming the deliverability of the site. The Developer indicates an estimated start date of April 2021, delivering a first completions in the 2021/22 monitoring year. The submitted trajectory showed 1 completion in 2021/22, 23 in 2022/23 and the remaining 53 in 2023/24 and 23 in 2024/25. The development will provide 40% affordable housing.

Comparison with a current development of 100 dwellings by the same developer in Halstead indicates that this may be a conservative estimate. On the David Wilson Homes site at Oak Road Halstead, Reserved Matters were approved 11 May 2018; plot commencements started May 2018 and completions started February 2019 making a lead time detailed permission to completions of 9 months, 11 plots were completed 2018/19 and 58 were completed. As of April 2021 the vast majority of the site is complete with 3 remaining plots under construction.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The mean average for a site of the 100-499 size band was 55 or 21% of capacity (which would be 21 dpa) with the median average being 54 or 24% of capacity (which would be 24 dpa), and sites with 30% or more affordable housing and greenfield sites tend to deliver at higher rates. Moreover the report indicates delivery rates as a proportion of capacity tend to be higher for smaller sites, and at 100 dwellings this site is at the start of the size range (100-499). Tested against this evidence, the average delivery rate assumed over the build out period of 25 dpa is a reasonable estimate.

Site	Land South of Stonepath Drive Hatfield Peverel
Total capacity	140
Forecast supply 2021-2033	140
Projected Year 1 of completions	2022/203
Planning status at 31.03.2021	Outline planning permission 16/01813/OUT, Reserved Matters submitted
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site has outline planning permission granted by the Secretary of State in July 2019 following a call-in of the application after a Resolution to Grant by the Council. Following pre-application discussions and approval of a Variation application, Reserved Matters were submitted in November 2020 which are pending consideration and due to be decided upon at a May 2021 Planning Committee (20/01906/REM refers). The developer is Bellway Homes. Discharge of conditions is progressing with a series of applications pending consideration. A Building Regulations Initial Notice was accepted in October 2020. The developer supplied a returned pro-forma to the Council stating that they are unable to provide a trajectory until the site has gained detailed planning permission. The development will provide 40% affordable housing.

The Council has estimated a delivery of 20 in 2022/23, 50 in 2023/24 and 2024/25 and the remaining 20 in 2025/26.

For comparison, the developer is currently working on a brownfield site for 145 dwellings in the same village, at the former Arla Dairy site, and progress from approval of Reserved Matters has been rapid despite the current pandemic problems. On that site Reserved Matters were approved February 2020 and by November 2020 67 plots were under construction. This shows that high delivery rates can be achieved in this location with this developer.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The mean average for a site of the 100-499 size band was 55 with the median average being 54, and sites with 30% or more affordable housing and greenfield sites tend to deliver at higher rates. Moreover the report indicates delivery rates as a proportion of capacity tend to be higher for smaller sites, and at 140 dwellings this site is at the lower end of the size range (100-499). Tested against this evidence, the average delivery rate assumed over the build out period of 35 dpa is a reasonable estimate.

Site	Land off Inworth Road Feering
Total capacity	162
Forecast supply 2021-2033	155
Projected Year 1 of completions	2020/2021
Planning status at 31.03.2021	Site under construction with completions
Current planning status	As above
Greenfield/Brownfield	Greenfield

Reserved Matters were approved 8 June 2020 (19/01222/REM refers). The developer is Bloor Homes. The site provides 40% affordable housing. Plot commencement started 17 June 2020. As at the start of April 2021, there have been 7 completions on site with a further 68 plots under construction. Based on a previous trajectory submitted by the developer the Council estimates 59 completions 2021/22, 60 in 2022/23 and the remaining 36 in 2023/24.

Officers have considered the forecast against progress by the same developer on a similar site in Halstead, at land south of Oak Road (182 dwellings). On that site, Reserved Matters were approved January 2018; plot commencements began March 2018; first completions were reported October 2018; 39 plots were completed by March 2019 followed by a full year of delivery at 78 completions, and by November 2020 154 plot had been completed. This evidence supports the assessment of deliverability of this supply.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The mean average for a site of the 100-499 size band was 55 with the median average being 54. The Start to Finish report points out that sites with 30% or more affordable housing; greenfield sites and sites in relatively strong housing markets tend to deliver at higher rates, and this is illustrated by the delivery achieved on the Oak Road site by this developer which is comparable with the Inworth Road Feering site.

Site	Land at Station Field, off Station Road Kelvedon
Total capacity	238
Forecast supply 2021-2033	238
Projected Year 1 of completions	2022/2023
Planning status at 31.03.2021	Full Planning Permission
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site has outline permission, granted March 2021. The development will provide 40% affordable housing. The site developer is CALA Homes. A Building Regulations Initial Notice has been accepted and Discharge of Conditions are pending consideration. In advance of commencement of building work on the actual site, the civil engineering contractor is working on site already and the developer is currently undertaking the off-site sewer works; the highway works to create the access in to the site; and the footway improvements that run along Coggeshall Road and Station Road to the High Street.

The Council have estimated 50 completions for 2022/23; continuing at 50 dpa, completing with the final 38 in 2026/27.

For comparison, this developer is currently constructing 56 dwellings in the village of Earls Colne, and progress from approval of Reserved Matters has been good despite the current pandemic. On that site Reserved Matters were approved May 2019 and plot commencements began in the same month. Plot completions began March 2020 (lead time detailed permission to completions 10 months) and by November 2020 37 plots were completed and 13 plots were under construction.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The mean average for a site of the 100-499 size band was 55 with the median average being 54, and sites with 30% or more affordable housing and greenfield sites tend to deliver at higher rates. Tested against this evidence, the average delivery rate assumed over the build out period of 40 dpa appears a conservative estimate.

Site	Land at Watering Farm Coggeshall Road Kelvedon
Total capacity	35
Forecast supply 2021-2033	35
Projected Year 1 of completions	2022/2023
Planning status at 31.03.2021	Outline planning permission 17/2271/OUT, , Reserved Matters submitted December 2020 20/02128/REM
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site has outline permission, granted January 2019. The development will provide 40% affordable housing. Reserved Matters have been submitted.

The Landowner, Parker Strategic Land, has submitted a trajectory which has estimated the first 10 completions in 2022/23 followed by the remaining 25 in 2023/24. The Council has used this trajectory. The site is conveniently located for access to the mainline railway station, and for access to the A12. This is a fairly small greenfield site.

Site	Land South of The Garden Field Western Road Silver End
Total capacity	45
Forecast supply 2021-2033	45
Projected Year 1 of completions	2023/2024
Planning status at 31.03.2021	Reserved Matters Permission 20/01343/REM
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site has Reserve Matters permission, granted February 2021. The development will provide 40% affordable housing. Reserved Matters were submitted August 2020; and a Discharge of Conditions applications have been approved. The developer is Croudace Homes. The development is currently being marketed online as “coming soon”, with the marketing name “Western Lakes Silver End”.

The trajectory has estimated completions as the first 20 in 2023/24 followed by the remaining 25 in 2024/24. This is a fairly small greenfield site.

Site	Land r/o 12-24 Halstead Road Earls Colne
Total capacity	80
Forecast supply 2021-2033	80
Projected Year 1 of completions	2023/2024
Planning status at 31.03.2021	Outline planning permission 15/1580/OUT, Reserved Matters submitted 20/02205/REM
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site had outline permission, granted August 2017 and was a draft allocation. A Reserved Matters application was submitted in December 2020. Discharge of conditions applications are pending consideration 20/02206/DAC; 20/02207/DAC and 21/00497/DAC. The development will provide 40% affordable housing. The developer is Persimmon Homes.

The trajectory estimated 15 completions in 2023/24, 30 in 2024/25 and 35 in 2025/26.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2) and against progress on similar sized sites in the area that are under construction. The median average for a site of the 50-99 size band was 33% of capacity (26 dpa), but that research found that sites with 30% or more affordable housing and greenfield sites tend to deliver at higher rates.

There are currently two greenfield sites in the same size range under construction; as with the Halstead Road site, they provide for 40% affordable housing.

- The CALA Homes site at Station Road has a capacity of 56 dwellings. Reserved Matters were approved May 2019; plot commencements began that month; the first plot was completed March 2020, with a lead time from detailed permission to completions of 10 months. By November 2020 37 plots were completed and 13 were under construction, indicating 40+ completions may be achieved this year.
- The Bellway Homes site at Station Road has a capacity of 90 dwellings. Reserved Matters were approved September 2019 and plot construction began February 2020. By November 2020 46 plots were under construction, again indicating 40 completions in a full year of delivery is a reasonable expectation.

It is realistic to assume that Reserved Matters will be approved in 2021/2022 and development will start soon afterwards. The recent submission of the Reserved Matters and Discharge of Conditions applications came after the construction of the trajectory. The 2020 changes in planning regulations have extended the outline permission, and with the recent progress it is now likely that the lead time to the start of completions will be shorter than anticipated in the trajectory, and that the site will be built out earlier.

Site	Land East of Morley's Road Earls Colne
Total capacity	20
Forecast supply 2021-2033	20
Projected Year 1 of completions	2023/2024
Planning status at 31.03.2021	Outline planning permission 17/1769/OUT
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site had outline permission, granted November 2018. Formal pre application discussions between the developer and the Council have taken place on a proposed Reserved Matters submission, demonstrating progress towards the submission of a detailed planning application. The development will provide 40% affordable housing. The developer, Persimmon Homes, has recently submitted Reserved Matters for the adjacent site and it is anticipated that Reserved Matters for this site will be submitted by 2021/22. . On this basis the expected lead time and delivery rate in the trajectory represents a conservative estimate. This is a small greenfield site in a suitable location.

Site	Land off Tey Road Earls Colne
Total capacity	23
Forecast supply 2021-2033	23
Projected Year 1 of completions	2022/2023
Planning status at 31.03.2021	Under Construction, Reserved Matters approved 20/00352/REM
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site is under construction. A number of Discharge of Conditions application have been approved. The development will provide 40% affordable housing. The developer is Oakland Country Homes Ltd.

A completed trajectory has been received from the developer which states that all 23 units will be completed in the 2021/2022 monitoring year. Officers have used a more conservative trajectory with 8 completions during 2022/23 with the remaining 15 in 2023/24.

Site	Land West of Hill House Brent Hall Road Finchingfield
Total capacity	11
Forecast supply 2021-2033	11
Projected Year 1 of completions	2024/2025
Planning status at 31.03.2021	Outline planning permission 18/1442/OUT 18/1443/OUT; Full Application pending consideration 21/00669/FUL
Current planning status	As above
Greenfield/Brownfield	Greenfield

The site had outline permission, granted on appeal 28 January 2020. The appellant was the Harding Group, with appeals allowed for two options, for 10 dwellings and for 16 dwellings. A FULL application was submitted in February 2021 for 11 dwellings. The development will provide 40% affordable housing.

The trajectory has estimated the 11 dwellings will be completed in 2024/2025. This is a small greenfield site in an attractive location. In evidence submitted to the appeal Inspector, the appellant confirmed that "The appeal site is an example of a small/medium sized site proposed to be developed by a small regional housebuilder and will be built out quickly to contribute towards boosting the supply of housing '. On that basis, if Reserved Matters are submitted and approved 2021/22 then the trajectory may represent a conservative estimate and the site could be completed earlier than shown.

Site	South West Witham Growth Location, land at Lodge Farm, North of Hatfield Road Witham
Total capacity	665
Forecast supply 2021-2033	436
Projected Year 1 of completions	Site under construction and part completed, completions projected to continue to 2027/28
Planning status at 31.03.2021	Phases 1A, 1B, 2 and 3A have detailed permission and are part completed; Sites 3B 4 and 5 have outline permission under overall permission 15/00430/OUT. Reserved Matters have been submitted for Phases 3B and 4 and are pending consideration. Reserved Matters are in preparation for Phase 5.
Current planning status	As above
Greenfield/Brownfield	Greenfield

The developer is Redrow Homes. The first phase of Reserved Matters was approved September 2017 (Phase 1A, 91 dwellings); plot commencements began the same month and completions began June 2018. 95 dwellings were completed 2018/19 and 88 dwellings were completed 2019/20 and 46 completed 2020/21. Phases 1A, 1B, 2 and 3A are completed or under construction. The Variation application that is currently pending consideration sets out information on the proposals for the remaining phases – 3b, 4 and 5. Reserved Matters have been submitted for Phases 3B and 4 and are pending consideration. Reserved Matters are in preparation for Phase 5.

By the end of March 2021, the site as a whole had completed 229 dwellings in 33 months of delivery. This equates to around an average of 7 dwellings per month or 83 per annum.

The site trajectory for the site as a whole anticipates 79 completions 2021/22 then continuing at around 60 completions per annum thereafter. Given the history of delivery on the site the trajectory is a conservative one.

The Lichfield's Start to Finish Report 2 suggests an overall average of 60 dpa for a site of this size across the build out period (although higher rates for greenfield sites and sites with 30%+ affordable housing, both of which factors apply to this site).

Site	Land south of Maltings Lane, at Gershwin Park (north east of Reid Road) Witham
Total capacity	24 (C3 element only)
Forecast supply 2021-2033	24 (C3 element only)
Projected Year 1 of completions	2024/2025
Planning status at 31.03.2021	Outline planning permission 12/1071/OUT as part of the overall Maltings Lane new neighbourhood, of which this is the last remaining residential development area
Current planning status	Same as above
Greenfield/Brownfield	Greenfield

The Maltings Lane new neighbourhood is a site of over 1,000 dwellings, and this is the last remaining phase.

It is expected that the site will come forward for a C2 Use Class care home and with some C3 Use Class development. The 24 unit capacity relates to the C3 element of the site only.

Formal pre application discussions with a developer took place in 2020 on proposals for a care home and general housing, demonstrating progress towards the submission of a planning application; and a planning application is expected to be submitted in 2021/2022.

A returned pro-forma from the sites agent suggests a higher capacity for the site 44 (C3) dwellings plus a 70 bed care home unit. The Council is taking a cautious approach regarding the sites capacity until a permission has been granted.

The trajectory has estimated that the 24 C3 dwellings will be completed in 2024/25.

Site	Land off Elizabeth Lockhart Way Bocking Braintree (BOCN 127)
Total capacity	9
Forecast supply 2021-2033	9
Projected Year 1 of completions	2022/2023
Planning status at 31.03.2021	Without planning permission
Current planning status	Without planning permission,
Greenfield/Brownfield	Greenfield

This is a small greenfield site of 0.49 ha. located between the Straits Mill/Broad Road Growth Location site and existing residential development.

The site is below the threshold for a contribution to affordable housing.

Initial discussions took place in Summer 2020 with a prospective developer on a proposal for 12 dwellings but a capacity of 9-10 dwellings is considered more realistic, demonstrating that the developer is currently engaged in progress towards submission of a planning application. No planning application has been submitted as yet but submission is anticipated 2021/2022. The trajectory suggests delivery of the site in 2025/2026 which would allow up to 2024/25 for the developer to submit a planning application and gain detailed permission.

Site	Land at former Towerlands Park
Total capacity	575
Forecast supply 2021-2033	575
Projected Year 1 of completions	2023/2024
Planning status at 31.03.2021	Outline planning application (19/00786/OUT) with Resolution to Grant
Current planning status	Outline planning application (19/0786/OUT) Issued 9th April 2021
Greenfield/Brownfield	Greenfield

An outline planning application for 575 dwellings has the benefit of a Resolution to Grant from Planning Committee September 2020; with the decision issued in April 2021. The development will provide 30% affordable housing.

The trajectory allows up to three years the start of the development and up to Three years to first completions in 2023/24. The trajectory estimates 35 completions in Year 1 of delivery followed by nine years at 60 dpa.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The mean average for a site of this size band was 68 or 9% of capacity (53) with the median average being 73 or 9% of capacity, but that research found that greenfield sites tend to deliver at 34% higher than the average rate (equivalent to 69 dpa); and also sites in relatively strong housing markets and sites with 30% or more affordable housing tend to deliver at higher rates. .

Site	Land rear of Harkilees Way Braintree (BOS 16)
Total capacity	11
Forecast supply 2021-2033	11
Projected Year 1 of completions	2024/2025
Planning status at 31.03.2021	Without planning permission
Current planning status	Without planning permission,
Greenfield/Brownfield	Greenfield

This is a small greenfield site of 0.37 ha. located adjacent existing residential development, with open space to the south.

The site is owned by Braintree District Council and is a draft residential allocation. It is proposed that the site will be disposed of for development. Pre application initial discussions have been held with the Council on a scheme for 14 dwellings but officers consider that a capacity of 11 dwellings would be more realistic.

No planning application has been submitted as yet but submission is anticipated by 2022. The trajectory suggests delivery of the site in 2024/2025 which would allow up to 2023/24 for the developer to submit a planning application and gain detailed permission.

Site	Land at Braintree College Church Lane Bocking (BOS 700)
Total capacity	19 (C3) and 75 (C2)
Forecast supply 2021-2033	19 (C3) and 75 (C2)
Projected Year 1 of completions	C3 element - 2021/2022; C2 – 2024/25
Planning status at 31.03.2021	Full planning permission, 19/01743/FUL
Current planning status	As above
Greenfield/Brownfield	Brownfield

This site now has Full planning permission issued October 2020 for demolition of existing college buildings and the erection of a 75 bedroom care home and 19 age-restricted LifeLong Homes for those 55 years of age and over (and/or those living with, or supporting someone with a disability). The developer is Scott Residential Ltd.

A number of Discharge of Conditions applications have been permitted. A Building Control demolition application was submitted in October to clear the site and site preparation work is currently underway; a Building Regulations Initial Notice for the 19 dwellings was submitted in August 2020.

The C3 Use Class element of the development is 19 dwellings which is a small development. Initial work is already underway, and it is expected that 11 completions will take place in 2021/22 with the remaining 8 in 2022/23.

The C2 element is expected to be completed 2024/25.

Site	Land rear of 138-142 (Kwik Fit) South Street Braintree (BRC 34)
Total capacity	10
Forecast supply 2021-2033	10
Projected Year 1 of completions	2028/2029
Planning status at 31.03.2021	Without planning permission
Current planning status	Without planning permission
Greenfield/Brownfield	Brownfield

There have been several residential developments in recent years on brownfield sites in the Station Road/Station Approach area, such as redevelopment of two builders' yards, former offices, and a former garage site; and the area has incrementally changed to predominantly residential uses. This small site does not have planning permission and no planning permission has been submitted as yet, and so the estimated timing of development is in the latter part of the plan period with completions in 2028/29.

Site	Land at 302 Cressing Road Braintree (BRC 17)
Total capacity	10
Forecast supply 2021-2033	10
Projected Year 1 of completions	2031/2032
Planning status at 31.03.2021	Without planning permission
Current planning status	Without planning permission
Greenfield/Brownfield	Brownfield

In the past, outline planning permission had been granted for the redevelopment of the Kalestead Works site at Cressing Road Braintree. That permission expired, and the draft allocation site BRC 17 is a small part of the site, land adjacent to the Works, adjacent existing residential uses on Cressing Road. It is a small site, an area of vacant land with an estimated capacity of 10 dwellings, The trajectory estimates development being near the end of the Plan Period, 2031/32.

Site	Land at the former Rose and Crown site Masfield Road Braintree (BRS 35)
Total capacity	11
Forecast supply 2021-2033	11
Projected Year 1 of completions	2025/2026
Planning status at 31.03.2021	Without planning permission
Current planning status	Without planning permission
Greenfield/Brownfield	Brownfield

This site is the cleared site of the former Rose and Crown PH and is in a predominantly residential area. An earlier planning permission for 14 dwellings expired December 2017, although the developer had at that time been intending to start work shortly. Although the principle of residential development is established, a subsequent planning application from the developer has been refused and officers consider that a lower dwelling capacity is more appropriate. The estimated capacity of 11 dwellings is expected to be completed 2025/26. The site is cleared; it is anticipated that a revised application will be submitted 2021/2022, and the trajectory allows for a generous period for negotiations to achieve an acceptable scheme and permission to be granted, given that the build out period on this small site is likely to be a year.

Site	Land at former Broomhills Estate Rayne Road/Pods Brook Road Braintree (BRAW 153)
Total capacity	81
Forecast supply 2021-2033	81
Projected Year 1 of completions	2022/2023
Planning status at 31.03.2021	Full planning permission, 18/02015/FUL
Current planning status	As above
Greenfield/Brownfield	Brownfield

This site has Full planning permission for redevelopment of the site for 81 dwellings, comprising 59 houses and 22 flats. A Discharge of Conditions application in relation to the condition requiring an Ecological Management Plan has been permitted. The developer is Croudace Homes Ltd.

The trajectory estimated first completions in 2022/2023, starting with 20 completions followed by 41 in 2023/2024 and the remaining 21 in 2024/25.

That assessment was made prior to the submission of the Discharge of Conditions application in December 2020, when information on who the developer would be was not available to officers (the permission was gained by a site promoter rather than an end-developer). With the developer now on board and progressing discharge of pre commencement conditions, on site work is expected to start 2021/2022.

Site	Land south of Freezes Farm Water Lane Steeple Bumpstead (STEB 395)
Total capacity	28
Forecast supply 2021-2033	28
Projected Year 1 of completions	2022/2023
Planning status at 31.03.2021	Under construction, with Full planning permission, 18/00408/FUL
Current planning status	As above
Greenfield/Brownfield	Greenfield

This site has Full planning permission for development of 28 dwellings and construction has started. It is a greenfield site on the edge of the village of Steeple Bumpstead; the permission provides for 40% affordable housing. A Building Regulations Initial Notice was submitted in March 2020. One Discharge of Conditions application has been discharged and another is pending consideration. The developer is Enterprise Heritage Ltd.

A completed pro-forma was supplied to the Council in spring 2021; this provided the basis for the trajectory estimate of development of the site in 2022/2023. This is a small site and officers consider the timescale to be achievable.

Site	Land at Cookfield East Street Coggeshall (COGG 174)
Total capacity	15
Forecast supply 2021-2033	15
Projected Year 1 of completions	2022/2023
Planning status at 31.03.2021	Without planning permission, Full application submitted – pending consideration 21/00671/FUL
Current planning status	As above
Greenfield/Brownfield	Greenfield

A Full application for 20 dwellings was submitted in February 2021 and is pending consideration 21/00671/FUL. The Coggeshall Neighbourhood Plan allocation figure of "around 15" dwellings has been used in the trajectory. However, subject to obtaining permission the site capacity may increase to 20 as per the current planning application. A policy compliant scheme will provide for 40% affordable housing.

The trajectory estimated that the site would be developed in 2022/2023. It is now This is a small greenfield site in an attractive village and a suitable location for development.

Site	Land East of Great Notley, Strategic Growth Location, Black Notley (BLAN 110; 114; 116, 117)
Total capacity	1,750
Forecast supply 2021-2033	1,750
Projected Year 1 of completions	2024/2025
Planning status at 31.03.2021	Without planning permission
Current planning status	Without planning permission
Greenfield/Brownfield	Greenfield

There are four developers involved in this site; Bellway Homes; Bloor Homes; Martin Grant Homes and Miller Homes.

Officers have been in pre-application discussions with the developers. A Planning Performance Agreement is being negotiated for the site. An outline planning application is expected to be submitted in spring 2021. The development will provide 30% affordable housing.

On the basis of outline permission being granted in 2021/2022 the trajectory allows two years from that point to the delivery of first completions in 2024/25, and 3-4 years from submission of the outline application to first completions. With a Planning Performance Agreement in place, this is a reasonable amount of time for first Reserved Matters to be submitted and approved, start on site and progress to first completions.

The trajectory received from the developers agent has been used which estimates 75 completions in Year 1 of delivery (2023/24) followed by eight years at 195 dpa with the remaining 155 being completed in 2032/33.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The overall average for a site of this size band was 7% of capacity (123), but that research found that greenfield sites tend to deliver at 34% higher than the average rate (equivalent to 164 dpa).

Sites with 30% or more affordable housing delivered at higher rates; Figure 16 on page 17 of the Start to Finish (2) report shows delivery for sites of 30-39% affordable housing as being an annual average delivery rate over the build out period of 10%, which would be 175 dpa (as in the trajectory).

Sites with more than one sales outlet deliver at higher rates: with the overall average for 1-outlet sites being 61 dp; sites with 2 outlets being 51 dpa per outlet (102 dpa); and sites with 3 outlets being 45 dpa per outlet (135 dpa). This site has four developers, and 175 dpa divided by four would mean 44 dpa per outlet on a greenfield site with 30% affordable housing and in a relatively strong market area.

Officers have also tested the delivery rate against the rate achieved on the Great Notley Garden Village. That greenfield site had a total capacity of 1,766 dwellings and an eleven year build out period of 1993/94 to 2003/04, making an average delivery rate of 161 dpa. The outline permission for the Great Notley Garden Village

was granted in December 1991, and Section 106 Agreement included a phasing agreement that limited delivery to no more than 800 dwellings to be commenced before 31 December 2000. The first year of delivery was 60 dwellings, and the final year of delivery was 70 dwellings. The average delivery rate excluding the first year and final year was 182 over nine years.

Tested against this evidence, officers consider that the average delivery rate in the trajectory is realistic.

Site	Land rear of 197 London Road Black Notley (BLAN 633)
Total capacity	10
Forecast supply 2021-2033	10
Projected Year 1 of completions	2023/2024
Planning status at 31.03.2021	Resolution to grant permission, 20/01515/FUL
Current planning status	As above
Greenfield/Brownfield	Greenfield

Full planning application for 10 dwellings has a Resolution to Grant (S106) following Planning Committee on 31 March 2021.

The trajectory estimates that the site will be developed in 2023/2024.

Site	The Former Woodyard site, land at Fenn Road Halstead (HASA 295)
Total capacity	30
Forecast supply 2021-2033	30
Projected Year 1 of completions	2029/2030
Planning status at 31.03.2021	Without planning permission
Current planning status	Without planning permission
Greenfield/Brownfield	Part Brownfield, part Greenfield

This site does not yet have planning permission.

Outline planning permission for in-depth development of the site for up to 70 dwellings was refused in November 2019 (18/01803/OUT refers), and further work was needed to consider ecology, landscape and access issues, in particular in relation to the greenfield land east of the stream. There is estimated to be approximately 0.86 ha. of developable area on the former woodyard, at land west of the stream; an estimated potential 0.76 ha. on land east of the stream is more constrained. Taking into account access issues, officers consider development of the land east of the stream would need a bridge or culvert of the stream, as access from Brook Street is constrained.

Pre-application discussions are continuing on a possible future outline application scheme. The trajectory estimates capacity at 30 dwellings,

The trajectory estimated that the site would be developed in 2029/2030.

An outline planning application is expected to be submitted by 2022/23. If outline permission is granted by 2024, and the site is marketed and sold 2025/2026, a detailed application submitted 2026/2027 and granted by 2027/28, the site should be completed by 2029/2030.

Although there are still issues to be resolved before a planning application could be approved, the trajectory allows a more than adequate lead time to achieve permission on a suitable scheme, to dispose of the site to a developer and to develop the site, and officers consider that the trajectory now represents a conservative estimate of likely lead time to development for this site.

Site	Land east of Cherry Tree Rise Halstead (HASA 289)
Total capacity	20
Forecast supply 2021-2033	20
Projected Year 1 of completions	2024/2025
Planning status at 31.03.2021	Without planning permission
Current planning status	Without planning permission
Greenfield/Brownfield	Greenfield

This site does not have planning permission. It is a greenfield site adjacent existing residential development. Affordable housing requirement would be at 30%.

Full planning permission was granted for 20 dwelling in January 2017 (15/01457/FUL refers). The site was subsequently sold to Greenfields housing association (now Eastlight Community Housing), who unsuccessfully sought approval of revised plans. The full planning permission gained earlier expired in January 2020. A recent full application for 22 dwellings was submitted in October 2020 and withdrawn in December 2020 after officers advised the applicant of the need to address design and layout concerns, which would be best addressed via a fresh application (20/01647/FUL refers).

The trajectory estimates capacity at 20 dwellings, based on the capacity approved in the 2017 planning permission.

The trajectory estimated that the site would be developed in 2024-2026, starting with 10 completions in 2024/2025. The site is in the ownership of a developer and is a suitable location for development; the principles of an approved development scheme have been established by the 2017 planning permission and the current owner has been advised of the areas of concern that a future application needs to address. A fresh planning application is expected to be submitted 2021/2022, and based on a planning permission being achieved by end of 2023/2024 it is reasonable to expect that the estimated 20 dwellings can be completed by the end of March 2026 if not earlier.

Although there are still issues to be resolved before a fresh planning application could be approved, the trajectory allows a more than adequate lead time to achieve permission on a suitable scheme and to develop this relatively small greenfield site, and officers consider that the trajectory represents a realistic estimate of likely lead time to development for this site.

Site	Land adjacent to Blamsters Farm Mount Hill Halstead (HATR 309)
Total capacity	25
Forecast supply 2021-2033	25
Projected Year 1 of completions	2024/2025
Planning status at 31.03.2021	Outline permission, 16/01646/OUT
Current planning status	As above
Greenfield/Brownfield	Greenfield

This site now has Outline planning permission permitted April 2020 for 6 market homes, and 19 supported living homes associated with the adjacent Blamsters Farm residential care home for people with a learning disability and/or on the autistic spectrum. It is a greenfield site adjacent existing residential development, on the edge of the town of Halstead. Affordable housing requirement would be at 30%.

The site has been marketed for sale to potential developers.

The trajectory estimates 6 completions in 2024/25 and the 19 supported living dwellings are estimated to be completed 2025/26. This is a relatively small site, but the trajectory has allowed four years plus from the grant of outline permission to the start of completions, which is a generous lead time and allows a longer than usual lead time if needed because of the specialist housing element in the outline permission.

Site	Former Tanners Dairy site Prayors Hill Sible Hedingham (SIB 377)
Total capacity	50
Forecast supply 2021-2033	50
Projected Year 1 of completions	2024/2025
Planning status at 31.03.2021	Without planning permission. Full planning application pending consideration, 18/02154/FUL
Current planning status	As above
Greenfield/Brownfield	Brownfield

A Full planning application for redevelopment of the former dairy site for 54 homes was submitted in December 2018 and is pending consideration, with revised plans having been the subject of further consultation in Autumn 2020. The applicant is Halstead Residential.

This is a brownfield site adjacent existing residential development, on the edge of the village of Sible Hedingham. Affordable housing requirement would be at 40%.

The trajectory estimated the site at 50 dwellings capacity; in the context of the current full planning application supply may slightly exceed that, at 54, subject to approval of the current capacity.

The trajectory estimated 25 completions in 2024/25 and 25 completions in 2025/26. This allows over 4 years to achieve planning permission and start delivering first completions.

Site	Feering Strategic Growth Location, Land South of Feering/West of A12 (FEER 230, FEER 232, FEER 233)
Total capacity	795
Forecast supply 2021-2033	795
Projected Year 1 of completions	2025/2026
Planning status at 31.03.2021	Without planning permission
Current planning status	Without planning permission
Greenfield/Brownfield	Greenfield

Discussions with the Crown Estates, the site landowner and development promoter, have been ongoing for some time in preparation for the submission of a planning application. Phase 1 of the development is shown separately; this has come forward first and is now under construction by developer Bloor Homes (Land at Inworth Road, 162 dwellings); the capacity of 795 dwellings is in addition to the 162 dwellings on the Phase 1 development. The development will provide 40% affordable housing.

In the trajectory a small parcel (40 dwellings) is expected to be developed by Countryside Properties in 2025/26 and is shown separately, leaving the remaining 755.

There are expected to be two developers involved in the main Growth Location site that is currently without permission (755 units). Crown Estates has indicated that they intend to work up a planning application for submission Q2 2022/23 and Reserve Matters Q2024/25. The agent anticipates that completions will start 2025/26 at 100 dpa and continue at this level until the site is complete. The Council have anticipated the smaller 40 unit parcel to be delivered 2025/26 and 60 units from the larger allocation.

A Planning Performance Agreement is proposed to be negotiated for the site; with a Planning Performance Agreement in place, this is a reasonable amount of time for first Reserved Matters to be submitted and approved, start on site and progress to first completions.

Officers have tested the projected delivery rate against the average rates set out in Lichfields Start to Finish (2). The overall average for a site of this size band was 7% of capacity (123), but that research found that greenfield sites tend to deliver at 34% higher than the average rate (equivalent to 164 dpa).

Sites with 30% or more affordable housing delivered at higher rates; Figure 16 on page 17 of the Start to Finish (2) report shows delivery for sites of 30-39% affordable housing as being an annual average delivery rate over the build out period of 10%, which would be 175 dpa (as in the trajectory).

Sites with more than one sales outlet deliver at higher rates: with the overall average for 1-outlet sites being 61 dp; sites with 2 outlets being 51 dpa per outlet (102 dpa); and sites with 3 outlets being 45 dpa per outlet (135 dpa). This site has four

developers, and 175 dpa divided by four would mean 44 dpa per outlet on a greenfield site with 30% affordable housing and in a relatively strong market area.

Officers have also tested the delivery rate against the rate achieved on the Great Notley Garden Village. That greenfield site had a total capacity of 1,766 dwellings and an eleven year build out period of 1993/94 to 2003/04, making an average delivery rate of 161 dpa. The outline permission for the Great Notley Garden Village was granted in December 1991, and Section 106 Agreement included a phasing agreement that limited delivery to no more than 800 dwellings to be commenced before 31 December 2000. The first year of delivery was 60 dwellings, and the final year of delivery was 70 dwellings. The average delivery rate excluding the first year and final year was 182 over nine years.

Tested against this evidence, officers consider that the delivery rate of 100 dpa in the trajectory is realistic.

Appendix 3 – Correspondence with Developers, Agents and Land Owners

Site	Site representative	PDF page number
Polly's Field, Bocking	Abbeyfield Braintree and Bocking Society Ltd (Developer)	3
Former Dutch Nursery site, West Street, Coggeshall	Higgins Homes Ltd (Developer)	6
St Andrews Gate, Phase 2 Land South of Oak Road Halstead	David Wilson Homes (Developer)	10
Meadow Rise, Pods Brook, Great Notley/Braintree	Countryside Properties (Developer)	14
Willow Park Lane, East of Sudbury Road//North of Churchill Avenue ,Halstead	Bellway Homes Ltd (Developer)	18
Avondale, Mill Lane, Cressing	Bellway Homes Ltd (Developer)	23
Rivenhall Oaks Phase 2, Land at Forest Road Witham	Bellway Homes Ltd (Developer)	27
Harvard Place, Earls Colne	Bellway Homes Ltd (Developer)	31
Former Carier site, East Street, Braintree	Myriad Housing (Developer)	35
Victoria Square, Land rear of Town Hall Centre, Braintree	Braintree District Council	39
The Paddocks, Land adjacent Braintree Road, Cressing	Countryside Properties (Developer)	43
Bluebells, Land south of Rickstones Road, Rivenhall	Bellway Homes Ltd (Developer)	47
Land at Nuns Walk, Great Yeldham	Rose Builders (Developer)	51
Land south of The Limes, Gosfield	Chelsteen Homes (Developer)	55
Land West of Hedingham Road, Gosfield	Abbey Developments (Developer)	59
Land at Greenways, Balls Chase, Halstead	Mr James Wicks (Developer)	63
Hatfield Grove, former Arla Dairy site, Hatfield Peverel	Bellway Homes Ltd (Developer)	67
Land North East of Gleneagles Way, Hatfield Peverel	David Wilson Homes (Developer)	71
Land South of Stonepath Drive, Hatfield Peverel	Bellway Homes Ltd (Developer)	75
Land adjacent Watering Farm, Coggeshall Road, Kelvedon	Parker Strategic Land (Landowner)	79
Land off Tey Road, Earls Colne	Oakland Country Homes (Developer)	83
Land south of Maltings Lane; Gershwin Park Land North East Of Reid Road, Witham	Gillings Planning (Agent)	87
Phase 1, Branoc Park, Land West of Panfield Lane, NW Braintree Growth Location	Phase 2 Planning (Agent)	91
Phase 2, Branoc Park, Land West of Panfield Lane, NW Braintree Growth Location	Phase 2 Planning (Agent)	95
Land West of Broad Road, Braintree (Straits Mill)	Barton Wilmore (Agent)	99
Land South of Freezes Farm, Water Lane, Steeple Bumpstead	Enterprise Property Group Ltd (Developer)	103
Land at Gimsons, South of Kings Chase, Witham	Bellway Homes Ltd (Developer)	107
Land at Wood End Farm, Hatfield Road, Witham	Countryside Properties (Developer)	111

Site	Site representative	PDF page number
Land at Braintree College of Further Education, Church Lane, Braintree	Scott Properties (Developer)	115
Land off Elizabeth Lockhart Way, Bocking, Braintree	Strutt and Parker (Agent)	119
Land east of London Road, Great Notley, Strategic Growth Location	Andrew Martin Planning (Agent)	123
The Old Wood Yard Site, Fenn Road, Halstead	Savills (Agent)	127
Former Tanners Dairy, Prayors Hill, Sible Hedingham	MAZE Planning Solutions (Agent)	132
Strategic Growth Location, Land south of Feering/west of A12	Wood Plc	136
Newlands Precinct, Witham	New River Retail	140
Foley House, 115 High Garrett Bocking, Braintree		145
Phase 2, Former Hunwicks Site, Kings Road, Halstead	A R Clarke Builders Ltd	149



Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	TR001
Site:	Polly's Field Bocking
Ownership: (eg. Homebuilder, developer, landowner)	Abbeyfield Braintree and Bocking Society Ltd, developer
Contact details	Mr Dave Summersgill, Abbeyfield Wickham House 338-340 Coggeshall Road Braintree Essex CM7 9EH dsummersgill@abbeyfieldatbraintree.co.uk and Tony Cramphorn, Abbeyfield,
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant permission)	Full planning permission granted for 100 dwellings, 22.08.2016, currently under construction
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Development of sheltered housing, 100 dwellings permitted, all outstanding at 2021, <u>Subsequent Variation amended capacity to 99 (17/02026/VAR)</u> . Site under construction, work started July 2019, development is expected to be completed Spring 2022. 37 units will be for affordable rent and a further 30 are for shared ownership.
To be completed by BDC following review of information provided by development representative:	
Total site capacity	99
Total completed at March 2021	0
Total outstanding at March 2021	99
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Further application approved 19/1/18, after application to Planning Committee 10/11/17. Various amendments including changing apartment numbers to 99

Commented [D1]: Further application approved 19/1/18, after application to Planning Committee 10/11/17. Various amendments including changing apartment numbers to 99

Commented [D2]: 37 affordable and 62 units for sale. The number of shared equity will depend on how much shared equity is required by potential purchases

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Update as above
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? <i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	Development is under construction
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	Development is under construction. Completion is COVID-19 dependent
---	---

SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is already under construction
4b	If you have already started work on site, what stage is construction currently at?	60% complete as at 31/1/21
4c	When do you estimate you will deliver the first housing completions?	Removed on requested before publishing
4d	When do you estimate you will complete development of the site?	Removed on requested before publishing
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: David Summersgill	Signature: DS
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4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. 1 April to 31 March

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR009
Site:	Former Dutch Nursery site West Street Coggeshall
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Higgins Homes Ltd
Contact details	Mr Joe Leedham, Higgins Homes 1 Langston Road Loughton IG10 3SD info@higginshomes.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline planning permission granted 09.11.2018 (17/00359/OUT); Reserved Matters approved 14 November 2019 (19/01047/REM); 48 dwellings in total
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Plot construction started March 2020; of the total of 48 plots, 47 plots were reported under construction at December 2020. Not known if there will be any completions by end of March 2021
To be completed by BDC following review of information provided by development representative:	
Total site capacity	48
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	48 at end of January 2021
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	These are correct
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? <i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	Site is currently under construction
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	At this point subject to no outstanding planning permission approvals there is nothing to prevent the housing from being delivered
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is currently under construction
4b	If you have already started work on site, what stage is construction currently at?	The foundations for all 48 units have been constructed. 23 units are at either roofing stage or internal works in progress. 7 units are at super-structure 10 units are at sub-structure stage
4c	When do you estimate you will deliver the first housing completions?	May 2021
4d	When do you estimate you will complete development of the site?	December 2021
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	Dates completed in table
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Paul Shadbolt	Signature: Paul Shadbolt
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	N/A
6b	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Please return **by no later than 12 March 2021** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2023-2024	2025-2026	2026-2027
Current best estimate of MARKET DWELLING COMPLETIONS	29						
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	19						
= TOTAL DWELLINGS (market + affordable)	48						
	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

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Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TRO11
Site:	St Andrews Gate, Phase 2 Land South of Oak Road Halstead
Ownership: (eg. Housebuilder, developer, landowner)	Developer, David Wilson Homes Eastern Counties, 7 Springfield Lyons Approach Chelmsford CM2 5EY chris.webber@bdwhomes.co.uk
Contact details	chris.webber@bdwhomes.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Under construction; Outline permission granted 03.06.2016 (14/1580), Reserved Matters for 100 dwellings approved 11.05.2018 (17/1665)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Plot commencements started May 2018; Completions started February 2019; Lead time detailed permission to completions 9 months. As at Dec 2020 92 plots completed 8 under construction. <ul style="list-style-type: none"> • 11 completion 2018/2019 • 58 completions 2019/2020 • 23 completions April-January 2020 • 8 completions due by April 2021
To be completed by BDC following review of information provided by development representative:	
Total site capacity	100
Total completed at March 2021	92 reported at end of January 2021
Total outstanding at March 2021	8 at end of January 2021
Qualify for 5YS2021: Yes/No	? If the remaining 8 are expected to be completed by March, there will be no capacity outstanding at 31.3.2021? <i>Site will be build complete by April 2021</i>
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	No – expected to be completed before 1 April 2022
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Details above are accurate
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? <i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	Site is under construction
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	None – site due to be completed by April 2021.
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is under construction
4b	If you have already started work on site, what stage is construction currently at?	92 completions (out of 100) as of January 2021
4c	When do you estimate you will deliver the first housing completions?	Site is part completed
4d	When do you estimate you will complete development of the site?	Final 8 completions due by April 2021
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	N/A

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Chris Webber	Signature:
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(Continued ...)

6: COMMERCIAL SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Please return **by no later than 12 March 2021** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR013
Site:	Meadow Rise Pods Brook Great Notley/Braintree
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Countryside Properties
Contact details	Countryside Properties Countryside House The Drive Warley CM13 3AT
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Under construction; Full permission granted 10.10.2017 (15/1193/FUL)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	<p>Site is under construction and part completed Plot commencements started June 2018; Completions started July 2019; Lead time detailed permission to completions starting: 21 months. At January 2021 81 plots reported completed, 57 under construction 77 not started</p> <ul style="list-style-type: none"> • 0 completions 2017/2018 • 0 completions 2018/2019 • 42 completions 2019/2020 • 39 completions April 2020-January 2021
To be completed by BDC following review of information provided by development representative:	
Total site capacity	215
Total completed at March 2021	81 reported completed at end of January 2021; ? expected completions by March 2021?
Total outstanding at March 2021	134 plots outstanding at end of January 2021, ? expected by end March 2021?
Qualify for 5YS2021: Yes/No 5YS forecast 2021-2026:	Yes
Qualify for 5YS2022: Yes/No 5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? <i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	Site is under construction
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is under construction
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	Site is part completed
4d	When do you estimate you will complete development of the site?	
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name:	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2023-2024	2025-2026	2026-2027
Current best estimate of MARKET DWELLING COMPLETIONS	24	34	34	6	0	0	0
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	47	0	6	0	0	0	0
= TOTAL DWELLINGS (market + affordable)	71	34	40	6	0	0	0
	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS	0	0	0	0	0	0	0
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	0	0	0	0	0	0	0
= TOTAL DWELLINGS (market + affordable)	0	0	0	0	0	0	0

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR016
Site:	Willow Park Lane East of Sudbury Road//North of Churchill Avenue Halstead
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Bellway Homes Ltd
Contact details	Sarah Cornwell, Bellway Homes Ltd Bellway House 1 Cunard Square Townfield Street Chelmsford Essex CM1 1AQ
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Under construction; Outline permission granted 09.11.2017 for 205 homes plus potential care home site (17/0575/OUT); Full permission granted for 218 homes 11.06.2019 (18/1749/FUL); Variation application approved 14.02.2020 varying construction management plan (19/01391/VAR)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Development well advanced. Plot commencements reported starting April 2019; completions began June 2020; Lead time from detailed permission to first completions 12 months. As at January 2021 54 plots completed, 100 plots under construction, 64 plots not started <ul style="list-style-type: none"> 54 completions reported April 2020 -January 2021
To be completed by BDC following review of information provided by development representative:	
Total site capacity	218
Total completed at March 2021	54 reported at end of January 2021
Total outstanding at March 2021	164 at end of January 2021; ? how many will be completed by end March 2021?
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	Yes
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? <i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	Site is under construction
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a Site is under construction (Full permission was sought as details were for 218 dwellings and no care home site, which varied from the outline consent granted to the land promoter)

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	Site is under construction
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is under construction
4b	If you have already started work on site, what stage is construction currently at?	Construction well advanced, site is part completed
4c	When do you estimate you will deliver the first housing completions?	n/a
4d	When do you estimate you will complete development of the site?	
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Sarah Cornwell	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	9						
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	26						
= TOTAL DWELLINGS (market + affordable)	35						
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR020
Site:	Avondale Mill Lane Cressing
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Bellway Homes Ltd
Contact details	Sarah Cornwell, Bellway Homes Ltd Bellway House 1 Cunard Square Townfield Street Chelmsford Essex CM1 1AQ
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Under construction. Outline permission granted 08.05.2017 (16/00397/OUT); Reserved Matters for 118 homes approved 10.01.2018.
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Plot commencements started April 2018; Completions started January 2019; Lead time detailed permission to completions 12 months. As at December 2020 113 plots completed 5 under construction. <ul style="list-style-type: none"> • 19 completion 2018/2019 • 57 completions 2019/2020 • 37 completions April-December 2020
To be completed by BDC following review of information provided by development representative:	
Total site capacity	118
Total completed at March 2021	113 reported at end of January 2021
Total outstanding at March 2021	5 at end of January 2021; expected to be completed by end of March 2021
Qualify for 5YS2021: Yes/No 5YS forecast 2021-2026:	Will probably be built out by end of March 2021
Qualify for 5YS2022: Yes/No 5YS forecast 2022-2027:	No, expected to be built out

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Build out by April 2021
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Development is nearing completion, only 6 plots not yet complete at January 2021 and they are under construction
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	n/a
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Development is nearing completion
4b	If you have already started work on site, what stage is construction currently at?	Development is nearing completion
4c	When do you estimate you will deliver the first housing completions?	Development is nearing completion
4d	When do you estimate you will complete development of the site?	Expected to be completed by end March 2021 base date
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Sarah Cornwell	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	30	32	15				
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	30	22					
= TOTAL DWELLINGS (market + affordable)	60	54	15				
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR022
Site:	Rivenhall Oaks Phase 2, Land at Forest Road Witham
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Bellway Homes Ltd
Contact details	Sarah Cornwell, Bellway Homes Ltd Bellway House 1 Cunard Square Townfield Street Chelmsford Essex CM1 1AQ
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Granted Outline permission for 148 dwellings 14.07.2016 as part of Hybrid permission for phases 1 and 2 under 15/0799; Full permission for 163 dwellings on this phase - granted 27.04.2018 (17/1092/FUL); site under construction
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Commencements started April 2019; Completions started July 2020; Lead time detailed permission to completions starting: 13 months. As at January 2021 61 plots reported completed, 51 plots under construction 51 plots not started. <ul style="list-style-type: none"> 61 completions April 2020-January 2021
To be completed by BDC following review of information provided by development representative:	
Total site capacity	163
Total completed at March 2021	61 reported at end of January 2021
Total outstanding at March 2021	102 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	Yes
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? <i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	Site is under construction and part completed
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	Site is under construction and part completed; development came forward via a Full application after Outline consent rather than Reserved matters because the capacity was increased from 148 to 163.

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is under construction and part completed
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	Site is part completed
4d	When do you estimate you will complete development of the site?	
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Sarah Cornwell	Signature:
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6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	39	31					
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	10						
= TOTAL DWELLINGS (market + affordable)	49						
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR028
Site:	Harvard Place Earls Colne
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Bellway Homes
Contact details	Sarah Cornwell, Bellway Homes, Bellway House 1 Cunard Square Townfield Street Chelmsford Essex CM1 1AQ
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline permission granted 08.01.2019 (18/0121/OUT); Reserved Matters for 90 dwellings approved 27.09.2019 (19/00802/REM). Site is under construction.
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Plot construction began February 2020; Completions began December 2020; lead time from detailed permission to first completion 15 months. 1 completion April 2020-January 2021, 45 plots under construction
To be completed by BDC following review of information provided by development representative:	
Total site capacity	90
Total completed at March 2021	1 reported at end of Jan 2021
Total outstanding at March 2021	89 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Site is under construction
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	Site is under construction
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is under construction
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	Completions commenced December 2020
4d	When do you estimate you will complete development of the site?	November 22
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Sarah Cornwell	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	21	23					
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	32						
= TOTAL DWELLINGS (market + affordable)	53	23					
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TRO39
Site:	Former Carier site East Street Braintree
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Myriad Housing
Contact details	c/o Mr Will Vote Rose Builders, Riverside House Riverside Avenue East Manningtree CO11 1US
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline permission granted July 2017 (15/1366/OUT); Reserved Matters for 74 dwellings approved 30.11.2018 (18/613/REM); Variation applications approved 2018 (17/02045/VAR, 18/01148/VAR); conditions discharged over 2018, 2019. 2020
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Plot construction started April 2020, all plots now under construction, not known how many expected to be completed by end March 2021?
To be completed by BDC following review of information provided by development representative:	
Total site capacity	74
Total completed at March 2021	4 reported by mid March 2021
Total outstanding at March 2021	70 at end of January 2021
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Yes, they are correct
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? <i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	Yes; site is under construction
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	No barriers
--	-------------

SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is under construction
4b	If you have already started work on site, what stage is construction currently at?	Construction is varied across site, some plots are complete and some are at early brickwork stage.
4c	When do you estimate you will deliver the first housing completions?	The first occupier moved in last month (February 2021)
4d	When do you estimate you will complete development of the site?	The development should be complete by October 2021
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name:	Signature:
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(Continued ...)

6: COMMERCIALY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	n/a

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2023-2024	2025-2026	2026-2027
Current best estimate of MARKET DWELLING COMPLETIONS	30						
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	40						
= TOTAL DWELLINGS (market + affordable)	70						
	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR040
Site:	Victoria Square, Land rear of Town Hall Centre Braintree
Ownership: (eg. Housebuilder, developer, landowner)	The site is currently owned by Braintree District Council who have employed Kier as their contractor to construct the development. On completion 12No. residential units will be sold freehold to Eastlight and the remaining 23No. residential units will be leasehold
Contact details	Braintree District Council
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Full permission granted 04.04.2019; Variation approved 26.01.2021 (20/00787/VAR), all 35 units now affordable (Tenure change (from 12 shared ownership and 23 outright sale, to 12 affordable rent and 23 shared ownership). and change to incorporate standing seam zinc., 31 new build and 4 by conversion
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Site is under construction
To be completed by BDC following review of information provided by development representative:	
Total site capacity	35
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	35 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Ownership box has been revised. This is not a joint development
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes, site is under construction
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	n/a
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is under construction
4b	If you have already started work on site, what stage is construction currently at?	Work started in March 2020. The envelope of the main block is nearing completion. Groundworks have just commenced for the East Block
4c	When do you estimate you will deliver the first housing completions?	November 2022
4d	When do you estimate you will complete development of the site?	December 2022
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	No

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Ray Ford : Construction Director Braintree District Council	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 6 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2023-2024	2025-2026	2026-2027
Current best estimate of MARKET DWELLING COMPLETIONS		23					
Current best estimate of AFFORDABLE DWELLING COMPLETIONS		12					
= TOTAL DWELLINGS (market + affordable)		35					
	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR043
Site:	The Paddocks, Land adjacent Braintree Road Crossing
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Countryside Properties
Contact details	Alex Harrison Countryside Properties Countryside House The Drive Warley CM13 3AT
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline planning permission granted 18.12.2018 (16/2144/OUT), Reserved Matters for 225 dwellings approved 25.09.2019 (19/00739/REM).
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Site has detailed permission and Discharge of Conditions progressing. Building Regulations Initial Notice submitted. Archaeological investigation work carried out. Marketing of sales launched online 2021.
To be completed by BDC following review of information provided by development representative:	
Total site capacity	225
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	225 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	Yes
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a Site has full permission
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	
4d	When do you estimate you will complete development of the site?	
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name:	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2023-2024	2025-2026	2026-2027
Current best estimate of MARKET DWELLING COMPLETIONS	0	30	34	34	34	36	2
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	7	24	29	22	8	0	0
= TOTAL DWELLINGS (market + affordable)	7	54	63	56	42	36	2
	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS	0	0	0	0	0	0	0
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	0	0	0	0	0	0	0
= TOTAL DWELLINGS (market + affordable)	0	0	0	0	0	0	0

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR045
Site:	Bluebells, Land south of Rickstones Road Rivenhall
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Bellway Homes
Contact details	Steve Read, Divisional Development and Planning Manager Bellway Homes Ltd, Bellway House 1 Cunard Square Townfield Street Chelmsford Essex CM1 1AQ
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline permission for 58 dwellings granted 22.01.2019 (18/0947/OUT) Reserved Matters approved 26.07.2019 (18/2316/REM)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Site is under construction. Plot construction started February 2020. As at December 2020 all 58 plots under construction <ul style="list-style-type: none"> 0 completions reported April 2020-January 2021 Developer website 05.02.2021 states development 65% sold
To be completed by BDC following review of information provided by development representative:	
Total site capacity	58
Total completed at March 2021	0 reported at end of January 2021, depends on completions Feb/March 2021
Total outstanding at March 2021	58 at end of January 2021; depends on completions Feb/March 2021
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Site is under construction
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is under construction
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	
4d	When do you estimate you will complete development of the site?	
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Sarah Cornwell	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	37						
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	17						
= TOTAL DWELLINGS (market + affordable)	54						
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

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Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR050
Site:	Land at Nuns Walk Great Yeldham
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Rose Builders
Contact details	Will Vote, Planning Manager, Rose Builders, Riverside House, Riverside Avenue East, Lawford, Manningtree CO11 1US WVote@rosebuilders.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Full planning permission for 33 dwellings (including 13 affordable) granted 14.01.2020 (18/0312/FUL)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	The site has recently been sold by Countryside Properties; the new developer Rose Builders is preparing for discharge of conditions and progress to development.
To be completed by BDC following review of information provided by development representative:	
Total site capacity	33
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	33 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Yes, it is correct
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	Archaeology investigation work and preparation of planning condition clearance work
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	Discharging pre-commencement conditions. Targeting that these will be cleared by June 2021
--	--

SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	June 2021
4b	If you have already started work on site, what stage is construction currently at?	n/a
4c	When do you estimate you will deliver the first housing completions?	February 2022
4d	When do you estimate you will complete development of the site?	March 2023
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	None

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name:	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	n/a

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	3	17					
Current best estimate of AFFORDABLE DWELLING COMPLETIONS		13					
= TOTAL DWELLINGS (market + affordable)	3	30					
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

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Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR054
Site:	Land south of The Limes Gosfield
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Chelsteen Homes
Contact details	Chelsteen Homes, info@chelsteen.co.uk tel 01245 230927
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline permission for up to 17 homes granted 01.02.2018 (17/0610/OUT). Full permission for 17 homes granted 22.06.2020 (18/02007/FUL)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Site now has full permission and is controlled by a housing developer. Full application for 19 homes submitted 03.03.2020, pending consideration (21/00726/FUL)
To be completed by BDC following review of information provided by development representative:	
Total site capacity	17 (Full application for 19 homes submitted 03.03.2020, pending consideration, 21/00726/FUL)
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	17 at end of January 2021 (see above)
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Outline Permission 17/0610/OUT is for 19 dwellings
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	NA
2c	If the site is not available yet, when will it become available	NA
2d	Are you still undertaking site assessment work? If so, please give further details.	No
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a Site has full planning permission
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a Site has full planning permission

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	No
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Oct 2021
4b	If you have already started work on site, what stage is construction currently at?	NA
4c	When do you estimate you will deliver the first housing completions?	Summer 2022
4d	When do you estimate you will complete development of the site?	Summer 2023
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	None

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: W Poulton	Signature: W Poulton
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	NA

Please return **by no later than 6 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2023-2024	2025-2026	2026-2027
Current best estimate of MARKET DWELLING COMPLETIONS	6	12	12	10	10	5	0
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	0	7	6	2	2	1	0
= TOTAL DWELLINGS (market + affordable)	6	19	18	12	12	6	0
	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS	0	0	0	0	0	0	0
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	0	0	0	0	0	0	0
= TOTAL DWELLINGS (market + affordable)	0	0	0	0	0	0	0

Braintree District Council Planning Policy

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The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR055
Site:	Land West of Hedingham Road Gosfield
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Abbey Developments
Contact details	Via agent John Brindley john@cmykuk.net
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline permission granted 24.05.2018 (17/1066/OUT); Reserved Matters for development of 35 dwellings submitted April 2020 and pending consideration (20/00653/REM)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Negotiations on Reserved Matters are at an advanced stage in preparation for consideration by Planning Committee (following the end of the 2021 ECC election purdah period)
To be completed by BDC following review of information provided by development representative:	
Total site capacity	35
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	35 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Yes
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	
2c	If the site is not available yet, when will it become available	
2d	Are you still undertaking site assessment work? If so, please give further details.	
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	Reserved Matters submitted and pending consideration
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	No
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	September 2021
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	Jan 2022
4d	When do you estimate you will complete development of the site?	April 2023
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name:	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 16 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	5	16					
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	7	7					
= TOTAL DWELLINGS (market + affordable)	12	23					
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR057
Site:	Land at Greenways Balls Chase Halstead HASA 286
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Mr James Wicks
Contact details	James Wicks, AR Clarke The Old Airfield Gosfield CO9 1SA tel 01787 472010
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline permission granted 03.05.2017 (16/0802/OUT); Reserved Matters for 14 dwellings approved 05.05.2020 (19/01499/REM)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Site no has detailed permission and is in the control of a developer
To be completed by BDC following review of information provided by development representative:	
Total site capacity	14
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	14 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

.....
Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	N / A
2c	If the site is not available yet, when will it become available	LATE 2021
2d	Are you still undertaking site assessment work? If so, please give further details.	NO
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a Site has detailed permission
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a Site has detailed permission

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	NO
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	EARLY 2022
4b	If you have already started work on site, what stage is construction currently at?	N / A
4c	When do you estimate you will deliver the first housing completions?	LATE 2022
4d	When do you estimate you will complete development of the site?	2023
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	NONE

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	NO
6b	Please explain how disclosure of this information would be detrimental to your organisation.	ITS NOT

Please return by no later than 16 March to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. 1 April to 31 March

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	/	6	4	/	/	/	/
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	/	/	4	/	/	/	/
= TOTAL DWELLINGS (market + affordable)	/	6	8	/	/	/	/
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS	/	/	/	/	/	/	/
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	/	/	/	/	/	/	/
= TOTAL DWELLINGS (market + affordable)	/	/	/	/	/	/	/

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR060
Site:	Hatfield Grove, former Arla Dairy site Hatfield Peverel
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Bellway Homes
Contact details	Sarah Cornwell, Bellway Homes Ltd Bellway House 1 Cunard Square Townfield Street Chelmsford Essex CM1 1AQ
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline planning permission granted 20.12.2017 for 145 dwellings (16/2096/OUT) Reserved Matters approved 12.02.2020 (19/0494/REM)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Plot commencements started January 2020. 4 plots completed, 76 plots under construction, 65 plots not started. Completions began December 2020;. Lead time from plot commencement to first completion 11 months. <ul style="list-style-type: none"> 4 completions April 2020-January 2021
To be completed by BDC following review of information provided by development representative:	
Total site capacity	145
Total completed at March 2021	4 reported at end of January 2021
Total outstanding at March 2021	at end of January 2021
Qualify for 5YS2021: Yes/No	Yes Depends on how many completed Feb/March 2021
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? <i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	Yes – site is under construction
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is under construction
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	First completions reported December 2020
4d	When do you estimate you will complete development of the site?	
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Sarah Cornwell	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	33	33	10				
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	26	22	4				
= TOTAL DWELLINGS (market + affordable)	59	55	14				
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR062
Site:	Land North East of Gleneagles Way Hatfield Peverel
Ownership: (eg. Housebuilder, developer, landowner)	Developer, David Wilson Homes (BDW Eastern Counties)
Contact details	Mr C Webber BDW Eastern Counties, 7 Springfield Lyons Approach, Chelmsford, CM2 5EY
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline planning permission granted 08.07.2019 (16/2156/OUT); Reserved Matters for 100 dwellings approved 08.02.2021 (20/00906/REM)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Reserved Matters approved. Discharge of Conditions applications submitted and progressing, Building Regulations Initial Notice submitted 2020
To be completed by BDC following review of information provided by development representative:	
Total site capacity	100
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	100 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Council details correct
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a, Reserved Matters approved
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	None – construction due to commence in April 2021
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Target start date of April 2021
4b	If you have already started work on site, what stage is construction currently at?	N/A
4c	When do you estimate you will deliver the first housing completions?	Feb 2022
4d	When do you estimate you will complete development of the site?	December 2024
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	N/A

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	1	12	40	8			
Current best estimate of AFFORDABLE DWELLING COMPLETIONS		11	13	15			
= TOTAL DWELLINGS (market + affordable)	1	23	53	23			
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR063
Site:	Land South of Stonepath Drive Hatfield Peverel
Ownership: (eg. Housebuilder, developer, landowner)	Bellway Homes, developer
Contact details	Sarah Cornwell, Bellway Homes Ltd Bellway House 1 Cunard Square Townfield Street Chelmsford Essex CM1 1AQ
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline planning permission granted 08.07.2019 for up to 140 dwellings BTE/16/1813/OUT following Resolution to Grant from Planning Committee 28.03.2017 (the application was then considered by the Secretary of State who after 2 years and 3 months determined the application should be granted).
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Reserved Matters for 145 dwellings submitted 16.11.2020, pending consideration (20/01906/REM) following pre application discussions on proposed plans and approval of s73 Variation application 06.11.2020 (20/01329/VAR); series of discharge of conditions applications progressing; Building Regulations Initial Notice submitted, developer on site Feb 2020 working on pre development site preparation.
To be completed by BDC following review of information provided by development representative:	
Total site capacity	145
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	145 at end of January 2021
Qualify for 5YS2021: Yes/No 5YS forecast 2021-2026:	Yes
Qualify for 5YS2022: Yes/No 5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	
2c	If the site is not available yet, when will it become available	
2d	Are you still undertaking site assessment work? If so, please give further details.	
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	Reserved Matters submitted
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	See above

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	No RM planning permission has been granted.
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Planning permission not achieved yet so no trajectory
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	
4d	When do you estimate you will complete development of the site?	
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Sarah Cornwell	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR066
Site:	Land adjacent Watering Farm Coggeshall Road Kelvedon
Ownership: (eg. Housebuilder, developer, landowner)	Landowner, Parker Strategic Land
Contact details	c/o agent Tom Collins, Mather Jamie Ltd., Bank Court, Weldon Road, Loughborough LE11 5RF, tomc.collins@matherjamie.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline permission granted for 35 dwellings (17/2271/OUT);
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Reserved Matters submitted 15.12.2020 and pending consideration (20/02128/REM)
To be completed by BDC following review of information provided by development representative:	
Total site capacity	35
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	35 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	35
Qualify for 5YS2022: Yes/No	Yes
5YS forecast 2022-2027:	35

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Details updated.
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	Reserved Matters submitted and pending consideration
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	Site to be sold to housebuilder following approval of reserved matters, but this will not impact the delivery of all 35 units on the site within 5 years.
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	2021
4b	If you have already started work on site, what stage is construction currently at?	n/a
4c	When do you estimate you will deliver the first housing completions?	2022
4d	When do you estimate you will complete development of the site?	2023
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	n/a

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Tom Collins	Signature: Tom Collins
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No.
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS		10	11				
Current best estimate of AFFORDABLE DWELLING COMPLETIONS			14				
= TOTAL DWELLINGS (market + affordable)		10	25				
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

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Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR070
Site:	Land off Tey Road Earls Colne
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Oakland Country Homes
Contact details	Mr P Copsey of Oakland Country Homes Limited Paul@oaklandcountryhomes.com
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline planning permission for up to 23 dwellings granted 20.05.2019 (18/0214/OUT). Reserved Matters approved 26.10.2020 (20/00352/REM). Under construction.
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Site has detailed permission. Conditions discharged and Building Regulations Initial Notice submitted June 2021; site is now under construction.
To be completed by BDC following review of information provided by development representative:	
Total site capacity	23
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	23 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	23
Qualify for 5YS2022: Yes/No	Depends on if any expected completions 2021/22?
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	YES
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes, site is under construction
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	n/a
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Site is under construction
4b	If you have already started work on site, what stage is construction currently at?	ROAD TO BASE FOUNDATIONS TO 11 PLOT
4c	When do you estimate you will deliver the first housing completions?	JUNE 2021
4d	When do you estimate you will complete development of the site?	DECEMBER 2021
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

6: COMMERCIALY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	NO
6b	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. 1 April to 31 March

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	14	/	/	/	/	/	/
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	9	/	/	/	/	/	/
= TOTAL DWELLINGS (market + affordable)	23	/	/	/	/	/	/
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS	/	/	/	/	/	/	/
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	/	/	/	/	/	/	/
= TOTAL DWELLINGS (market + affordable)	/	/	/	/	/	/	/

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

SITE SUMMARY (completion by BDC)

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

Site Reference:	2021 TR075
Site:	Land south of Maltings Lane; Gershwin Park Land North East Of Reid Road Witham
Ownership: (eg. Housebuilder, developer, landowner)	Developer: Perseus Land and Developments The Lakes 4 Waterside Way Bedford Road Northampton NN4 7XD
Contact details	Agent Hannah Pearce at Gillings Planning hannahpearce@gillingsplanning.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Remaining residential allocation area with outline permission under 12/1071/OUT as part of Maltings Lane new neighbourhood site of 1,000 + dwellings, school, retail, employment uses, open space etc., estimated residual capacity from residential outline permission 63
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Current pre application discussions on proposed development of 44 dwellings (including 1 block of 19 apartments), retail units (4,000 sqft) plus 70 bed care home (planning application expected to be submitted 2021/2022)
To be completed by BDC following review of information provided by development representative:	
Total site capacity	63 dwellings or 44 dwellings (including 1 block of 19 apartments + 70 bed care home (equivalent to 39 dwellings using the ratio of one C3 dwelling equivalent to 1.8 bedrooms), i.e. 83 dwellings in total
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	63 dwellings or 44 dwellings + 70 bed care home at end of January 2021 (equivalent to 39 dwellings using the ratio of one C3 dwelling equivalent to 1.8 bedrooms), i.e. 83 dwellings in total
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	
2c	If the site is not available yet, when will it become available	
2d	Are you still undertaking site assessment work? If so, please give further details.	No
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	The extant outline planning permission (Ref. 12/01071/OUT) does not make provision for a care home on the site.

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	No
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Q2 2022
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	2023
4d	When do you estimate you will complete development of the site?	2025
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Hannah Pearce	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS			54	16			
Current best estimate of AFFORDABLE DWELLING COMPLETIONS			6	7			
= TOTAL DWELLINGS (market + affordable)			60	23			
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR076A
Site:	Phase 1 Branoc Park, Land West of Panfield Lane NW Braintree Growth Location
Ownership: (eg. Housebuilder, developer, landowner)	Developer; Mersea Homes and Hill Residential
Contact details	Kevin Coleman, Phase 2 Planning and Development, agent; Majesty House 200 Avenue West Skyline 120 Great Notley kcoleman@phase2planning.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Full planning permission for 189 dwellings as part of Hybrid permission granted 02.03.2020 (15/1319)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	The Branoc Park website currently states work is expected to start in late 2021
To be completed by BDC following review of information provided by development representative:	
Total site capacity	189
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	189 at end of January 2021
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Yes
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	
2c	If the site is not available yet, when will it become available	
2d	Are you still undertaking site assessment work? If so, please give further details.	
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	Phase 1 has Full permission
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	February 2023
4b	If you have already started work on site, what stage is construction currently at?	N/A
4c	When do you estimate you will deliver the first housing completions?	December 23
4d	When do you estimate you will complete development of the site?	December 26
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Steve Williams	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	0	0	60	60	31		
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	0	0	15	15	8		
= TOTAL DWELLINGS (market + affordable)	0	0	75	75	39		
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR076B
Site:	Phase 2 Branoc Park, Land West of Panfield Lane NW Braintree Growth Location
Ownership: (eg. Housebuilder, developer, landowner)	Developer; Mersea Homes and Hill Residential
Contact details	Kevin Coleman, Phase 2 Planning and Development, agent; Majesty House 200 Avenue West Skyline 120 Great Notley kcoleman@phase2planning.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline planning permission for 636 dwellings as part of Hybrid permission for 825 dwellings granted 02.03.2020 (15/1319)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	
To be completed by BDC following review of information provided by development representative:	
Total site capacity	636
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	636 at end of January 2021
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Yes
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	
2c	If the site is not available yet, when will it become available	
2d	Are you still undertaking site assessment work? If so, please give further details.	Further investigative work will be required to inform future reserved matters applications
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	Mid 2023
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	n/a
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	April 2026
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	January 2027
4d	When do you estimate you will complete development of the site?	
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Steve Williams	Signature:
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(Continued ...)

6: COMMERCIALY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS						70	70
Current best estimate of AFFORDABLE DWELLING COMPLETIONS						35	35
= TOTAL DWELLINGS (market + affordable)						105	105
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS	70	70	70	77			
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	35	35	35	34			
= TOTAL DWELLINGS (market + affordable)	105	105	105	111			

Braintree District Council Planning Policy

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Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR077
Site:	Land West of Broad Road Braintree (Straits Mill)
Ownership: (eg. Housebuilder, developer, landowner)	Developer, L & Q Estates
Contact details	L and Q Estates Ltd c/o agent Mr Gareth Pritchard of Barton Wilmore LLP St Andrews House St Andrews Road Cambridge CB4 1DL Gareth.Pritchard@bartonwillmore.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Outline planning application for 1,000 dwellings has Resolution to Grant from Planning Committee 21 January 2020 (18/01318/OUT)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	At January 2021, expected date of issue of decision on Outline planning application March 2021
To be completed by BDC following review of information provided by development representative:	
Total site capacity	1,000
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	1,000 at end of January 2021
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Yes
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? If not, please indicate why not	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell. If not available, is there for example an existing active use on the site that would need to be relocated?</i>	
2b	If the site is not available yet, when will it become available?	N/A
2c	When do you plan to market the site to developers?	N/A
2d	Are you still undertaking site assessment work? If so, please give further details.	No
2e	How many developers do you anticipate will deliver the site?	Unknown. Likely to be two housebuilders at any one time.
2f	When do you anticipate first Reserved Matters will be submitted?	Within one year.

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome. Please indicate if there are major infrastructure requirements pre development if this will delay development, and indicate estimated timescale.	No
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Within one year of outline permission
4b	If you have already started work on site, what stage is construction currently at?	n/a
4c	When do you estimate you will deliver the first housing completions?	Within approximately two years
4d	When do you estimate you will complete development of the site?	Within approximately 10 years
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	N/A

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Gareth Pritchard	Signature: Gareth Pritchard
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6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	0	14	70	70	70	70	70
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	0	6	30	30	30	30	30
= TOTAL DWELLINGS (market + affordable)	0	20	100	100	100	100	100
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS	70	70	70	70	56		
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	30	30	30	30	24		
= TOTAL DWELLINGS (market + affordable)	100	100	100	100	80		

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR079
Site:	Land South of Freezes Farm Water Lane Steeple Bumpstead
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Enterprise Property Group Ltd.
Contact details	K Awbery Enterprise Property Group Ltd. Scutches Barn, 17 High Street Whittlesford CB22 4LT c/o agent Saunders Boston Limited office@saundersboston.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Full planning application granted 06.05.2020 (18/00408/FUL) for 28 dwellings
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Site has detailed permission. Discharge of Conditions application submitted (20/01192/DAC), and Building Regulations Initial Notice submitted.
To be completed by BDC following review of information provided by development representative:	
Total site capacity	28
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	28 at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	
2c	If the site is not available yet, when will it become available	
2d	Are you still undertaking site assessment work? If so, please give further details.	
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a Site has detailed permission
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	01/03/2021.
4b	If you have already started work on site, what stage is construction currently at?	Topsoil strip to reduced level.
4c	When do you estimate you will deliver the first housing completions?	March 2022.
4d	When do you estimate you will complete development of the site?	May 2022.
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	N/A.

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Adam Marritt	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No.
6b	Please explain how disclosure of this information would be detrimental to your organisation.	N/A.

Please return **by no later than 6 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2023-2024	2025-2026	2026-2027
Current best estimate of MARKET DWELLING COMPLETIONS		17					
Current best estimate of AFFORDABLE DWELLING COMPLETIONS		11					
= TOTAL DWELLINGS (market + affordable)							
	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR082
Site:	Land at Gimsons, South of Kings Chase Witham
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Bellway Homes
Contact details	Sarah Cornwell, Bellway Homes Ltd Bellway House 1 Cunard Square Townfield Street Chelmsford Essex CM1 1AQ
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Full planning permission for 78 dwellings (net 77) granted 30.10.2020 (18/02010/FUL).
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	The site has detailed permission. A series of Discharge of Conditions applications were submitted November/December 2020 and are pending consideration, and a Building Regulations Initial Notice has been submitted. Pre-development site preparation work has started.
To be completed by BDC following review of information provided by development representative:	
Total site capacity	78 (net 77)
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	78 (net 77) at end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	Yes
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	The site cannot be classified as having an implementable planning permission at present.
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	1 residential property – needs time to vacate
2c	If the site is not available yet, when will it become available	
2d	Are you still undertaking site assessment work? If so, please give further details.	
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a The site has Full permission
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a The site has Full permission

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	Depends on outcome of JR.
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	
4b	If you have already started work on site, what stage is construction currently at?	Not started on site
4c	When do you estimate you will deliver the first housing completions?	Not in our trajectory till we get an implementable planning permission.
4d	When do you estimate you will complete development of the site?	
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Sarah Cornwell	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR088
Site:	Land at Wood End Farm Hatfield Road Witham
Ownership: (eg. Housebuilder, developer, landowner)	
Contact details	Countryside Properties Countryside House The Drive Warley CM13 3AT
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Emerging Draft Local Plan allocation, Outline Planning application 19/01896/OUT submitted October 2019 for up to 400 dwelling, commercial floorspace, residential care home and day nursery.
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Outline application pending consideration,
To be completed by BDC following review of information provided by development representative:	
Total site capacity	
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	at end of January 2021
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Information correct.
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes but subject to grant of outline planning permission
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	
2c	If the site is not available yet, when will it become available	
2d	Are you still undertaking site assessment work? If so, please give further details.	
2e	If the site is subject of an outline planning application, when do you plan to submit a Reserved Matters application?	Most likely 6-12months following grant of outline permission
2f	If you will be submitting a Full application rather than Reserved Matters, please explain briefly why	N/A

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	None other than the above re: the site's planning status.
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	2023
4b	If you have already started work on site, what stage is construction currently at?	n/a
4c	When do you estimate you will deliver the first housing completions?	2024
4d	When do you estimate you will complete development of the site?	2029
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	Timings are subject to change and depend on when outline permission is granted.

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Hui Yan	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS				60	66	66	38
Current best estimate of AFFORDABLE DWELLING COMPLETIONS				30	38	38	31
= TOTAL DWELLINGS (market + affordable)				90	104	104	69
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS	10						
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	23						
= TOTAL DWELLINGS (market + affordable)	33						

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)	
Site Reference:	2021 TR091A
Site:	Land at Braintree College of Further Education, Church Lane Braintree
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Scott Properties
Contact details	Graham McCormick, Scott Properties, Suite 5 Oyster House Severalls Lane Colchester Essex CO4 9PD graham@mscott.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Full planning permission granted 15.10.2020 for Demolition of existing buildings and erection of a 75 bedroom care home and 19 No. age-restricted LifeLong Homes for those 55 years of age and over and/or those living with, or supporting someone with a disability (19/01743/FUL)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Demolition application submitted to Building Control Oct 2020, Discharge of Conditions submitted (20/01983/DAC); Building Regulations Initial Notice submitted August 2020 for the 19 dwellings. A s73 Variation application was submitted 01.03.2021 seeking to develop the care home independently (ref 21/00680/VAR, see TR091B)
To be completed by BDC following review of information provided by development representative:	
Total site capacity	19 (care home assessed on separate pro forma)
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	19
Qualify for 5YS2021: Yes/No 5YS forecast 2021-2026:	Yes
Qualify for 5YS2022: Yes/No 5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Yes
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	n/a
2c	If the site is not available yet, when will it become available	n/a
2d	Are you still undertaking site assessment work? If so, please give further details.	Some ground investigations to be carried out after demolitions
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a Site has detailed permission
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a Site has detailed permission

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	No
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	Demolitions in progress, building to start May 2021
4b	If you have already started work on site, what stage is construction currently at?	As above
4c	When do you estimate you will deliver the first housing completions?	Q2 2022
4d	When do you estimate you will complete development of the site?	Q1 2023
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	Won't be

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. 1 April to 31 March

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	11	8					
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)	11	8					
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

Housing Land Supply Review 2021

Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR097
Site:	Land off Elizabeth Lockhart Way Bocking Braintree
Ownership: (eg. Housebuilder, developer, landowner)	? Search carried out July 2020 Stonebond Properties Ltd 132-136 New London Road Chelmsford CM2 0RG
Contact details	Mr Jack Lilliot, Stonebond Properties jack.lilliot@stonebondltd.com Agent Mr Andy Butcher Strutt and Parker Coval Hall Chelmsford Essex CM1 2QF andy.butcher@struttandparker.com
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Without permission; emerging (submitted) Local Plan allocation
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Planning application understood to be in preparation
To be completed by BDC following review of information provided by development representative:	
Total site capacity	10
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	10 at end of January 2021
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Correct
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	
2c	If the site is not available yet, when will it become available	
2d	Are you still undertaking site assessment work? If so, please give further details.	Site assessment work currently being undertaken for planning application in accordance with validation requirements
2e	When do you plan to submit a planning application, and will this be in outline or full?	Full planning application to be submitted in May 2021
2f	If you propose to submit an outline planning application, when do you plan to submit Reserved Matters?	N/A

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	December 2021
4b	If you have already started work on site, what stage is construction currently at?	n/a
4c	When do you estimate you will deliver the first housing completions?	November 2022
4d	When do you estimate you will complete development of the site?	August 2023
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Andy Butcher	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	2	7					
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	N/A	N/A					
= TOTAL DWELLINGS (market + affordable)	2	7					
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

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Braintree District Housing Trajectory Questionnaire

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR104
Site:	Land east of London Road Great Notley, Strategic Growth Location
Ownership: (eg. Housebuilder, developer, landowner)	Majority of land north of Bakers Lane is controlled by a Consortium comprising the following housebuilders: Bloor Homes, Bellway Homes, Martin Grant Homes & Miller Homes
Contact details	c/o agent Andrew Martin, Andrew Martin Planning, Town Mill, Mill Lane, Stebbing, Dunmow, Essex CM6 3SN Andrew@am-plan.com
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Without permission; emerging (submitted) Local Plan allocation
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Outline planning application with Planning Performance Agreement in preparation for 1,750 homes together with a local centre including: primary school (use class F1); commercial business and service uses (E); early years and childcare facilities (F1); community facilities (F1/F2); green infrastructure including formal/informal open space and amenity space, ancillary utility and drainage infrastructure, demolition and ground modelling (21/70001/PPA)
To be completed by BDC following review of information provided by development representative:	
Total site capacity	1,750
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	1,750 end of January 2021
Qualify for 5YS2021: Yes/No	Yes
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	Yes
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Yes, correct
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	N/A
2c	If the site is not available yet, when will it become available?	N/A
2d	Are you planning to develop the site directly, or to market the site for development by someone else?	The Consortium propose to develop directly
2e	Are you still undertaking site assessment work? If so, please give further details.	Yes, as set out in the schedule attached to the PPA and ongoing evidence base assessments to inform masterplan, planning application and EIA
2f	When do you plan to submit a planning application? Will this be in outline or full?	Submission in Summer 2021 of outline planning application with all matters reserved except access
2g	If you propose to submit an outline planning application, when do you plan to submit Reserved Matters?	Remaining reserved matters to follow relating to an agreed phasing plan Q4 2022 onwards

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying or preventing development? Please explain what they are and how/when they will be overcome.	None
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start work on site?	Q1 2023
4b	If you have already started work on site, what stage is construction currently at?	n/a
4c	When do you estimate you will deliver the first housing completions?	2023/24
4d	When do you estimate you will complete development of the site?	2033
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	no

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Andrew Martin	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	0	0	52	136	137	136	137
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	0	0	23	59	58	59	58
= TOTAL DWELLINGS (market + affordable)	0	0	75	195	195	195	195
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	TOTAL	Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS	136	137	136	137	81	1225	0
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	59	58	59	58	34	525	0
= TOTAL DWELLINGS (market + affordable)	195	195	195	195	115	1750	0



Braintree District Council Planning Policy

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Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR106
Site:	The Old Wood Yard Site, Fenn Road, Halstead
Ownership: (eg. Housebuilder, developer, landowner)	<u>Developer and Site Promoter</u>
Contact details	Hargreaves Land David Travis david.travis@hsgplc.co.uk c/o Agent Laura Fletcher-Gray, Savills laura.fletchergray@savills.com
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Without <u>planning</u> permission; emerging (submitted) Local Plan allocation for <u>30 dwellings</u>
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Outline planning application for up to 70 dwellings refused November 2019 (18/01803/OUT). New <u>outline</u> planning application being prepared for submission <u>at a lower density</u> - discussions with the Council ongoing.
To be completed by BDC following review of information provided by development representative:	
Total site capacity	<u>30</u>
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	<u>30</u> end of January 2021
Qualify for 5YS2021: Yes/No	No, insufficient clear evidence at this time
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Field Code Changed

Field Code Changed

Commented [LF1]: Kathy - Please note that this number is historic and was based on the western half of the site allocation only – so is now incorrect.

We feel that the wider site could accommodate up to 55 units across both eastern and western parcels, and this being explored in pre-application discussions. The site capacity should be updated to reflect the correct site area and an increased upper threshold.

Commented [LF2]: See comment above – should be updated to up to 55 units

Commented [LF3]: See comment above – should be updated to up to 55 units

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	No- see comments and suggested amends made above
----	--	--

SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	Site will be sold to a house builder
2c	If the site is not available yet, when will it become available?	When outline planning permission is granted.
2d	Are you planning to develop the site directly, or to market the site for development by someone else?	Market the site to house builders
2e	Are you still undertaking site assessment work? If so, please give further details.	No
2f	When do you plan to submit a planning application? Will this be in outline or full?	Outline in 2021
2g	If you propose to submit an outline planning application, when do you plan to submit Reserved Matters?	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying or preventing development? Please explain what they are and how/when they will be overcome.	Removed before publishing as requested
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start work on site?	Unknown
4b	If you have already started work on site, what stage is construction currently at?	n/a
4c	When do you estimate you will deliver the first housing completions?	Unknown
4d	When do you estimate you will complete development of the site?	Unknown
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	n/a

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:

Name:

Laura Fletcher-Gray, Savills on behalf of Hargreaves Land

Signature:

(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	<u>Yes- Section 3</u>
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return by no later than 12 March to:

e-mail to: planningpolicy@braintree.gov.uk

Field Code Changed

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Commented [LF4]: Kathy- we cannot complete this table at this stage.

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. 1 April to 31 March

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

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Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR108
Site:	Former Tanners Dairy Prayors Hill Sible Hedingham
Ownership: (eg. Housebuilder, developer, landowner)	Landowner Developer
Contact details	Halstead Residential Limited, c/o agent Andrew Watt MAZE Planning Solutions andrew.watt@mazeplanning.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Without permission; emerging (submitted) Local Plan allocation
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Full planning application for 54 dwellings pending consideration (18/02154/FUL); revised plan submitted 2020' estimated capacity 50 allows some flexibility. Current draft layout plans show 51 units (05 March 2021)
To be completed by BDC following review of information provided by development representative:	
Total site capacity	50
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	50 as at end of January 2021
Qualify for 5YS2021: Yes/No	No, insufficient clear evidence at this time
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Additions made above in red text
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	
2c	If the site is not available yet, when will it become available?	
2d	Are you planning to develop the site directly, or to market the site for development by someone else?	Direct development
2e	Are you still undertaking site assessment work? If so, please give further details.	No
2f	When do you plan to submit a planning application? Will this be in outline or full?	Planning is live app ref 18/02154/FUL
2g	If you propose to submit an outline planning application, when do you plan to submit Reserved Matters?	Current application is for full planning permission

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying or preventing development? Please explain what they are and how/when they will be overcome.	Processing of the planning application
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start work on site?	
4b	If you have already started work on site, what stage is construction currently at?	n/a
4c	When do you estimate you will deliver the first housing completions?	January 2022
4d	When do you estimate you will complete development of the site?	June 2023
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Andrew Watt MRICS Maze Planning Solutions	Signature: (completed electronically)
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	n/a

Please return **by no later than 12 March** to:

e-mail to: planningpolicy@braintree.gov.uk

NOT COMPLETED BY THE AGENT – PLANNING PERMISSION AWAITED – INSUFFICIENT CERTAINTY TO PREDICT TRAJECTORY

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

Braintree District Council Planning Policy

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Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR109
Site:	Strategic Growth Location, Land south of Feering/west of A12
Ownership: (eg. Housebuilder, developer, landowner)	The Crown Estate
Contact details	Neil Hall neil.hall@woodplc.com
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Without permission; emerging (submitted) Local Plan allocation.
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Phase 1 of the draft allocation has already been permitted and is under construction by Bloor Homes for 162 dwellings (16/00569/OUT). The approved reserved matters scheme delivers access off London Road which has been designed to also deliver connections to the wider strategic location. The draft allocation boundary has been updated to exclude the dwellings already permitted under Phase 1. Wider masterplanning and engagement has been taking place with the Parish Council and Highways England regarding A12 improvements.
To be completed by BDC following review of information provided by development representative:	
Total site capacity	795
Total completed at March 2021	0 reported at end of January 2021 (Note Phase 1 is reported elsewhere)
Total outstanding at March 2021	795 end of January 2021
Qualify for 5YS2021: Yes/No	update
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	update
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Details are correct
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	N/A
2c	If the site is not available yet, when will it become available?	N/A
2d	Are you planning to develop the site directly, or to market the site for development by someone else?	Secure planning permissions and market for development by someone else.
2e	Are you still undertaking site assessment work? If so, please give further details.	Historic environment impact assessment (By LPA)
2f	When do you plan to submit a planning application? Will this be in outline or full?	Outline Q2 2022/23
2g	If you propose to submit an outline planning application, when do you plan to submit Reserved Matters?	Q2 24/25

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying or preventing development? Please explain what they are and how/when they will be overcome.	No
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start work on site?	2025/26
4b	If you have already started work on site, what stage is construction currently at?	see reference above to Phase 1 as under construction and therefore excluded from the updated allocation area.
4c	When do you estimate you will deliver the first housing completions?	2025/26
4d	When do you estimate you will complete development of the site?	2032/33
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	Note Phase 1 is already under construction.

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Mr Neil Hall, Wood Plc	Signature: N Hall
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6: COMMERCIALLY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No.
6b	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Please return **by no later than 6 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS				*			
Current best estimate of AFFORDABLE DWELLING COMPLETIONS				*			
= TOTAL DWELLINGS (market + affordable)	0	0	0	0	100	100	100
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Total within Plan period	Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)	100	100	100	100	95	795	N/A

*318 affordable at 40% with delivery throughout build.

Braintree District Council Planning Policy

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Braintree District Housing Trajectory Questionnaire

The Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 6a and please explain in question 6b how disclosure would be detrimental to your organisation. The Council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR111
Site:	Newlands Precinct Witham
Ownership: (eg. Housebuilder, developer, landowner)	Landowner New River REIT plc 16 New Burlington Place London W1S 2HX info@nrr.co.uk
Contact details	Simon Dawkins at New River Retail c/o agent Peter Keenan of Q+A Planning Ltd One Mortimer Street London pkeenana@qaplanning.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Without permission; emerging Local Plan allocation for comprehensive redevelopment
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	There have been preliminary discussions about potential partial redevelopment. A comprehensive Masterplan for the redevelopment of the whole centre would be required, prior to progress towards submission of a planning application. At this stage the scale of residential development potential as part of future proposals is not known, and a conservative estimate of 15 dwellings was included in the draft trajectory, although the potential may be more. On the basis of current knowledge, the timing of development is expected to be in the latter part of the plan period.
To be completed by BDC following review of information provided by development representative:	
Total site capacity	15
Total completed at March 2021	0 reported at end of January 2021
Total outstanding at March 2021	15 as at end of January 2021
Qualify for 5YS2021: Yes/No 5YS forecast 2021-2026:	No, insufficient clear evidence at this time
Qualify for 5YS2022: Yes/No 5YS forecast 2022-2027:	No, insufficient clear evidence at this time

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Site details are correct except we expect it to accommodate between 66 and 95 residential units
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? <i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	Yes for most but some parts are not
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	There is one existing lease which matures June 2023 which will delay development.
2c	If the site is not available yet, when will it become available?	As above some this year some in 2023
2d	Are you planning to develop the site directly, or to market the site for development by someone else?	As yet undecided but will bring forward the planning application and then decide about route to delivery
2e	Are you still undertaking site assessment work? If so, please give further details.	A detailed planning application will be prepared this year in tandem with further evaluation work
2f	When do you plan to submit a planning application? Will this be in outline or full?	This year and it will be detailed.
2g	If you propose to submit an outline planning application, when do you plan to submit Reserved Matters?	

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying or preventing development? Please explain what they are and how/when they will be overcome.	See above re lease
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start work on site?	50% in 2022, rest in 2023
4b	If you have already started work on site, what stage is construction currently at?	n/a
4c	When do you estimate you will deliver the first housing completions?	By end of 2023
4d	When do you estimate you will complete development of the site?	By early 2024
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	

SECTION 5: DECLARATION

I confirm that the information provided is correct to the best of my knowledge:	Name: Simon Dawkins	Signature:
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(Continued ...)

6: COMMERCIALLY SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
6b	Please explain how disclosure of this information would be detrimental to your organisation.	N/a

Please return **by no later than 16 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. **1 April to 31 March**

	2021-2022	2022-2023	2023-2024	2024-2025	2023-2024	2025-2026	2026-2027
Current best estimate of MARKET DWELLING COMPLETIONS		35	35				
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							
	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

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SITE SUMMARY (completion by BDC)	
Site Reference:	2021 TR115
Site:	Foley House 115 High Garrett Bocking Braintree
Ownership: (eg. Housebuilder, developer, landowner)	Developer, Fairfield Court Developments Ltd/Fairfield Holdings Ltd
Contact details	Fairfield Court Developments Ltd, Unit 205, Waterhouse Business Centre 2 Cromar Way Chelmsford CM1 2QE mail@fairfieldholdings.com c/o agent Matthew Wood Phase 2 Planning mwood@phase2planning.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Without permission; Full planning application has Resolution to Grant (20/01391/FUL)
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	Full planning application for conversion to 18 dwellings has resolution to grant from Planning Committee 16 February 2021 (20/01391/FUL)
To be completed by BDC following review of information provided by development representative:	
Total site capacity	18
Total completed at March 2021	0
Total outstanding at March 2021	18
Qualify for 5YS2021: Yes/No	
5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No	
5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	Yes
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development?	Yes
	<i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	
2c	If the site is not available yet, when will it become available	
2d	Are you still undertaking site assessment work? If so, please give further details.	
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	n/a Full application has Resolution to Grant
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	n/a

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	issuing of planning permission documents.
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	April 2021 subject to planning permission
4b	If you have already started work on site, what stage is construction currently at?	
4c	When do you estimate you will deliver the first housing completions?	Dec 2021
4d	When do you estimate you will complete development of the site?	may 2022.
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	Please, please help releasing planning permission

6: COMMERCIALY SENSITIVE INFORMATION		
6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No.
6b	Please explain how disclosure of this information would be detrimental to your organisation.	

Please return **by no later than 16 March** to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. 1 April to 31 March

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	10	8.					
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	0	0					
= TOTAL DWELLINGS (market + affordable)	10	8.					
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS							
Current best estimate of AFFORDABLE DWELLING COMPLETIONS							
= TOTAL DWELLINGS (market + affordable)							

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SITE SUMMARY (completion by BDC)

Site Reference:	2021 TR116
Site:	Phase 2, Former Hunwicks site Kings Road Halstead
Ownership: (eg. Housebuilder, developer, landowner)	Developer, A R Clarke Builders Ltd
Contact details	Mr James Wicks, A R Clarke (Builders) Ltd The Old Airfield Halstead Essex CO9 1SA Tel 01787 472010 info@arclarkebuilders.co.uk c/o agent Mr Peter Le Grys, Stanfords, plg@stanfords-colchester.co.uk
Planning status: e.g. allocation, outline permission, detailed permission, resolution to grant planning permission)	Without permission. Outline application for mixed use including 21 dwellings pending decision (19/02304/OUT),
Braintree District Council assessment of progress towards delivery of this site based on our current knowledge:	(Phase 1, 7 dwellings, is currently under construction. The Outline planning application for Phase 2 of the Hunwicks site development (19/02304/OUT) is scheduled for consideration at Planning Committee 2 March 2021, officer recommendation for Resolution to Grant (subject to s106 Agreement).
To be completed by BDC following review of information provided by development representative:	
Total site capacity	21
Total completed at March 2021	0
Total outstanding at March 2021	21
Qualify for 5YS2021: Yes/No 5YS forecast 2021-2026:	
Qualify for 5YS2022: Yes/No 5YS forecast 2022-2027:	

Continued overleaf: Pages 2-4 for completion by site development representative

For completion by site development representative:

SECTION 1: CONFIRMATION OF SUMMARY SITE DETAILS

1a	Please confirm if the site details set out by the Council above, including the Council's assessment, are correct. If not, please provide update details.	YES
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SECTION 2: AVAILABILITY:

2a	Is the site currently available for development? <i>Available is defined as the site is controlled by a housing developer who has expressed an intention to develop or a landowner that has expressed an intention to sell</i>	NO
2b	If not, why not? <i>e.g. is there an existing use on site?</i>	STILL PLANNING ETC
2c	If the site is not available yet, when will it become available	HOPEFULLY MID 2021
2d	Are you still undertaking site assessment work? If so, please give further details.	YES NO
2e	If your site only has outline permission, when do you plan to submit a Reserved Matters application?	MID 2021
2f	If your site has outline permission and you have submitted or will be submitting a Full application rather than Reserved Matters, please explain briefly why	N/A

SECTION 3: ACHIEVABILITY

(defined as having a realistic prospect that housing will be delivered on site within 5 years)

Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	NO
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SECTION 4: DELIVERY TIMETABLE AND HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	2022
4b	If you have already started work on site, what stage is construction currently at?	N/A
4c	When do you estimate you will deliver the first housing completions?	2024
4d	When do you estimate you will complete development of the site?	2024
4e	Please complete the Housing Trajectory Table (see final page) with details of forecast housing completions by year	See final page
4f	Any additional comments you wish to make	None

6: COMMERCIAL SENSITIVE INFORMATION

6a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	NO
6b	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Please return by no later than 16 March to:

e-mail to: planningpolicy@braintree.gov.uk

4e: HOUSING TRAJECTORY TABLE: FORECAST COMPLETIONS BY YEAR

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on financial years i.e. 1 April to 31 March

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Current best estimate of MARKET DWELLING COMPLETIONS	/	/	4	5	6	/	/
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	/	/	/	/	6	/	/
= TOTAL DWELLINGS (market + affordable)	/	/	4	5	12	/	/
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033		Post 31.03.2033
Current best estimate of MARKET DWELLING COMPLETIONS	/	/	/	/	/	/	/
Current best estimate of AFFORDABLE DWELLING COMPLETIONS	/	/	/	/	/	/	/
= TOTAL DWELLINGS (market + affordable)	/	/	/	/	/	/	/

As at end of March 2021

Delivery rates from first year of delivery

Site	Developer	Brownfield or Greenfield	Date of detailed permission	Site capacity	Date of first plot commencement	Date of first plot completions	Date of last plot completion	Lead time (months) from detailed permission to plot commencements	Lead time (months) from detailed permission to completions	Year 1	Year 2	Year 3	Year 4	Number of months of delivery	Number completed	Average rate of delivery per month	Average rate per Annum (delivery per month *12)	Notes
Size band 0-99																		
WJC Hospital site Braintree	Croudace Homes	Brownfield	Aug-13	29	Feb-14	Nov-14	Jul-15	6	15	10	19			9	29	3.22	39	Hospital buildings had first to be demolished and site cleared. Year 1 was 7 months only from permission.
Land at Braintree Rd Great Bardfield	Croudace Homes	Greenfield	08-Jun-18	37	Nov-18	Aug-19	Jun-20	5	14	33	4			9	37	4.11	49	Although the last completion was recorded in June 2020, only 3 completions were recorded between April and June 2020 - likely due to the Coronavirus pandemic and does not match the sites previous build out rates. A 9 month delivery period is therefore considered reasonable in this context.
Land at Monks Road Earls Colne	Crest Homes	Greenfield	22-May-17	50	Sep-18	Mar-19	Feb-21	16	22	1	36	13		22	50	2.27	27	The coronavirus pandemic is likely to have had an impact upon site delivery.
Sorrells Field Hatfield Peverel (Mulberry Green)	Countryside Properties	Greenfield	13-Nov-18	50	Oct-19	Jan-21		11	26	3				3	3	1.00	12	As at March 2021, 47 plots under construction. The coronavirus pandemic is likely to have had an impact upon site delivery.
Land NE of Station Road Earls Colne	CALA Homes	Greenfield	20-May-19	56	May-19	Mar-20		0	10	1	41			13	42	3.23	39	As at March 2021, the remaining 14 plots are under construction.
Land south of Rickstones Road	Bellway Homes	Greenfield	26-Jul-19	58	Feb-20	Feb-21		7	19	10				2	10	5.00	60	As at March 2020 48 plots under construction
Land W of Boars Tye Rd Silver End	Keepmoat Homes	Greenfield	28-Dec-17	59	Mar-18	Dec-18	Sep-19	3	12	40	19			10	59	5.90	71	
Former PG Bones Builders Yard Station Approach Braintree	Persimmon Homes	Brownfield	01-Mar-11	64	Dec-11	Jul-12	Oct-13	10	17	51	13			16	64	4.00	48	
Land south of Mill Hill Braintree	Bellway Homes	Greenfield	11-Jun-14	74	Jan-15	Aug-15	Jan-17	7	14	46	28			18	74	4.11	49	
Harvard Place Station Road Earls Colne	Bellway Homes	Greenfield	27-Sep-19	90	Feb-20	Dec-20		5	15	11				4	11	2.75	33	As at March 2020 5 plots under construction. The coronavirus pandemic is likely to have had an impact upon site delivery.
Constance Close Witham	Bloor Homes	Greenfield	Mar-13	94	Jun-13	Apr-14	Nov-15	3	13	63	31			20	94	4.70	56	
Bakers Lane London Road Black Notley	Crest Strategic	Greenfield	17-Jan-17	96	Jan-17	Oct-17	Sep-19	0	8	35	48	13		24	96	4	48	
True average for size band 0-99								6	15.4					150	569	3.79	46	True average (569/150) - this will be weighted in favour of sites which have been delivering for a longer time.
Mean average for size band 0-99																	44	Average of average site delivery
Size band 100-199																		
Portway Place Halstead	Bellway Homes	Brownfield	25-Apr-16	103	Oct-16	Apr-18	Sep-19	6	24	57	28	18		18	103	5.72	69	Employment site had first to be vacated demolished and cleared, following permission. Marked changes in levels in site.
Avondale Mill Lane Cressing	Bellway Homes	Greenfield	10-Jan-18	118	Apr-18	Jan-19		3	12	19	57	40		27	116	4.30	52	As at March 2021 the remaining 2 plots where under construction.
Rayne Gardens Braintree	Redrow Homes	Greenfield	06-Apr-18	127	May-18	Feb-19		1	11	5	53	49		26	107	4.12	49	As at March 2021 107 plots completed and 19 plots under construction with 1 not started.
Hatfield Grove Hatfield Peverel	Bellway Homes	Brownfield	12-Feb-20	145	Jan-20	Dec-20		0	11	14				4	14	3.50	42	86 plots under construction as at March 2021. The coronavirus pandemic is likely to have had an impact upon site delivery.
Former Premdor Engineering Work Sible Hedingham	Bloor Homes	Brownfield	12-Jul-13	193	Mar-14	Nov-14	Oct-17	8	16	20	60	62	51	36	193	5.36	64	Former employment site had to be cleared for redevelopment. Progress delayed also by revised plans to reduce affordable provision (approved on appeal on viability grounds).
Inworth Road Feering	Bloor Homes	Greenfield	11-Jun-20	162	Jun-20	Feb-21		0	8	7				2	7	3.50	42	The coronavirus pandemic is likely to have had an impact upon site delivery.
True average for size band 100-199								3	13.7					113	540	4.78	57	True average (569/150) - this will be weighted in favour of sites which have been delivering for a longer time.
Mean average for size band 100- 199																	53	Average of average site delivery
Size band 200-299																		
Land at London Road Braintree (Pods Brook)	Countryside Properties	Greenfield	10-Oct-17	215	Jun-18	Jul-19		8	21	42	38			21	80	3.81	46	New roundabout required at access before construction commenced, non standard access because of levels issues (significant changes in levels throughout the majority of the site with some quite steep gradients), retaining wall had to be constructed. At March 2021 80 plots completed and 84 plots under construction.
Land east of Sudbury Road Halstead	Bellway Homes	Greenfield	11-Jun-19	218	Apr-19	Jun-20		0	12	66				10	66	6.60	79	As at March 2021 117 plots under construction
Phase 1 Oak Road Halstead	Bloor Homes	Greenfield	25-Jan-18	183	Apr-18	Oct-18				39	78	54			171			As at March 2020 117 plots completed and 53 under construction
Phase 2 Oak Road Halstead	David Wilson Homes	Greenfield	11-May-18	100	May-18	Feb-19				11	58	28			97			As at March 2021 the last 3 plots under construction.
Total Oak Road				283				3	9	50	136	82		30	268	8.93	107	
True average for size band 200-299								4	14.0					61	414	6.79	81	True average (414/61) - this will be weighted in favour of sites which have been delivering for a longer time.
Mean average for size band 200-299																	77	Average of average site delivery
Size band 300-399																		
Western Road Silver End	Redrow Homes	Greenfield	21-Jun-19	350	Mar-19	Sep-20		0	15	36				7	36	5.14	62	As at March 2021- 88 plots are under construction. The coronavirus pandemic is likely to have had an impact upon site delivery.
Phase 1 Forest Road NE Witham	Bellway Homes	Greenfield	14-Jul-16	222	Sep-16	Oct-17	Oct-20			71	43	85	23		222			Phase 1 completed - October 2020
Phase 2 Forest Road NE Witham	Bellway Homes	Greenfield	27-Apr-18	163	Apr-19	Jul-20							75		75			At March 2021 56 plots under construction.
Total Forest Road site	Bellway Homes	Greenfield		385				2	15					41	297	7.24	87	
True average for size band 200-299								1	15.0					48	333	6.94	83	True average (333/48) - this will be weighted in favour of sites which have been delivering for a longer time.
Mean average for size band 200-299																	74	Average of average site delivery
Size band 400+																		
Phase 1a Lodge Farm Witham	Redrow Homes	Greenfield	18-Sep-17	91	Sep-17	Jun-18				80								As at March 2021: 80 plots reported completed 9 reported under construction 2 not started
Phase 1b Lodge Farm Witham	Redrow Homes	Greenfield	04-Sep-18	84	Sep-18	Mar-19				15	68							As at March 2021 83 plots completed, 1 under construction.
Phase 2 Lodge Farm Witham	Redrow Homes	Greenfield	26-Mar-19	61	Apr-19	Oct-19					20	41						As at March 2021: All plots completed.
Phase 3a Lodge Farm Witham	Redrow Homes	Greenfield	10-Mar-20	72	Jul-20	Mar-21						5						As at March 2021: 41 plots under construction, 5 completed, 26 not started
Lodge Farm Total	Redrow Homes	Greenfield	18-Sep-17	750	Sep-17	Jun-18		0	9	95	88	46		33	229	6.94	83	

Appendix 5: Progress of Submission Draft Local Plan 2017 Section 2 Plan draft allocations

Local Plan site allocation ref	Planning application reference	Parish	Name and address of site	Total Identified Supply 2017-2033	Notes
Completed					
BOB239	16/00315/FUL	Braintree	157 Coggeshall Road and land to rear (Ushers Meadow)	12	COMPLETED
BRC76	15/01596	Braintree	Crossman House Station Approach	21	COMPLETED
BRC 82	12/01344	Braintree	Blandford House site 7 London Road	10	COMPLETED Site purchased by new developer, development completed 2020/21
BRC 77H	18/1432/FUL	Braintree	Timber yard east of Crossman House Station Approach	14	COMPLETED
BLAN 115	16/00605	Black Notley	Land at Bakers Lane and London Road	96	COMPLETED
BOB20H	14/01116/OUT 17/00528/REM	Braintree	Former Garage site at Falkland Court/Land north of Edinburgh Gardens	14	COMPLETED
BOB 38H	15/00903	Braintree	Former Health Clinic site Coggeshall Road	14	COMPLETED
BRS2	15/1321	Braintree	Riverside site Land north of St John's Avenue	48	COMPLETED
COGG 181	15/1372 18/01673/FUL	Coggeshall	Turner Mews Land between A120 and Tey Road	9	COMPLETED
EARC 221	16/1475	Earls Colne	Land off Monks Road	50	COMPLETED
GRBA 255A	15/1354 18/0187/REM	Great Bardfield	Land off Braintree Road	37	COMPLETED
HAS11H	15/01312	Halstead	Portway Place, Central Park site Colchester Road	103	COMPLETED
	15/1498	Kelvedon	Grangewood Centre 10-12 High Street	25	COMPLETED
SIB2H (part)	13/00416	Sible Hedingham	Earl's Garden (Premdor site) Station Road	51	COMPLETED Total on site 193, of which 51 were outstanding in SDLP
SIB2CH	14/0688 16/1628	Sible Hedingham	Rockways site Station Road	38	COMPLETED
	15/1004 17/1074	Silver End	Land West of Boars Tye Road	59	COMPLETED
SIL7H	15/1392	Silver End	Car park at Sheepcotes Lane	15	COMPLETED
WCH 8	15/00237	Witham	Land adj Coach House Way	11	COMPLETED
WIN7H	14/1644	Witham	Plots 12-31, The Spinney, Former Forest Road Community Hall site	20	COMPLETED
WITC 424	16/2198/COUPA	Witham	East of England Strategic Health Authority Offices 8 Collingwood Road	98	COMPLETED
RIV2H	15/0799	Witham	NE Witham Growth Location, East of Forest Road	222	COMPLETED
WETH414	17/2253	Wethersfield	Land at Silver Street	9	COMPLETED

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Local Plan site allocation ref	Planning application reference	Parish	Name and address of site	Total Identified Supply 2017-2033	Notes
Sites under construction					
BCBG 144	15/01366/OUT 18/00613/REM 17/02045/VAR 18/01148/VAR	Braintree	Carrier Business Park East Street	74	SITE UNDER CONSTRUCTION AND PART COMPLETED 13 plots completed, remaining 61 plots under construction
BRC6H	17/0182/COUPA 19/0733/FUL	Braintree	Land to rear of Gordon House 22 Rayne Road (Cox's yard)	12	SITE UNDER CONSTRUCTION
BOCS 140	15/1458	Braintree	Site at Rayne Lodge Farm, north of Rayne Road	127	SITE UNDER CONSTRUCTION AND NEARING COMPLETION 107 plots completed
BOCN 134	15/1584	Braintree	Polly's Field, Land at Church Lane Bocking (sheltered housing)	99	SITE UNDER CONSTRUCTION Elderly persons sheltered housing, Abbeyfield Society.
BOCS 700	19/01743/FUL	Braintree	Land at Braintree College Church Lane	19	SITE UNDER CONSTRUCTION Full permission granted for 19 sheltered housing (use class C3) homes plus a 75 bed care home. Existing buildings demolished and the 19 dwellings under construction.
BRC 5RTC	BRC 5 RTC 18/01337/FUL 20/0254/NMA	Braintree	Land rear of Braintree Town Hall Centre	35	SITE UNDER CONSTRUCTION Submission Plan included as mixed use comprehensive development allocation, residential element not quantified at that stage. Development includes health facility, hotel, pharmacy, bus interchange and car parking.
COGG 506	17/00359/OUT 19/01047/REM 20/00560/NMA	Coggeshall	Dutch Nursery West Street	48	SITE UNDER CONSTRUCTION
EAR 3	15/0934/OUT 17/0140/VAR 18/2004/REM	Earls Colne	Land at Station Road	56	SITE UNDER CONSTRUCTION AND NEARING COMPLETION 42 plots completed and remaining 14 under construction at March 2021
FEE 232	16/0569/OUT 19/02234/REM	Feering	Inworth Road, Phase 1 of Strategic Growth Location, Land south of Feering/west of A12	162	SITE UNDER CONSTRUCTION AND PART COMPLETED 7 plots completed, 68 plots under construction at March 2021
GNBN 264	15/1193	Great Notley	Land between London Road, Pods Brook and A120	215	SITE UNDER CONSTRUCTION AND PART COMPLETED 80 plots completed and 84 under construction
GRYE275	14/1254/OUT 18/01475/REM 20/0039	Great Yeldham	Hunnable Industrial Estate	60	SITE UNDER CONSTRUCTION AND PART COMPLETED 20 plots completed
HAS2H	86/0185 11/1494 14/0171 15/0328 16/1577	Halstead	Balls Chase/Tidings Hill, Ozier Field and Stanstead Road	23	SITE UNDER CONSTRUCTION AND NEARING COMPLETION 22 plots completed
GGHR 307	14/01580 17/01952 17/01665	Halstead	Land south of Oak Road Halstead	288	SITE UNDER CONSTRUCTION AND NEARING COMPLETION 268 plots built and 20 under construction

Appendix 5: Progress of Submission Draft Local Plan 2017 Section 2 Plan draft allocations

Local Plan site allocation ref	Planning application reference	Parish	Name and address of site	Total Identified Supply 2017-2033	Notes
HATF313		Hatfield Peverel	Sorrells Field	50	SITE UNDER CONSTRUCTION AND PART COMPLETED 3 plots completed and 47 plots under construction
HATF 608	16/02096/OUT 19/00494/REM	Hatfield Peverel	Former Arla Dairy Site	145	SITE UNDER CONSTRUCTION AND PART COMPLETED 14 plots completed and 86 under construction
	15/0280/OUT 18/01751/REM	Silver End	Land off Western Road	350	SITE UNDER CONSTRUCTION AND PART COMPLETED 36 plots completed and 88 under construction
SILV 386	16/1653/OUT 19/00634/REM 20/01590/FUL	Silver End	Land East of Boars Tye Road	50	SITE UNDER CONSTRUCTION
STEB 395	18/00408/FUL	Steeple Bumpstead	Land at Water Lane	28	SITE UNDER CONSTRUCTION
RIV2H	15/0799	Witham	Phase 2 NE Witham Growth Location, East of Forest Road	163	SITE UNDER CONSTRUCTION AND PART COMPLETED 75 plots completed and 56 under construction
WIS10X	14/1529 16/1907 19/1209/FUL 19/2323/NMA	Witham	Old Ivy Chimneys Hatfield Road and land adjacent	14	SITE UNDER CONSTRUCTION AND PART COMPLETED 10 plots completed, 4 under construction
WIS 06H	15/0430	Witham	South West Witham Growth Location, off Hatfield Road	665	SITE UNDER CONSTRUCTION AND PART COMPLETED 229 plots completed and 50 under construction
CRESS 192	16/0397 17/01671/REM 19/1605/FUL	Cressing	Avondale, Land east of Mill Lane	118	SITE UNDER CONSTRUCTION AND NEARING COMPLETION 116 plots completed and 2 under construction
RIDG 359	17/1325/OUT 19/00635/FUL	Ridgewell	Land SE side of Ashen Road, at junction with Tilbury Road	17	SITE UNDER CONSTRUCTION AND PART COMPLETED 10 plots completed and 7 under construction
Sites with Full planning permission, not yet under construction					
BOS10H	18/01917/FUL	Braintree	Land rear of 49-57 Church Lane	15	WITH DETAILED PERMISSION for 19 dwellings (15 net capacity)
BOS6 BOS8	15/1319	Braintree	Land West of Panfield Lane	189	WITH DETAILED PERMISSION Hybrid permission granted March 2020 for 825 homes. Phase 1 full permission for 189 homes and outline only for remaining 636 homes, plus a potential care home site.
BRAW153	18/02015/FUL 21/70003/PPA 21/00924/VAR	Braintree	Broomhills Estate, south of Rayne Road	81	WITH DETAILED PERMISSION, CONDITIONS BEING DISCHARGED

Appendix 5: Progress of Submission Draft Local Plan 2017 Section 2 Plan draft allocations

Local Plan site allocation ref	Planning application reference	Parish	Name and address of site	Total Identified Supply 2017-2033	Notes
CRESS 201	18/0920/FUL 20/01100/VAR 20/01101/VAR	Cressing	Land at Appletree Farm Polecat Road	78	WITH DETAILED PERMISSION, CONDITIONS BEING DISCHARGED
GREY 274	18/0312/FUL 21/00867/NMA	Great Yeldham	Nuns Walk Field	33	WITH DETAILED PERMISSION, CONDITIONS BEING DISCHARGED
HASA 286	16/0802/OUT 19/01499/REM	Halstead	Land at Balls Farm (at Greenways)	14	WITH DETAILED PERMISSION
HATF 630	17/0341/OUT 19/01803/FUL	Hatfield Peverel	Hatfield Bury Farm Bury Lane	46	WITH DETAILED PERMISSION, CONDITIONS BEING DISCHARGED. Developer on site; pre development site work started.
KELV 335	17/00418/OUT 19/00303/VAR 19/00679/REM 19/01025/FUL	Kelvedon	Station Field (Monks Farm) Land West of Kelvedon Station off Station Road	237	WITH DETAILED PERMISSION, CONDITIONS BEING DISCHARGED. Developer on site, off site utilities and highways works commenced. Developer served a commencement notice 3 March 2021 confirming intention to commence construction 5 April 2021.
WIS10X	19/0109/FUL	Witham	Former Bowls Club And Land At Old Ivy Chimneys Hatfield Road	13	WITH DETAILED PERMISSION, CONDITIONS BEING DISCHARGED.
WITC 421	18/02010/FUL	Witham	Gimsons	77	WITH DETAILED PERMISSION, CONDITIONS BEING DISCHARGED.
WITN 426	15/1273/OUT 19/0026/FUL 20/02073/NMA	Witham	Land north of Conrad Road	150	WITH DETAILED PERMISSION, CONDITIONS BEING DISCHARGED.
Sites with Outline planning permission					
BOS6 BOS8	15/1319	Braintree	Land West of Panfield Lane	636	WITH OUTLINE PERMISSION AS PART OF GROWTH LOCATION SITE WITH HYBRID PERMISSION Hybrid permission granted March 2020 for 825 homes. Phase 1 full permission for 189 homes and outline only for remaining 636 homes, plus a potential care home site.
BOCN123, BOCN132	18/01318/OUT	Braintree	Land at Straits Mill, east of Broad Road, Strategic Growth Location	1,000	WITH OUTLINE PERMISSION Outline planning permission granted 31.03.2021
EARC 225	20/02205/REM 15/1580/OUT	Earls Colne	Land rear of Halstead Road	80	WITH OUTLINE PERMISSION, RESERVED MATTERS SUBMITTED, CONDITIONS BEING DISCHARGED
HATR309	16/1646/OUT	Halstead	Land at Blamsters (specialist housing)	25	WITH OUTLINE PERMISSION

Appendix 5: Progress of Submission Draft Local Plan 2017 Section 2 Plan draft allocations

Local Plan site allocation ref	Planning application reference	Parish	Name and address of site	Total Identified Supply 2017-2033	Notes
WIS9H	12/1071	Witham	Land south of Maltings Lane	24	WITH OUTLINE PERMISSION Last remaining residential land parcel of new neighbourhood site. Plans in preparation for a care home and dwellings
Sites with a Resolution to Grant					
BOCN137	19/00786/OUT	Braintree	Towerlands Park	575	RESOLUTION TO GRANT AT 31.03.2021, NOW WITH OUTLINE PERMISSION. Outline permission granted 09.04.2021. Reserved Matters for Phase 1 in preparation
BLAN 633	20/01515/FUL	Black Notley	Filling station site adjacent 203 London Road	10	RESOLUTION TO GRANT ON FULL APPLICATION
Other draft allocation sites without planning permission					
BOCN127		Braintree	Land off Elizabeth Lockhart Way	9	WITHOUT PERMISSION; FULL APPLICATION IN PREPARATION FOR SUBMISSION 2021
BOS16		Braintree	Land at Harkilees Way	11	WITHOUT PERMISSION; PLANNING APPLICATION IN PREPARATION Local Authority owned site.
BRC 34		Braintree	Land rear of 138-142 (Kwik Fit) South Street	10	WITHOUT PERMISSION Site was proposed in Pre Submission Draft SADMP.
BRE 17H		Braintree	Land at 302 Crossing Road	10	WITHOUT PERMISSION
BRS35H		Braintree	The Rose and Crown PH site Masefield Road	11	WITHOUT PERMISSION. Previous permission expired whilst agent was preparing discharge of conditions application. Capacity estimate in trajectory is lower than previous permission
BLAN 110, BLAN 114, BLAN 116, BLAN 117		Black Notley	Land east of Great Notley, Strategic Growth Location	1,750	WITHOUT PERMISSION; OUTLINE APPLICATION IN PREPARATION FOR SUBMISSION BY CONSORTIUM OF FOUR DEVELOPERS.
COGG 174	21/00671/FUL	Coggeshall	Cookfield, East Street	15	WITHOUT PERMISSION; FULL APPLICATION SUBMITTED AND PENDING CONSIDERATION. SITE IS INCLUDED IN THE DRAFT COGGESHALL NEIGHBOURHOOD PLAN The Neighbourhood Plan has been Examined and is proceeding to a referendum planned for May 2021
FEER 232, FEER 233		Feering	Strategic Growth Location, Land south of Feering/west of A12	755	WITHOUT PERMISSION; OUTLINE APPLICATION IN PREPARATION (Note: a further 40 dwellings are projected by the Council as completing 2033/34; this is a conservative adjustment to the site promoter projection, allowing for a lower completion figure in Year 1 of completions)

Appendix 5: Progress of Submission Draft Local Plan 2017 Section 2 Plan draft allocations

Local Plan site allocation ref	Planning application reference	Parish	Name and address of site	Total Identified Supply 2017-2033	Notes
FEER 230		Feering	Strategic Growth Location, Land south of Feering/west of A12	40	WITHOUT PERMISSION
HASA 295		Halstead	The old wood yard site Fenn Road	30	WITHOUT PERMISSION; FULL APPLICATION IN PREPARATION
HTR 6H		Halstead	Senior Citizens Centre site New Street	6	WITHOUT PERMISSION; FULL APPLICATION IN PREPARATION Local Authority owned cleared brownfield site.
HASA 289	15/01457/FUL 20/01647/FUL	Halstead	Land East of Cherry Tree Rise	20	WITHOUT PERMISSION; FULL APPLICATION IN PREPARATION
HATF315 HATF316	19/01896/OUT	Hatfield Peverel	Land at Wood End Farm	400	WITHOUT PERMISSION; OUTLINE PLANNING APPLICATION FOR 400 DWELLINGS PLUS SITE FOR CARE HOME, SUBMITTED BY DEVELOPER, PENDING CONSIDERATION
SIBH377	18/02154/FUL	Sible Hedingham	Former Tanners Dairy Prayors Hill	50	WITHOUT PERMISSION; FULL APPLICATION FOR 51 DWELLINGS PENDING CONSIDERATION
SILV 388		Silver End	Crittall Works site	65	WITHOUT PERMISSION Site was allocated in Local Development Framework Core Strategy 2011
WCH14CD		Witham	Land at Newlands Centre Newland Street	15	WITHOUT PERMISSION; FULL APPLICATION IN PREPARATION FOR COMPREHENSIVE MIXED USE REDEVELOPMENT SCHEME
WITCN425		Witham	Chipping Hill Industrial Estate	30	WITHOUT PERMISSION
WITN 429	19/00014/FUL	Witham	Rickstones Neighbourhood Centre, land at Dorothy Sayers Drive/Laburnum Avenue	13	WITHOUT PERMISSION; FULL APPLICATION FOR MIXED USE REDEVELOPMENT PENDING CONSIDERATION
WITN427		Witham	Land north of Conrad Road	10	WITHOUT PERMISSION; PLANNING APPLICATION IN PREPARATION Local Authority owned site.
Draft allocation site for specialist accommodation, without permission					
KELV332	20/00707/FUL	Kelvedon	Land at St Dominics Care Home adj The Cloisters Church Road		WITHOUT PERMISSION; FULL APPLICATION PENDING CONSIDERATION FOR SPECIALIST RESIDENTIAL DEVELOPMENT (C3 AND C2 USE CLASS) INCLUDING 10 BUNGALOWS ON ADJACENT LAND

Appendix 5: Progress of Submission Draft Local Plan 2017 Section 2 Plan draft allocations

Local Plan site allocation ref	Planning application reference	Parish	Name and address of site	Total Identified Supply 2017-2033	Notes
Draft allocation sites reviewed and removed, taking into account updated information					
BRSO152		Braintree	Land adj Braintree Railway Station	100	NOT INCLUDED IN 2021 TRAJECTORY Access constraint,
BOB1		Braintree	Land adjacent Tabor House site 5 Coggeshall Road	16	NOT INCLUDED IN 2021 TRAJECTORY Site reviewed to take into account the conversion of the former Registry Office Building and the Tabor House conversion
HASA 287		Halstead	Land east of the High Street, off St Andrews Road	50	NOT INCLUDED IN 2021 TRAJECTORY Site constrained, reviewed in light of appeal decision
BCBG 550		Braintree	Land off Chapel Hill	46	NOT INCLUDED IN 2021 TRAJECTORY Site involves proposed relocation of Tennis Club and Football Club; at present proposals are still fluid; the site is within the development boundary and if and when relocation of existing uses happens on part or all of the site, that could come forward to add to supply
BCBG150		Braintree	Land at Stubbs Lane	12	NOT INCLUDED IN 2021 TRAJECTORY Site reviewed and removed because of concerns re landscape constraints
WITW 431		Witham	Land off Teign Drive	20	NOT INCLUDED IN 2021 TRAJECTORY Access constrained

