



LOCAL PLAN | **Monitoring Report** 1 April 2021 - 31 March 2022

Published March 2023

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Introduction

The monitoring report aims to assess progress in meeting policy targets and milestones, and to present contextual information on Braintree District.

This report monitors between the period of 1 April 2021 to 31 March 2022, however more up to date information has been provided on occasion where relevant or useful

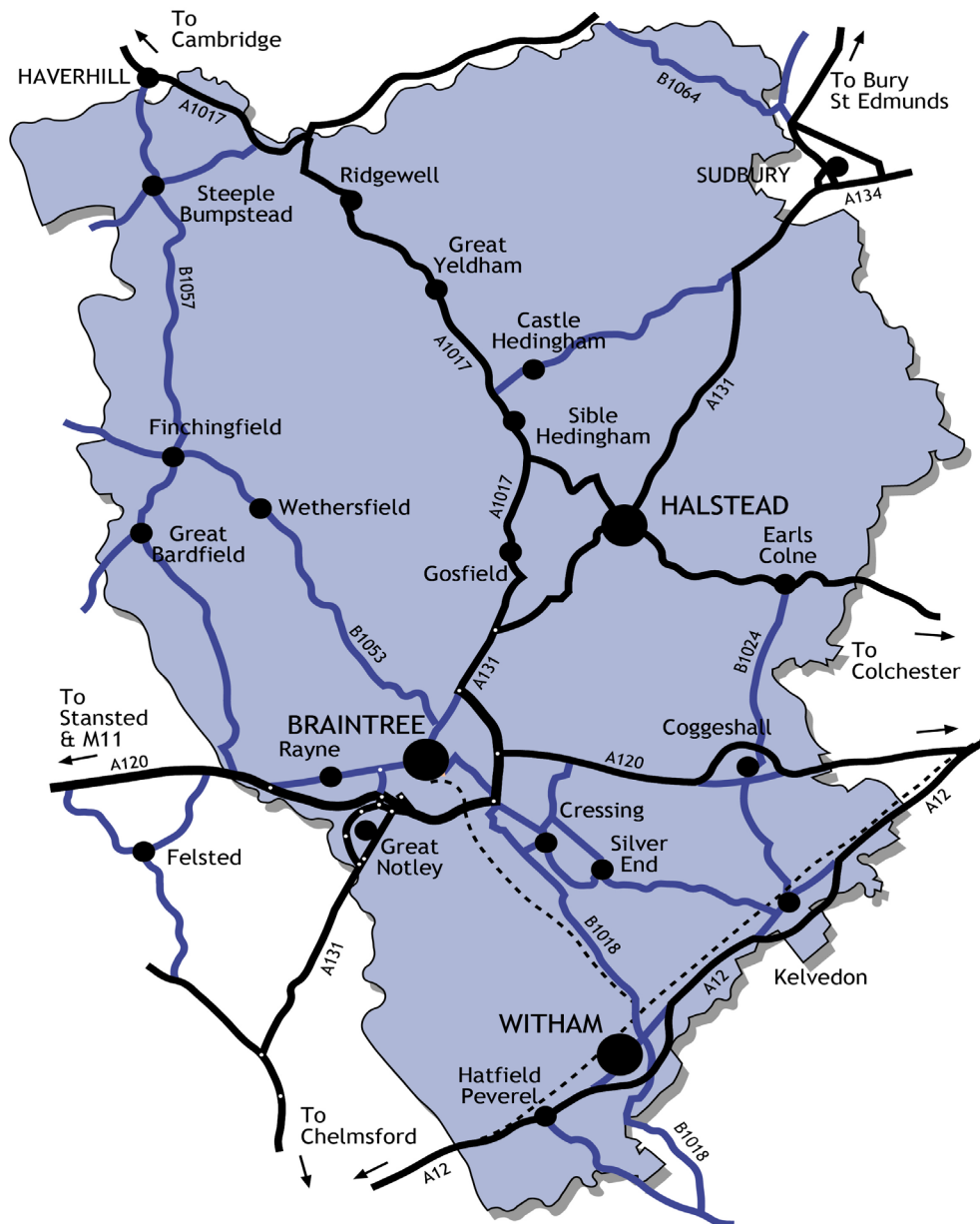
The Part 2 Braintree District Local Plan (including site allocations and development management policies) was adopted in July 2022, after the end of this monitoring year; future Monitoring Reports can monitor and review the implementation of the policies.

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

General information about the new Local Plan and about the Local Development Plan can be found via the link below:

https://www.braintree.gov.uk/info/200230/planning_policy

Figure 1: Map of Braintree District



Local Development Scheme

The Local Development Scheme (LDS) sets out a rolling programme for the preparation of documents that will form Braintree District Council's Local Plan. The most recent LDS was published in November 2022.

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

<https://www.braintree.gov.uk/downloads/file/2023/local-development-scheme>

Profile of the District: Population Count and Broad Age Group

The estimated population of the District reached 155,267 in March 2021. The table below indicates the age structure by broad age group.

Table 1: Population of Braintree District 2021, persons by age group:

	Number	As proportion of total
All ages	155,267	100%
Aged 0 - 4	8,453	5.4%
Aged 5 - 9	8,981	5.8%
Aged 10 - 15	11,265	7.3%
Aged 16 - 19	6,294	4.1%
Aged 20-24	7,535	4.9%
Aged 25 – 34	19,095	12.3%
Aged 35 - 49	29,615	19.1%
Aged 50 - 64	32,281	20.8%
Aged 65 - 74	17,401	11.2%
Aged 75 - 84	10,496	6.8%
Aged 85 and over	3,851	2.5%

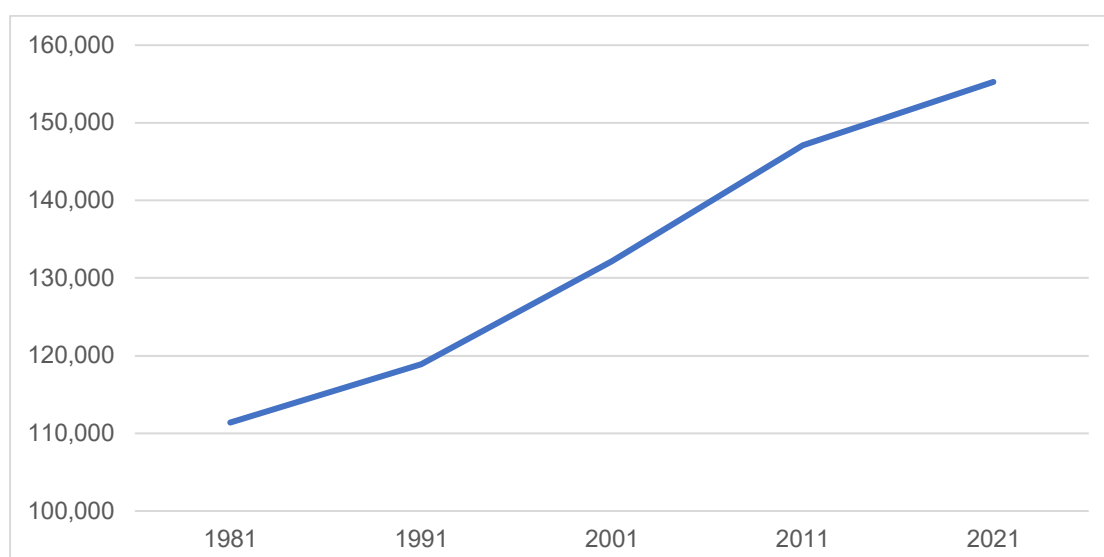
Source: Office for National Statistics (ONS) from Nomis, 2021 Census Table TS007

District population change

The population of the District increased by 5.5% over the decade 2011-2021. This compares with an average increase of 6.6% in England over the same period. Table 2 and Figure 2 below illustrate the change in the resident population of the District between the 1981 Census and the 2021 Census.

Table 2: Resident population of Braintree District at the time of the Census:	
1981	111,395
1991	118,883
2001	132,179
2011	147,084
2021	155,267

Figure 2: Resident population Braintree District 1981 to 2021:



Source: Office for National Statistics and Nomis

The Office for National Statistics (ONS) produces tables that estimate the population change of the District from mid-year to mid-year and provides information on broad components of change (births, deaths, and migration). However, following the publication of the first results from a Census ([Population and household estimates, England and Wales: Census 2021](https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/articles/rebasingandreconciliationofmidyearpopulationestimatesfollowingcensus2021englandandwales/2022)), the ONS carries out reconciliation and rebasing of the mid-year population estimates (MYE). It is particularly important following the 2021 Census because the coronavirus (COVID-19) pandemic is likely to have increased the uncertainty around the MYEs more than would ordinarily be the case. It is likely that many people's movements over the last two years may not reflect longer-term trends. The rebased mid-year estimates for 2012-2020 are planned to be published in Spring 2023.

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/articles/rebasingandreconciliationofmidyearpopulationestimatesfollowingcensus2021englandandwales/2022>

Table 3 shows the number of residents and the number of household spaces in each of the electoral wards of the District according to the 2021 Census.

Table 3: Number of residents and households by District Ward 2021		
Ward	Population	Household spaces
Bocking Blackwater	10,301	3,968
Bocking North	5,221	2,156
Bocking South	6,754	2,904
Braintree Central & Beckers Green	9,584	4,259
Braintree South	6,558	2,720
Braintree West	6,166	2,628
Bumpstead	2,880	1,194
Coggeshall	5,878	2,556
Gosfield & Greenstead Green	2,737	1,183
Great Notley & Black Notley	10,101	3,783
Halstead St Andrew's	6,486	2,767
Halstead Trinity	7,073	3,093
Hatfield Peverel & Terling	5,887	2,496
Hedingham	6,016	2,525
Kelvedon & Feering	5,749	2,382
Rayne	2,887	1,159
Silver End & Cressing	7,047	2,849
Stour Valley North	2,923	1,231
Stour Valley South	3,014	1,323
The Colnes	6,003	2,512
Three Fields	5,752	2,446
Witham Central	6,728	3,087
Witham North	7,483	3,126
Witham South	6,386	2,653
Witham West	6,797	2,807
Yeldham	2,859	1,170

Source: ONS, 2021 Census, published January 2023

Projected population and household change

The Office for National Statistics produces projections of population change by age and sex over the next 25 years. These are trend-based projections, which means assumptions for future levels of births, deaths and migration are informed by observed levels mainly over the previous 5 years. The most recent set of the sub-national projections (SNPP) is the 2018-based, which were published in 2020. The next set of subnational projections will be 2021 based and will consider data from the 2021 Census; these are expected to be published Spring/Summer 2023.

The housing target in the recently adopted Local Plan took as its starting point the 2014-based sub-national projections (see November 2016 Objectively Assessed Need Report, <https://www.braintree.gov.uk/directory-record/5107/eb018-objectively-assessed-housing-need-study-update-2016>). This resulted in a Local Plan housing target of an average of 716 dwellings per year from 2013 to 2033, and this target was adopted 22 February 2021. T

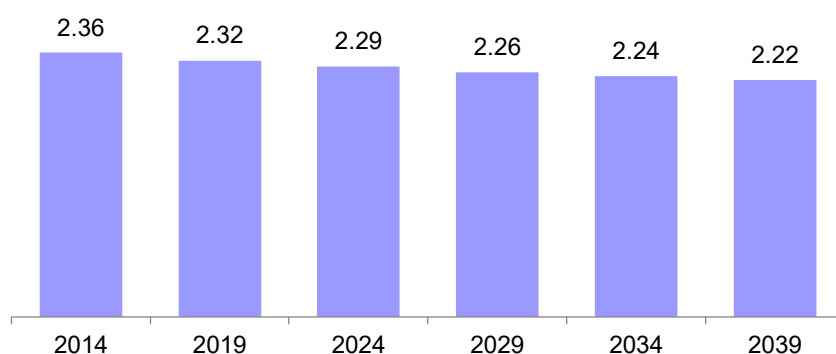
The projected total resident population of the Braintree District at 2033 (the end date of the Local Plan period) according to the four most recent sets of population projections is compared in Table 4, together with the projected 2021 population in those projections, and the resident population according to the 2021 Census (*source: Office for National Statistics; figures rounded to nearest hundred*)

Table 4: Projected population Braintree District			
	2012	2021	2033
2012 based SNPP	148,400	159,600	173,500
2014 based SNPP		157,500	170,400
2016 based SNPP		155,000	163,200
2018 based SNPP		152,800	157,400
2021 Census		155,300	

As well as changes to the total population due to migration flows, one of the factors is a reduction in the expected increase in life expectancy, meaning that within the lower overall population in the later projections there is a lower increase in the number of elderly people.

Household size

Figure 3: Projected average household size Braintree District according to the 2014-based household projections



According to the Government 2014-based household projections, by 2039 1-person households were projected to form 29% of households in Braintree District. 36% of the projected increase in the number of households would be in the form of one-person households.

Table 5 shows information on household size in Braintree District from the 2021 Census. The Census showed the average household size in 2021 (defined as household population divided by the number of households) was 2.39. This is higher than projected in the Government 2014 based household projections, which projected a household population of 155,623 people in 66,605 households in 2021, an average household size of 2.34.

Table 5: Household type Braintree District, 2021 Census		
	Number	% of total
Household population	155,268	
Households	64,985	
Average household size	2.39	
Single family household	44,233	68.1%
Single family household: Lone parent family	6,417	9.9%
1 person in household	17,774	27.4%
2 people in household	23,651	36.4%
3 people in household	10,603	16.3%
4 people in household	9,082	14.0%
5 people in household	2,846	4.4%
6 people in household	747	1.1%
7 people in household	204	0.3%
8 or more people in household	77	0.1%

Source: 2001 Census, Office for National Statistics and Nomis

The information from the 2021 Census will inform the work on the next (2021-based) set of sub national population and household projections, planned to be published by ONS in Spring/Summer 2023. It is anticipated that the Government will indicate how it expects population and household projections to be considered when it publishes more details on the proposals for planning reform.

Housing supply in Braintree District

The five-year supply position 2022-2027

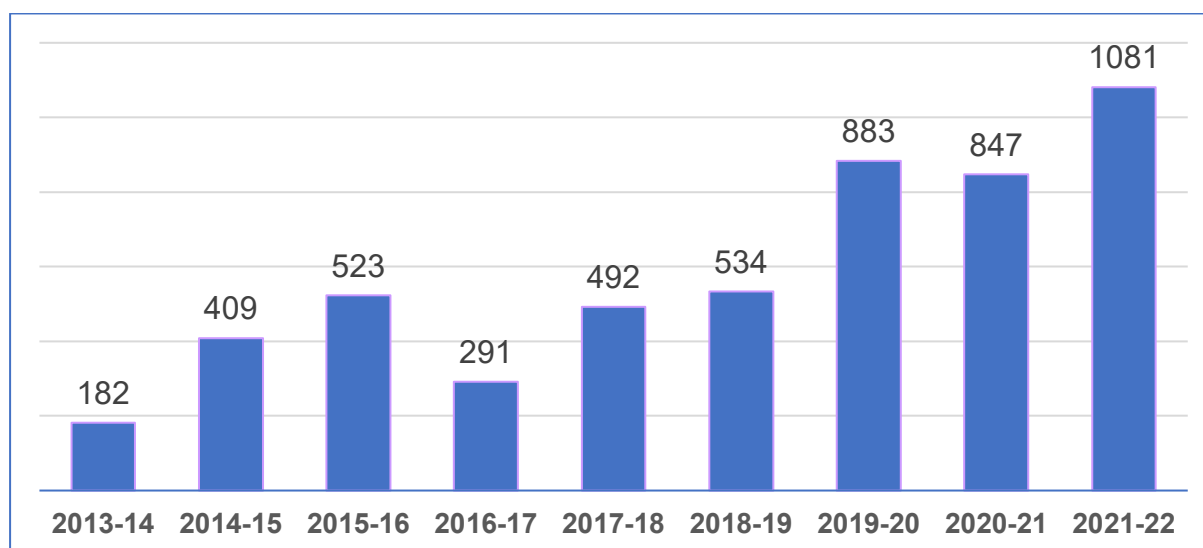
Housing land supply in the District is monitored annually with a base date of 31 March. This report sets out the Council's five-year housing land supply position for the period 2022-2027 taking into account permissions granted and development progress up to 31 March 2022; at that point the five-year supply position was assessed at **4.86 years**.

The Net Supply of New Homes in Recent Years

Table 6 and Figure 4 show the number of housing completions within the District (not including the contribution to supply from additional C2 Use Class developments) from the start of the plan period.

Table 6: Net dwelling completions per year			
2013/2014	182	2018/2019	534
2014/2015	409	2019/2020	883
2015/2016	523	2020/2021	847
2016/2017	291	2021/2022	1,081
2017/2018	492	Total 2013-2022	5,242

Figure 4: Housing completions 2013/14 to 2021/2022, Braintree District



The NPPF and the Housing Delivery Test clarified the calculation of the contribution from communal accommodation development. It is calculated by dividing the additional rooms by 1.8.

Over the monitoring year 2021/2022 there was a net loss of 30 rooms; 2 new rooms were added at an extension to the Poplars care home in Braintree, but there was a loss of 32 rooms with the closure of Colne Place care home in Earls Colne, in preparation for conversion to apartments.

Applying the ratio of 1.8 to the change over the year of -30 rooms, this was the equivalent of -17 dwellings, which brings the net overall supply 2021/2022 to 1,064 (1,081 C3 Use Class net increase minus 17 from the change in C2 Use Class).

The total new rooms 2013-2022 was 60, resulting in the equivalent of 33 dwelling completions (60/1.8). The addition of an equivalent 33 dwellings to the net supply from C3 use class completions brings the total housing supply 2013-2022 to **5,275**.

The Local Plan housing target for Braintree District

Policy SP4 in the Local Plan Section 1 ('Meeting Housing Needs') sets the housing requirement as an annual average of 716 dwellings per year, resulting in a minimum total of 14,320 across the plan period from 2013 to 2033. This figure was subject to detailed examination during the Local Plan Section 1 examination. 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.

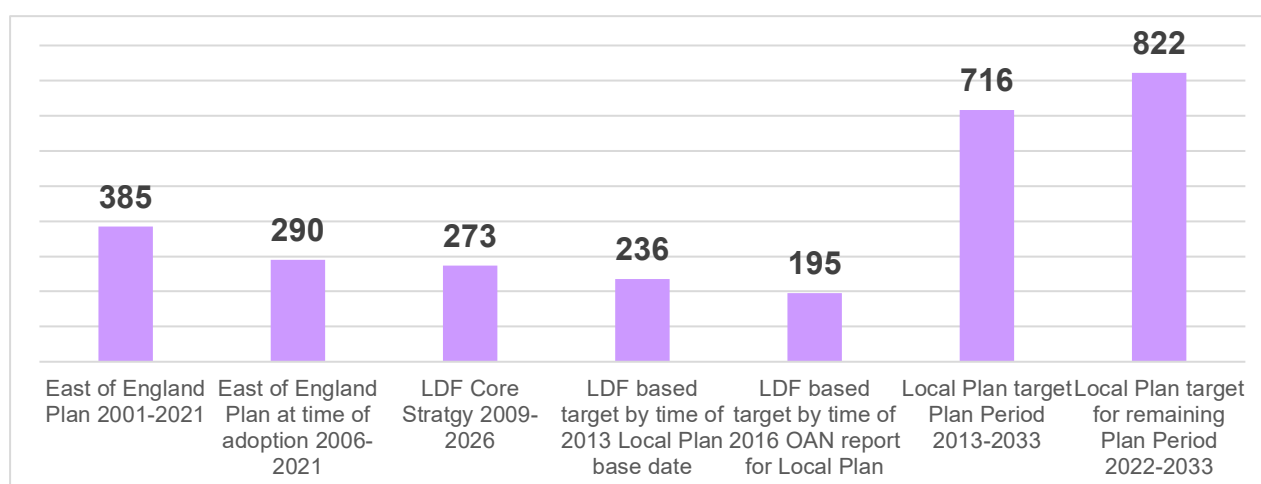
By way of context, in 2011 the Council adopted its Local Development Framework Core Strategy which included a housing target to deliver 4,637 new homes across a 17-year period between 2009 and 2026 (273 dpa). Compared to that, the objectively assessed need of 716 dpa that was defined in November 2016 (and backdated to a base date of 2013) represented a very large increase.

Figure 5 illustrates the scale of the change in target for the District. The lower target in the previous plan, together with the continuing impact 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. The Council took action to increase supply; it removed phasing limits on the Core Strategy strategic growth locations; granted permission on draft allocations in the Local Plan and granted permission on additional sites not included in the Draft Plan.

At the 31 March 2022 base date of this Monitoring Report, the Section 2 Local Plan (including proposed housing allocations) was at an advanced stage, having had the Examination in July 2021 and then consultation on Proposed Modifications. Since then, the Inspectors' Report has been received with the Plan being found sound; and the Plan was adopted at Council on 25 July 2022.

Figure 5: the scale of the change in the housing target for the District:



The Housing Delivery Test

The Government Housing Delivery Test measures supply over the most recent 3 years against the housing target for the District, the target being either as calculated by the Government's Standard Methodology Target or, for a time when the adopted plan target is less than 5 years old, the adopted plan target.

All districts need to add at least a 5% buffer to their five-year supply target. If a district has failed to deliver 95% of the target, the local authority must produce an action plan. If a district has delivered less than 85%, in addition the target buffer is increased to 20%. From 2020, if the district has delivered less than 75% of the target there is a presumption in favour of sustainable development (up until 2020 the threshold was 45%). The result applies from the date of publication by Government of the Housing Delivery Test Results.

The latest Housing Delivery Test (HDT) results were published in January 2022 and test delivery over the 3-year period 2018/19 to 2020/21. Braintree District achieved 125%. The new results confirmed that the Council continued to be a 5% buffer authority, and no action plan was required. The 2022 HDT results have not yet been published by the Government but it is clear that supply achieved 2021/22 ensured that the result will exceed 100% of target and that a 5% buffer for the five-year supply target will be retained in the next published Housing Delivery Test results.

Delivery rates have increased dramatically since the start of the new plan period and have exceeded the 716 dpa average annual target in each of the past three years. Supply in the past year (2021/22) was approximately 150% of the Plan Period annual average target of 716. Government published data on housing supply 2021/22 showed that the proportionate increase, measured as the net addition per 1,000 existing dwellings, was in the top 10% of the 309 local planning authorities (*Housing Supply in England 2021-2022, Department for Levelling Up, Housing and Communities, November 2022*).

Calculating the Five-Year Housing Land Supply Target for 2022-2027

As Braintree District has an up to date adopted local plan, the target for the five-year supply is based on the Local Plan housing provision (716 dpa). Although housing delivery in recent years has exceeded that level, the low delivery rates in the early years of the plan period result mean that overall, from 2013-2022, there was a cumulative shortfall measured against the target of 716 dpa of **1,169** dwellings. The calculation of the shortfall is summarised in Table 7.

Table 7: Calculation of the shortfall	
Net supply of homes 2013-2022, C3 Use Class	5,242
Net additional rooms C2 Use Class 2013-2022	60
Equivalent contribution to dwelling supply from C2 Use Class 2013-2022 (after applying ratio of 1.8)	33
Net total housing supply 2013-2022	5,275
Pro-rata target 2013-2022 at 716 X 9	6,444
Shortfall at 31.03.2022	1,169

The high delivery rates achieved in recent years have reduced the cumulative shortfall. Over the monitoring year 2021/2022 the shortfall reduced from 1,517 dwellings in 2021 to 1,169.

That shortfall is then added to the target for future supply. The 5-year supply target calculation for 2022-2027 is set out in Table 8. The target is calculated on the basis that the cumulative shortfall from 2013 of 1,169 is to be made up within the 5-year period (the default "Sedgefield Approach"). This is added to the basic annual average 5 X 716 dpa target.

Table 8: The Five-Year Housing Land Supply Target for 2022-2027

i)	Basic annual average target of 716 X 5	3,580
ii)	Cumulative shortfall in 2022	1,169
iii)	Basic target plus shortfall	4,749
iv)	Basic target plus shortfall plus 5% buffer = projected 5-year supply target 2022-2027	4,986
v)	Annual average target to identify 2022-2027	997

Since the draft Local Plan was submitted in 2017, the Government introduced a Standard Method formula for assessing local housing need for new local plans and where local plans are more than 5 years old. The new system to define the target will not apply to Braintree District until a future review of the Plan is adopted or when the Plan reaches 5 years old in February 2026, at which point the future target would be based on household projections and the local housing affordability ratio (both published by ONS) to calculate local housing need.

On the Standard Methodology basis, the target would be monitored and reviewed each year to consider changes in the local housing affordability ratio (updated annually).

For comparison, if the supply target was based on the Standard Methodology target would currently be lower (852 annual target, plus 5% buffer = 894 annual target for the 2022-2027 period) than the target that applies based on the new adopted plan. The Standard Methodology target in 2022, before the 5% buffer is applied, represents a 41% uplift on the 2014 based household projections. After the buffer is added, that target represents a 48% uplift on the household projections.

The projected supply of new homes and the five-year housing land Supply Position

For decision making purposes, the Council needs to identify a 5-year supply of deliverable sites in accordance with the 2021 National Planning Policy Framework and associated Planning Practice Guidance.

The NPPF defines deliverability: “To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years”.

The East Northants Consent Order of 12 May 2020 (Claim No. CO/917/2020) clarified that the scope of categories of site that can be included in the deliverable supply according to the glossary in the NPPF (the “limb b sites”) is not a closed list. As found in the Consent Order: *“The proper interpretation of the definition is that any site which can be shown to be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.”*

The sources of future housing supply in the Braintree District 5-year supply assessment are made up from:

- Sites with detailed planning permission
- Sites with outline planning permission
- One site on which an application had a Resolution to Grant planning permission, subject to signing of a Section 106 Agreement
- One adopted Local Plan Allocation (without permission)
- A windfall allowance
- Contribution from detailed permissions for communal accommodation

For sites that do not yet have a detailed permission (other than non-major outline permission sites) the Council should provide evidence of deliverability. This may include for example current planning status; firm progress towards submission of a detailed application; firm progress on site assessment work, or evidence of developers’ intended anticipated start and delivery rates for their sites.

With one exception, the Local Plan allocations were not included in the 5-year supply unless they had permission, Prior Approval, or a Resolution to Grant. The exception was Land North of Oak Road Halstead; this site had been granted Outline permission and was the subject of a Full application. At 31 March 2022, the Outline permission had recently expired, and the Full application was not yet determined. There was clear evidence of a realistic prospect of completions by 2027, and since then the Full application was granted, and construction started July 2022.

The supply assessment included a small number of permissions for additional communal accommodation, to which a ratio of 1.8 was applied in accordance with Government Guidance. This is consistent with the measurement of net housing supply in the Housing Flows return to Government.

The categories within the 5-year supply 2022-2027 at 31st March 2022 is summarised in Table 9, assessed on a net basis. A full breakdown of sites can be found in Appendix 1 (the Five-Year Supply Housing Trajectory 2022-2027).

Table 9: Summary of sources of supply in the 5-year supply 2022-2027	
Source category (as at 31 March 2022)	Dwellings
Sites under construction	2,636
Sites not yet started, with Full, Reserved Matters or Prior Approval	787
Non-major sites with outline permission	29
Windfall allowance	225
Communal accommodation contribution (rooms/1.8)	86
Sites with outline permission, 10 dwellings/0.5 hectares or more	805
Sites with Resolution to Grant (subject to signing of Section 106 Agreement)	200
Local Plan allocation without permission or Resolution to Grant	80
Summary net supply	4,848

Further information on the “category (b) sites” is set out in Appendix 2.

Windfall Allowance

The term “windfall” relates to sites that have not been specifically identified through the local plan process. The windfall allowance is for supply that comes forward over time from the base date to supplement currently identified sites. The windfall allowance must be supported by evidence demonstrating that it is realistic to conclude that level of supply will come forward.

Since publication of the revised NPPF in July 2018 and the further update in February 2019, the definition of windfall has changed. Previously it was assumed windfall sites were normally previously developed and the guidance excluded “garden sites” where permission was granted for a dwelling in part of the garden of an existing dwelling, but the definition has now broadened. Windfalls may be brownfield sites, such as the conversion of offices or redevelopment of industrial sites, but there are also greenfield windfall sites.

Windfall sites are often small sites, but some may be larger. They are sites that come forward via the development management process rather than through being selected to be included in Local Plans, although subsequently windfall sites that

have gained permission or Prior Approval via the development management process may then be shown in Local Plans.

Supporting evidence for the windfall allowance

Braintree District Council has included a modest allowance for supply from windfall sites of 75 dwellings per year from year 3, with no allowance within Years 1 and 2 in the trajectory. Over a 5-year supply period, this would amount to 225 dwellings, and over the remaining 11 years of the Publication Draft Local Plan Period 2022-2033 the allowance would amount to 675 dwellings.

The Council has reviewed the supply of completions from windfall sites in the District in recent years, examining supply from completions that were within five years of the windfall permission. The results are shown in Table 10, below. The evidence demonstrates that the allowance included by the Council in the five-year supply assessment is less than has usually been achieved:

Over the period since the Local Plan base date, 2013-2022; the median average completions in Monitoring Year 1 from the windfall permission was 6; with median averages of 42 in Year 2; 54 in Year 3; 51 in Year 4 and 8 in Year 5. Applying these average rates over the 5-year period 2022-2027 would yield a windfall supply of **470** dwellings (there being a 5-year range of windfalls from 2022, a 4-year range from 2023, a 3-year range from 2024, a 2-year range from 2025 and 1-year in 2026/27).

If the results for the most recent 5-year period are examined (2017-2022); the equivalent figures are median average completions in Monitoring Year 1 from the windfall permission of 4; with median averages of 31 in Year 2; 60 in Year 3; 97 in Year 4 and 18 in Year 5. Applying these average rates over the 5-year period 2022-2027 would yield a windfall supply of **536** dwellings.

In the most recent monitoring year 2021/2022 and now included in the potential supply, windfall permissions added a net total of 117 dwellings to the supply of sites on small sites (less than 10 dwellings capacity) and 122 dwellings to the supply of sites on sites of 10 or more dwellings capacity. There was a net loss of 22 communal accommodation rooms from planning permissions over the year. Windfall permissions are expected to continue to add to the supply. In the 4-month period April to July 2022, windfall permissions on small sites totalled 50 dwellings and windfall permissions on large sites totalled 20 dwellings, and there was a net gain from windfall permissions of 25 communal accommodation spaces.

Taken together, these results demonstrate that the Braintree District windfall allowance in the supply assessment (i.e., 225 dwellings over the period 2022-2027) is conservative and is likely to understate future windfall supply.

Table 10 Analysis of windfall completions by monitoring year, that were completed within 5 monitoring years of windfall permission

(Monitoring Year of permission = Year 1; e.g., if permission granted 2014/2015 and completed in that year, = Year 1)

Permissions granted in year:	Completions by Monitoring Year from permission, that were within 5 years of windfall permission									Completions 2017-2022 on windfall permissions granted since 2017 Submission Draft Local Plan
	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/ 2020	2020/ 2021	2021/ 2022	
2009/2010	3									
2010/2011	6	6								
2011/2012	40	4	15							
2012/2013	38	82	51	7						
2013/2014	12	47	28	14	5					
2014/2015		6	42	42	35	70				
2015/2016			6	47	76	65	8			
2016/2017				14	104	54	150	18		
2017/2018					9	56	44	97	99	305
2018/2019						14	13	62	119	208
2019/2020							4	31	60	95
2020/2021								1	25	26
2021/2022									3	3
Total yield in completions over 5 monitoring years from permission	99	145	142	124	229	259	219	209	306	637

Delivery rates

Note: Construction activity from 2020 has been adversely affected by the pandemic, in Braintree district as elsewhere, as was recognised in the Government's application of the Housing Delivery Test in 2020 and 2021.

The Council has analysed the delivery rates on current and recent housing development sites in Braintree District. The results are set out in Appendix 3 of this Monitoring Report. The results show that there is considerable variation between sites, demonstrating that average rates need to be interpreted with care. It is not realistic to apply them in a prescriptive way or as a cap on projected delivery rates on other sites.

For many sites, the first and final years of the build out period cover only part of that year, i.e., completions start, or finish, part way through the monitoring year. This has the effect of lowering the average annual delivery rate, particularly where the build out period is not over a lengthy period and reduces the usefulness of the data if applied as a guide to potential delivery rates for full years.

The analysis in Appendix 3 shows the delivery rates by Monitoring Year (April-March) from when completions started to the end of the delivery period or – if the site is still under construction – to October 2022; but the table also shows the start date (month/year) of completions, and calculates the delivery period shown in full-year equivalents (calculated from the number of months of the delivery period from first month to last month or October 2022 if under construction). For developments that have a particularly short build out period, such as the Polly's Hill retirement home development and the Lime Tree Place conversion of offices, both of which were completed in a single month, the full year equivalent rates are meaningless. It is more useful for sites that are developed over a longer period, and where completions have been coming through for some time.

The Lichfields' Start to Finish report (2020) sets out several factors that tend to affect average delivery rates and can be a useful general starting point, including the size of the site, the strength of the local housing market, and the level of affordable housing provision in the development.

The local housing market at Braintree District is stronger than average. The Lichfields report advises using the ONS local housing affordability ratios as an indicator of the relative strength of the housing market. Appendix 3 of the Start to Finish Report lists sites in the 100-499 size band from which information was used to produce the average delivery rates shown for that size band. According to the 2021 local housing affordability ratios published in 2022, Braintree had a ratio of 10.6. The ratios for the districts with sites analysed ranged from 5.7 (Gateshead and Wigan) to 18.3 (Waverley). Two of the 54 sites analysed were in districts with the same ratio as Braintree; 5 sites had higher ratios, and 43 sites were in districts with lower affordability ratios than Braintree (i.e., indicating a weaker local housing market. This evidence shows that on this factor, according to the Start to Finish Report, average delivery rates in Braintree District could be expected to be higher than the averages shown in the Start to Finish Report.

Conclusion: Braintree District Five-Year Housing Land Supply Position for Decision Making

Table 11 calculates the Five-year housing land supply position for 2022-2027.

Table 11: The Five-Year Housing Land Supply 2022-2027

i)	Basic annual average target of 716 X 5	3,580
ii)	Cumulative shortfall at 2022	1,169
iii)	Basic target plus shortfall	4,749
iv)	Basic target plus shortfall plus 5% buffer = projected 5-year supply target 2022-2027 by this approach	4,986
v)	Annual average target 2022-2027	997
vi)	Projected supply 2022-2027	4,848
vii)	Five-year supply position	4.86
viii)	Projected deficit	138

The five-year housing land supply position for 2022-2027 is **4.86 years**.

Affordable housing supply

Table 12 sets out information on affordable housing supply since the 2013 base date of the Plan Period. As with overall housing supply, affordable housing completions have increased markedly in recent years, mainly through section 106 agreements on large sites that have come on stream in recent years.

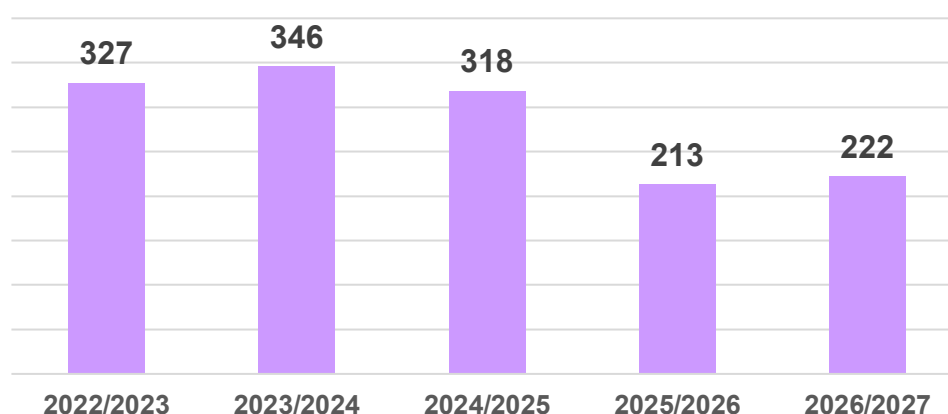
Table 12: Affordable housing completions			
Year	Affordable Completions	Year	Affordable Completions
2013/2014	103	2019/2020	233
2014/2015	173	2020/2021	220
2015/2016	76	2021/2022	444
2016/2017	48		
2017/2018	124	Sum 2013-2022	1,586
2018/2019	165	Annual average 2013-2022	176

Source: Braintree District Council Strategic Housing

The Local Plan does not set a target as such for affordable housing supply in the Plan Period. The November 2016 Objectively Assessed Need study (which defined the overall housing supply figure of an average of 716 dwellings per year) defined the affordable housing need as an average of 212 dwellings per year 2013-2037 (*Braintree, Chelmsford, Colchester, Tendring Objectively Assessed Housing Need Study November 2016 update, Table 8.1*), which is approximately 30% of the overall housing target of 716 dpa. As with overall housing delivery, affordable completions in the past three years have exceeded the annual average

The affordable housing trajectory shown below indicates the current expectation of projected supply over the 5-year period 2022-2027, from sites included in the five-year supply trajectory. These sites will be supplemented by Local Plan allocations that come forward in the future, with the application of the Local Plan policy providing for 30% or more affordable housing from sites over the threshold size.

Figure 6: indicative affordable housing trajectory from sites in the 2022-2027 5-year supply



The projected supply of affordable housing over the 5-year period 2022-2027 from sites within the 5-year supply trajectory is a total of 1,426. This is an annual average of 285 dwellings.

The assessed affordable housing need in the 2016 update study was 212 dpa (1,060 over a five-year period). This is not a Local Plan target as such, but nonetheless the affordable trajectory demonstrates that the supply is expected to meet or exceed 212 dpa in each year of the period 2022-2027.

The trajectory also demonstrates that the shortfall against 212 dpa in the earlier years of the Plan Period from 2013 (a total of 322 dwellings by 2022) would be made up within the five-year period, indeed within the first three years (2022-2025).

Specialist housing developed 2021/22, and in future supply

C2 use class category

Development in the monitoring year 2021/22

- 2 additional rooms for adults with a learning disability or mental health condition completed at The Poplars care home at Braintree
- 32 rooms lost with the closure of the Colne Place care home at Earls Colne.

Future supply, sites with planning permission at 31.3.2022

- Barley House, Former Dairy Crest depot site Coggeshall Road Braintree, 45 room care home, under construction
- Land at Braintree College, 75 bed care home under construction
- Willowmead Nursing Home Hatfield Peverel, new 87 bed care home under construction, to replace existing 62 bed care home, net increase of 25 rooms
- The New Deanery Bocking, full planning permission for a care home extension creating 2 additional rooms
- The Meadows care home Rayne, full planning permission for 4 additional rooms
- Land adjacent New Rickstones Academy Witham, residential care provision under construction for 10 pupils with special needs
- Riverdale care home Braintree, full permission for 8 additional rooms

Future supply: other sites

Land at St Dominics residential home The Cloisters London Road Kelvedon: Local Plan allocation, full planning application 21/02241/FUL submitted (post base date Resolution to Grant) includes 21 bed care home

Post base date:

Outline planning permission grated on appeal January 2023 for a care home with an estimated 64 bedrooms as part of a larger development proposal at London Road Kelvedon (17/00679/OUT)

Halstead Hall Greenstead Green, full planning application 21/02449/FUL pending for a 25 bed dementia care unit, Resolution to Grant April 2022, granted June 2022

C3 use class category

Development in the monitoring year 2021/22

- Polly's Hill Braintree: 99 supported living apartments completed 2021/22, Abbeyfield

Future supply, sites with planning permission at 31.3.2022

- Leywood Close Braintree: 14 sheltered apartments under construction (completed 2022/23)
- Land at Bridge Street Witham: 58 sheltered apartments under construction (completed 2022/23), Churchill retirement living
- Land at Braintree College, 19 sheltered housing units under construction
- Land adjacent Blamsters, Mount Hill Halstead, outline planning permission for 19 supported living homes

Custom Build and Self Build house building

Local authorities are required to hold a self-build or custom build register and to identify land for those seeking a custom build home in the area. The Council will be supportive of these types of development on sites within development boundaries or meeting other policies in the Local Plan.

In addition, the Local Plan allocates specific targets for self-build and custom build plots as part of the mix on larger developments in the area, to ensure that need is met. The Local Plan includes a policy requirement that on sites of 500 dwellings or more, 2% of homes will be required to be available for self or custom builders (Policy LPP 35).

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

- Braintree District Council has not introduced a local connection test
- Braintree District Council has not implemented a charge for entry onto the register
- Information and the form for registering is available on the Braintree District Council website

Demand generated from the register

- Entries on the register in the first base period, to 30.10.2016: 39 individuals, no group entries.
- Entries on the register in the second base period, 31.10.2016 to 30.10.2017: 49 individuals, no group entries.
- Entries on the register in the third base period, 31.10.2017 to 30.10.2018: 56 individuals, no group entries.

- Entries on the register in the fourth base period, 31.10.2018 to 30.10.2019: 26 individuals, no group entries.
- Entries on the register in the fifth base period, 31.10.2019 to 30.10.2020: 23
- Entries on the register in the sixth base period, 31.10.2020 to 30.10.2021: 27
- 220 individual entries and no group entries across all six base periods.

Travellers

According to the 2021 Census, in March 2021 there were 155 people in the District who defined their ethnic group as White, Gypsy or Irish Traveller; 67 people who defined their ethnic group as White, Roma, and 1 person who defined their ethnic group as Other ethnic group, Gypsy or Romany.

The adopted Core Strategy Policy CS3 sets out the following requirements for Travellers and Travelling Showpersons in Braintree District:

- A minimum of 50 authorised traveller residential plots/pitches by 2011
- A minimum of 67 authorised traveller residential plots/pitches by 2021
- 5 traveller transit plots/pitches by 2013
- 6 traveller transit plots/pitches by 2021
- 1 additional travelling showpeople plots/plot by 2021

The number of traveller caravans in Braintree District for the most recent published seven counts is shown in Table 13, using data published by the Department for Levelling Up, Housing and Communities.

Table 13: Number of traveller caravans Braintree District							
	July 2018	Jan 2019	July 2019	Jan 2020	July 2021	Jan 2022	July 2022
Socially rented	31	38	33	35	46	45	45
Private caravans with planning permission	111	107	100	118	101	106	110
Caravans on Travellers' own land:							
Tolerated	0	0	0	0	0	0	0
Not tolerated	0	0	0	0	0	4	11
Caravans on land not owned by Gypsies:							
Tolerated	0	0	0	0	0	0	0
Not tolerated	0	0	0	0	0	0	0
Total All Caravans	142	145	133	153	147	155	166

Source: DLUHC, Count of Traveller Caravans, published December 2022

Note: No count was carried out in July 2020 or January 2021 due to Covid restrictions.

The Council's evidence base on Gypsy and Traveller and Travelling Showpersons has identified a need of 26 pitches to meet the needs of Gypsy and Travellers between 2016 and 2033. An additional need of 6 plots has been identified for Travelling Showpersons for the same period. Additional traveller sites will be identified through the Local Plan at appropriate Strategic Growth Locations. Further work is being undertaken to determine any likely need for Transit Pitch provision across Essex.

Employment, Labour Supply, and Unemployment

Table 14 sets out information from the Annual Population Survey on labour supply in the District compared with the regional and Great Britain averages. The Annual Population Survey data uses sample survey and is less reliable at lower geographic levels, such as LA districts. That is illustrated in the chart, Figure 7, which compares the economic activity rate trend according to the Annual Population Survey, for Braintree, the region, and Great Britain. The suggested Braintree Trend is volatile; a trend line has been added for the Braintree data to “smooth” the data. As shown in the chart, the economic activity rate in Braintree district is higher than the averages for the region and for Great Britain.

Table 14: Employment and Unemployment (Oct 2021-Sept 2022)

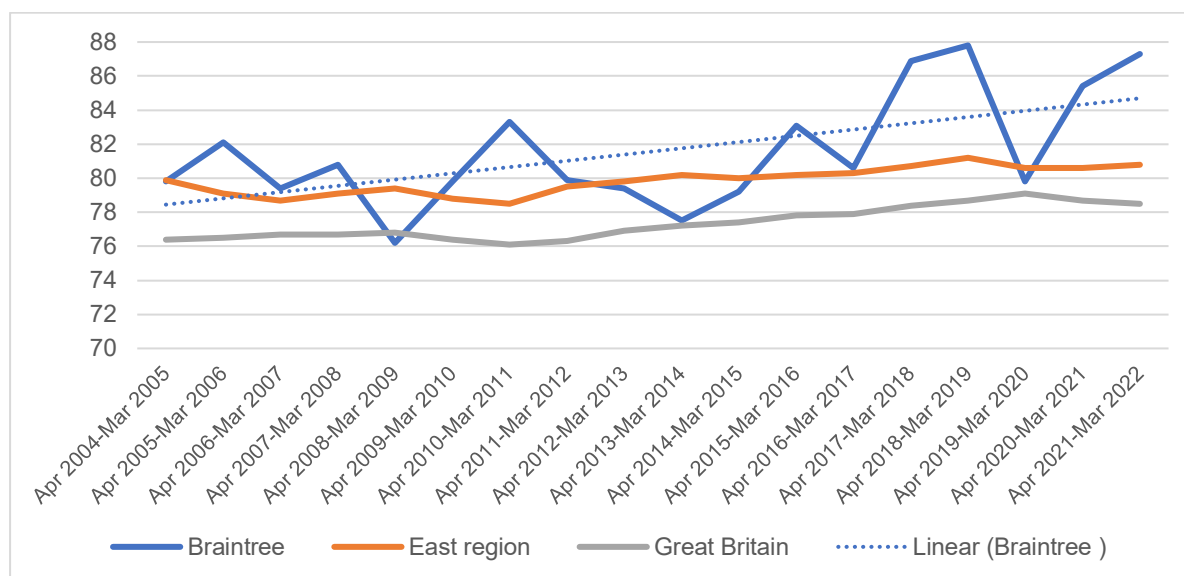
	Braintree District (no.'s)	Braintree District (%)	East of England region (%)	Greatr Britain (%)
All persons				
Economically active	86,600	84.8	80.7	78.4
In employment	84,100	82.2	78.4	75.5
Employees	77,800	76.3	68.8	66.0
Self employed	6,300	5.9	9.4	9.2
Unemployed	2,000	2.3	2.8	3.7
Males				
Economically active	44,500	92.7	84.3	82.2
In employment	43,700	90.9	81.8	79.0
Employees	39,700	83.2	70.0	67.0
Self employed	*	*	11.5	11.8
Unemployed	*	*	2.9	3.7
Females				
Economically active	42,100	78.2	77.2	74.7
In employment	40,400	75.0	75.0	72.0
Employees	38,100	70.5	67.7	65.0
Self employed	*	*	7.2	6.7
Unemployed	*	*	2.6	3.6

- Sample size too small for reliable estimate

Source Nomis Labour Market Profile/APS

Figure 7: Economic activity rate trend 2004/05 to 2021/22, persons aged 16-64

Source Annual Population Survey/Nomis



The unemployment rate in the District is below that of the East of England Region, and Great Britain as a whole.

Table 15: Claimant count unemployment, Braintree District, September 2021

Claimant count by age - not seasonally adjusted (September 2021)				
	Braintree (Level)	Braintree (%)	East (%)	Great Britain (%)
Aged 16+	3,415	3.7	4.2	5.0
Aged 16 To 17	10	0.3	0.3	0.3
Aged 18 To 24	545	5.5	6.0	6.5
Aged 18 To 21	315	5.8	6.3	6.5
Aged 25 To 49	1,965	4.2	4.6	5.6
Aged 50+	900	2.8	3.2	3.9

Source: ONS Claimant count by sex and age

Source: Nomis, Labour Market Statistics, Local Authority Profile

Employment and Jobs

Job density

‘Job density’ is the term given to represent the number of jobs available for a single person of working age over a given area. For example, a job density of 1 would represent the fact that there is a single job available for every person of working age. The most recent published figure for the District is as at 2021. For comparison, the 2020 figures are shown in brackets.

Table 16: Job Density (2021)			
	Braintree	East Region	GB
Jobs density	0.69 (0.73)	0.84 (0.85)	0.85 (0.84)

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

The job density figures represent the ratio of total jobs to working-age population. “Total jobs” includes employees, self-employed, government-supported trainees, and HM Forces. Job density in the District remained below the regional and national average and appears to have declined over the year. Table 17 compares the estimated employment and estimated jobs density for Braintree with those of other districts in the Strategic Housing Market Area, with the figures for the previous year shown in brackets.

Table 17: Estimated number of jobs and jobs density 2021		
District	Estimated no. of jobs	Estimated jobs density
Braintree	66,000 (67,000)	0.69 (0.73)
Chelmsford	100,000 (99,000)	0.89 (0.90)
Colchester	94,000 (94,000)	0.77 (0.74)
Tendring	54,000 (52,000)	0.66 (0.65)

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

Table 18 shows the reported job density for Braintree District over the period 2006 to 2021. The data is based on sample surveys.

Table 18: Job density, Braintree District 2006 - 2021			
Year	Jobs Density	Year	Jobs Density
2006	0.66	2014	0.65
2007	0.70	2015	0.67
2008	0.64	2016	0.70
2009	0.65	2017	0.76
2010	0.60	2018	0.72
2011	0.60	2019	0.73
2012	0.61	2020	0.73
2013	0.62	2021	0.69

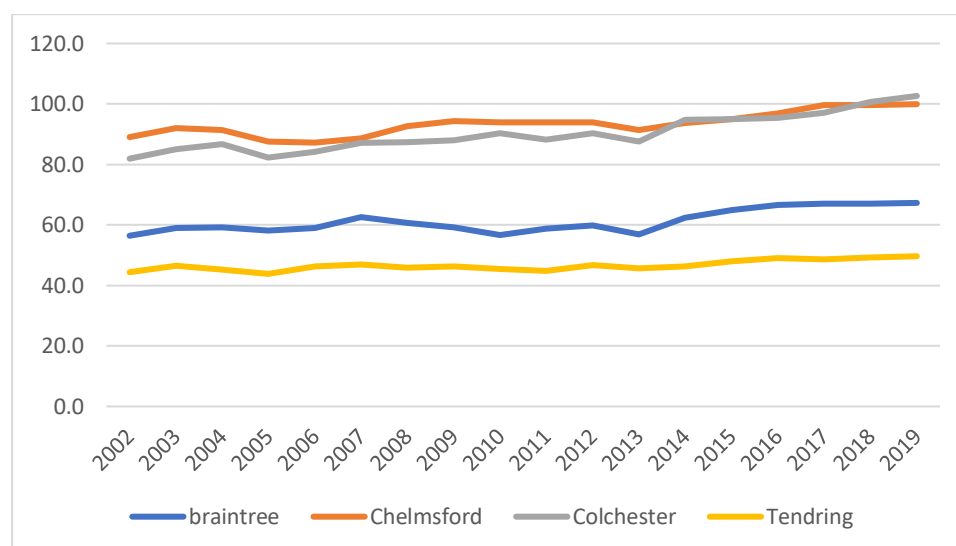
Source: Nomis, Labour Market Profile for Braintree, ONS Jobs Density.

Table 19 and Figure 8 show the estimated change in the number of jobs from 2013 to 2019 in Braintree District and in the other districts in the Strategic Housing Market Area, according to the EEFM 2019.

Table 19: Estimated change in number of jobs (000) 2013-2019					
	Braintree	Chelmsford	Colchester	Tendring	SHMA
2013	56.9	91.3	87.6	45.6	281.3
2014	62.4	93.7	94.7	46.3	297.1
2015	65.0	95.0	94.9	47.9	302.9
2016	66.5	96.8	95.3	49.0	307.7
2017	66.9	99.7	97.2	48.5	312.4
2018	67.1	99.6	100.7	49.2	316.6
2019	67.3	99.9	102.7	49.7	319.6
Change 2002-19	10.8	10.8	20.7	5.2	47.6
% change 2002-19	19.2	12.2	25.3	11.7	17.5

Source: East of England Forecasting Model/Cambridge Econometrics, 2019.

Figure 8: Estimated number of jobs (000) 2002-2019



Source: East of England Forecasting Model/Cambridge Econometrics, 2019.

Forecast employment change

The East of England Forecasting Model (EEFM) was produced by Cambridge Econometrics in 2019. Users of district level data are cautioned that: the data used in the EEFM is largely based on survey data and as such, large 'jumps' in data can occur because of survey errors.

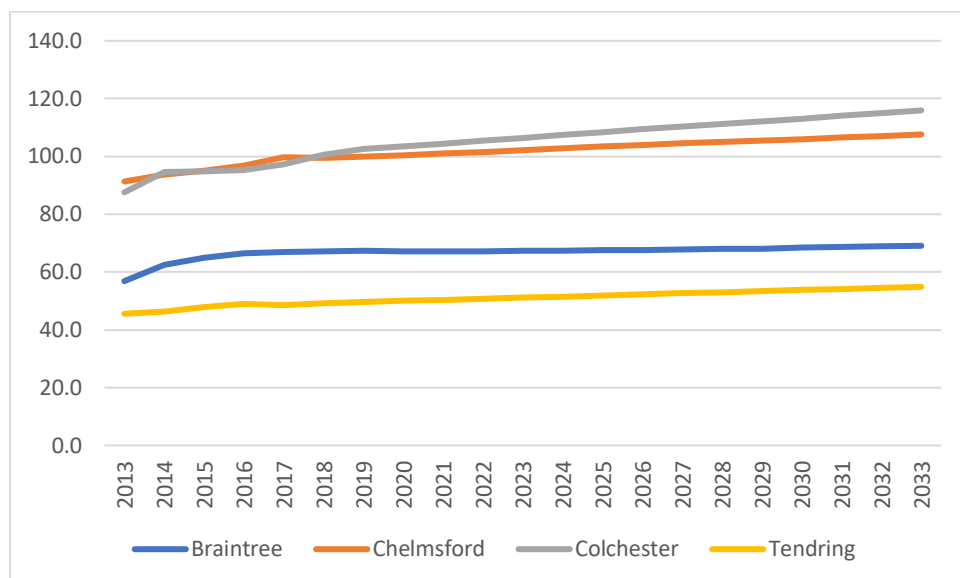
Table 20 and Figure 9 summarise the 2019 EEFM baseline employment forecasts for districts in the Housing Market Area.

Table 20: 2019 EEFM Baseline Employment Forecasts ('000 jobs)					
	Braintree	Chelmsford	Colchester	Tendring	SHMA total
2013	56.9	91.3	87.6	45.6	281.3
2014	62.4	93.7	94.7	46.3	297.1
2015	65.0	95.0	94.9	47.9	302.9
2016	66.5	96.8	95.3	49.0	307.7
2017	66.9	99.7	97.2	48.5	312.4
2018	67.1	99.6	100.7	49.2	316.6
2019	67.3	99.9	102.7	49.7	319.6
2020	67.2	100.4	103.5	50.0	321.1
2021	67.2	101.0	104.4	50.3	322.9
2022	67.2	101.6	105.4	50.7	324.9
2023	67.3	102.2	106.4	51.1	326.9
2024	67.4	102.8	107.4	51.5	329.1
2025	67.5	103.4	108.4	51.9	331.3
2026	67.7	104.0	109.4	52.3	333.3
2027	67.8	104.5	110.3	52.6	335.2
2028	68.0	105.0	111.2	53.0	337.2
2029	68.1	105.5	112.1	53.4	339.1
2030	68.4	106.0	113.0	53.8	341.2
2031	68.6	106.5	114.0	54.1	343.3
2032	68.8	107.1	115.0	54.5	345.4
2033	69.1	107.6	115.9	54.9	347.5
2013-2033 change	12.2	16.3	28.3	9.3	66.1
2013-2033, % change	21.5	17.8	32.4	20.4	23.5

Source: East of England Forecasting Model, Baseline Forecasts, 2019

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

Figure 9: Forecast number of jobs 2013-2033 ('000 jobs)



Source: East of England Forecasting Model, Baseline Forecasts, 2019

Commuting

The 2011 Census results showed commuting inflow of 15,184, and commuting outflow of 31,765, with net out-commuting of 16,581 (source: 2011 Census Origin/destination statistics, Location of usual residence and place of work by sex). Table 21 shows estimated net commuting across Greater Essex. The level of net-out-commuting from Braintree District was the highest in Greater Essex. 2021 Census results on commuting have not yet been published.

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

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

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

Table 22: Residents in employment, 2011				
	Braintree	Chelmsford	Colchester	Tendring
Residents aged 16-74 in employment	72,016	83,355	81,214	53,285
Residents aged 16+ working within District	26,964	36,228	45,269	26,124
Residents aged 16+ who mainly work at or from home *	8,664	9,002	8,789	6,441
No fixed place of work*	7,179	7,265	7,167	5,429
Outside UK or offshore installation	150	161	249	179

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

The average distance to work by District residents in 2011 was 21.1 km; the third highest in the East of England region (only Uttlesford and Maldon were higher). The average distance travelled had increased, from 20.1 km. in 2001 and was the 12th highest out of all the 326 local authority areas in England. (Source: 2011 Census, Nomis, Census Table QS702EW).

Figure 10 shows the top ten destinations for Braintree residents travelling to work outside the District, and Figure 11 shows the top ten sources for people commuting into Braintree District.

Figure 10: Top ten destinations for District residents working outside the District, 2011

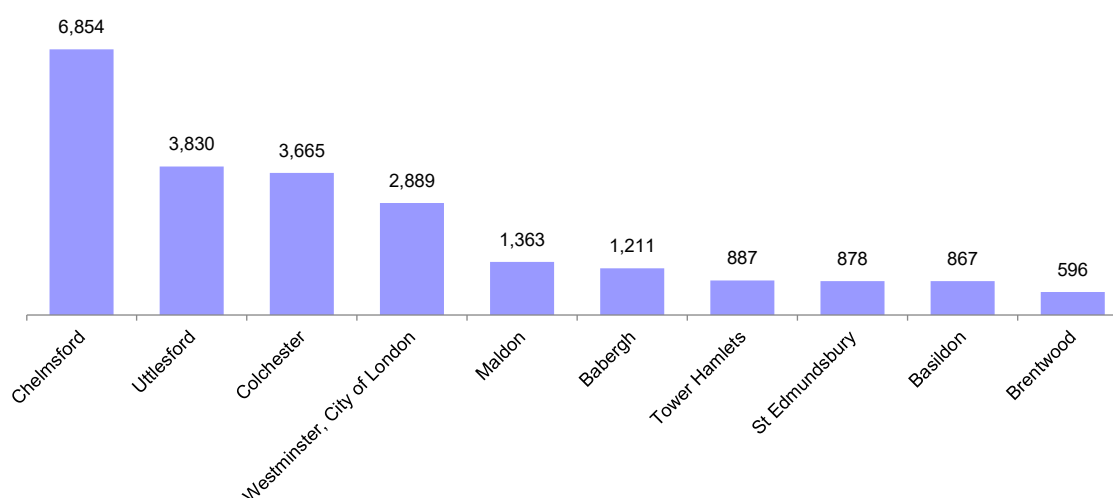
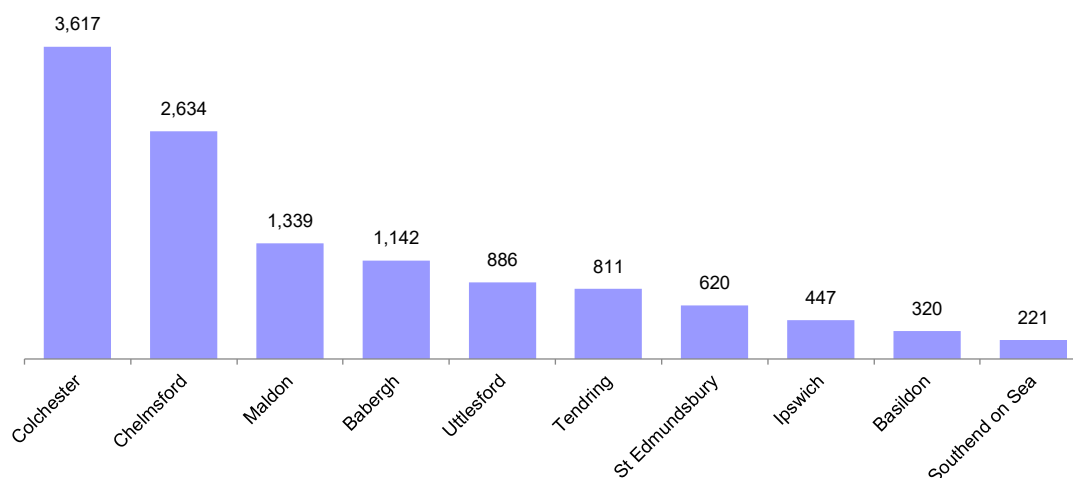


Figure 11: Top ten origins, people commuting to work in Braintree District, 2011



Forecast Commuting

Net out-commuting from the District is expected to increase. Table 23 compares forecast change in net commuting levels according to the EFFM 2019 forecasts for Braintree Districts and neighbouring districts of Chelmsford and Colchester.

Table 23: Net commuting (000s)			
	2013	2033	2045
Braintree	-15.9	-19.0	-20.4
Chelmsford	-12.4	-8.3	-8.5
Colchester	-5.2	-1.9	-0.1

Source: East of England Forecasting Model, Baseline Forecasts, 2019

Travel to Work in 2021

The 2021 Census results show that Braintree continues to have a lower than average proportion of people working locally, and a higher proportion of people travelling long distances to work.

Table 24 shows information on distances travelled to work for Braintree and for the average for England and Wales.

However, ONS advise caution is use of this data because the results were affected by the Covid-19 pandemic. Whilst guidance was provided for people on furlough, it is not known how accurately that guidance was followed by people completing the Census questionnaire.

The proportion of people working from home is known to have increased but was probably temporarily higher than usual at the time of the Census.

Table 24: Distance travelled to work, 2021			
Distance travelled to work	Braintree District		England and Wales
	number	%	%
Total: All usual residents aged 16 years and over in employment the week before the census	76,284	100.0	100.0
Less than 2km	7,697	10.1	11.0
2km to less than 5km	4,934	6.5	12.6
5km to less than 10km	5,478	7.2	11.8
10km to less than 20km	10,634	13.9	10.5
20km to less than 30km	5,481	7.2	4.1
30km to less than 40km	2,302	3.0	1.7
40km to less than 60km	2,764	3.6	1.3
60km and over	1,500	2.0	1.4
Works mainly from home	21,933	28.8	31.2
Works mainly at an offshore installation, in no fixed place, or outside the UK	13,561	17.8	14.4

Source: ONS/Nomis, 2021 Census, Table TS)28

Forecast employment change by sector

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

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

The 2019 EEFM forecasts can be viewed on the Cambridgeshire Insight website at: <https://cambridgeshireinsight.org.uk/eefm/>

Work on the East of England Forecasting Model up to the 2019 report was commissioned by the East of England Local Government Association. This work has now been discontinued and there will be no further updates.

Skills

Braintree District continues to have relatively low qualification levels in the resident workforce in Braintree, in the lowest 20% of local authority areas in England and Wales according to the 2021 Census results.

Table 25: Qualifications of residents

Highest level of qualification	Braintree District		England and Wales
	number	%	%
Total: All usual residents aged 16 years and over	126,566	100.0	100.0
No qualifications	23,238	18.4	18.2
Level 1 and entry level qualifications	15,569	12.3	9.6
Level 2 qualifications	21,107	16.7	13.4
Apprenticeship	7,466	5.9	5.3
Level 3 qualifications	23,081	18.2	16.9
Level 4 qualifications or above	32,674	25.8	33.8
Other qualifications	3,431	2.7	2.8

Business development

The Base Date

The information set out in these results represents sites identified at 31 March 2021 involving additional development, or loss of, employment land uses. Planning permissions granted or development that has occurred after this base date will be considered in future monitoring.

Results Summary

Table 26 provides information on the completed non-residential floorspace for the whole of the District, in square metres by use class, in the survey year 2020/21, and shows the amount of additional floorspace on previously developed land.

Table 26: Non-residential floorspace completed 2020/21 (square metres)					
	Use Class E	Use Class B2/8	Use Class Sui Generis	Flexible	TOTAL
Gross Floorspace 2020/21	5,983.78	6,128	3,482	(2946.48)	15,593.78
Floorspace Losses 2020/21	4,133.45	3,452.3	181		7,766.75
<i>Floorspace Redevelopment Non-Res to Non-Res</i>	1,772	3,162.3	0		4,934
<i>Floorspace Redevelopment Non-Res to Res</i>	2,361.45	290	181		2,832.45
Net Change in Floorspace 2020/21	1,850.33	2,675.7	3,301	(2946.48)	7,827.03

Employment development in previous years

Tables 27 to 29 provide information on net development in floorspace, for E-B8 Use Classes in square metres, over the five-year period 2016-2021.

Table 27: Class D- (Leisure): 2016-2020 (for 2020/21, Leisure is now included in E Use Class)					
	2016/2017	2017/2018	2018/2019	2019/2020	Change 2016-2020
Floorspace completed sq. m	167	1,777	1,468	0	3,412
<i>Floorspace losses sq. m</i>	<i>0</i>	<i>131</i>	<i>716</i>	<i>0</i>	<i>847</i>
<i>Floorspace redevelopment non res to non-res</i>	<i>0</i>	<i>131</i>	<i>716</i>	<i>0</i>	<i>847</i>
Floorspace redevelopment non-res to res	0	6,133	0	0	6,133
Net change in floorspace sq. m	167	1,646	752	0	2,565

Table 28 Non-residential floorspace completed since 2016						
	2016/17	2017/18	2018/19	2019/20	2020/21	Change 2016/2021
Floorspace completed sq. m	3,918	14,909	23,272	16,057	15,594	73,750
<i>Floorspace Losses sq. m</i>	<i>1,587</i>	<i>9,019</i>	<i>18,102</i>	<i>8,048</i>	<i>7,767</i>	<i>44,523</i>
Floorspace redevelopment non- res to non-res	482	2,886	16,147	2,548	4,934	26,997
<i>Floorspace redevelopment non- res to res</i>	<i>1,105</i>	<i>6,133</i>	<i>1,955</i>	<i>5,500</i>	<i>2,832</i>	<i>17,525</i>
Net change in floorspace sq. m	2,331	5,890	5,170	8,009	7,827	29,227

Table 29 Non-residential floorspace completed since 2016, excluding leisure (D use class as was) up to the point when the use classes changed						
	2016/17	2017/18	2018/19	2019/20	2020/21 *	Change 2016/21 *
Floorspace completed sq. m	3,751	13,132	21,804	16,057	15,594	70,338
<i>Floorspace Losses sq. m</i>	<i>1,587</i>	<i>8,888</i>	<i>17,386</i>	<i>8,048</i>	<i>7,767</i>	<i>43,676</i>
Floorspace redevelopment non- res to non-res	482	2,755	15,431	2,548	4,934	26,150
Floorspace redevelopment non- res to res	1,105	0	1,955	5,500	2,832	11,392
Net change in floorspace sq. m	2,164	4,244	4,418	8,009	7,827	26,662

* Leisure now included in E use class

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

Future business land needs and the new Local Plan

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

The assessment can be viewed on the Braintree District Council website on:
<https://www.braintree.gov.uk/directory-record/7410/bdc010-employment-land-needs-assessment-aug-2015>

The Horizon 120 Business and Innovation Park at Land West of the A120 at Great Notley is now coming forward and is a flagship modern employment site for Braintree District. The Council approved a Local Development Order in April 2020; the LDO provided planning permission for specific types of development on the site including employment uses, a hotel and a central facilities hub in a high quality environment.

With recent changes in national policy and legislation, amendments to the LDO have been made to ensure it reflects current legislation. The amendments were approved by Council on 2nd August 2021.

The Local Plan includes sites for additional employment development. Commercial development will be an element of Strategic Growth Locations at Braintree, Black Notley, Feering and Witham. The Plan also provides for sustainable rural employment development

Town Centres:

The 2018 update to the Braintree Retail Study is available to view online via the Council website, as part of the Evidence Base to the Local Plan, at:

<https://www.braintree.gov.uk/directory-record/1058405/bdc032a-braintree-district-council-retail-study-update-2018>

Environment:

Heritage Assets: Conservation Areas

There are 37 conservation areas in Braintree District, which are protected for their special architectural or historic interest. Work progressed on review of the Braintree and Bradford Street and Wethersfield Conservation Areas.

Flood protection

The Council did not grant permission for proposed developments contrary to the Environment Agency advice on flood protection (except for a site for one dwelling where the advice given appeared to have been in error as the development was in flood zone 1 and with safe access and egress).

Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy

The Essex Coastal Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document (SPD) was adopted by the Council on 1st September 2020. It sets out the mitigation that is necessary to protect the wildlife of the Essex coast from the increased visitor pressure associated with new residential development, and how this mitigation will be funded. It is necessary to meet the Council's responsibilities under the Habitats Regulations.

The document was prepared in partnership with the Greater Essex Councils, under the guidance of Natural England. The Strategy is now being implemented and this will be monitored and reviewed in future monitoring work.

Policy Performance Conclusions

Over the monitoring year 2021/2022 the total supply of new homes (C3 use class) was 1,081, compared to the previous two years when 883 homes were completed in 2019/20 and 847 were completed in 2020/21. The good performance was despite the impact of pandemic restrictions and has reduced the cumulative shortfall arising from the early years of the plan period.

There are now several large sites under construction being developed by volume housebuilders. The action taken by the Council in approving new sites in advance of and supplementing the Local Plan process has increased the supply of new homes.

The most recent published Housing Delivery Test (HDT) result, for the period 2018-2021 measured 125% against the HDT target. The result for the rolled forward period 2019-2022 has not yet been published but would be higher.

Of the three strategic Growth Locations identified in the LDF Core Strategy, development of North East Witham (Forest Road) is nearing completion; development of South West Witham (Hatfield Road) is well advanced, and North West Braintree (Panfield Lane) was granted a hybrid permission in March 2020. The Local Plan proposes additional site allocations including Strategic Growth Locations at Braintree, Bocking; Black Notley, Feering and Witham. Land East of Broad Road had outline permission and preparation of Reserved Matters was in progress. Towerlands Park had outline permission, with Reserved Matters submitted for Phase 1. Wood End Farm had a Resolution to Grant outline permission. Pre-application work including public consultation is ongoing for the Strategic Growth Locations at Black Notley and Feering.

In terms of employment development, in 2020/21 there was a net increase of 1,850.33 sq. m Use Class E floorspace. Class E broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e).

The net change in Use Class E floorspace took into account a recorded loss of 4,133.45sq m. floorspace of which 1,772 sq. m were redeveloped as non-residential uses and 2,631.45 sq. m were lost to residential development. In recent years there has been a trend of losses of office space within the district. In part this reflects Government changes to Permitted Development regulations to encourage housing supply. In addition, the COVID pandemic led to more people choosing to work from home on a permanent basis and the need for non-residential floorspace decreased.

There was a net increase in B2/B8 floorspace in 2020/21 of 2,675.7 sq. m. and for Use Class Sui Generis a net increase of 3,301 sq. m.

The Local Plan includes additional sites for future employment development, in good sites for business uses, whereas some of the losses that have occurred are of old vacant or redundant sites. The Council has approved a Local Development Order for the key employment site Horizon 120 at Great Notley and development of that site is now underway, with the Council working pro-actively with developers in bringing the site forward.

Appendix 1 Five-year supply 2022-2027 Housing Site Schedule

Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
Sites under construction											
18/1260 18/01973/DAC	577321	224164	Under construction	Land adj 52 Gilbert Way Braintree	1	0	0	0	0	1	Revised plans approved (construction commenced June 2020)
20/00425/FUL	576043	224046	Under construction	68 Bradford Street Braintree	0	1	0	0	0	1	Conversion of garage and orangery into 1 bedroom independent dwelling
21/03009/FUL 22/00202/DAC	575778	223236	Under construction	First and second floor 3 Coggeshall Road Braintree	0	0	3	0	0	3	Change of use from offices
18/1288/FUL 21/00798/FUL 21/02497/DAC	577466	226856	Under construction	Ivory House, Land south of High Garrett House High Garrett Braintree	0	1	0	0	0	1	BC Initial Notice submitted Oct 2020 20/00939/IN
20/01391/FUL 21/00988/DAC 21/02115/DAC	577628	227163	Under construction	Parmenter Grange (formerly Foley House) 115 High Garrett Braintree	0	18	0	0	0	18	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).
17/1337/COUPA	575572	223205	Under construction	The Old Coach House 22A Rayne Road Braintree	1	0	0	0	0	1	See BC/20/00488/MUL, this site and Gordon House, developer Karlin Homes
17/0182/COUPA 19/0733/FUL 20/00994/DAC	575562	223191	Under construction	Gordon House and Land to rear, 22 Rayne Road Braintree	13	0	0	0	0	13	
19/01743/FUL 20/01983/DAC 21/00506/DAC 21/00680/VAR 21/02337/DAC 21/02549/DAC 22/00063/DAC	576114	224344	Under construction	Land at Braintree College Church Lane	19	0	0	0	0	19	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. 21/02337/DAC confirmed work started Feb 2021
18/01917/FUL 21/02162/DAC 22/00489/S106A	575932	224511	Under construction	Land rear of 49-57 Church Lane Braintree	0	19	0	0	0	19	Developer Dimora Homes. Permission for 19 homes (15 = net)
21/00420/FUL 21/02701/DAC 21/01969/DAC 21/02870/FUL 22/00084/VAR	575169	224008	Under construction	200-202 Panfield Lane Braintree	0	0	1	1	0	2	Redevelopment of dwelling, 2 new dwellings, net gain +1. Existing dwelling demolished Autumn 2021
06/01210/FUL	576555	222961	Under construction	Land to rear of 17-19 Manor Street Braintree	0	0	0	0	0	0	Proposal was for devt of 4 flats in car park area; commenced with foundations inspection Aug 2009 but development appears to have stalled; updated trajectory does not include supply from the site.
11/00348/FUL 12/00089/PLD	575852	222793	Under construction	Land rear of 68-70 South Street Braintree	0	0	4	0	0	4	Under construction (access road upgraded; LDC obtained confirming development commenced).
14/00676/FUL 20/01667/DAC 20/01528/NMA 20/01667/DAC	577621	222692	Under construction	Land at Leywood Close Braintree	0	14	0	0	0	14	Sheltered housing, 14 apartments. Approval in 2020 of non material amendment to approved plans and discharge of conditions. Developer Cassek Limited
18/0601/FUL 19/01131/VAR	575671	223174	Under construction	13-17 Bank Street Braintree	6	0	0	0	0	6	Conversion of upper floors from commercial use that was ancillary to ground floor retail
18/00204/FUL 19/01207/VAR	575646	223039	Under construction	76-78 High Street Braintree	7	0	0	0	0	7	3 from conversion of first floor offices/storage and 4 new build in grounds (now under construction, see BTE/19/01207/VAR
18/01337/FUL 20/0254/NMA 20/00674/DAC 21/03169/NMA	575899	223003	Under construction	Land rear of Braintree Town Hall Centre Braintree	12	0	0	0	0	12	Mixed use comprehensive development, residential element not known at that stage. Development includes: health facility, travelodge, pharmacy, bus interchange and car parking. 31 by new build and 4 from conversion. Travelodge and live-well hub completed Feb 2022. 1-12 and 14-24 Saunders House completed 25 March 2022. Conversion of former drill hall not complete at March 2022 (now completed).

Appendix 1 Five-year supply 2022-2027 Housing Site Schedule

Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
19/0500/FUL	575966	222721	Under construction	Land at 40 Station Road Braintree	1	0	0	0	0	1	Nearing completion
20/00332/FUL 20/00977/DAC 20/02120/FUL	575758	223074	Under construction	First floor above Braintree Pharmacy 10 Great Square Braintree	1	0	0	0	0	1	Work started 1 June 2020
20/00698/FUL 22/00843/DAC	575678	223117	Under construction	29A Bank Street Braintree	0	2	0	0	0	2	Change of use from office to 2 flats. Building Regulations Initial Notice submitted February 2022
20/00199/FUL	575991	221989	Under construction	22 Challis Lane Braintree	1	0	0	0	0	1	Conversion of 1 dwelling to 2
20/00280/FUL 21/00399/DAC 20/01916/VAR	575282	222490	Under construction	91 London Road Braintree	1	0	0	0	0	1	Demolition of domestic garage and erection of dwelling. Construction began April 2021. Nearly complete
18/02015/FUL 20/02110/DAC 21/70003/PPA 21/00924/VAR 21/01341/DAC 21/01339/DAC 21/01381/DAC 21/70003/PPA 21/02436/DAC	574528	222819	Under construction	Broomhills Estate, south of Rayne Road Braintree	20	41	20	0	0	81	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. Plot construction inspection reports in Building Control records from 1 October 2021.
18/1646/COUPA 19/1346/FUL 20/00361/DAC 21/02022/NMA 21/02761/NMA	570396	240369	Under construction	Wash Farm Finkle Green Birdbrook	1	0	0	0	0	1	Change of use from storage and distribution; commenced January 2021
09/1300/FUL 16/01658/NMA 21/00039/NMA 16/01824/VAR 21/00634/FUL 21/01604/VAR	564543	241320	Under construction	Barn at Helions Farm Sages End Road Helions Bumpstead	2	0	0	0	0	2	Current application submitted for sub division of a large dwelling to create 2 (bringing the total to 3), pending decision, 21/00634/FUL. The covering letter to the current application indicates that the new dwellings are substantially/two thirds complete.
19/00489/FUL 21/01604/VAR	564534	241326	Under construction	East Lodge Helions Great Hall Sages End Road Steeple Bumpstead	0	1	0	0	0	1	Conversion of East Wing to separate dwelling
11/00949/FUL	569750	242064	Under construction	Rylands Farm Barn, Broad Green Steeple Bumpstead	0	0	1	0	0	1	Barn conversion.
18/00408/FUL 20/01192/DAC 21/01067/DAC 21/02171/DAC	567684	241094	Under construction	Land South of Freezes Farm, North Street/Water Lane Steeple Bumpstead	28	0	0	0	0	28	Construction began 01.03.2021.
21/00926/FUL 21/02188/DAC	567584	241005	Under construction	Part garden May Tree House 22 Water Lane Steeple Bumpstead	1	0	0	0	0	1	Construction began 13 Sept 2021
12/1034	582399	222206	Under construction	Bradwell Trout Farm The Slades Cuthedge Lane Bradwell	0	1	0	0	0	1	
17/02242/FUL	580862	222471	Under construction	The Old Dairy Church Road Bradwell	0	1	0	0	0	1	Conversion from previous commercial use
19/1801/FUL 20/0628/DAC	579992	223196	Under construction	Corner Bungalow Hollies Road Bradwell	0	0	0	0	0	0	Redevelopment, nil net gain, new dwelling expected to be completed by March 2022, self build project
20/01462/FUL	582409	226422	Under construction	Barn at Great Nuntys Nuntys Lane Coggeshall	0	0	0	0	2	2	Change of use of barn and re-construction of collapsed barns to form 2 x 4 bed and 1 x 5 bed 2-storey dwgs. Superseded permission for conversion for 1 dwg. Conversion of barn to 1 dwg completed late 2021, 18/00266/IN - reconstruction to create 2 dwgs outstanding

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12/1600	583279	221679	Under construction	Stablehands Cottage adj Curds Hall Farmhouse Cut Hedge Lane Kelvedon Road Coggeshall	1	0	0	0	0	1	Conversion of former hunting lodge
10/1121 18/01755/FUL	584540	222417	Under construction	The Vineyard West Street Coggeshall	0	1	0	0	0	1	Vineyard centre completed, but dwelling that was part of permission not yet built.
14/00115/FUL 20/00719/FUL 20/02064/DAC	584264	222719	Under construction	Barn B Highfields Farm Coggeshall	1	0	0	0	0	1	Self build/custom build project.
14/01297 /FUL 16/01023/DAC 16/01080/DAC	583245	221723	Under construction	Curds Hall Farm Cut Hedge Lane Kelvedon Rd Coggeshall	4	0	0	0	0	4	
17/00359/OUT 19/01047/REM 20/00560/NMA 19/01707/DAC	584247	222335	Under construction	Dutch Nursery West Street Coggeshall	7	0	0	0	0	7	Includes 19 affordable homes. Commenced 20 Jan 2020. Completions started May 2021. 41 plots completed and 7 under construction at end March 2022
19/2255/FUL 21/00398/VAR	585049	222789	Under construction	Magnolia House 7 Queen Street Coggeshall	0	0	1	0	0	1	Redevelopment of workshop buildings. Building Regulations Initial Notice submitted BC/20/00567/IN, work started 1 April 2021
20/02078/FUL 21/03636/DAC	584572	222465	Under construction	65 West Street Coggeshall	0	1	0	0	0	1	Redevelopment of workshop site.
22/00122/FUL	585095	222753	Under construction	24 Queen Street Coggeshall	-1	0	0	0	0	-1	Net loss, conversion of 2 flats to 1 house
17/01406/FUL	579712	225520	Under construction	Glebe Barns Rectory Road Stisted	0	0	1	0	0	1	Self build/custom build project
18/01665/OUT 21/00822/FUL 21/02369/REM	579818	225297	Under construction	Land adj 63 Rectory Road Stisted	0	3	0	0	0	3	Site area 0.35 ha. Detailed permission granted 01.12.2021 Plots 2 and 3 started January 2021, Plot 1 started March 2022
20/00611/OUT 21/01753/REM 21/03430/VAR	578790	230491	Under construction	Woodstock Halstead Road Gosfield	0	1	0	0	0	1	
17/1066/OUT 20/00653/REM 21/01632/DAC 21/01646/DAC 21/01647/DAC 21/01799/DAC 21/02277/DAC 21/02132/DAC 21/03017/DAC	578113	230159	Under construction	Land to the West of Hedingham Road Gosfield	0	12	23	0	0	35	Reserved Matters submitted 17 April 2020; developer Abbey Developments; approved by Planning Committee 11 May 2021
15/00914/FUL 21/00779/DAC : 21/00865/NMA 21/02302/VAR	580737	234756	Under construction	Highview Church StreetGreat Maplestead	0	0	1	1	0	2	Redevelopment of dwelling & erection of 2 homes in part garden. Building Regs Initial Notice submitted for first dwg BC/16/00451/IN - redevelopment of Treeways, which is under construction; Initial Notice amended 2 Feb 2021; development reactivated. Discharge of conditions recently submitted for the 2 dwgs; Buildings Regs Initial Notice submitted 21/00193/IN; Seven Developments Ltd
15/0367	581444	227879	Under construction	Old Thatch Ravens Hall Road Greenstead Green	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.
11/00821/FUL 17/00616/VAR	582962	236531	Under construction	Shellards Farm Barn Shellards Lane Wickham St Paul	1	0	0	0	0	1	Site is under construction under revised plans
16/00168/FUL 18/01447/VAR 19/00172/VAR	576875	220600	Under construction	65 Brain Valley Avenue Black Notley	0	0	1	0	0	1	Redevelopment, erection 2 new homes; current application to vary plans 19/00172/VAR

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Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
19/01048/FUL 20/01467/DAC 21/01002/DAC 21/03568/DAC	576006	221036	Under construction	Buck Farm Barn Buck Hill Black Notley	0	1	0	0	0	1	
20/01515/FUL 21/02026/VAR 21/02454/DAC 21/02887/DAC 22/02282/DAC	574719	221049	Under construction	Land rear of 197 London Road Black Notley	0	10	0	0	0	10	Building Regs Initial Notice submitted 21/01032/IN
15/1193/FUL	574812	222182	Under construction	Land between London Road, Pods Brook and A120 Great Notley	34	20	0	0	0	54	Developer Countryside Properties.161 plots completed and 40 plots under construction at end March 2022.
15/00176/FUL 20/00383/VAR 21/01478/VAR	574187	220169	Under construction	Highfields 224 London Road Great Notley	5	0	0	0	0	5	Demolition of 1 dwelling an erection of 6 dwellings, net gain 5. Variation application was approved in August 2020; the site is under construction.
21/01944/FUL	574187	220169	Under construction	Site of former care home Highfields London Road Great Notley (forms plots 7 and 8)	0	2	0	0	0	2	Forms Plots 7 and 8. Care home demolished previously.
20/01032/FUL 21/00880/DAC 22/00241/DAC	574329	220486	Under construction	Norrells 184 London Road Great Notley	0	2	0	0	0	2	Demolition of bungalow, erection of 2 houses, net gain 1
19/02225/OUT 20/02031/DAC 21/00027/DAC 20/02239/REM 21/03018/DAC 22/01305/DAC	574893	221740	Under construction	Land Adjacent King William PH London Road Braintree	0	0	4	0	0	4	Reserved Matters approved 22 Sept 2021. Building Regs Initial Notice 21/00865/IN. Developer Aedis Homes (Braintree)
05/00740/FUL	581222	231796	Under construction	The Stables The Howe Howe Chase Halstead	0	0	0	0	0	0	Conversion of stables into 2 dwellings. Appears to have stalled.
17/1418	581471	230669	Under construction	First and second floors 7a High Street Halstead	0	2	0	0	0	2	Change of use 1st floor flat & offices above to residential on 1st floor, 2 flats 2nd floor. Variation application seeking to change the layout refused (21/02017/VAR)
16/1973/FUL 19/1991/VAR	581492	230759	Under construction	3 Market Hill and land to the rear Halstead	1	0	0	0	0	1	Revised plans amended site boundary and proposed development. Conversion of workshop into flat not started; conversion of building at 3 Market Hill to 4 flats completed. Erection of 2 dwgs permitted under BTE/17/0725 part supersedes the 2016 planning application and so is now listed separately.
17/0575/OUT 18/1749/FUL 19/01391/VAR	582271	231477	Under construction	Land east of Sudbury Road Halstead	55	21	0	0	0	76	Developer Bellway Homes. Total 218; 142 plots completed, 71 under construction
18/01550/FUL 20/01600/DAC	581636	230711	Under construction	Bartholemew House Colchester Road Halstead	4	0	0	0	0	4	Conversion to 5 flats, net gain 4, nearing completion
11/00122/FUL	581862	230396	Under construction	First floor flat 114 Gardeners Road Halstead	1	0	0	0	0	1	Conversion of first floor 2 bed flat into 2 X 1 bed flats, net gain 1
17/0725/FUL 20/00176/DAC 22/00530/DAC	581492	230759	Under construction	3 Market Hill and land to the rear Halstead	2	0	0	0	0	2	Building Regulations Initial Notice 17/00651/IN
18/2148/FUL	580676	229718	Under construction	Land adj 24a White Horse Avenue Halstead	1	0	0	0	0	1	Appeal allowed 27.11.2019; Building Reg Initial Notice submitted BC/20/00326/IN Completed April 2022
18/1119/FUL 20/02124/NMA	581503	230176	Under construction	Phase 1, Plc Hunwick Ltd site Kings Road Halstead	7	0	0	0	0	7	
17/1340/FUL 20/01722/DAC	581046	230530	Under construction	28-30 Trinity Street Halstead	0	6	0	0	0	6	Work started Feb 2020; developer hopes to complete Q1 2022/23.

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Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
18/0509/OUT 20/01483/FUL 21/01047/DAC 21/01591/VAR 22/00270/DAC	580603	230605	Under construction	Site adjacent 83 Chapel Hill Halstead	0	5	0	0	0	5	Appeal allowed outline permission 26.06.2019. Site cleared. Full permission granted 02.03.2021. Nevill Developments Ltd
15/1349/FUL 21/02270/FUL 21/02891/DAC	580603	230605	Under construction	Site of 83 Chapel Hill (Plots 6 and 7) Halstead	0	2	0	0	0	2	Original permission was for redevelopment with nil net change. Existing dwelling demolished. Subsequent permission for replacement as 2 dwgs, not one.
18/00774/OUT 20/02101/DAC 20/02238/REM 21/01489/DAC 21/01492/DAC 21/01670/DAC 21/01920/DAC 21/02330/DAC 21/03492/DAC 21/02658/S106A 21/03418/NMA 22/00735/DAC	580708	230162	Under construction	Land West of Mount Hill Halstead	0	25	25	21	0	71	Reserved Matters approved 28.05.2021. Developer was Stonebond Properties (Chelmsford) Limited, site has now been acquired by Eastlight and will be all affordable, 12 affordable rent, 4 social rent, 55 shared ownership (see Planning Committee 30 Nov 2021, 21/02658/S106A Building Regs Initial Notice submitted 21/00911/IN, ABI inspected. DAC confirmed construction started 01.11.2021
16/1562/FUL 19/02273/FUL 21/00418/FUL 21/02526/FUL 22/00104/DAC 22/01109/DAC	580542	230690	Under construction	Crowbridge Farm Barn Halstead	0	0	0	1	0	1	Permission for conversion of barn to 1 dwelling superseded earlier permission for conversion to 2. Building Regs Initial Notice submitted 21/01249/IN, construction started March 2022
13/00641/FUL 16/00777/DAC	579773	212242	Under construction	Witham Field Farm Witham Road Hatfield Peverel	0	1	0	0	0	1	Demolition of dwelling, erection of new dwelling; nil net change, demolition taken place
16/2096/OUT 19/0494/REM	578768	212021	Under construction	Former Arla Dairy Site (Hatfield Grove) Hatfield Peverel	44	9	0	0	0	53	Developer Bellway Homes, 92 plots built and 44 plots under construction March 2022.
17/0341/OUT 19/01803/FUL 20/01606/DAC 20/01607/DAC 20/01608/DAC 21/00750/DAC 21/01248/DAC 21/01511/DAC 21/01512/DAC 21/02353/DAC 21/03298/DAC	5785931	211859	Under construction	Hatfield Bury Farm Bury Lane Hatfield Peverel	0	12	34	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.
16/1813/OUT 20/00002/S106A 20/00004/S106A 20/01233/DAC 20/01329/VAR 20/01906/REM 20/02237/DAC 20/01988/DAC 21/00219/DAC 21/02216/DAC	578922	HATF 314	Under construction	Priory Grange, Land south of Stonepath Drive Hatfield Peverel	20	50	50	20	0	140	Developer Bellway Homes, plot construction started June 2021. 101 plots under construction at end March 2022.

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Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
16/2156/OUT 19/01710/DAC 20/00906/REM 20/00945/DAC 20/01058/DAC 20/01059/DAC 20/01060/DAC 21/01254/DAC 21/02916/VAR	579773	211818	Under construction	Land north east of Gleneagles Way Hatfield Peverel	38	40	22	0	0	100	Developer BDW Eastern Counties (David Wilson Homes). Reserved Matters approved 08.02.2021; Plot construction began July 2021. 43 plots under construction at end March 2022.
19/02248/FUL	579115	211578	Under construction	42 St Andrew's Road Hatfield Peverel	1	0	0	0	0	1	
21/01181/COUPA 21/03720/DAC	579805	210425	Under construction	Priory Farm Sportsmans Lane Hatfield Peverel	0	1	0	0	0	1	Barn conversion by prior approval
20/0462/FUL 20/01501/DAC	577359	215145	Under construction	The Lincoln New Road Terling	1	1	0	0	0	2	Redevelopment of bungalow to 2 dwellings, net gain +1.
18/01019/FUL 22/00029/DAC	577269	219653	Under construction	Green Farm The Green White Notley	0	0	0	0	0	0	Replacement dwelling, nil net change
04/1469/FUL	577908	234301	Under construction	Adj The Village Hall Sible Hedingham	1	1	0	0	0	2	
15/0662/FUL	577747	233949	Under construction	Greenoaks, 83A Alexandra Rd Sible Hedingham	1	0	0	0	0	1	Self build/custom build project.
15/01600/FUL 18/01020/DAC 21/00830/FUL 21/02620/DAC	577783	234190	Under construction	Plots 5 (The Barn Millwood) and 6 St Peter's View Rectory Meadow Sible Hedingham	1	1	0	0	0	2	
15/01601/FUL 18/00903/DAC	577793	234168	Under construction	Plot 7 St Peter's View Rectory Meadow Sible Hedir	0	1	0	0	0	1	
17/0026 18/00824/FUL 21/00153/FUL 21/00888/DAC	577788	233432	Under construction	Cobbs Fenn Sible Hedingham	1	0	0	0	0	1	
19/00290/OUT 21/03294/REM	577232	234625	Under construction	Bluebell Cottage Land at Littlefields Prayers Hill Sible Hedingham	0	1	0	0	0	1	Appeal allowed 30.06.2020
16/0569/OUT 19/01222/REM 21/00415/DAC	587407	219587	Under construction	Land north east of Inworth Road (Part of Strategic Growth Location Land south of Feering/west of A12)	60	36	0	0	0	96	Developer Bloor Homes. Reserved Matters approved 08.06.2020 (includes 65 affordable); plot commencements started 17 June 2020. 66 plots completed and 89 under construction
18/00485/COUPA 18/01161/FUL 19/00395/LBC 22/00579/FUL	588171	219815	Under construction	Barn at Prested Hall Prested Hall Chase Feering	0	0	0	1	0	1	Current application to amend to redevelopment of the barn, pending consideration
11/01638/FUL 21/00464/FUL	585779	218512	Under construction	Outbuilding at The Red House Church Street Kelvedon	0	0	1	0	0	1	
17/0418/OUT 19/00607/NMA 19/00303/VAR 19/00679/REM 19/01025/FUL 18/00779/DAC 19/00142/DAC 21/00713/DAC 21/03495/DAC	586051	219364	Under construction	Station Field, Land west of Kelvedon Station Station Road Kelvedon	48	50	50	50	39	237	The Full application was granted 02 March 2021. Site access has been implemented under the Outline permission for up to 250 dwellings. Plot construction began 22 April 2021. 1 plot built and 130 plots under construction at end March 2022
16/00263/FUL	569891	227091	Under construction	Kitchen Farm Bardfield Road Bardfield Saling	1	0	0	0	0	1	

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19/00511/FUL 20/00910/DAC 20/00896/VAR 21/02282/DAC	570186	225723	Under construction	Water Tower Grove Villas Great Saling	0	1	0	0	0	1	
15/00613 21/01472/FUL	572969	222611	Under construction	Land rear of 8 The Street ("Oak Tree Place") Rayne	1	0	0	0	0	1	Self build project, nearing completion
16/00636/FUL	572212	222179	Under construction	Little Sandhurst Gatewoods Lane Rayne	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 21/03132/COUPA	572034	222524	Under construction	King & Co. Dunmow Road Rayne	0	2	0	0	0	2	
15/00527/OUT 16/01693/REM 17/02201/FUL 22/00017/VAR	577740	221258	Under construction	Plots 1 and 2 Queenswood Braintree Road Tye Green Cressing	0	1	0	0	0	1	Demolition of bungalow, erection of 2 chalet bungalows, net gain 1. Demolition took place 2017/2018; new dwellings under construction.
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	Land adjacent to Braintree Road Cressing	40	45	45	45	40	215	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; 10 plots completed and 81 plots under construction at end March 2022
15/01283/FUL	578146	220906	Under construction	Jodanchri Longacre Road Cressing	0	2	0	0	0	2	Conversion 1 dwelling to 3, net gain 2: Forecast completion was 2017/18
18/0920/FUL 20/01100/VAR 20/01101/VAR 21/01172/DAC 21/01173/DAC 21/01263/DAC 21/01774/DAC	578906	220393	Under construction	Land at Appletree Farm Polecat Road Cressing	8	35	35	0	0	78	Variation application has Resolution to Grant from Planning Committee 13 Oct 2020; developer Inland Homes; Discharge of Conditions applications submitted
11/0799	582560	218321	Under construction	Ford Farm Church Road Rivenhall	2	0	0	0	0	2	Forecast completion was 2017/18
15/00280/OUT 18/01751/REM 21/01810/FUL	581440	219370	Under construction	Land off Western Road Silver End	52	55	55	55	55	272	Developer Redrow Homes. Site construction commenced March 2019. 78 plots completed and 74 plots under construction at end March 2022.
18/00442/OUT 19/02095/VAR 20/01343/REM 20/01834/DAC 21/00280/DAC 21/02382/DAC 21/02075/DAC 21/02073/DAC 22/00679/DAC	581541	219238	Under construction	Land South of The Garden Field Western Road Silver End	20	25	0	0	0	45	Reserved Matters approved 19 February 2021. Plot construction began June 2020. Developer Croudace Homes. 34 plots under construction at March 2022 (completions started early April 2022)
17/01436/FUL 19/00445/DAC	581409	219325	Under construction	Land adjacent 37 Western Road Silver End	0	1	0	0	0	1	Self build project

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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	Land East of Boars Tye Road Silver End	30	13	0	0	0	43	Reserved matters with Resolution to Grant Nov 2019 Planning Committee, approved 30.12.2019. Developer Sanctuary Homes. Site work began January 2021. Plot construction began April 2021, completions began March 2022
02/2132	577335	24145	Under construction	Wakes Hall Farm Barn Belchamp St Paul	0	0	0	1	0	1	Self build project.
19/0605/FUL 21/00817/FUL 21/02332/DAC	580515	240589	Under construction	Site of Barn on land opposite Birds Farm Puttock End Belchamp Walter	0	1	0	0	0	1	Redevelopment of agricultural building, new build development
21/00510/COUPA 21/03349/FUL	581683	241174	Under construction	Crows Farm North Road Belchamp Walter	0	1	0	0	0	1	Prior approval for conversion to 3 dwellings superseded by permission for conversion to 1X 5 bedroom dwelling which was under construction
16/01996/FUL 21/01214/VAR 18/00989/VAR	583791	243058	Under construction	Purkins Farm Barns Lower Farm Road Borley	2	0	0	0	0	2	
18/01767/FUL 20/01072/DAC	585266	244097	Under construction	Place Farm Barn Foxearth Road Liston	0	1	0	0	0	1	Barn conversion
17/01912/FUL 18/01857/DAC 19/00275/DAC	577878	239449	Under construction	Barns at Sewells Farm North End Road Little Yeldham	0	3	0	0	0	3	Building Control Initial Notice submitted BC/19/00775/IN
18/0016/FUL 19/00672/DAC 19/02020/DAC 20/01876/DAC 20/01910/DAC 22/01610/LBC	576778	242385	Under construction	Barn adj Granary Hall Clare Road Ovington	0	0	1	0	0	1	Barn conversion, Building Control Initial Notice submitted 21/00053/IN and DAC - 22/01610/LBC pending consideration, supporting design and access statement confirms work is in progress.
15/00036/COUPA	581640	245377	Under construction	Foot of the Folly Barn School Barn Farm Pentlow	0	2	0	0	0	2	
21/01256/FUL 21/02842/DAC	581600	244783	Under construction	Sweet Briars Pinkuah Lane Pentlow	0	0	0	0	0	0	Nil net change, redevelopment of dwelling
17/01638/FUL 19/1322/VAR	583836	239932	Under construction	Land adj Back House Croft Bulmer Street Bulmer	0	3	0	0	0	3	BC ref 19/00339/IN
18/0760/OUT 19/01004/FUL 20/01911/DAC	584933	238916	Under construction	Land adjacent 1 Bulmer Tye Bulmer	2	0	0	0	0	2	BC ref 20/00956/DOM
18/1666/FUL	584930	239046	Under construction	Adjacent May Hill House Park Lane Bulmer	0	1	0	0	0	1	
16/00382/FUL 19/01219/VAR 19/01738/VAR	581043	239043	Under construction	Land adjacent Boulders Nether Hill Gestingthorpe	0	1	0	0	0	1	Revised plans submitted and approved. Plot construction commenced Dec 2019
20/00483/OUT 20/02203/REM 21/01460/DAC	581058	239031	Under construction	Canine Cottage Nether Hill Gestingthorpe	1	0	0	0	0	1	Reserved Matters approved 16.04.2021
19/1298/COUPA	587134	236466	Under construction	Hill Farm Barn Lorkin's Lane Twinstead	0	1	0	0	0	1	BC reference 20/00302/DWECON

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14/0852/FUL	586210	236507	Under construction	Twinstead Manor Coach House Twinstead	0	0	2	0	0	2	Conversion to 2 dwellings
16/2127	585141	235757	Under construction	Land between the Waggon and Horses and Hollies, Pebmarsh Rd (Dovetail House) Twinstead	0	0	1	0	0	1	
17/0603	583777	236500	Under construction	The Leys Naggs Farm Barn Old Road Wickham St Paul	0	0	1	0	0	1	Barn conversion. Self build project.
18/0032	583921	236500	Under construction	Barns at Nether House Farm Old Road Wickham St Paul	0	2	0	0	0	2	
16/00189/FUL 95/00275/FUL 22/01000/NMA	585091	230373	Under construction	Ex Haulage yard at 1 Mill Lane Colne Engaine	0	0	0	2	3	5	Discharge of conditions application confirmed start.
20/01817/COUPA	584758	230191	Under construction	Brook Farm Station Road Colne Engaine	0	4	0	0	0	4	Prior approval for conversion of agricultural buildings to 5 dwellings; Plot 5 (building C) is under construction BC/21/0657/IN conversion to 1 dwelling. Plot 4 (building B, 1 dwelling) is now superseded by 22/0491, which also superseded 21/2003 for conversion of the adjacent cartlodge to a bungalow. Plots 1 to 3 (Building A, conversion to 3 dwellings) there is not yet a Building Regs record for. Prior Approval granted Feb 2021 so must be completed by Feb 2024 unless superseded by a further Prior Approval or by a planning permission.
18/0121/OUT 19/00802/REM 19/2293/NMA	584842	229392	Under construction	Land West of Station Road (Harvard Place) Earls Colne	29	0	0	0	0	29	Total 90. Outline permission granted 8.01.2019. Bellway Homes Reserved Matters approved 27.09.2019. Plot construction started Feb 2020; 61 plots completed and 29 under construction at March 2022
19/02217/FUL 20/00674/DAC 21/01656/NMA	585056	228999	Under construction	Hydewell Halstead Road Earls Colne	0	1	0	0	0	1	Demolition/replacement, nil net change
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	Land off Tey Road Earls Colne	4	0	0	0	0	4	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.
21/01522/FUL	585114	229441	Under construction	Meadow Croft Station Road Earls Colne	0	0	1	0	0	1	Post Plan submission windfall permission. Building Regs 21/01226/DOM
16/1111 17/00808/DAC 19/01074/DAC	239414	233514	Under construction	Clay Cottage Land adj Ivy Cottage Clay Hills Pebmarsh	0	0	1	0	0	1	Self build project
20/1882/FUL 21/00961/DAC 21/01782/DAC	585995	233769	Under construction	Land to the rear of Charwin Cross End Pebmarsh	0	4	0	0	0	4	Post Plan submission windfall permission. Erection of 4 bungalows
20/00106/COUPA 20/01880/FUL 21/03298/DAC 21/03232/VAR	587830	230908	Under construction	Little Catleys Farm Catley Road White Colne	0	1	0	0	0	1	Prior approval for change of use of agricultural building to dwelling, subsequent permission for redevelopment
15/0728	570937	235162	Under construction	Finchingfield Farm Howe Street Finchingfield	0	0	0	0	0	0	Replacement of temporary dwelling with permanent dwelling; nil net change. New dwelling nearing completion March 2022
08/1645 19/00637/VAR	569767	235199	Under construction	Hobtoes Farm Finchingfield	0	0	0	0	0	0	Redevelopment of bungalow, nil net gain

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16/0867/FUL 18/00799/FUL 21/03528/FUL	568116	232760	Under construction	Great Wincey Farm Brent Hall Road Finchingfield	0	2	0	0	0	2	Conversion of redundant offices.
18/01873/FUL	570976	235041	Under construction	Fentons Farm Howe Street Finchingfield	0	0	1	0	0	1	Self build project
14/01280/FUL 20/02240/ELD	571049	232685	Under construction	Cottons Farm Sculpins Lane Finchingfield	0	0	0	1	0	1	
14/01308/FUL 15/00054/DAC 16/01257/VAR 16/01919/DAC	569484	230600	Under construction	Chiefs Farm Cottage Walthams Cross Great Bardfield	0	0	1	0	0	1	Self build project
21/02014/FUL 21/03611/DAC	567758	230161	Under construction	Units 1-5 The Bardfield Centre Braintree Road Great Bardfield	0	2	0	0	0	2	Change of use of commercial unit to 2X2-bed dwellings
21/00388/COUPA	566348	232707	Under construction	Great Pitley Farm Beslyns Road Great Bardfield	0	1	0	0	0	1	Conversion of barn by Prior Approval
19/01731/FUL 21/00520/VAR 21/01370/DAC	567673	231133	Under construction	Old Granary Cottage Bridge End Great Bardfield	0	1	0	0	0	1	Demolition of outbuilding and erection of dwelling. Revised plans submitted and pending consideration.
15/0004/FUL	571476	231430	Under construction	Adjacent 1 Upper Barn Cottages Wethersfield	0	1	0	0	0	1	
18/0392/FUL 20/00327/FUL 20/01328/DAC	573749	230248	Under construction	Barn S of Hyde Farm Hyde Lane Blackmore End (Chestnut Barn) Wethersfield	0	1	0	0	0	1	Barn conversion
18/02072/FUL 20/00668/VAR 20/01446/DAC	573721	230998	Under construction	The Bull Inn Blackmore End Wethersfield	0	1	0	0	0	1	Conversion of former PH into dwelling
17/0931	580719	213366	Under construction	Phase 1A of South West Witham Growth Location, off Hatfield Road Witham	0	0	0	0	11	11	Developer Redrow Homes. Reserved Matters approved 18.09.2017. First plots started Sept 2017. 91 total, 80 completed.
18/00884/REM	577639	219158	Under construction	Phase 1B South West Witham Growth Location, off Hatfield Road Witham	0	0	0	0	1	1	Developer Redrow Homes. Reserved matters approved 4 Sept 2018, total of 84 dwellings. 15 built 2018/19; by end of March 2020, 83 completed.
19/02228/REM 20/01573/DAC	580742	213140	Under construction	Phase 3A Land adjacent Lodge Farm Hatfield Road Witham	7	0	0	0	0	7	Reserved Matters approved 10.03.2020, Plot construction started July 2020; completions started March 2021. 65 plots completed and remaining 7 plots under construction at 31 March 2022
15/0430/OUT 19/01040/FUL 20/01434/FUL 20/01571/VAR 21/00249/REM	580719	213366	Under construction	Phases 3B, 4 South West Witham Growth Location, off Hatfield Road Witham	56	70	70	20	0	216	Developer Redrow Homes. Reserved Matters approved 12 November 2021. Plot commencements began November 2021.
18/2304/FUL 20/00820/DAC	581739	214219	Under construction	Former Bramston Sports Centre Bridge Street Witham	58	0	0	0	0	58	Sheltered housing, developer Churchill Retirement Living. Granted March 2020 following Resolution to Grant from Planning Committee 21.01.2020. 39 X 1 bed 19 X 2 bed
19/109/FUL 19/02327/DAC 20/00384/DAC 21/02154/DAC	581294	213580	Under construction	Former Bowls Club And Land At Old Ivy Chimneys Hatfield Road Witham	6	7	0	0	0	13	The 2 northernmost plots have been commenced, as confirmed in PA 21/02450/FUL (since withdrawn)

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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 21/01145/DAC	582078	214205	Under construction	Gimsons Witham	30	30	18	0	0	78	29 plots under construction at end March 2022
20/01379/FUL	582291	214657	Under construction	3 Freebournes Court Witham	0	3	0	0	0	3	Conversion of offices
21/01348/FUL 21/03610/DAC	581840	214454	Under construction	Clifton House Mill Lane Witham	0	0	1	0	0	1	Building Regulations Initial Notice ref 22/00160/IN
17/01092/FUL 20/1825/NMA	582749	216213	Under construction	Phase 2 NE Witham Growth Location, East of Forest Rd Witham	30	1	0	0	0	31	Developer Bellway Homes. 132 plots completed and 30 plots under construction at end March 2022
15/1273/OUT 19/00026/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 21/00459/DAC 21/00460/DAC 21/01164/DAC 21/01167/DAC 21/02713/DAC 21/02789/DAC 21/03396/VAR 22/00224/NMA	581569	216530	Under construction	Land north of Conrad Road Witham	50	50	50	0	0	150	Developer Sanctuary Group. At end March 2022 55 plots under construction and 95 not yet started.
17/1199/FUL	580667	215480	Under construction	Former garage court Land adj 78 Speedwell Close Witham	3	0	0	0	0	3	Affordable housing. Building Regulations Initial Notice ref 20/00936/IN
14/1254/OUT 18/01475/REM 20/0039	576008	238030	Under construction	Strawberry Fields, Station View Former Hunnabe Industrial Estate Great Yeldham	26	0	0	0	0	26	Developer Linden Homes. Reserved matters approved 4.4.2019. Construction started April 2019.
07/1765/FUL	576097	238157	Under construction	Rear of Fear God House High Street Great Yeldham	0	0	2	0	0	2	

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18/0312/FUL 21/00718/DAC 21/00867/NMA 21/01227/DAC 21/01752/DAC 21/01981/DAC 21/02948/DAC 22/00224/NMA 22/00225/DAC	575819	238293	Under construction	Nuns Walk Field Great Yeldham	3	30	0	0	0	33	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 to amend house types approved July 2021
19/1411/COUPA 20/02115/FUL 21/02305/DAC	572623	238632	Under construction	Unit 3 Greenfields Farm Great Yeldham Road Stambourne	0	1	0	0	0	1	Conversion of office to residential. Work started 05.07.2021

Sites under construction at March 2022 915 824 527 219 151 2,636

With Full Planning Permission, sites not yet under construction

19/01825/FUL	576027	223761	Full	Creedy House Bradford Street Braintree	0	0	0	0	0	0	Redevelopment of dwelling, nil net change
19/1680/FUL 20/01832/VAR 20/02022/DAC	576860	225315	Full	Moongate Thistley Green Road Braintree	0	1	0	0	0	1	Redevelopment of stable block
19/02319/FUL 21/02189/VAR 21/03163/DAC 22/00005/DAC	577592	227227	Full	3 Foley Paddocks High Garrett Braintree	0	0	1	0	0	1	Allowed on appeal. Building Regulations Initial Notice ref 21/01143/IN
21/01896/FUL 21/03504/DAC 22/00179/DAC	576429	224407	Full	Land off Elizabeth Lockhart Way Braintree	0	9	0	0	0	9	Full permission granted 04.11.2021, Building Regulations application submitted. Now under construction.
21/01754/FUL	577177	226290	Full	Land adjacent 29 High Garrett Braintree	0	0	1	0	0	1	Part garden
15/01319/OUT 22/02412/NMA	575171	224503	Full	Land West of Panfield Lane Braintree	0	0	49	0	0	49	The Growth Location Hybrid planning permission granted March 2020 - Phase 1 full permission for 189 homes and outline only for remaining 636 homes. Developers Hills Residential and Mersea Homes
19/01793/FUL 22/02186/DAC	574765	223016	Full	263 Rayne Road Braintree	0	0	12	0	0	12	Demolition of all buildings and removal of commercial uses and construction of two buildings containing 12 flats. Building Regs Initial Notice now submitted 22/00638/IN
18/0460/FUL 22/01741/FUL	575792	222805	Full	Unit F Ground Floor And First Floor New Mills Silks Way Braintree	0	7	0	0	0	7	Change of use B1 Office to 6 x 2 bed and 1 x 1 bed C3 residential flats
19/0536/FUL	575482	222953	Full	11A Augustus Mews High Street Braintree	0	1	0	0	0	1	Change of use of office to residential; appeal allowed 10.09.2019
20/01118/COUPA 20/01119/COUPA	576554	223027	Full	Unit 1 The Mazes East Street Braintree	0	11	0	0	0	11	Change of use from offices
20/01121/COUPA 20/01123/COUPA	576571	222998	Full	Unit 3 The Mazes East Street Braintree	0	5	0	0	0	5	Change of use from offices
20/01006/FUL	575693	223061	Full	62-64 High Street Braintree	0	6	0	0	0	6	Change of use first and second floors to 6 flats
20/01952/FUL	575587	223018	Full	First and second floor, 75 High Street Braintree	0	2	0	0	0	2	Conversion of offices to 2 X 1- bed flats; Building Regulations Initial Notice submitted
21/01836/FUL	575649	223057	Full	Top floor above 57 High Street Braintree	0	0	1	0	0	1	
21/02000/FUL	575766	223163	Full	Flat 15 The Water Tower Swan Side Braintree	0	0	1	0	0	1	Conversion of 1 X maisonette to 2 X 1-bed flats
21/03742/FUL	575685	222957	Full	Trafalgar House St Michaels Lane Braintree	0	-3	0	0	0	-3	Net loss; conversion from 6 bedsits for young people (C3b) to 3 self contained flats for Rough Sleeping Accommodation (C3a). Specialist accommodation.
21/03749/FUL	575759	223159	Full	Former Fire Station/Restaurant Land at Water Tower Swan Side Braintree	0	0	4	0	0	4	Change of use of former fire station from restaurant (Use Class E(b)) to 3 x 1 bedroom and 1 x studio flats
21/02001/FUL	575756	223160	Full	Flat 11 The Water Tower Swan Side Braintree	0	1	0	0	0	1	Conversion of 1 X 3 bed flat to 1 X 1 bed and 1 X 2 bed flats, net gain + 1

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Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
21/03531/FUL	575600	222991	Full	Vestry Hall St Michaels Lane Braintree	0	0	0	2	0	2	Conversion to 1 X 1 bed and 1 X 2 bed dwellings
21/02437/FUL	575680	223131	Full	27 Bank Street Braintree	0	0	8	0	0	8	Conversion to create 6 X 1 bed and 2 X 2 bed flats as part of mixed use redevelopment of commercial/retail site
21/01114/FUL	575698	223090	Full	First and Second Floors, 50 Bank Street Braintree	0	0	2	0	0	2	Change of use from commercial business and service UC E to 2 X 1 bed flats
21/00254/FUL	576375	222406	Full	29 Skitts Hill Braintree	0	1	0	0	0	1	Conversion of 1 dwelling to 2.
21/01225/FUL	576384	221506	Full	Adj 75 Goldingham Drive Braintree	0	0	1	0	0	1	Part garden
19/01871/FUL	574946	222998	Full	Land adjacent 24 Brandon Road Braintree	0	0	1	0	0	1	Erection of bungalow
21/00638/FUL	575606	222584	Full	Land Adjacent 19 Clairmont Close Braintree	0	0	1	0	0	1	
21/00160/FUL	574970	222990	Full	Land Rear Of 25 George Road Braintree	0	0	1	0	0	1	Erection of 1-bed bungalow.
21/02399/COUPA	575419	222734	Full	39 & 41A London Road Braintree	0	1	0	0	0	1	Change of use from offices to a 2 bed bungalow
18/1552/COUPA 19/1062/FUL	570647	240122	Full	Bailey Hill Farm Finkle Green Birdbrook	0	2	0	0	0	2	Barn conversions
18/01103/OUT 21/00600/REM 21/02106/VAR 21/03395/DAC	565631	242229	Full	Land north west of Haverhill Road Helions Bumpstead	0	0	5	0	0	5	Reserved Matters approved 8 June 2021. Building Regs Initial Notice submitted, 21/01095/IN, site preparation work underway Jan 2022
16/1525/OUT 19/02258/REM 21/01540/FUL 22/00357/DAC 22/00527/DAC 22/00606/DAC 22/00674/DAC 22/00922/DAC	567487	240921	Full	Land North of Helions Road Steeple Bumpstead	0	0	0	9	0	9	Redevelopment of agricultural machinery depot. Developer Troy Homes Ltd. Building Regulations Initial Notice submitted 22/00115/IN
19/01195/FUL 21/02040/DAC 21/03612/FUL	568981	242071	Full	Maltings House Sturmer Road Steeple Bumpstead	0	0	0	0	0	0	Redevelopment of dwelling, nil net change
21/02541/FUL	567913	241105	Full	Site of Old Builders Yard 16 Church Street Steeple Bumpstead	0	0	1	0	0	1	Demolition of outbuilding and erection of 3 bed house - not windfall, earlier permission expired in 2019
16/0312 19/00884/FUL	580062	222549	Full	The Paddocks Hollies Road Bradwell	0	0	0	0	0	0	Redevelopment, nil net gain
19/01472/FUL	581530	221332	Full	Rainbows End Sheepcotes Lane Bradwell	0	0	0	1	0	1	Conversion of former stable block to dwelling, allowed on appeal
19/1824/COUPA	586405	224328	Full	Barn at Maltbeggars Farm Tey Road Coggeshall	2	0	0	0	0	2	Building Regulations Initial Notice submitted BC/20/00835/IN
19/01572/FUL	585150	224532	Full	Barn at Bullocks Cross Farmhouse Colne Road Coggeshall	0	0	2	0	0	2	
19/01590/FUL	585074	222648	Full	9-13 Church Street Coggeshall	0	0	2	0	0	2	Mixed use conversion of commercial premises
21/00531/COUPA	583212	221649	Full	Curds Hall Farm Dutch Barn Cut Hedge Lane Kelvedon Rd Coggeshall	0	3	0	0	0	3	Prior approval

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17/02246/OUT 20/00038/REM 19/02072/VAR 20/00519/NMA 20/00419/DAC 21/03037/DAC 21/03447/DAC 21/03389/DAC 22/00699/VAR 21/03668/DAC 21/03543/DAC 21/03542/DAC 21/03541/DAC 21/03540/DAC 21/03539/DAC 22/01530/VAR	585839	223041	Full	Coggeshall Mill, Land north of Colchester Road Coggeshall	0	40	70	70	70	250	Developer Bovis Homes/Vistry Homes. Building Regulations Initial Notice submitted Feb 2022 for Phase 1, 161 dwellings, 22/00088/IN. Site construction work now underway. 32 plots under construction at August 2021
21/01152/FUL	584852	222585	Full	The Mill House Kings Acre Coggeshall	0	1	0	0	0	1	Change of use from office; Building Regs application submitted 22/00351/DWECON
21/03055/FUL	585627	224698	Full	Purley Farm House Colne Road Coggeshall	0	0	0	0	0	0	Redevelopment, nil net gain
21/01376/FUL	584861	223002	Full	9 Titkey Road Coggeshall	0	0	1	0	0	1	Building Regs Initial Notice 22/00097/IN
17/1391/COUPA 20/01614/COUPA	580754	225638	Full	Essex Barn Gowers Farm Tumblers Green Stisted	0	1	0	0	0	1	
19/01311/FUL	578602	230350	Full	53 Halstead Road Gosfield	0	0	0	1	0	1	Later application for demolition of 53 Halstead Rd and erection of 2 new homes, 21/02900/FUL, subject of a current appeal
17/0610/OUT 18/02007/FUL 22/01172/VAR	578295	229390	Full	Land South of The Limes/Off The Street Gosfield	0	0	17	0	0	17	Developer Chelsteen Homes Ltd. Now under construction.
20/00887/COUPA 22/00069/FUL	575492	229422	Full	Barn at Beardswood Farm Parkhall Road Gosfield	0	0	1	0	0	1	Permission for redevelopment of barn superseded earlier prior approval for conversion
20/1275/COUPA	575454	229422	Full	Barn B at Beardswood Farm Parkhall Road Gosfield	0	0	1	0	0	1	Change of use of agricultural buildings
20/00929/FUL	577949	229512	Full	10 The Cedars Church Road Gosfield	0	0	1	0	0	1	
16/1982/OUT 20/00700/REM	578489	229078	Full	Land adj Octavia House Bridge Meadow The Street Gosfield	0	0	1	0	0	1	Part garden
20/01844/FUL 21/00974/FUL	575454	229422	Full	Beardswood Farm Parkhall Road Gosfield	0	0	0	0	0	0	Replacement dwelling; nil net change
20/01517/FUL	578563	229457	Full	23 Greenfields Gosfield	0	0	1	0	0	1	Building Regs Initial Notice 22/00245/IN
17/0119/OUT 20/00376/DAC 20/00500/REM 22/00890/DAC 22/02188/DAC	578401	228541	Full	10 New Road and land to the rear Gosfield	0	0	3	4	0	7	Development of 8 homes on mainly industrial site, loss of 1 dwelling; net gain 7 new homes. Reserved Matters approved 5 May 2021. Building Regulations Initial Notice submitted 22/00613/IN
19/00998/OUT 20/02244/REM 20/00376/DAC 21/00650/DAC	578454	228710	Full	Land at Gosfield Tennis Club Braintree Road Gosfield	0	0	5	0	0	5	Allowed on appeal 22.05.2020; Inspector noted site could come forward quickly. Reserved Matters approved 21 July 2021. Building Regulations Initial Notice submitted 22/00600/IN. Developer Chignal Properties Ltd
19/1931/OUT 20/01898/REM 21/00972/FUL	577943	227736	Full	Land adj White Ash House Braintree Road Gosfield	0	0	2	0	0	2	Allowed on appeal 17.07.2020. Reserved Matters approved 8 July 2021 Building Regs Initial Notice 21/00628/IN

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18/01586/OUT 21/00630/DAC 21/03737/FUL	578129	230354	Full	Longwood House Land Adjacent Silverlink Cottage Hedingham Road Gosfield	0	0	0	1	0	1	Removal of existing outbuilding and erection of a new dwelling and garage.
21/03045/FUL	581187	233925	Full	Lynwood Toldish Hall Road Great Maplestead	0	0	0	1	0	1	Demolition of dwelling, erection of 2 new dwellings
19/1292/COUPA	580052	231900	Full	Brook Street Farm Hedingham Road Greenstead Green	3	0	0	0	0	3	Change of use of agricultural buildings
19/02042/PIP 21/00263/TDC 21/03295/TDC 22/00176/DAC	579444	231026	Technical Details Consent	Land at Forest Nursery White Ash Green Greenstead Green & Halstead Rural	0	0	1	0	0	1	Permission in Principle granted on appeal 10.11.2020; technical details approved 12.04.2021.
21/00934/COUPA	579717	229985	Full	Russells Farm Russells Road Greenstead Green & Halstead Rural	0	0	3	0	0	3	Prior approval for conversion of barns. Building Regulations Initial Notices July 2021 21/00795/IN (2) 21/00796/IN (1)
21/01253/FUL	582278	228108	Full	Cypress Lodge Church Road Greenstead Green & Halstead Rural	0	0	0	0	0	0	Redevelopment, nil net change. Demolition of bungalow and replacement with 2 storey house.
20/01452/FUL 22/00325/VAR	583497	234438	Full	Land adj Brambles Collins Road Little Maplestead	0	0	1	0	0	1	Current Variation application seeks to reposition the proposed bungalow
19/01845/OUT 21/03189/REM	583426	234474	Full	Land adj Kistum Cottage Cock Road Little Maplestead	0	0	1	0	0	1	Outline permission allowed on appeal 15.09.2020
16/02055/OUT 17/2064/REM 19/01378/DAC 19/01379/DAC	574291	220245	Full	Land adjacent Peacehaven, London Road/Bakers Lane Black Notley	0	1	1	1	1	4	Outline permission indicated 2 plots would be self build. Building Regulations Initial Notices submitted for Plot 1, 2 and 3. Now under construction.
18/0082/OUT 19/00729/REM 22/00876/VAR	574676	220948	Full	Land rear of Green Gables London Road Black Notley	0	5	0	0	0	5	Reserved Matters approved 23.08.2021.
21/01347/FUL 22/00402/DAC	574836	221357	Full	Land rear of 163 London Road Braintree	0	0	0	2	0	2	
21/03003/FUL 22/00296/DAC 22/00421/VAR	574882	221426	Full	153 London Road Braintree	0	0	0	0	0	0	Redevelopment, nil net gain. Building Regs Initial Notice submitted 22/00227/IN
19/0185/FUL	581685	230414	Full	Part garden 9 Gardeners Road Halstead	0	0	1	0	0	1	
16/0802/OUT 19/01499/REM	581494	229886	Full	Land at at Greenways Balls Chase Halstead	0	6	8	0	0	14	Reserved Matters approved 05.05.2020; developer James Wicks
17/0660/FUL 21/02468/FUL	581821	230702	Full	Land adjacent The Chase Pretoria Road Halstead	0	0	1	0	0	1	
20/00071/FUL	580503	230102	Full	Blamsters Oak Mount Hill Halstead	1	0	0	0	0	1	Change of use staff training area and a portion of office area to a self-contained one bedroomed supported living unit.
19/01488/FUL 21/01520/DAC	580667	230579	Full	Former Bird in Hand PH 54 Chapel Hill Halstead	0	3	0	0	0	3	Conversion of former public house into three apartments; Building Regulations Initial Notice submitted BC/20/00767/IN
18/1541/FUL 20/01170/FUL 21/02830/VAR 21/03181/DAC	580844	229630	Full	Parkfields Baptist Church White Horse Avenue Halstead	0	4	0	0	0	4	Redevelopment of church. Building Regs Initial Notice 21/01131/IN
19/02079/FUL 20/00975/FUL	580710 580742	230497 230404	Full Full	Former ATS building 41 Chapel Hill Halstead Land adjacent 1 Windmill Road Halstead	0 0	0 0	3 0	0 1	0 0	3 1	Conversion from commercial use to 3 flats
20/01440/FUL 21/02240/DAC 21/02975/VAR	580922	230582	Full	Land Adjacent Pitchards Trinity Street Halstead	0	1	0	0	0	1	Building Regs Initial Notice 21/00992/IN
21/00320/FUL	581418	229820	Full	Sundern Tidings Hill Halstead	0	0	0	0	0	0	Nil net change. Demolition of chalet bungalow and erection of 2 storey house. Building regs Initial Notice 21/01281/IN
20/00542/FUL 21/01692/DAC	581942	210942	Full	Barn at Smallands Hall Farm Spring Lane Hatfield Peverel	0	0	0	1	0	1	Barn conversion

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21/00899/FUL 22/00002/VAR	579498	211688	Full	Ashgrove Maldon Road Hatfield Peverel	0	0	1	0	0	1	
20/02068/FUL 21/02366/FUL 22/00215/VAR	577428	215291	Full	Rosemead Fairstead Road Terling	0	0	0	0	0	0	Replacement dwelling, nil net change
15/03/COUPA 17/0387/FUL 20/02194/OUT 21/00471/FUL 21/02768/VAR	578777	218137	Full	Land adj Stanfield Meadow Vicarage Avenue White Notley	0	0	0	2	0	2	
20/01358/COUPA 21/01135/DAC	577269	219653	Full	Green Farm The Green White Notley	0	3	0	0	0	3	Barn conversions
20/00562/FUL	578943	218706	Full	Redevelopment of buildings at Newlands Farm Station Road White Notley	0	0	0	2	0	2	Demolition of the existing buildings to the north east of the site and erection of 2 dwellings (1 x 3 bed & 1 x 6 bed). Building Regulations submission on demolition of existing buildings, 22/00292/DEM
19/0486/FUL	579176	236042	Full	Rosemary Farm Rushley Green Castle Hedingham	0	0	1	0	0	1	Change of use barn and holiday lets
19/0972/FUL 20/0633/DAC	578503	235712	Full	Land at 3 Castle Close Castle Hedingham	0	0	1	0	0	1	Building Regulations Initial Notice 22/00117/IN
13/00687/FUL 19/01388/FUL 16/01285/DAC	578653	235630	Full	Land rear of 1 and 3 Castle Lane Castle Hedingham	0	0	0	0	1	1	Building Regulations Initial Notice submitted 21/01244/IN
21/02261/FUL	578407	235385	Full	Castle Hedingham United Reformed Church 32 Queen Street Castle Hedingham	0	0	0	0	1	1	Conversion of church.
21/00783/FUL	576401	233803	Full	Land opposite Cuckoos Farm Wethersfield Road Sible Hedingham	0	0	1	0	0	1	Barn conversion and barn redevelopment by prior approval, s/s 2 of the 3 under 19/1136
19/0873/COUPA	574702	235274	Full	Meadowfield Farm barn Blois Hall Road Sible Hedingham	2	0	0	0	0	2	
20/01619/FUL	578463	233884	Full	40 Alderford Street Sible Hedingham	0	0	0	1	0	1	Demolition of warehouse & office, erect dwelling
17/0410/FUL 21/03149/FUL	577795	233920	Full	3 Hills Road Sible Hedingham	0	0	1	0	0	1	Redevelopment of outbuildings. Building Regs Initial Notice 22/00254/IN
21/02027/COUPA	587247	222159	Full	Barn land adj Cockerells Farm Skye Green Road Feering	0	0	3	0	0	3	Barn conversion by prior approval
21/02679/COUPA	587409	219436	Full	Arthur J. Gallagher House Threshelfords Business Park Inworth Road Feering	0	0	12	0	0	12	Conversion of offices; Building regulations Initial Notice submitted 22/00594/IN
19/2260/FUL 20/01136/DAC	585963	218358	Full	The Old Bakery St Marys Square High Street Kelvedon	0	2	0	0	0	2	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	170 High Street Kelvedon	2	0	0	0	0	2	Allowed on appeal 10.05.2019; Building Regs Initial Notice submitted, 19/00637/IN. Change of use from offices.
21/02354/FUL	586060	218566	Full	Easterford Nursery Easterford Road Kelvedon	0	0	0	2	0	2	Demolition of former nursery and erection of 2 dwellings.
16/2136/COUPA 17/00590/FUL 20/00757/FUL 21/03271/DAC	568657	226259	Full	Gentlemen's Farm Barns The Street Bardfield Saling	0	4	0	0	0	4	
21/01326/FUL 21/03168/VAR	570266	223011	Full	Medlars Blake End Great Saling	0	0	1	0	0	1	Building Regulations Initial Notice 22/0060/IN
20/01751/FUL	572348	221747	Full	Mill House School Road Rayne	0	0	0	1	0	1	Conversion of stables and barn to a 1 x 2 bedroom dwelling. Building Regulations Initial Notice submitted 21/01209/IN
21/00981/FUL	572897	221733	Full	Common Farm Long Lane Rayne	0	0	0	1	0	1	Demolition of workshop, stables, greenhouse, stores; convert workshop into a 2-bed chalet bungalow

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18/01498/FUL 21/01940/OUT 21/01929/DAC 21/02175/DAC 21/03481/DAC 21/03411/REM	577989	221101	Full	Land adjacent Leyfield Braintree Road Cressing	0	0	6	0	0	6	Appeal allowed 08.08.2019. Pre development site clearance commenced. Subsequent hybrid permission for full permission for 6, and outline for 2 self build custom build
21/01940/OUT 21/03411/REM	577989	221101	Reserved Matters	Land adjacent Leyfield Braintree Road Cressing	0	0	0	2	0	2	Appeal allowed 08.08.2019. Pre development site clearance. Subsequent hybrid permission for full permission for 6, and outline for 2 self build custom build bungalows for which REM approved
16/1782/FUL 20/00954/DAC 21/00175/FUL	577933	221152	Full	Land rear of 1-8 Leyfield Braintree Road Cressing	1	0	0	0	0	1	New planning application permitted 18.08.2021
18/00069/FUL 20/00765/FUL	582746	218615	Full	Barn at Ford Farm Church Road Rivenhall	0	0	1	0	0	1	Revised plans permitted Feb 2021
18/2076/FUL	583410	216785	Full	116 Oak Road Rivenhall	1	0	0	0	0	1	Conversion 1 dwelling to 2 - net gain + 1
19/01472/FUL	581530	221332	Full	Rainbows End Sheepcotes Lane Silver End	0	1	0	0	0	1	Allowed on appeal, conversion of stable block
20/02050/FUL	581359	219295	Full	Land adjacent Jubilee Cottage, on the East side of Western Road Silver End	0	1	0	0	0	1	
19/1582/COUPA	577720	244564	Full	Clare Downs Farm Hickford Hill Belchamp St Paul	1	0	0	0	0	1	Building Regs Initial Notice 20/00165/IN
20/01696/FUL	583629	242374	Full	Home Farm Otten Road Belchamp Walter	0	0	0	0	0	0	Replacement dwelling, nil net change. Application states it is self-build/custom build. Building Regs 21/01227/DOM
21/03419/COUPA	579956	239451	Full	Hopkins Farm Barn Yeldham Road Belchamp Walter	0	0	1	0	0	1	Barn conversion
20/0350/COUPA 21/01428/FUL	584784	242955	Full	Borley Barns Hall Road Borley	0	1	0	0	0	1	Current application refused and appeal lodged seeks to redevelop instead
20/01056/FUL	583976	242793	Full	Red House The Green Borley	-1	0	0	0	0	-1	Conversion 2 dwgs to 1, net loss -1
19/0504/FUL	577063	239056	Full	Barn at The Old Hyde Little Yeldham Road Little Yeldham	0	2	0	0	0	2	Conversion of barn to 2 dwellings
20/01142/FUL 20/02148/FUL	577191	239184	Full	70 Little Yeldham Road Little Yeldham	0	1	0	0	0	1	Demolition of workshop and erection of dwelling
20/00480/FUL 21/03062/DAC 21/03060/DAC 22/00508/DAC 21/03577/VAR 21/03062/DAC	580015	245492	Full	Storage Barn NE of Bower Hall, Bower Hall Lane Pentlow	0	0	1	0	0	1	Barn conversion
20/00437/FUL 21/01040/DAC 21/01039/DAC	580015	245492	Full	The Stable Barn NW of Bower Hall, Bower Hall Lane Pentlow	0	0	1	0	0	1	Barn conversion
19/1901/OUT 21/02222/REM	584841	238893	Full	Land adjacent 3 Park Lane Bulmer	0	0	1	0	0	1	
18/1180/FUL 19/00671/DAC 21/02121/DAC	590456	234050	Full	Adj Secretaries Water Lane Bures	0	1	0	0	0	1	Building Regulations Initial Notice submitted 19/00503/IN
19/1007/COUPA	589849	234280	Full	Pen-lan Lamarsh Hill Bures	1	0	0	0	0	1	Conversion of agricultural building. Building Regs Initial Notice submitted 20/01149/IN.
20/02053/FUL	580254	237051	Full	Parkgate Farm Delvyns Lane Gesingthorpe	0	0	0	5	0	5	Conversion of agricultural building
19/1589/FUL	589586	234880	Full	The Cottages Bures Road Lamarsh	0	0	0	0	0	0	Redevelopment, nil net change. Building Regs Initial Notice submitted 19/01049/IN
20/01076/COUPA	585696	238145	Full	Barn, Acorn Cottage Pitfield Green Little Henny	0	1	0	0	0	1	Conversion of agricultural buildings

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19/1698/FUL 21/03505/DAC	582914	236177	Full	Land adj Kingsmead School Road Wickham St Paul	0	1	0	0	0	1	
21/02247/FUL	586704	230922	Full	Countess Cross Farm Countesss Cross Colne Engaine	0	1	0	0	0	1	Permission granted for redevelopment to 1 X 5 bed dwg rather than conversion by prior approval
19/1511/FUL	584748	231145	Full	Barn at Burtons Farm Booses Green Pebmarsh Road Colne Engaine	0	1	0	0	0	1	Building regs submitted 21/01112/DWECON
19/1902/FUL 22/00303/VAR	585551	230036	Full	Lodge Bungalow Mill Lane Colne Engaine	0	0	0	0	0	0	Nil net gain redevelopment of bungalow to 2-storey 4-bed house. Variation application submitted to amend location of new dwelling on the site
21/02003/FUL	584759	230135	Full	Black Barn and cartlodge at Brook Farm Station Road Colne Engaine	0	0	0	1	0	1	Permission for a bungalow. Post base date superseded by 22/00491 for Conversion of barn to 1 X 4 bed dwelling which also superseded Plot 4 (Building B) of 20/1817 /COUPA
20/01395/FUL	585743	229020	Full	9 Queens Road Earls Colne	0	0	0	0	0	0	Redevelopment, nil net change
20/01167/FUL 21/01563/VAR	586094	228291	Full	54 Coggeshall Road Earls Colne	0	2	0	0	0	2	Erection of 2 bungalows
20/02205/REM 15/1580/OUT 20/02206/DAC 20/02207/DAC 21/00497/DAC 21/70009/PPA	585313	228908	Reserved Matters	Land Rear Of 12 To 24 Halstead Road Earls Colne	0	15	30	35	0	80	Reserved Matters submitted Dec 2020, along with Discharge of Conditions applications. Developer Persimmon Homes, approved at Planning Committee 20 July 2021. Building Regulations Initial Notice submitted 21/00948/IN. Now under construction.
20/01664/FUL	584747	229549	Full	Pudsies Paddock Station Road Earls Colne	0	0	1	0	0	1	Demolition of stables and erection of a single-storey 3 bed dwelling. Building Regs submitted 22/00342/DOMBN
21/02722/FUL 21/03665/DAC	586444	228634	Full	Springtrees Tey Road Earls Colne	0	0	2	0	0	2	
21/02566/FUL	586063	228886	Full	Colne Place 97 High Street Earls Colne	0	9	0	0	0	9	Conversion of 32 room care home for elderly persons (26 single rooms and 6 shared rooms) to 9 dwellings (1 X 1 bed, 4 X 2 bed and 4 X 3 bed). Building Regs Initial Notice 22/00276/IN
19/01956/OUT 21/00642/REM	584740	233827	Full	Land north of Hamsters Close Oak Road Pebmarsh	0	0	1	0	0	1	Allowed on appeal. Reserved Matters pending approved 29.06.2021.
20/00441/OUT 21/01880/REM 22/00551/OUT	585126	233428	Full	Land West of Water Lane Pebmarsh	0	0	0	2	0	2	Allowed on appeal. Reserved Matters approved Dec 2021. Current outline application for 3 dwellings
20/01244/COUPA	586747	229450	Full	Brooms Farm Colne Park Road White Colne	0	0	1	0	0	1	Prior approval for change of use agricultural building to dwelling, larger part of the barn) Building Regs Initial Notice 21/00004/IN
20/01241/COUPA	586747	229450	Full	Brooms Farm Colne Park Road White Colne	0	0	1	0	0	1	Prior approval for the change of use of agricultural building to a dwelling (smaller part of the barn) Building Regs Initial Notice submitted 21/00004/IN
21/00992/COUPA 21/02974/FUL	587953	231728	Full	Brambles Farm Brambles Lane White Colne	0	0	0	5	0	5	Prior approval for change of use agricultural building to 5 dwgs. Full application for conversion to 5 submitted and pending - 21/02974/FUL
19/2203/COUPA	571235	233112	Full	Barn south of Sculpins Farm Sculpins Lane Finchingfield	0	1	0	0	0	1	
19/01065/FUL 20/00922/FUL	568204	231903	Full	Normans Cottage Bardfield Road Finchingfield	0	0	0	0	0	0	Redevelopment of dwelling, nil net change
19/0636/COUPA	568371	232140	Full	Office at Finchingfield Nurseries Bardfield Road Finchingfield	0	1	0	0	0	1	Conversion from office to dwelling; current appeal in progress re 21/00390/FUL application for redevelopment
20/00832/FUL 21/02674/DAC	569776	236319	Full	Hole Farm Barn Stambourne Road Finchingfield	0	1	0	0	0	1	Redevelopment of barn
21/01401/FUL	568009	232194	Full	Barn to the West of Favours, Bardfield Road Finchingfield	0	0	1	0	0	1	Windfall, redevelopment of barn

Appendix 1 Five-year supply 2022-2027 Housing Site Schedule

Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
19/00069/OUT 21/03222/REM 22/00158/S106A 21/03538/DAC 22/00265/DAC 22/00707/DAC 22/00708/DAC 22/00709/DAC 22/00710/DAC 22/00806/DAC 22/00807/DAC 22/00808/DAC 22/00836/DAC 22/01105/DAC	568295	232301	Reserved Matters	Land West of Bardfield Road Finchingfield	0	0	20	30	0	50	Allowed on appeal November 2020. PPA in preparation for detailed application, 21/70004/PPA, developer Hills Residential. Reservd Matters submitted 25 Oct 2021 with PPA. Reserved Matters approved 9 March 2022. Construction started 3 August 2022.
19/00205/FUL	567733	230183	Full	27 The Bardfield Centre Braintree Road Great Bardfield	0	2	1	0	0	3	Conversion of barn into a dwelling, conversion of adjacent former commercial building into a dwelling and erection of 1 new build dwelling.
19/0908/FUL 22/01001/DAC	569094	230583	Full	Barn at Hill Farm Mill Road Great Bardfield	0	1	0	0	0	1	Conversion of barn to 1-bed dwelling. Permission granted 02.12.2019. Building Regulations Initial Notice submitted
20/01415/FUL	567863	230077	Full	Outbuilding at 8 Alienor Avenue Great Bardfield	0	1	0	0	0	1	Conversion of outbuilding to 1-bed house
20/02231/FUL	567697	230555	Full	Co-Op 1-2 St Johns Terrace Brook Street Great Bardfield	-2	0	0	0	0	-2	Change of use No.2 and the first floor of no.1 St Johns Terrace from residential to retail use.
21/01887/COUPA	569959	228659	Full	Barns Plots 5 and 6 Park Hall Farm Braintree Road Great Bardfield	0	2	0	0	0	2	Conversion of barn to 2 dwellings via Prior Approval.
19/1802/FUL 19/02306/DAC	571958	229237	Full	Stoneley Park House The Chase Shalford	0	0	0	0	0	0	Replacement dwelling, nil net change
20/01043/FUL	572383	229145	Full	Shalford Hall Farm The Street Shalford	0	0	0	1	0	1	
19/01155/FUL 22/00447/DAC	573873	230875	Full	Brook Cottage Blackmore End Wethersfield	0	1	0	0	0	1	Building Regulations application submitted 20/00979/DOM
21/00674/FUL	574248	228868	Full	Land adj Lime Tree Cottage Beazley End Wethersfield	0	0	1	0	0	1	Building Regs application submitted 22/00226/DOM
19/1454/COUPA 21/03334/COUPA 22/00435/FUL	575175	230943	Full	Oakland Barn Land adj Bakers Farm Bakers Farm Lane Blackmore End Wethersfield	0	0	1	0	0	1	
19/01674/FUL 22/00517/DAC	575193	230866	Full	Bakers Farm Barn Bakers Farm Lane Blackmore End Wethersfield	0	0	3	0	0	3	Barn conversions
20/00681/FUL	573213	230293	Full	Cottonwood Lodge Widleybrook Lane Wethersfield	0	0	0	0	0	0	Redevelopment of dwelling, nil net gain
21/00505/FUL	571075	231450	Full	Land Adjacent 56 Saffron Gardens Wethersfield	0	0	1	0	0	1	
21/00668/FUL	570840	231209	Full	Land West Of The Old Coach House Silver Street Wethersfield	0	0	2	0	0	2	Building Regulations Initial Notice submitted 21/00561/IN
19/02240/OUT 21/03145/REM	573332	231385	Full	Georgeanne House School Green Blackmore End Wethersfield	0	0	0	0	0	0	Replacement dwelling, nil net change.
19/2295/COUPA	582079	214404	Full	The Former Bakery rear of 83 Newland Street Witham	3	0	0	0	0	3	Conversion from offices
17/2256/FUL 20/00759/DAC 21/01916/FUL 22/01832/DAC	582147	214464	Full	Land rear of 51-57 Newland Street Witham	0	0	7	0	0	7	Appeal allowed 06.09.2019 for 6 x 1 bed dwellings within courtyard development and 1 no. flat over garage. Building Regs application now submitted 22/00476/IN
19/0594/FUL	582066	214523	Full	The Coach House Coach House Way Witham	1	0	0	0	0	1	Partial demolition of existing redundant coach house and conversion into a dwelling.

Appendix 1 Five-year supply 2022-2027 Housing Site Schedule

Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
20/00660/FUL	582241	214710	Full	Roslyn House 16 Newland Street Witham	1	0	0	0	0	1	Conversion from offices
20/01355/FUL	582352	214279	Full	Land Between Oomingmak And Newton Maldon Road Witham	0	0	1	0	0	1	
20/01366/FUL	582208	214458	Full	Land adjacent 4A/B/C/D Maldon Road Witham	0	0	1	0	0	1	Site clearance underway in preparation for development.
22/00276/FUL	582022	214494	Full	Guithavon House Guithaven Street Witham	0	0	3	0	0	3	Conversion of roofpace to 3 X 1 bed flats
21/03365/FUL	581997	214988	Full	Outbuilding at Warwick House 48 Collingwood Road Witham	0	0	1	0	0	1	Conversion from office use to 1 X 1 bed dwelling
18/0011/FUL 20/01851/NMA	581931	215348	Full	The Old Pool Club 49 Braintree Road Witham	0	0	10	0	0	10	Redevelopment to provide 8 X 1 bed flats and 2 X 2 bed flats. Building Regss application submitted 22/00682/DOMBN, and now under construction (started June 2022)
20/02161/FUL 21/02735/DAC 20/02161/FUL 22/00832/DAC	581885	215321	Full	Adjacent Kelsale White Horse Lane Witham	0	0	1	0	0	1	Erection of detached bungalow. Building Regulations Initial Notice submitted 21/00656/IN. Now under construction
21/03680/FUL	582013	215890	Full	14 Rickstones Road Witham	0	0	0	0	0	0	Redevelopment, nil net gain
20/0146/FUL 21/00318/FUL 21/03408/DAC	581807	214040	Full	Land rear of 59 Bridge Street Witham	0	0	1	0	0	1	Revised plans approved June 2021
21/02858/FUL	581530	213760	Full	Land to the rear of 47 Hatfield Road Witham	0	0	0	2	0	2	Erection of 1 X 4 bed house and 1 X 2 bed bungalow
19/0788/FUL	580744	215164	Full	The Victoria PH Powershall End Witham	1	0	0	0	0	1	Change of use PH to dwelling; now under construction
20/00185/FUL 21/00514/VAR	580744	215164	Full	Former car park adj The Victoria PH Witham	0	2	0	0	0	2	Building Regs Initial Notice submitted 22/00272/IN
21/01350/FUL 21/02781	576293	238124	Full	Spaynes Hall barn and coach house, Cherry Lane Great Yeldham	0	2	0	0	0	2	Conversion of outbuildngs Building Regs Initial Notices submitted 21/01055/IN 20/01008/IN
20/00526/COUPA	572882	233859	Full	Flowers Hall Farm Barn Gainsford End Toppesfield	0	1	0	0	0	1	Conversion of barn, Building regulations Initial Notice submitted 22/00119/IN
20/00844/FUL	573965	237553	Full	Land rear of Church Farm Farm Barn Church Lane Toppesfield	0	0	2	0	0	2	Demolition of grain store and erection of 2 dwellings, windfall
Sites with full permission and not yet under construction					17	170	341	186	73	787	
With Outline Planning Permission, not Major Development											
19/02316/PIP 21/02009/OUT	567385	240738	Permission in Principle	Land At Side Of 50 Water Lane Steeple Bumpstead	0	0	0	9	0	9	Permission in Principle for 7-9 dwellings Allowed on appeal; subsequent outline permission for 9 Jan 2022. Site area stated as 0.49 ha. Reserved Matters now submitted, 22/02309/REM, Developer Aviary Developments
20/01897/OUT	580419	222884	Outline	Land at Rectory Meadow Bradwell	0	3	0	0	0	3	Redevelopment commercial buildings. Site area 0.36 ha.
21/01050/OUT	580174	223232	Outline	Land at Bridge Hall Barn Hollies Road Bradwell	0	0	0	1	0	1	Site area 0.4 ha. New build
20/01077/OUT	585795	222580	Outline	8 Feering Road Coggeshall	0	0	0	0	0	0	Redevelopment, nil net change
20/00148/OUT	586962	222816	Outline	16 Old Road Coggeshall	0	0	1	0	0	1	Allowed on appeal 23.06.2021; redevelopment of agricultural buildings
20/01793/OUT 22/00475/REM	582452	234095	Outline	Saxbys Gestingthorpe Road Little Maplestead	0	0	0	1	0	1	Allowed on appeal 01.12.2021. Reserved Matters submitted, now approved May 2022
20/01668/OUT	586160	218905	Outline	Land at Church Road, r/o 113-127 High Street Kelvedon	0	0	2	0	0	2	Site area 0.09 ha
20/00324/OUT 20/01933/FUL	590522	233947	Outline	C Ambrose Motors 7 - 9 Colchester Road Bures Hamlet	0	0	4	0	0	4	Site area 0.1 ha. Full permission granted 11.02.2021 for demolition of existing buildings
20/00180/OUT 22/00235/DAC	583259	236414	Outline	Land To Rear Of Orchard House The Green Wickham St Paul	0	0	4	0	0	4	Site area 0.38 ha.

Appendix 1 Five-year supply 2022-2027 Housing Site Schedule

Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
21/00273/OUT	586994	230250	Outline	Barn at Home Farm Lawshall's Hill Colne Engaine	0	0	1	0	0	1	Agricultural workers dwelling
20/00008/OUT	572115	227882	Outline	Fox House Church End Shalford	0	0	0	1	0	1	Allowed on appeal
20/00603/OUT	576124	238450	Outline	Chapel House Leather Lane Great Yeldham	0	0	2	0	0	2	
Total non major development sites with outline permission					0	3	14	12	0	29	

With Outline Planning Permission for Major Development

18/01318/OUT 21/02766/DAC	577136	224812	Outline	Land east of Broad Road, Straits Mill Strategic Growth Location Braintree	0	0	0	30	70	100	Adopted Plan allocation. Outline permission granted 31.03.2021; first Reserved Matters to be submitted by 31.03.2023; the developer will sign up to a PPA for the REM. Phasing DAC (condition 3) granted. Developer expected to complete on purchasing site 2022/23.
17/01304/OUT 21/00213/DAC 21/01722/DAC 21/02334/DAC 22/00804/DAC 22/70002/PPA 22/01808/REM 22/01923/DAC 22/01924/DAC 22/02113/DAC 22/02128/DAC 22/02296/DAC	576986	226494	Outline	Millview Park Land off Church Street, North of Grove Field High Garrett Braintree	0	63	65	65	60	253	Adopted Plan allocation. Reserved Matters submitted: Outline permission allowed on appeal 17.08.2020. Building Regs Initial Notice submitted 25 Aug 2021. DAC on Site Wide Design Guide approved May 2022; PPA negotiated for Reserved Matters. Developer Redrow Homes. Reserved Matters submitted July 2022, expected to be considered by Planning Committee Q3 (Autumn) 2022.
19/00786/OUT 21/01900/DAC 21/02625/DAC 21/03199/DAC 21/03210/ADV 21/03231/REM 21/03500/DAC 21/03608/REM 21/70007/PPA 22/00907/DAC 22/00914/DAC 22/00915/DAC	575054	225227	Outline	Phase 1 Towerlands Park Braintree	5	15	30	0	0	50	Adopted Plan allocation. Now under construction: Outline permission granted 9 April 2021; Developer Dandara Eastern Ltd. Reserved Matters for Phase 1, 168 dwellings, approved at 5 April 2022 Planning Committee; the site is now under construction. REM on Phase 0 (Ecological area) approved.
19/00786/OUT 21/01900/DAC 21/02625/DAC 21/03199/DAC 21/03210/ADV 21/03500/DAC 21/70007/PPA 22/00907/DAC 22/00914/DAC 22/00915/DAC	575054	225227	Outline	Phase 2 Towerlands Park Braintree	0	0	0	0	0	0	Outline permission granted 9 April 2021; Developer Dandara Eastern Ltd. Phase 2 REM was in preparation at base date and is now submitted, 22/01469/REM, PPA being negotiated

Appendix 1 Five-year supply 2022-2027 Housing Site Schedule

Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
18/00092/OUT 20/02213/DAC 21/02518/DAC 21/02863/REM 21/02945/DAC 21/03674/DAC	574156	223030	Outline	Land north of Rayne Road (Rayne Lodge Farm Phase 2) Braintree	0	0	10	32	0	42	Reserved Matters approved: Outline planning permission granted 29.11.2018. Includes 14 affordable homes. Discharge of conditions application submitted, and Reserved Matters submitted 17 Sept 2021 21/02863/REM following pre application discussions- developer Mulberry Homes. Reserved Matters approved 16 9 August 2022
18/01065/OUT	573944	222722	Outline	Land South Of Gilda Terrace and North Of Fritch Way Braintree	0	0	0	0	0	0	Allowed on appeal 27 July 2021. 30% affordable housing. Gross capacity 120, involves demolition of 27 and 29 Gilda Terrace so net = 118. Building regs Initial Notice submitted 22/00491/IN, developer Crest Nicholson. REM expected to be submitted late 2022/23
19/02304/OUT 21/02718/REM 22/00948/NMA	581503	230176	Outline	Phase 2 Former PLC Hunwicks site Kings Road Halstead	0	0	21	0	0	21	Reserved Matters approved: Outline permission April 2021. Reserved Matters approved 13.04.2022 Developer AR Clarke
20/01264/OUT 22/01853/REM 22/70005/PPA	580152	211469	Outline	Land North of Maldon Road Hatfield Peverel	0	0	10	35	35	80	Reserved Matters now submitted: Outline permission granted 12.11.2021 to Gladman Developments Ltd land promoter for up to 110 dwellings, including 40% affordable housing. Planning condition requires submission of Reserved Matters within 2 years of outline permission, and development to commence not later than 18 months from approval of Reserved Matters. Planning Performance negotiated for Reserved Matters, submitted 11 July 2022 22/01853/REM. Developer Dandara Eastern Ltd
17/2271/OUT 19/00819/DAC 20/02128/REM 21/02120/DAC	586242	219574	Outline	Land adjacent Watering Farm Coggeshall Road Kelvedon	0	0	10	25	0	35	Adopted Plan allocation. Reserved Matters approved: Outline application approved 4.1.2019. Reserved Matters approved 22 July 2022
18/00549/OUT 21/03214/REM 21/03656/DAC 21/70006/PPA 21/03514/S106A	578302	221686	Outline	Land between Long Green and Braintree Road, Long Green Cressing	0	0	10	50	50	110	Adopted Plan allocation. Reserved Matters submitted: Allowed on appeal 14.12.2020. Developer Persimmon Homes, REM validated 11.11.2021, PPA signed
19/01947/OUT 22/01541/REM	582282	216639	Outline	Land Adjacent Glebe Farm Rectory Lane Rivenhall	0	0	3	0	0	3	Reserved Matters submitted: Site area 0.576 ha. Outline permission granted Feb 2020; Reserved Matters submitted June 2022 and pending decision, 22/01541/REM
18/01442/OUT 18/01443/OUT 21/00669/FUL	568188	232734	Outline permission, Full PA has Res to Grant	Land West of Hill House Brent Hall Road Finchingfield	0	0	11	0	0	11	Adopted Plan allocation. Site now has Full planning permission: Outline permission from appeal allowed 28.01.2020, extant outline permission; appellant submitted 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". Full application for 11 dwellings had Res to Grant from 30.11.2021 Planning Committee (granted 06.04.2022 so now has detailed consent). Building Regulations Initial Notice submitted 29.03.2022, 22/00296/IN. Now under construction.
15/0430/OUT 20/01571/VAR	580719	213366	Outline	Phase 5 South West Witham Growth Location, off Hatfield Road, and Land to the north of the school site Witham	0	0	0	50	50	100	Adopted Plan allocation. Developer Redrow Homes. Phases 3b and 4 approved 2021 and work now started. Approved variation application showed Reserved Matters plans for Phase 5 in preparation, pre application discussions submission on Phases 5A and 5B August 2022. Developer has confirmed capacity now estimated at 110 with first completions 2025/26, as Phase 3B/4 concludes, and has supplied completed pro forma.
Sites with outline planning permission, major development sites					5	78	170	287	265	805	

Appendix 1 Five-year supply 2022-2027 Housing Site Schedule

Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
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Sites With a Resolution to Grant

19/01896/OUT 22/01993/DAC	580400	213072	Resolution to Grant	Land at Wood End Farm Witham	0	0	50	75	75	200	Adopted Plan allocation. The site is now controlled by developer Countryside Properties and an Outline planning application has a Resolution to Grant from Planning Committee 09.11.2021. Outline permission granted 21 July 2022; developer is in discussions with ECC Highways and National Highways, REM preparation expected to start shortly after issue of outline pp. Discharge of conditions application approved for archaeological trial trenching.
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Sites with a Resolution to Grant 0 0 50 75 75 200

Other sites Without Planning Permission

18/01876/OUT 21/03101/FUL 21/02536/DAC 21/02664/DAC 21/03255/DAC	581032	229358	Without	Land North of Oak Road Halstead	0	30	30	20	0	80	Site is now under construction. Adopted Plan allocation. Developer Bellway Homes. Outline planning application for 70 homes granted 19 Dec 2019 but given a 2 yr expiry date to encourage site to come forward more quickly; the permission expired 19 Dec 2021 whilst a full application submitted 12 Oct 2021 was pending consideration - Full application for 80 homes considered by Planning Committee 19.04.2022 and now has permission. Construction started July 2022, sales launch planned for end of the current year. 22 plots under construction at August 2022
Other identified sites without planning permission					0	30	30	20	0	80	
Plus windfall allowance, without permission					0	0	75	75	75	225	
Total forecast supply, C3 use class					937	1,105	1,207	874	639	4,762	

Communal Accommodation rooms

14/1013 17/01929/DAC 17/02011/DAC 17/02023/VAR 17/02024/DAC	576701	223367	Under construction	Barley House, Former Dairy Crest Depot Site 195 Coggeshall Road Braintree	0	0	0	45	0	45	Permission was for demolition of buildings and erection of care home. Demolition now taken place, site cleared pre-development and conditions discharged 2018. Building Control Initial Notice submitted for the new care home development August 2019, BC/19/00743/IN
19/01743/FUL 20/01983/DAC 21/00680/VAR	576114	224344	Under construction	Land at Braintree College Church Lane Braintree	0	75	0	0	0	75	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. S73 application seeks to be able to develop the care home independently, developer Avery Health Care Ltd. Building Regulations Initial Notice submitted May 2021.
CC/BTE/02/21	581843	216574	Under construction	Land adjacent New Rickstones Academy Sixth Form Conrad Road Witham	10	0	0	0	0	10	Erection of two storey special needs and disabilities building for Southview School including sixth form provision, residential care provision and hydrotherapy pool. Includes 10 residential care places, classed in housing flows as "other communal"
19/1860/FUL	575875	223271	Full	Extension to Braintree Nursing Home building 11 Coggeshall Road Braintree	0	0	10	0	0	10	Site preparation work started
20/00811/FUL	575619	225418	Full	The New Deanery, Deanery Hill Braintree	0	2	0	0	0	2	Permission for extension creating additional two rooms in care home
20/01652/FUL 22/01146/NMA	576598	222270	Full	Riverdale care home 65 Duggers Lane Braintree	0	0	8	0	0	8	Reconfiguration of internal accommodation of care home to increase the number of bedrooms from 32 to 40
19/00111/FUL	573073	222357	Full	Meadows Residential Care Home Fairy Hall Lane Rayne	0	4	0	0	0	4	

Appendix 1 Five-year supply 2022-2027 Housing Site Schedule

Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Name and address of site	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply 2022-2027	Notes
21/02241/FUL	585888	218370	Without	Land adj St Dominics care home The Cloisters Kelvedon	0	0	0	0	0	0	Extension to residential care home, local plan allocation, planning application also includes 9 supported living bungalows
				Total rooms	10	81	18	45	0	154	
				Converted to contribution to supply (/ 1.8)	6	45	10	25	0	86	

Appendix 2:

Category (b) sites in the five-year supply 2022-2027

Land East of Broad Road Straits Mill Bocking

This site is allocated in the adopted 2022 Section 2 Local Plan. Outline planning permission was granted March 2021 for up to 1,000 dwellings. As a condition of the outline permission, first Reserved Matters should be submitted by 31 March 2023.

The trajectory includes 100 completions from this site within the five-year supply period. Projected completions start in 2025/26 with 30 projected that year increasing to 70 completions in 2026/27. This allows 4+ years from the date of the outline permission in March 2021.

Infrastructure requirements include improvements to the Marks Farm roundabout on the A120 by first occupation, and provision of access from Broad Road and from the A131. Detailed discussions have already taken place with National Highways and Essex County Council Highways officers as part of work on the outline planning application. In-principle designs for highway works form part of the outline planning permission and therefore taking these forward for detailed design as part of the S278 agreement should be relatively straightforward.

A phasing plan discharge of conditions application (22/03102/S106A) has been submitted by Bellway Homes. The Council has been advised that work on preparation of a Reserved Matters submission is underway, with the developer mindful of the need to submit by 31 March 2023.

Millview Park Land off Church Street Bocking

This site is allocated in the adopted 2022 Section 2 Local Plan.

Outline planning permission was granted on appeal in August 2020 (17/01304/OUT). Reserved Matters were submitted July 2022 by developer Redrow Homes for 253 homes (22/01808/REM), and a PPA has been negotiated. The Reserved Matters submission is scheduled to be considered by Planning Committee Spring 2023.

A series of discharge of conditions applications have already been submitted, including for a site wide design guide which was approved May 2022. A Building Regulations Initial Notice has been submitted.

The housing trajectory includes 253 completions from this site within the five-year supply period, starting in Year 2 (2023/24) continuing to Year 5 (2026/27) at an average delivery rate of 63 dpa.

Towerlands Park Braintree

This site is allocated in the adopted 2022 Section 2 Local Plan.

Outline planning permission for up to 575 homes was granted in April 2021 (19/00786/OUT). The developer is Dandara Eastern Ltd

A series of discharge of conditions applications have been submitted.

Reserved Matters have been approved for Phase 0, the ecological mitigation area at the northern end of the site.

Phase 1, Reserved Matters were submitted for 168 homes and were approved at Planning Committee 5 April 2022 (21/03231/REM). The site is now under construction; show homes are open and the marketing website advertises homes available to move in March 2023.

Phase 2, Reserved Matters were in preparation at the base date and have now been submitted (22/01469/REM, 162 dwellings). A Planning Performance Agreement is in place and the application was approved at Planning Committee 14 February 2023.

There is a limit of 50 completions from the Towerlands Park site prior to completion of a Springwood-Panfield Lane link road that is required as part of the adjacent Branoc Park Panfield Lane development, with a limit of 50 occupations prior to the road completion also applying to Branoc Park.

The Branoc Park site has a hybrid permission, 189 homes with full permission and up to 636 with outline permission (developers Mersea Homes and Hills Residential). In informal discussions in Summer 2022 the developers indicated that they intended to complete 49 homes in 2024/25 and then suspend work on residential development (which was lower than the forecast provided in 2021), although this was not confirmed in writing. At that point there had been no evidence of preparation to commence work on the site, although since then there has been progress: In October 2022 a discharge of conditions application was submitted; in November 2022 a Building Regulations Initial Notice for the first 100 dwellings was submitted by Hills Residential, and in December a Non-Material Amendment application was submitted to amend some of the house types. A S278 agreement for the site access and other works is currently being negotiated between the developer and Essex County Council Highways. Although the potential (deliverable) supply from Branoc Park is clearly higher than the 49 homes included in the 5-year supply trajectory, the trajectory has currently retained the conservative estimate of completions from the developer.

Assuming this meant no commitment at that time to complete the link road in the near future, in consequence the trajectory only included 50 homes from the Towerlands site (from Phase 1, which is under construction). The trajectory included 5 completions in 2022/23, 15 completions in 2023/2024 and 30 completions in 2024/2025. This is a conservative projection of completions by 2027. At December 2022, the marketing website of the first release from Towerlands Park Phase 1 showed 20 plots released and 16 plots coming soon, plus 10 affordable plots.

Land North of Rayne Road (Rayne Lodge Farm Phase 2) Braintree District Council

This site is allocated in the adopted 2022 Section 2 Local Plan.

Outline planning permission for up to 45 homes was granted in November 2018 (18/00092/OUT). A discharge of conditions application and Reserved Matters (21/02863/REM) for 42 homes had been submitted; these have now been approved and the site is currently under construction. The trajectory includes 42 dwellings from this site within the 5-year supply. The developer is Mulberry Homes.

Land South of Gilda Terrace and North of Flitch Way Braintree District Council

Outline planning permission for up to 120 homes was allowed on appeal in July 2021 (18/01065/OUT).

The trajectory included the site but did not include completions within the five-year supply; however Reserved Matters and a Building Regulations Initial Notice have now been submitted by developer Crest Nicholson, indicating clear evidence of a realistic prospect that the site will produce completions within the five-year supply period. On the basis that the Reserved Matters would be expected to be approved 2023/2024, the site has a realistic prospect of delivering 2+ years of completions.

Phase 2 Former PLC Hunwicks site Kings Road Halstead

This site is allocated in the adopted 2022 Section 2 Local Plan.

Outline planning permission for 21 homes was granted in April 2021 (19/02304/OUT) and Reserved Matters had been submitted. Reserved Matters were approved in April 2022 (21/02718/REM) and the site is now under construction. The developer is AR Clarke, a local company. The trajectory includes 21 dwellings from this site within the 5-year supply.

Land North of Maldon Road Hatfield Peverel

Outline permission for up to 110 dwellings was granted to Gladman Developments in November 2021, with a planning condition requiring submission of Reserved Matters within 2 years of the outline consent and commencement of development within 18 months of approval of Reserved Matters.

Reserved Matters were submitted by developer Dandara Eastern Ltd in July 2022.

The trajectory included 80 completions from the site within the five-year supply with completions starting 2024/2025, although there is potential for all 110 homes to be deliverable within the five-year supply period.

Land adjacent Watering Farm Coggeshall Road Kelvedon

This site is allocated in the adopted 2022 Section 2 Local Plan. Outline planning permission for up to 35 homes was granted in January 2019 (17/02271/OUT).

Reserved Matters for 35 dwellings were submitted and were then approved July 2022 (20/02128). A series of discharge of conditions applications have been submitted; the developer is Mulberry Homes.

The trajectory included 35 completions from the site within the five-year supply with completions starting 2024/2025.

Land between Long Green and Braintree Road Cressing ("The Maples")

This site is allocated in the adopted 2022 Section 2 Local Plan.

Outline planning permission for up to 250 homes was granted on appeal December 2020 (18/00549/OUT). Reserved Matters for 250 homes were submitted by developer Persimmon Homes (21/03214/REM) with a PPA negotiated. The Reserved Matters are now pending decision, and were approved by Planning Committee 14 February 2023.

An application to discharge conditions 9,10,11,12,14,15, 20, 22, 23, 24, 25 and 26 of the outline permission is pending consideration.

A Building Regulations Initial Notice has been submitted by the developer.

The trajectory included 110 completions from the site within the five-year supply with completions starting 2024/2025.

Land adjacent Glebe Farm Rectory Lane Rivenhall

This is a small site that had outline permission for 3 dwellings (19/01947/OUT), granted June 2020. It is included as a category (b) site because the site area was stated as 0.576 ha.

Reserved Matters for 3 dwellings were submitted in June 2022 and approved November 2022 (22/01541/REM).

The trajectory includes 3 dwellings from the site within the five-year supply with completions in 2024/2025.

Land West of Hill House Brent Hall Road Finchingfield

This site is allocated in the adopted 2022 Section 2 Local Plan.

Outline planning permission was granted on appeal January 2020 (18/01442/OUT).

Following pre-application discussions a Full application for 11 homes was submitted, had a Resolution to Grant from Planning Committee November 2021 and was granted in April 2022.

A Building Regulations Initial Notice was submitted in March 2022, and the site is now under construction.

The trajectory included 11 dwellings from the site within the five-year supply with completions in 2024/2025.

Phase 5 Land north of Hatfield Road (South West Witham Growth Location)

This site is allocated in the adopted 2022 Section 2 Local Plan.

The site is the last remaining residential phase not yet under construction, part of a development of 665 homes; completions started 2018/2019 and by November 2022 314 plots had been completed. The developer is Redrow Homes.

Reserved Matters for the phase currently under construction, 3B/4, were approved November 2021 (ref 21/00249/REM) and plot commencements started November 2021. That phase is 216 dwellings, and at November 2022 17 dwellings had been completed and 59 plots were under construction.

A s73 Variation application to the Master Layout Plan for the whole site was approved in September 2021 and showed Reserved Matters plans for Phase 5 in preparation.

The developer has confirmed that the capacity is now estimated at 110 homes with first completions estimated as 2025/2026 (as Phase 3B/4 concludes).

The trajectory included 100 dwellings from Phase 5 within the five-year supply with completions starting in 2025/2026.

Land North of Wood End Farm Hatfield Road Witham

This site is allocated in the adopted 2022 Section 2 Local Plan. It is a greenfield site and the developer is Countryside Properties.

An outline planning application for up to 400 homes had a Resolution to Grant from Planning Committee November 2021; the planning permission was issued July 2022.

Essex County Council (ECC) highway authority is currently reviewing the developer's detailed design for the s278 agreement works on highway matters with a view to granting technical approval. National Highways has provided ECC with a draft S6 agreement to allow ECC to also oversee implementation of the small sections of the S278 works which are within those parts of the network for which National Highways is responsible.

A discharge of conditions application has been submitted and approved for the archaeological trial trenching (22/01993/DAC). A discharge of conditions application for the phasing strategy has been submitted. The submitted phasing plan reflects the intention to operate the site with twin sales outlets, located either side of the main spine road, hence phases 1a (approximately 140 homes) and 1b (approximately 60 homes) would operate concurrently. Construction would then proceed northwards on either side of the central open space before again concurrent on phases 2a (approximately 100 homes) and 2b (approximately 100 homes) on the northern half of the site.

The developer is working on preparation of the infrastructure Reserved Matters including spine road, roundabout, perimeter landscaping and central open space.

The trajectory includes 200 completions from the site in the five-year supply period with completions starting with 50 in 2024/2025 and at 75 dpa in Years 4 and 5.

Land North of Oak Road Halstead

This site is allocated in the adopted 2022 Section 2 Local Plan. It is a greenfield site and the developer is Bellway Homes. The site was granted Outline permission for 70 homes in December 2019 with a 2-year condition for submission of Reserved Matters to encourage the site being developed more quickly.

The developer Bellway Homes submitted a Full application for 80 homes in October 2021 and as the Outline consent expired before the subsequent Full application was considered the permission expired and its status at the base date was an emerging Local Plan allocation with a Full application pending consideration.

In April 2022 Planning Committee made a Resolution to Grant; planning permission was granted in June 2022 and the site is now under construction. 58 plots were under construction in November 2022.

The trajectory includes 80 completions from the site in the five-year supply period with completions starting with 30 in 2023/2024; 30 in Year 3 and 20 in Year 4.

Appendix 3: Delivery rate information												
Site address	Total capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Delivery period	Delivery period covered, in months	Average dwellings per month achieved in delivery period (dpm)	Average dwellings per year 12 month equivalent in delivery period	Notes
Lodge Farm Witham (Redrow Homes)	665		95	88	46	60	22	June 18-Oct 22	53	5.87	70.42	Still under construction; 67 plots under construction Oct 2022
Forest Road Witham (Bellway Homes)	385	71	43	85	98	57	31	Oct 17-Sept 22	60	6.42	77.00	
Land off Western Road Silver End (Redrow Homes)	350				36	42	37	Sept 20-Oct 22	26	4.42	53.08	
Land off Coggeshall Road Kelvedon (CALA Homes)	238					1	11	Jan 22-Oct 22	10	1.20	14.40	Still under construction; 12 plots completed 178 plots under construction Oct 2022.
Braintree Road Cressing (Countryside)	225					10	31	Dec 21-Oct 22	11	3.73	44.73	Still under construction; 41 plots completed 182 plots under construction Oct 2022.
Land east of Sudbury Road Halstead (Bellway Homes)	218				66	76	40	June 20-Oct 22	29	6.28	75.31	Still under construction; 182 plots completed 35 plots under construction Oct 2022.
Meadow Rise Pods Brook Braintree (Countryside)	215			42	38	81	27	July 19-Oct 22	40	4.70	56.40	Still under construction; 27 plots under construction Oct 2022
Inworth Road Feering (Bloor Homes)	162				7	59	43	Feb 21-Oct 21	21	5.19	62.29	Still under construction; 109 plots completed 49 plots under construction Oct 2022.
Land north of Conrad Road Witham (Sanctuary Homes)	150											No completions recorded yet; all 150 plots under construction
Former Arla Dairy site Hatfield Peverel (Bellway Homes)	145				14	78	26	Dec 20-Oct 22	23	5.13	61.57	Still under construction; 118 plots completed 27 plots under construction Oct 2022.
Land south of Stonepath Drive Hatfield Peverel (Bellway Homes)	140						26	May 22-Oct 22	6	4.33	52.00	Still under construction; 26 plots completed 110 plots under construction Oct 2022.
Rayne Gardens Braintree (Redrow Homes)	127		5	53	49	20		Feb 19-Mar 22	38	3.34	40.11	
Land off Gleneagles Way Hatfield Peverel (David Wilson Homes)	100						36	May 22-Oct 22	6	6.00	72.00	
Pollys Field Braintree (Abbeyfield)	99					99		Jan-22	1	99	1188	Retirement development
Harvard Place Earls Colne (Bellway Homes)	90				11	50	21	Dec 20-Oct 22	23	3.57	42.78	Still under construction; 82 plots completed 8 plots under construction
Land South of Halstead Road Earls Colne (Persimmon Homes)	80											No completions yet, 65 plots under construction October 2022
Appletree Farm Cressing (Inland Homes)	78											ABI inspected, no commencement notification; no completions reported by October 2022 although plots appear complete

Appendix 3: Delivery rate information												
Carier site Braintree (Myriad Homes)	74				13	61		Feb 21-Jan 22	12	6.17	74.00	
Strawberry Fields Toppesfield Road Gt Yeldham (Linden Homes)	60				20	15	16	July 20-Oct 22	28	1.82	21.86	ABI inspected; still under construction, 9 plots outstanding
Land South of Rickstones Road Rivenhall (Bellway Homes)	58					10	48	Feb 21-Jan 22	12	4.83	58.00	
Audley Chase Earls Colne (CALA Homes)	56			1	41	14		Mar 20-Oct 21	20	2.8	33.6	
Sorrells Field Hatfield Peverel (Countryside)	50				3	47		Jan 21-Mar 22	15	3.33	40.00	
Land East of Boars Tye Road Silver End (Sanctuary Homes)	50					7	43	Mar 22-July 22	5	10	120	
Land off Monks Road Earls Colne (Crest Nicholson)	50		1	36	13	0	0	Mar 19-Feb 21	24	2.08	25.00	
Bury Farm Hatfield Peverel (Bellway Homes)	50											0 plots completed 11 plots under construction October 2022. Development followed on from adjacent Arla Dairy site by the same developer.
Dutch Nursery site Coggeshall (Higgins Homes)	48				41	7		May 21-May 22	13	3.69	44.31	
Land south of Garden Field Silver End (Croudace)	45						26	April 22-Oct 22	9	2.89	34.67	
Land West of Hedingham Road Gosfield (Abbey Developments)	35						4	Sept 22-Pct 22	2	2.00	24.00	
Victoria Place Braintree (Keir)	35					23	12	Mar 22-May 22	3	11.67	140	Apartments as part of mixed use scheme
Nuns Walk Great Yeldham (Rose Builders)	33						11	Sept 22-Oct 22	2	5.50	66.00	Still under construction; 11 plots completed; ABI inspected so no commencement notifications on plots
Land rear of Tey Road Earls Colne (Oakland Country Homes)	23					19	4	Oct 21-May 22	8	2.875	34.5	
Ashen Road Ridgewell (Beacon Hill Homes)	17				10	7		Mar 21-Jan 22	11	1.55	18.55	