Braintree District Local Plan

Local Plan 2043

Submission Draft (Regulation 19)



September 2026

Braintree District Council

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Foreword

This is the Submission Version of the Local Plan for the Braintree district. It includes appropriate updates following recent public consultation and incorporates recommendations from the most up to date evidence base documents. It sets out where development should and shouldn't happen up to 2043.

Updating the plan has been challenging, especially with the Government's mandatory housing targets – for us, this means a significant increase of around 60%. Doing nothing isn't an option. Without an up-to-date plan, we can't stop speculative applications. A plan shaped by community input helps us stay in control, ensuring the right development in the right places with the infrastructure to support it.

The Plan includes ambitious policies to build on our district's connectivity and industrial strengths, creating jobs and making the district a great place to invest and grow. It also sets out how we will protect nature and biodiversity, achieve carbon neutrality as far as possible by 2030, safeguard green spaces, and make land use sustainable and climate-resilient.

We want the Braintree district to be a great place to live, learn and raise a family. That means planning for good-quality, affordable homes, creating accessible places that encourage walking, cycling and public transport, and protecting our heritage and character.

We know how important new or improved infrastructure like schools, roads, healthcare and green spaces are for everyone – it matters to us too. The Plan helps identify what's needed, and we work closely with partners to make sure the right services are planned alongside any new development. At the same time, we'll keep pressing Government to prioritise and not abandon investment into essential infrastructure improvements to support housing and economic growth which is key to our Plan.

This is the final opportunity to shape the future of the Braintree district. This draft follows our 'Issues and Options' consultation in 2025 and 'Preferred Options' consultation earlier this year. We are grateful to everyone who responded to those initial consultations - your views have been taken into account in preparing this plan.



The Submission Draft Local Plan is a **draft plan,** but it is at an advanced stage. We are inviting comments from residents and stakeholders on whether the plan is legally compliant and sound. This is the last opportunity to make comments on the plan, before it is submitted for independent examination to the planning inspector. Your comments will be reviewed by the Council but will also be sent to the planning inspector as information to support the independent examination.

Councillor Gabrielle Spray

Cabinet Member for Planning

1 Introduction

The review of the Adopted Braintree District Local Plan has combined the original two sections in this Local Plan Review 2043.

The main policy part of the Local Plan Review is split into three main themes; A Prosperous District, Creating Better Places and the Natural Environment. Within each of these themes there are a number of separate chapters on topics such as homes, heritage and community facilities. There is also a Delivery and Implementation chapter at the end of the document.

Policies within these sections have the prefix LPR and are shown in boxes throughout the document. Policies which remain unchanged from the Draft Local Plan Preferred Options (Regulation 18) have a star* at the end of the Policy title.

There is a glossary at the end of the document which includes an explanation of acronyms and terms used within the Plan. There are also a number of Appendices to the document which include the Housing Trajectory at Appendix 1/2/3.

The document also contains numbered Inset Maps. These maps cover all parts of the District which contain a development boundary. They show allocations for things like housing and employment as well as safeguarding land for open space and allotments.

Areas outside of the development boundaries are considered countryside. These can be found by looking at the overall map of the District (Map 69) which includes allocations and safeguarding which goes beyond development boundaries including Local Wildlife Sites and Sites of Special Scientific Interest (SSSI).

A list of all the maps and their Inset Number can be found at the beginning of the Map section.

The Council aims to submit the Draft Submission Local Plan for examination before 31 December 2026. This means the plan will be examined against the National Planning Policy Framework which was published in December 2024. However, it should be noted that, in accordance with Annex A of the National Planning Policy Framework 2026 that for the purpose of decision-making, development plan policies which are materially inconsistent with national decision-making policies in the NPPF 2026 should be given very limited weight. As such, policies have been updated to align with the NPPF 2026.

2 Vision and Objectives

Vision for Braintree District

By 2043 the District will be the most successful in Essex. Jobs and businesses will have increased in both quantity and quality, making the District a desirable place to live and work.

Housing growth has been achieved, with the expansion of the main town of Braintree providing sustainable, attractive new homes within a market town setting. Witham, Halstead, Kelvedon and Feering have also continued to expand, making the most of their excellent transport links to provide high-quality homes and new community facilities. Smaller scale growth will continue in other areas of the District, meeting the local needs of smaller, rural communities.

The strategic transport routes of the A120, A12,Halstead link road and rail routes from Braintree and Witham have been improved, allowing fast and reliable connections to London, London Stansted Airport, the east coast ports and other key regional centres.

Developments in the District will have been designed and built to the highest quality, making the best use of new technologies to ensure suitability and sustainability now and in the future. High-speed reliable broadband is accessible for all homes and businesses.

All residents in the District will have access to the highest quality community facilities including health and education provision and multifunctional green infrastructure. Outstanding leisure facilities continue to be provided to ensure residents can make healthy choices, improve the populations health and reduce health inequalities, and retail and other community needs are met. The unique natural and historic environment continues to be protected and enhanced.

Braintree District continues to be an aspirational place to live with a successful economy, wide range of affordable, sustainable homes situated within a high-quality urban and rural landscape, all within easy reach of London and the wider region.

Key Objectives

2.1 The strategic part of the Local Plan includes five strategic objectives for the region. The key objectives below relate to the Braintree District and are complementary to the wider strategic objectives.

Creating a successful economy

2.2 To promote a local economy which supports the growth of existing businesses and encourages new entrepreneurial enterprises and employers to locate in the District, by providing high-quality land and buildings in sustainable locations, to meet the needs of businesses.

Retail and Town Centres

2.3 To support the changing role of town centres as a location for retail, employment, community services and cultural facilities by encouraging new development and regeneration schemes to support the function of the towns as major service centres. The major regional shopping destination of Braintree Village and Braintree Retail Park continues to be supported. Shops and retail facilities will also be provided on new developments where appropriate.

Housing Need

2.4 To provide a range of housing sizes, types and tenures which meet local need, including affordable homes, and homes for those residents with supported and specialist accommodation needs. New homes will be created in balanced sustainable communities.

Transport Infrastructure

2.5 New developments must mitigate their impact on the road network in the District. Developments will make appropriate provision to ensure safety and reduce congestion on the road network. Developments will make appropriate provision for public transport, walking and cycling, both within developments and connections to the wider network.

Broadband

2.6 To work with Essex County Council and service providers, to secure the earliest availability of universal broadband coverage and the fastest available connections speeds in the District, and to ensure that these are made available to all new developments, along with measures to futureproof development for additional technologies.

Education and Skills

2.7 To facilitate the best possible education system for District residents of all ages, by supporting the construction of new schools and other educational buildings which support life-long learning and development in the District, providing the skills necessary for businesses to thrive.

Protection of the Environment

2.8 To protect and enhance the natural and historic environment and varied landscape character of the District, promoting local distinctiveness and character. Development will be planned with high quality multifunctional green infrastructure and space for flora and fauna, with no net loss or measurable net gain of biodiversity having regard to the Essex Local Nature Recovery Strategy. The Council will seek to minimise the impact of all forms of pollution on the health and amenity of local communities and the natural and built environment.

Good Quality Design

2.9 All new developments in the District will be of high-quality design, easily maintainable and will respect the scale, style and setting of the site with reference to historic townscapes, natural landscapes and existing infrastructure. Development should use materials which respect and enhance their setting and contribute to local character.

Healthy Communities

2.10 All residents of the District are able to keep active and make healthy choices by ensuring outdoor community areas are preserved and enhanced and appropriate new areas to enable sports and recreation are created. Cycle and pedestrian routes are also to be provided in all new developments to encourage walking and cycling. Developments will provide land, built healthcare facilities and financial contributions toward expanding capacity at existing healthcare facilities as appropriate.

Social Infrastructure

2.11 Residents of the District should have access to the best local and community facilities which provide inclusive places for communities to meet, play and learn. New developments will make contributions to existing facilities or provide land and contributions for new facilities.

Sustainability

2.12 To ensure that all development takes place in the most well-connected areas, making the best use of sites that have been previously developed. The use of natural resources should be minimised and developments required to deliver net-zero carbon emissions and energy and water efficiency.

Empowering Local People

2.13 Creating a planning environment in which local residents and businesses feel fully involved and empowered to engage in shaping the future of the District. Documents are written in a way which is accessible and decisions are taken in a transparent way.

3 The Spatial Strategy

Spatial Context

3.1 Future growth will contribute to maintaining and enhancing a well-connected network of sustainable settlements across North Essex. New homes, jobs, retail and leisure facilities serviced by new and upgraded infrastructure will be accommodated as part of existing settlements according to their scale, sustainability and role. The countryside will be protected and enhanced.

Spatial Strategy

3.2 Existing settlements will be the principal focus for additional growth across the area within the Local Plan period. Taking into account the spatial context, along with the constraints and opportunities which have been identified and drawn out in the evidence base, including but not limited to the Sustainability Appraisal, Landscape Character Appraisal and Highways Sustainable Accessibility Assessment.

3.3 Growth in Braintree District will be mainly addressed via urban extensions. Braintree town, as the largest service centre in the District, will have a number of new urban extensions. Over 2,660 additional homes will be allocated on strategic sites in this area. The other main focus for development will be Halstead with 2,850 new homes to support the provision of a link road, and the A12 corridor with Kelvedon, having 5,600 homes at Kings Dene, and the service villages of Hatfield Peverel having 1,150, and Feering with existing allocations of around 800 new homes. Other parts of the District will have smaller allocations to reflect a more local need and make the best use of brownfield sites, recognising that these areas are not as sustainable.

3.4 An appropriate amount of new development will be brought forward primarily in other Key Services Villages and Second Tier villages to support thriving rural communities.

The Settlement Hierarchy

3.5 The spatial strategy directs towards the most sustainable locations and provides the framework in which the Local Plan growth is provided.

3.6 The settlement hierarchy ranks areas of the District in order of their sustainability merits and the size, function and services that each of the areas can offer. It should be noted that this does not mean that a proportionate amount of growth should be allocated to each of these areas, as constraints to new growth may exist.

3.7 Whilst large parts of the District are rural, by focusing future development on highly accessible locations this will reduce the need to travel. Good accessibility means that the communities can meet their needs easily and without always needing a car. Accessibility can be improved by locating development at accessible locations and improving public transport, walking and cycling facilities and services.

3.8 The spatial strategy and hierarchy has been formulated to provide the most sustainable locations for new growth in the District in accordance with the golden thread of sustainable development which should run through all planning decisions. The settlement hierarchy has been completed with reference to the three dimensions of sustainable development:

- The availability of local employment
- The availability of local sustainable transport links connecting to education, small shops, pubs and eateries, community hall and open space and health care facilities
- Natural, built and historic environment constraints

Main Settlements

3.9 These are the largest urban areas in the District but are nevertheless relatively small market towns in the wider context, with populations of around 50,000 (Braintree, Bocking and Great Notley), 27,395(Witham) and 13,529 (Halstead) as per the 2021 Census.

Key Service Villages

3.10 The Key Service Villages are large villages who serve a wider rural hinterland. The ability to meet day to day needs is normally possible in a Key Service Village through the availability of early years care and primary schools, primary health care facilities, convenience shopping facilities, local employment opportunities and links by public transport and road to the larger towns. Development may be considered sustainable within a Key Service Village, subject to the specific constraints and opportunities of that village.

3.11 Kelvedon and Feering are two separate villages, but functionally act as a whole, with services and facilities in one, serving the population of the other. As such, for the purpose of the settlement hierarchy, they are both treated as Key Service Villages, but it will be important that they maintain their own identity and character.

Second Tier

3.12 Second Tier villages are those which may not serve a wider hinterland but provide the ability for some day to day needs to be met, although they lack the full range of facilities of a Key Service Villages. Development of a small scale may be considered sustainable within a Second Tier village, subject to the specific constraints and opportunities of that village.

Third Tier

3.13 All other villages which have a development boundary are considered Third Tier villages. These are the smallest villages in the District and lack most of the facilities required to meet day to day needs. They often have very poor public transport links and travel by private vehicle is usually required. When considering the tests of sustainable development, these will not normally be met by development within a third tier village

The Countryside

3.14 All other areas of the District, including hamlets and small groups of homes, which are outside development boundaries are considered to be within the countryside. In order to protect the intrinsic beauty of the countryside, development here is normally restricted to that which supports countryside uses.

Policy LPR 1

Spatial Strategy for Braintree District

The Plan makes provision for growth and supporting infrastructure across the Braintree area to 2043.

Development will be accommodated within ~~or~~ and adjoining settlements in accordance with the settlement hierarchy according to their scale, sustainability and existing or future role. The broad spatial strategy for the Braintree District concentrates development on the main settlements of Braintree, Halstead, Witham, and the A120/A12/Great Eastern Mainline corridor.

Future growth will be planned to ensure existing settlements maintain their distinctive character and role, to avoid coalescence between them and to conserve their setting. Growth will be directed to the most sustainable and accessible locations maximising opportunities for the re-use of previously developed land within urban areas taking advantage of the existing range of employment opportunities, facilities, services and travel choices for future communities.

Hierarchy of settlements

New development will be accommodated according to the role of the settlement, sustainability, its physical capacity and local needs.

Main Settlements	Braintree with Bocking and Great Notley
	Witham
	Halstead
Key Service Villages	Coggeshall
	Earls Colne
	Hatfield Peverel
	Kelvedon with Feering
	Sible Hedingham
Second Tier	Bures Hamlet
	Cressing Tye Green
	Finchingfield
	Great Bardfield
	Great Yeldham

	Rayne
	Silver End
	Steeple Bumpstead
Third Tier	Ashen
	Belchamp Otten
	Belchamp St Paul
	Belchamp Walter
	Blackmore End
	Black Notley
	Bradwell
	Bulmer
	Bulmer Tye
	Castle Hedingham
	Colne Engaine
	Cornish Hall End
	Cressing
	Foxearth
	Gestingthorpe
	Gosfield
	Great Maplestead
	Great Saling
	Greenstead Green
	Helions Bumpstead
	High Garrett
	Lamarsh
	Little Maplestead
	Little Yeldham
	Nounsley
	Panfield
	Pebmarsh
	Ridgewell
	Rivenhall
	Rivenhall End

	Shalford
	Shalford Church End
	Stambourne Chapelend Way
	Stambourne Dyers End
	Stisted
	Sturmer
	Surrex (Coggeshall)
	Terling
	Toppesfield
	White Colne
	Wethersfield
	White Notley
	Wickham St Paul

Spatial Strategy

Beyond the main settlements the authorities will support diversification of the rural economy and conservation and enhancement of the natural environment.

Strategic Growth Locations will provide new homes and employment within the Plan period in North Essex.

Neighbourhood Plans

3.15 Development will also be delivered through site allocations in adopted and emerging Neighbourhood Plans.

3.16 As of September 2026 there are nine adopted Neighbourhood Plans in the District (at Bradwell with Pattiswick, Cressing, Coggeshall, Earls Colne, Feering, Hatfield Peverel, Kelvedon, Steeple Bumpstead and The Salings). A further nine villages have applied to designate a Neighbourhood area and are working on the production of a Neighbourhood Plan. The Neighbourhood Plans cannot allocate less housing than the Local Plan proposes but they can allocate more.

Minerals and Waste

3.17 Essex County Council is the Minerals Planning Authority for Braintree District Council and is responsible for preparing planning policies and assessing applications for mineral development. The Essex Minerals Local Plan (MLP) (2014) forms part of the statutory Development Plan and should be read alongside the Braintree Plan. The role of the MLP is to ensure a steady and adequate supply of mineral resources to facilitate development over the Local Plan period and beyond and is currently being reviewed. Essex County Council must be consulted on all non-mineral related development proposed within a Minerals Safeguarding Area (MSA) that meet thresholds

defined in the MLP. A Mineral Resource Assessment may need to be undertaken in advance of development. The MLP designates Mineral Consultation Areas (MCAs) at a distance of 250m around active quarries, other mineral infrastructure and mineral deposits permitted for or allocated for extraction. A Mineral Infrastructure Impact Assessment may need to be undertaken.

3.18 Essex County Council is also the Waste Planning Authority for Braintree District Council and is responsible for preparing planning policies, and for assessing applications for waste management development. The Essex and Southend-on-Sea Waste Local Plan (WLP) was adopted in July 2017 forming part of the statutory Development Plan and should be read alongside the Plan. The WLP covers the period from 2017 to 2032. It sets out where and how waste management developments can occur, and contains the policies against which waste management planning applications are assessed.

3.19 The Waste Local Plan (WLP) designates Waste Consultation Areas (WCAs) at a distance of 250m around permitted and allocated waste management facilities or within 400m of a Water Recycling Centres. ECC must be consulted on all non-waste related development within these areas to ensure that the proposed development would not adversely impact on their existing or future operation. A Waste Infrastructure Impact Assessment may need to be undertaken.

3.20 The Policies Map identifies existing Mineral and Waste sites within the Plan area.

Local Transport Plan

3.21 The Local Transport Act 2008 requires Essex County Council as the Transport Authority to have a Local Transport Plan (LTP) that covers all aspects of travel and transport. LPT3 was adopted by ECC in 2011. Additional documents have been adopted and published including Net Zero: Making Essex Carbon Neutral (2021) and Transport East Transport Strategy (2022). ECC is progressing the replacement of the Essex Transport Strategy with Local Transport Plan 4 (LTP4). The strategic framework was consulted on in summer 2024, and the draft plan '*A Better Connected Essex'* was published for consultation in July 2025.

Essex Local Nature Recovery Strategy

3.22 The 2021 Environment Act introduced local nature recovery strategy regulations. The Essex Local Nature Partnership has developed an Essex Nature Recovery Strategy which delivers practical, county-wide initiatives. It identifies areas of current importance for biodiversity and opportunity locations where habitat creation or improvement can provide multiple benefits for nature and the environment.

Development Boundaries

3.23 Development boundaries provide a guide to where the Council believes new growth should be directed. Primarily, development boundaries mark the existing built form of a town or village and represent the distinction between a built up area and its surrounding countryside and the areas within development boundaries indicate where development is preferred to take place.

3.24 Development boundaries within this document have been set in accordance with the Development Boundary Review Methodology which can be found in the evidence base. They will be revised periodically through the Local Plan and Neighbourhood Plans to ensure they meet the needs of their communities.

3.25 Development within a development boundary is generally considered sustainable and acceptable in principle subject to the detailed assessment of issues such as design, amenity, highways and impact on historic assets. The approach that the Council will take in assessing these matters is set out in policies within this Plan.

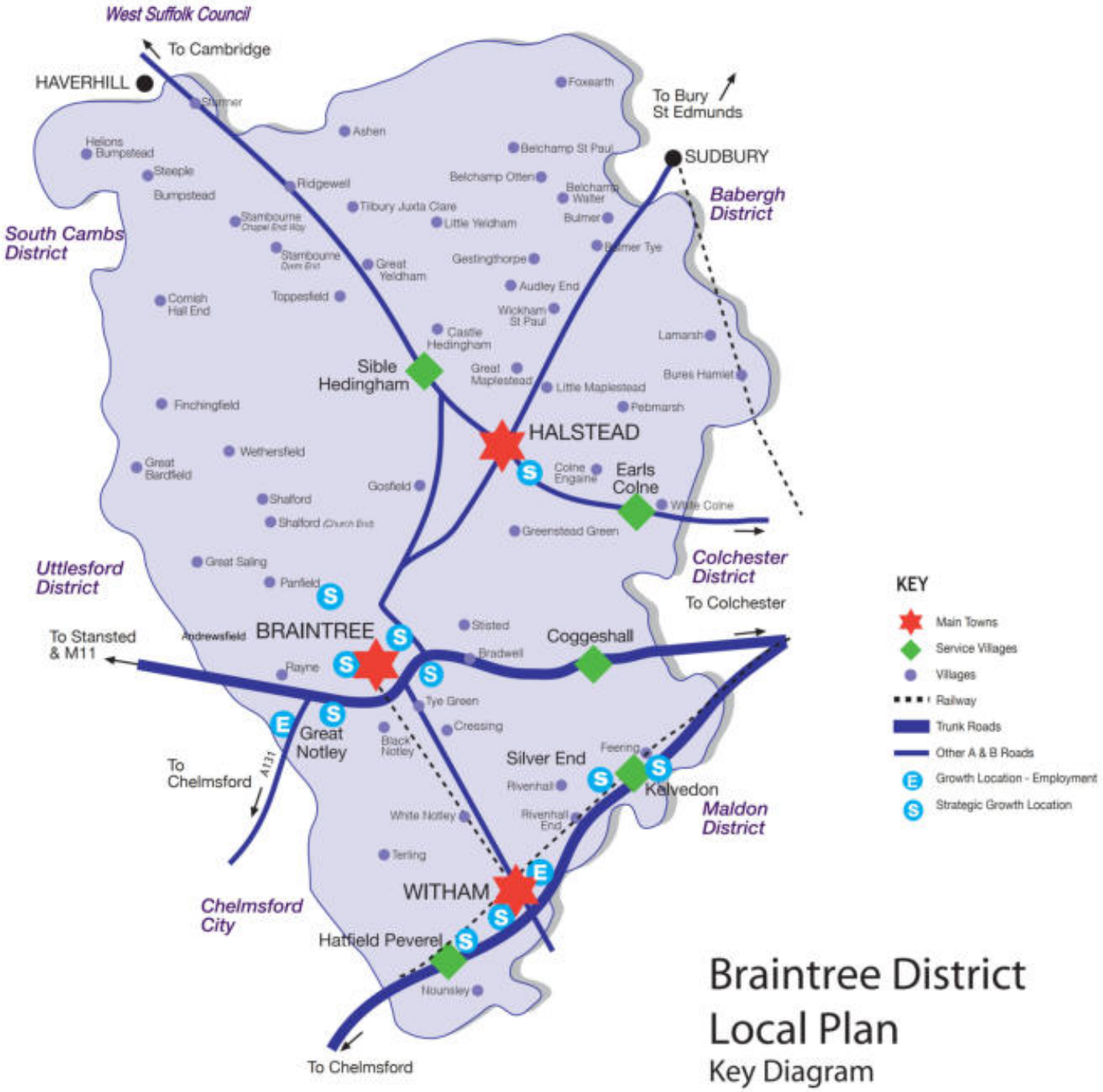
3.26 Land outside of built up areas is considered to be more appropriate for countryside uses such as agriculture and tourism or the expansion of existing homes and business, unless supported by other policies in this Plan, in order to protect landscapes, ecology, and the character and beauty of the countryside.

Policy LPR 2

Development Boundaries

Within development boundaries, development will be permitted where it satisfies amenity, design, environmental and highway criteria and where it can take place without material adverse detriment to the existing character and historic interest of the settlement unless the benefits of doing so would be substantially outweighed by any adverse effects.

Development outside development boundaries will be confined to uses/development types as defined within National Planning Policy whilst also protecting and enhancing valued landscapes and green buffers, water infrastructure, sites of biodiversity or geological value and soils to protect the intrinsic character and beauty of the countryside unless the benefits of doing so would be substantially outweighed by any adverse effects.


West Suffolk Council
To Cambridge
HAVERHILL
To Bury St Edmunds
SUDBURY
Babergh District
South Cambs District
Sible Hedingham
HALSTEAD
Earls Colne
Colchester District
To Colchester
Uttlesford District
BRAINTREE
Coggeshall
To Stansted & M11
Great Notley
To Chelmsford
A131
Silver End
Kelvedon
Maldon District
WITHAM
Chelmsford City
Hatfield Peverel
To Chelmsford
KEY
Main Towns
Service Villages
Villages
Railway
Trunk Roads
Other A & B Roads
Growth Location - Employment
Strategic Growth Location
Braintree District Local Plan
Key Diagram

4 A Prosperous District

Employment

Strategic Employment

4.1 Braintree District's employment is relatively focused on industrial-type sectors, including construction and manufacturing. London Stansted airport, in neighbouring Uttlesford, also plays a significant role in employing residents of the District and through the indirect economic benefits associated with proximity to such a large employment hub.

4.2 The District is predominantly rural in character with tight concentrations of economic activity in three settlements of Braintree, Witham and Halstead. Only one third of employed residents work in the District meaning that the majority of residents travel to other areas for work. One cause of this might be commuting to areas or jobs where earnings are higher than locally; another might be the relatively low number of jobs available. Employment rates among the District's residents are high, unemployment is low and the working age population has shrunk (from c80-85,000 in 2017-18 to c73,000 in 2024).

4.3 Braintree Town has a population of around 44,000 and approximately 15,000 jobs, making up over a quarter of district employment. It is home to Braintree Village outlet and several industrial estates, including Springwood Park Drive and Braintree Town Centre.

4.4 Witham, the second largest settlement with around 28,000 residents and 11,000 jobs, is well-connected by the A12 and Great Eastern Main Line. It has two shopping centres, Newlands and the Grove Centre, and a large industrial area to the north-east, near the A12.

4.5 Halstead, the smallest of the three towns, has around 13,500 residents and 4,000 jobs. The A131 runs through the town centre and the large Bluebridge Industrial Estate is located to the east.

4.6 Previously strong within the manufacturing, construction and retail sectors, there has been a shift since 2015 into new emerging growth sectors, including the health and professional service sectors. In comparison, construction and retail have been stagnant with a decline in manufacturing. By 2020, the District's largest sectors by jobs are health (7,000), retail (6,000), manufacturing (5,000), construction (5,000) and professional, scientific and technical services (5,000). In combination, these sectors account for half of all employment within the District.

4.7 As part of the Employment Land Review, an analysis of economic forecasts was undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes needed to accommodate these levels of growth. Employment forecasts have developed the East of England Forecasting Model (EEFM) which forecasts total job growth based on past trends.

4.8 The assumptions used for density and plot ratios were sensitivity tested and an alternative projection using long term trend rates of change in floorspace between 2013 and 2023 was compared to the EEFM model.

4.9 EEFM projections show that employment within Braintree District is predicted to increase by 5,600 jobs or 8.2% between 2027 and 2043.

4.10 An Employment Land Needs Assessment was carried out to update the amount of employment land that is required within the Plan period. The assessment of employment land supply against identified demand concludes that, having accounted for pipeline sites, there is sufficient supply of industrial land to meet projected demand in Braintree District (a demand of 80,200sqm (20.1ha) against pipeline sites of 174,616 sqm). Demand includes an additional 8% to ensure flexibility, as not all pipeline developments may proceed as planned or deliver the expected quantity or type of space. Manufacturing jobs are projected to decline, but growth in other sectors, including other industries and storage and distribution, will more than offset the fall in floorspace demand.

4.11 For office provision, an increase of 1.9ha is required, including an allowance for a frictional vacancy rate of 8% and just one site in the pipeline. This results in 13,560sqm net and is equivalent to 10% increase on top of existing stock.

4.12 The growth of home working enabled by enhanced digital connectivity' the continuing decline of manufacturing with its need for large floor areas and the prevalence of ‘hot desking’ lead to lower requirements for office floorspace.

4.13 Economic, environmental, social and technological changes are reshaping the economy and the workplace quickly and profoundly, so there is an inherent uncertainty in economic forecasting. The NPPF requires policies to put significant weight to be supporting economic growth and productivity, and policies should take into account both local business needs and wider opportunities. Policies will therefore need to take a flexible approach to allocating employment land, focusing on growing the economy.

Policy LPR 3

Strategic Employment

A strong, sustainable and diverse economy will be promoted with the local planning authority pursuing a flexible approach to economic sectors showing growth potential across the Plan period.

In order to meet the requirements for office, research & development, industrial, storage and distribution uses and to maintain appropriate flexibility in provision to meet the needs of different sectors, the plan will allocate employment land to ensure that provision is made as within the ranges set out below:

- Office uses: 13,560 sqm net/ 1.9ha
- Research & development, industrial, storage and distribution uses: 80,200 sqm net/ 20.1ha

A Strong Economy

4.14 The Council is committed to facilitating prosperity for all in the District. This section sets out policies that will facilitate this aspiration.

4.15 The national policy context is provided by the 2024 NPPF, according to which the Council should:

- Positively and pro-actively encourage economic growth having regard to national and local economic strategies
- Set criteria or identify strategic sites to meet anticipated needs over the plan period
- Support existing business sectors and plan for new business sectors likely to locate in the District
- Plan positively for the location, promotion and expansion of clusters or networks of knowledge-driven, creative or high technology industries
- Pay particular regard to facilitating development to meet the needs of a modern economy, including laboratories, gigafactories, data centres, digital infrastructure and freight
- Make provision for storage and distribution operations at a variety of scales and in suitably accessible locations
- Identify and address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment
- Review land allocations and avoid the long-term protection of sites allocated for employment use, where there is no reasonable prospect of a site being used for employment

4.16 Situated between the major urban centres of Colchester and Chelmsford, and close to Cambridge and London and the international hubs of London Stansted Airport and the Haven ports, Braintree District is well located to support business growth and inward investment. The District is just 45 minutes from central London and has good rail and road links to London and the wider region. This location heavily influences the economy of the District.

4.17 As of April 2024, the responsibilities of South East Local Enterprise Partnership (SE LEP) were transferred to constituent local authorities. The Braintree Economic Growth Strategy 2023-27 collates local, regional, and national economic policies, informed by refreshed evidence and stakeholder consultation. The strategy is built around three interlinked themes:

- Sustainability – Supporting long-term, adaptive business growth.
- Inclusivity – Ensuring access to opportunities for all residents and businesses.
- Competitiveness – Establishing Braintree as a location for innovation, enterprise and resilient growth.

4.18 The key land-use priorities include supporting and developing businesses working within rural areas, ensuring that land is available to support new employment growth in the right places and providing effective 'grow-on' premise space by expanding on local networks.

4.19 Essex County Council's Levelling Up Essex White Paper (2021) identified Rural Braintree as one of six priority areas for targeted investment across Essex. In parallel, the Essex Sector Development Strategy (2022) highlighted five key growth sectors for the county: construction, clean energy, advanced manufacturing and engineering, digital, and life sciences.

4.20 Out commuting is a feature of the District and more residents leave the District to work, than work within the District. However, over two thirds of the jobs located within the District are taken by local residents. Those who work in the District earn on average less than those living in the District, whose wages are higher than the Essex and national average.

4.21 The economy of the District is dominated by small and medium-sized businesses. It retains a relatively large proportion of industrial-type occupations, and whilst there are a growing number of jobs in the office-based sector, this is significantly below the Essex and national averages. Most employment areas are located around the main settlements of Braintree, Halstead and Witham, as well as a large rural business park at Earls Colne Airfield, but rural businesses account for 45% of employment, highlighting the significant role rural businesses play in job creation.

4.22 ECC has undertaken a 'Grow on Space Feasibility Study' to explore the need for employment 'Grow-On Space' within the County. Such flexible employment space, between 100 – 300 sqm in scale, is required to enable flexible premises for businesses to move on from incubation/ enterprise centres / start-up spaces, and free up the units for other start-ups. The Essex Economic Commission also identified an inadequate supply of flexible tenures (e.g. Grow-on Space), which is holding back successful businesses that want to expand and grow. The Council will consider which interventions are the most appropriate and viable to ensure the provision of flexible local employment space (by tenure) in the Plan area.

4.23 Education and skills are an important part of the economy as a well-educated and qualified population is good for the economic health and attractiveness of the District for new and existing businesses. It is important that new development makes sufficient provision for education, including new school places, and when necessary, the identification of new sites for schools and nurseries. Protection and expansion of existing schools and nurseries is also likely to be necessary where sufficient outdoor space can be provided.

4.24 The quality of schooling is also vital, and it is important to ensure that the people of the District have the opportunity to meet their full potential. A range of educational opportunities should be provided including practical vocational training and on the job training such as apprenticeships. Education is a continuing process and opportunities should be available for all age groups to expand their skills and knowledge base.

4.25 Policies will support local businesses by supplying land for the small and medium-sized businesses to grow onto, including office-based spaces, grow-on spaces and rural businesses. The employment land review suggests that the supply of office land should focus on the needs of small-and medium-sized professional services firms including accountants, designers, financial

advisors, IT consultants, management consultants and real estate consultants. New supply of industrial land should primarily be aimed at the logistics sector in accessible locations for the strategic road network.

Location of Employment Land

4.26 The Employment Land Review used employment projections from the East of England Forecasting Model (EEFM) together with additional local information to recommend the amount of additional floorspace or land that is required to meet forecast employment needs.

4.27 It also reviewed the 29 designated and non-designated clusters of employment land of which the majority is located at three large industrial areas, one each in Braintree, Witham and Halstead, with smaller allocations at Strategic Allocations. Employment land identified was categorised into either Employment Policy Areas, Special Employment Areas or Business Parks through Local Plan Policies LPR5 - LPR8.

4.28 For the purposes of this policy, viable and sustainable means that proposals for redevelopment must demonstrate that continued employment use is not possible, based on marketing, viability and other appropriate tests.

Policy LPR 4

Location of Employment Land

All employment sites or buildings in current or recent employment use, will be retained for such uses where they continue to offer a viable and sustainable location for such employment uses.

New strategic employment sites to meet the needs set out within Strategic Employment Policy LPR3, and the proposed uses for those sites, are set out in the table below.

Existing Allocations

	Site	Proposed Uses	Area (ha)
a)	Northern extension to Springwood Drive industrial area in Braintree	1ha Employment Policy Area. Panfield Lane, North West Braintree	1
b)	Land East of Broad Road	Up to 3ha Employment Policy Area. To be determined through Masterplan Framework	3
c)	Extension to Eastways Industrial Estate, Witham	Employment Policy Area	3.4
d)	Land at Feering	Up to 4ha Employment Policy Area. To be determined through Masterplan Framework	2.3
		Total	**9.7**

New Allocations

Ref	Site	Proposed Uses	Area (ha)
e)	Extension off Barlow Tyrie, Springwood Drive industrial area in Braintree	Employment Policy Area	2.1
f)	Slamseys Farm	Employment Policy Area including for Uses E(g), B2, B8	1.13
g)	Shardloes Workshop, Cressing	Employment Policy Area	0.3
h)	Additional extension to Bluebridge Industrial Estate, Halstead	Employment Policy Area	6
i)	Extension to Gosfield Business Park, the old airfield	Employment Policy Area	3
j)	Kings Dene	Employment Policy Area	15.8
		Total	**28.33**

New Allocations to be delivered after the plan period

Ref	Site	Proposed Uses	Area (ha)
k)	Kings Dene	Employment Policy Area	17.2
l)	Land East of Braintree	Employment Policy Area	1
		Total	**18.2**

Employment Policy Area

4.29 Employment Policy Areas are general use 'traditional' industrial estates within the District, where a range of employment uses locate. The major locations for employment in the District such as Eastways in Witham and Springwood Drive in Braintree are allocated as Employment Policy Areas. In these areas the Council will seek to ensure that the predominant use should be for employment, including office, light industrial, manufacturing and storage and distribution. Repair of vehicles, waste management facilities and a limited amount of services to support the workers or businesses on the site may also be suitable in some locations. These services should be permitted where they do not conflict with industrial uses, especially the safe operation of industrial areas including the movement of vans, trucks and other mobile industrial equipment.

4.30 In September 2020 the use class order was amended and the Commercial E use class was created incorporating uses previously considered as B1, A1, A2, A3, D1 and D2. This means that employment buildings used for offices or light industrial processes and research can now be converted to other uses within Class E without the need for planning permission.

4.31 Use Class E in certain circumstances could lead to a loss of employment land for traditional employment purposes. Office uses within Town Centres or edge of Town Centre will be supported as these developments positively contribute towards their viability and vitality. The Council will seek to minimise unacceptable impacts on parking, traffic and amenity of businesses located on employment sites that would impair their long term functionality or operation.

4.32 Anglian Water will support non-domestic water needs where feasible however the company does not have a statutory obligation to supply. Due to pressure on water supplies, it should be noted that Anglian Water's policy on unplanned new non-domestic water requests that exceed around 20,000 litres a day (20m^3/day) is to decline the request.

4.33 Proposals will be expected to consider opportunities to promote appropriate infrastructure improvements in the designated employment area, including multifunctional green infrastructure, and measures to promote active and sustainable travel opportunities to and within the designated employment area.

Policy LPR 5

Employment Policy Areas

Employment Policy Areas are identified on the Proposals Map, where the following uses will be considered appropriate and will be permitted and retained:

a) Office use, research and development, and industrial processes (other than industrial processes falling within Use Class B2) (Use Class E(g))

b) General industrial (use class B2) and storage and distribution (use class B8)

c) Repair of vehicles and vehicle parts

d) Waste management facilities (Sui Generis use) as appropriate taking into account neighbouring uses

e) Services specifically provided for the benefit of businesses or workers based on the employment area.

Changes from B2 or B8 to E (other than E(g) Offices, Research and Development, Light Industrial) will not be permitted within employment policy areas.

Site Name	**Area (ha)**
Sturmer Industrial Estate, Haverhill (excluding (d) Waste Management Facilities)	12.3
Hunnable Industrial Estate, Great Yeldham (excluding (d) Waste Management Facilities)	2.8
Gosfield Airfield	7.7
Broton Drive Industrial Area, Halstead	3.7
Halstead Town Centre	1
Bluebridge Industrial Estate, Halstead	22.6
Riverside Business Park, Earls Colne	2.2
Earls Colne Airfield	20.2
Hanger Field, Earls Colne Business Park	3
Springwood Industrial Estate, Braintree	62.7
Skyline 120, Great Notley	20.8
Braintree Town Centre	21.1
Driberg Way, Braintree	4.3
Allshot's Farm, Kelvedon	1.7
Coggeshall Industrial Area	3
London Road, Kelvedon	1.2
Eastways, Witham	41.3
Freebournes, Witham	43.9
Lynderswood Farm, Black Notley	8.2
Horizon 120, Great Notley	33.32
Rippers Court and former Premdor site, Sible Headingham	1.9
Slamseys Farm, Nr Great Notley	5.8
Total	**324.72**

Special Employment Areas

Kelvedon Park

(RIVE 364)

4.34 Essex Fire and Rescue Service currently operate their headquarters from Kelvedon Park. An additional allocation of 3.3ha to the east is proposed to accommodate additional emergency services facilities, including training facilities. These are supported by the Council in principle, subject to compliance with national policy and the remaining policies in the Local Plan.

Policy LPR 6

Kelvedon Park

Land at the Essex Fire & Rescue Service HQ, Kelvedon Park is allocated as a Special Employment Area specifically to meet the requirements of the emergency services for:

a) Emergency Services facilities
b) Training facilities
c) Car Parking
d) Vehicle maintenance facilities.

An additional 3.3ha extension is allocated on the Proposals Map, this extension is supplementary to sites identified within LPR4 location of employment land. Any further development is supported providing the following criteria are met:

e) Additional development on site must provide sufficient parking
f) Appropriate boundary screening is required to the rear of the site
g) Additional development must retain the parkland setting to the front of the site.
h) A full landscaping scheme would be required as part of any planning application

Business Parks

4.35 The Council has historically identified a number of employment areas which by virtue of their location, often in rural areas, are only suitable for office or business uses. The new use class order introduced in September 2020 has removed the B1 use class and those uses now fall within a wider commercial E use class which also includes a range of other uses.

4.36 Proposals will be expected to consider opportunities to promote appropriate infrastructure improvements in the designated employment area, including multifunctional green infrastructure, and measures to promote active and sustainable travel opportunities to and within the designated employment area.

Policy LPR 7

Business Parks

Employment locations for Business Parks are identified on the Proposals Map. To maintain the character of these sites, and to meet identified needs, they are allocated for Use Class E (g), office use, research and development, and industrial processes (other than industrial processes falling within Use Class B2).

Site Name	Area (ha)
Blois Meadow Business Centre, Steeple Bumpstead	1.1
Atlas Works, Earls Colne	0.9
Threshelfords, Feering	2.4
Land at Cranes Lane, Kelvedon	0.6
Witham Town Centre	2.5
Total	**7.5**

Rural Enterprise

4.37 Whilst most large-scale employment development should be directed towards the larger towns in the District, smaller scale employment in rural areas should be supported. This applies to all types of businesses but also those businesses that may be specifically related to rural areas, for example, farm diversification schemes or tourist and visitor facilities. Businesses located in the rural areas contribute significantly to the economy of the District and provide local employment opportunities to those living in rural areas which might be accessible by walking and cycling.

4.38 The success and growth of businesses in rural areas must be balanced against the retention of the rural character and the high-quality landscape. Some locations outside of the main towns but close to the strategic road or rail networks for example, may be more suitable for larger scale employment development than those which are located in more isolated parts of the District. Existing buildings in rural areas should be utilised wherever possible when additional space is required before new buildings are considered.

4.39 This policy should also be used to assess proposals for farm diversification projects where planning applications are required. Farm diversification is regarded as on-farm development which supports ongoing agricultural activity, either by adding value to existing operations, or introducing new income streams, which remain under the control of the same farm enterprise. Proposals specifically for farm diversification may be located in relatively unsustainable locations therefore conditions may be attached to permissions, which limit the goods to those mainly produced on the holding and limit the overall scale of development.

4.40 There are some circumstances where rural employment buildings become unused, and the District Council must balance the need to ensure that appropriate land is preserved for employment uses, but that sites which are redundant or disused can be utilised for alternative uses such as homes.

Policy LPR 8

Rural Enterprise

Outside development boundaries, proposals for rural businesses and services which support the sustainable growth of existing businesses, or development and diversification of agricultural and other land-based business, or involve facilities to support rural leisure and tourism, which involve the conversion and re-use of existing buildings that are of permanent and substantial construction and capable of conversion without complete re-building or involve the provision of well-designed new buildings, will be considered acceptable subject to all the following criteria:

a) The site is physically well-related to existing development or takes opportunities, where they exist, to use previously developed land.

b) The access and traffic generated by the development can be accommodated on the local road network, protected lanes and quiet lanes

c) There is no unacceptable impact on residential amenity

d) There is no unacceptable impact on the character of the site or the surrounding countryside and its landscape value

e) The development would limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes and nature.

Tourism

4.41 The District is predominantly rural with opportunities for tourism related development in the attractive villages, towns and surrounding areas. However, a balance should be achieved between supporting the rural economy and protecting the countryside, as stated in the 2024 NPPF.

4.42 The District has a number of villages and towns that are popular destinations for tourism due to the high quality of their built or historic environment. Such settlements include Finchingfield, Castle Hedingham and Coggeshall. It is important that within these settlements, facilities for visitors are maintained and enhanced in order to promote tourism, without detracting from the features that make them attractive to visitors.

4.43 To maximise the benefits of tourism to rural economies, tourist development should be located where visitors can access local shops, pubs and other services. Large scale development should have safe and convenient pedestrian and cycle routes, and PRoWs should be protected, enhanced and integrated with the wider network to encourage active recreation and active travel.

4.44 Camping and caravan sites contribute in an important way to tourism and to the supply of tourist accommodation supporting the rural economy. However, they should be located appropriately and sufficiently screened to avoid any harmful impact on the setting and character of the countryside. Tourist development in rural areas may require a private sewage treatment plant, subject to the necessary discharge permit. Any such development would also have to meet water-efficiency standards.

4.45 Appropriate research should be carried out into the local tourism market before submitting an application to show that there is a need for tourist accommodation in that area. In some cases this will be subject to independent verification at the cost of the applicant. Proposals to remove occupancy conditions or to change the use of tourist accommodation to permanent residential use will not normally be approved.

4.46 To ensure that the district's countryside is protected from inappropriate conversions of new tourist accommodation to residential use, a reasonable business case i.e. costings and business model, will be required for new tourist accommodation proposals to ensure the long term viability of such proposals. Major tourism proposals are those which require new buildings of significant scale and/or will generate a significant increase in traffic on the local network.

Policy LPR 9

Tourist Development within the Countryside*

Proposals for new tourist accommodation and facilities, including extensions to existing tourist accommodation and facilities, within the countryside, will be permitted provided that all the following criteria are met:

a) The demand for the development has been clearly demonstrated

b) Large scale proposals are connected to and associated with existing facilities or located at a site that relates well to defined settlements in the area and are accessible to adequate public transport, cycling and walking links

c) They would not materially adversely affect the character, appearance and amenity of the surrounding area, any heritage assets and their setting, and should be well screened

d) Appropriate, convenient and safe vehicular access can be gained to/from the public highway and appropriate parking is provided

e) They will be served by adequate water, sewerage and waste storage and disposal systems

f) They will include a high quality landscaping scheme.

The occupation of new tourist accommodation will be restricted via condition or legal agreement to ensure a tourist use solely and not permanent residential occupation.

In addition, tourist accommodation proposals will be required to include a business plan that will demonstrate the long term viability of the scheme.

Shops and Services

4.47 Town Centres are key economic drivers for the District and are the primary centres for retail and cultural provision. They provide shopping, services and cultural and recreational opportunities for residents within the District, as well as visitors, and contribute significantly to the local economy and employment.

4.48 The general principles for retailing and town centre use are set out in the 2024 NPPF. The policies contained within this plan outlines the retail hierarchy of the District, the required floor space for convenience and comparison goods, and food and drink provision such as pub and restaurant uses.

4.49 The 2024 NPPF states that Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

4.50 The policies and retail allocations proposed in this document are supported by the Braintree District Retail Study and Leisure Study 2024. This study provides a quantitative and qualitative assessment of the need for new retail, leisure and other main town centre uses. It also provides a breakdown of retail requirements for each of the main towns as well as Braintree Village and Braintree Retail Park.

4.51 The projections to 2043 are slightly lower than the previous projections (to 2033) for comparison and convenience goods retail, primarily due to lower expenditure forecasts and higher deductions for online sales and market stalls. There is a more modest need for new development. Growth in convenience and comparison goods retail is concentrated in Braintree town centre and Braintree Village because of increases in population growth and expenditure per capita levels.

4.52 The town centres are the primary location for main town centre uses and are the most sequentially preferable location for retail development. Although Braintree town centre and Braintree Village/Braintree Retail Park are the only shopping and leisure destinations with district-wide catchment areas. The town centre boundaries are shown on the Proposal Map and their boundaries will be the basis for the application of the sequential test. The definition for town centre use is in the NPPF glossary.

4.53 This policy identifies Braintree, Halstead and Witham town centres as the primary locations for retail, office, leisure and cultural provision in the District.

4.54 Impact assessments will be required for developments which affect identified town, district and local centres. An impact assessment may also be required if a development proposal could potentially impact on an adjacent authority's retail centre. Of adjacent centres, Sudbury has been identified as being potentially vulnerable and as such an assessment would be required for development proposals above 400sqm gross which may impact on this centre.

Policy LPR 10

Retailing and Regeneration

To ensure the long-term vitality and viability of the District's Town, District and Local Centres, the Town Centres of Braintree, Halstead and Witham will be the primary location for main town centre uses such as retail, office, leisure and entertainment in the District.

Proposals that positively contribute towards creating attractive, vibrant and safe centres offering a diverse mix of uses, including those uses which offer wider community benefit, and that promote and improve choice, will be supported. In the main towns proposals which support the diversification of the evening economy, will be supported subject to amenity impact on residents and the surrounding area. Proposals should, where appropriate, incorporate urban greening measures to enhance the quality, attractiveness and environmental performance of town, district and local centres.

To enhance sustainable access and place making principles within town centres, proposals should include movement and place assessments for all major proposals, bus priority measures where appropriate, and public realm strategies focusing on walking and cycling, ensuring centres are easy and attractive places to reach without dependency on the car.

The evidence suggests that Convenience (Food) retailing across the District is ~~not~~ expected to grow by 2,460 sqm (gross) and Comparison goods (non food retailing) will require 4,220 sqm (gross) of additional new floorspace. Food and beverage provision will require 12,060sqm (gross) with a combined projected requirement of 18,740sq.m gross of retail and food/beverage floorspace by 2043. In addition, 2,800sqm (gross) of new commercial leisure and cultural floorspace by 2043 has been identified.

The improvement and regeneration of the town centres will be promoted and the regeneration of the following locations is proposed to meet the identified need for additional retailing, community facilities and services and other main town centre uses: Land at Sainsbury, Braintree and Land at Tesco, New Street, Braintree.

The improvement and regeneration of the town centres will be promoted and the regeneration of the following locations is proposed to meet the identified need for additional retailing, community facilities and services and other main town centre uses:

- Land at Sainsbury, Braintree
- Land at Tesco, New Street, Braintree

Proposals for main town centre uses will be permitted when a sequential test, and if required an Impact Assessment, demonstrates that there are no sequentially preferable sites which could accommodate the development.

Impact Assessments will be required for main town centre use proposals (excluding Class E(g) and Class E(e)) for sites that are not within a Town, District, or Local Centre, which are in excess of the following floor space thresholds:

- 1,000sqm (Gross) - Braintree Town Centre
- 500sqm (Gross) - Halstead and Witham Town Centres
- 500sqm (Gross) - Great Notley District Centre
- 500sqm (Gross) - Local Centres
- 400sqm (Gross) - Sudbury

The scale of development will need to be consistent with the following hierarchy, with larger scale development focused on the town centres:

- Town Centres – Braintree, Witham and Halstead town centres
- District Centre – Great Notley Neighbourhood Centre
- Local Centres – Coggeshall, Earls Colne, Hatfield Peverel, Kelvedon and Sible Hedingham, with local centres proposed as part of Strategic Growth Locations and at Maltings Lane, Witham.

Local Centres will be protected from inappropriate development and enhanced to provide small-scale shops, services and community facilities for local residents.

Primary Shopping Areas

4.55 Primary shopping areas are defined on the Proposal Map within town centres in Braintree, Witham and Halstead. They are made up of primary and secondary retail frontages, which are also defined on the Proposals Map. Primary frontages have been identified as those which attract a higher level of rental income, footfall and where key stores are present and are therefore considered to be the most attractive retail areas within town centres. The secondary frontages have a lower rent profile and are not as attractive to main retail uses. However, it would still be suitable to promote town centre uses in these locations, although more flexibility is appropriate. Uses acceptable in secondary frontages include E, F1, pubs or other drinking establishments, hot food takeaways and cinema, concert halls or other music or community venues which are considered sui generis.

4.56 Residential uses will not normally be encouraged within primary shopping areas unless they are part of a mixed-use redevelopment for main town centre uses or they are located on the first floor or above and do not compromise the ability of a shop unit to operate by, for example, the loss of storage space, preparation areas, or delivery areas.

Policy LPR 11

Primary Shopping Areas

Within the Primary Shopping Areas, as defined on the Proposals Maps, primary and secondary frontages have been identified. A balance between retail shops and non-retail town centre uses has to be maintained in order to secure the vitality and viability of the primary shopping area.

The following uses will be permitted within primary frontages:

a) Commercial (use class E)
b) Local Community uses (use classes F.1 and F.2)

The following additional uses will be permitted within secondary frontages:

i) Pubs and drinking establishments
ii) Hot food takeaways
iii) Cinema, concert halls, music venues and similar.

District and Local Centres

4.57 The following District and Local Centres are identified in the Plan and the boundaries are defined on the Proposals Map:

District Centre:

- Great Notley

Local Centres:

- Coggeshall
- Earls Colne
- Hatfield Peverel
- Kelvedon
- Sible Hedingham
- Maltings Lane, Witham

4.58 Additional Local Centres will be identified at other strategic growth locations around the District as work on these sites progresses.

Policy LPR 12

District Centre - Great Notley

Within the District Centre as defined on the Proposals Map, the following uses will be permitted:

a) Use Class E - Commercial

b) Use Classes F1, F2, pubs and drinking establishments, hot food takeaways and cinemas, concert halls, music venues and similar providing this does not lead to an over proliferation of these uses to the detriment of the amenity of the surrounding area or viability of the centre

Out of Town Retailing

Braintree Village Designer Outlet Centre and Braintree Retail Park

4.59 The Braintree Village at Braintree opened in 2000. It offers end of line, surplus goods at a discounted price below that which would be found in town centres. The type of goods sold and the discounts which should apply to them are strictly controlled through Section 106 agreements, between the Council and the developer. The Designer Outlet Centre is also allowed to sell food for immediate consumption on or off the site. It attracts visitors from outside the local area.

4.60 Both Braintree Village and Braintree Retail Park are very popular and as such parking can be difficult, particularly at peak times. In order to retain sufficient parking and to prevent problems on adjoining roads, the existing parking areas will be allocated for parking, in order to retain them for that purpose. Improvements and additional car parking proposals will be encouraged.

4.61 The area is well connected to Braintree town centre by an hourly train service and a more frequent bus service, which operates during the opening hours of Braintree Village. The Council intends that the Designer Outlet Centre and bulky goods provision should be complementary to Braintree town centre, rather than competing with it.

4.62 The Retail Study and Leisure Study 2024 and Regulation 19 update 2026 has confirmed that Braintree Village and Braintree Retail Park do not meet the definition of a district centre. The study confirms that both function as specialised comparison shopping destinations, rather than perform a district centre shopping function.

4.63 The Retail Study assessed whether there was a need to improve the retail offer at Braintree Village or Braintree Retail Park. It concluded that there is no requirement to improve the quantum, or range of retail offer at these successful retail destinations, over and above the existing retail park extension commitment.

4.64 Areas are allocated on the Proposals Map for leisure and entertainment to meet the identified need for these uses. In September 2020 the use class order was amended and a new wider class E was created which included those leisure and entertainment uses previously in use class D2.

Policy LPR 13

Braintree Village Designer Outlet Centre*

The area defined on the Proposals Map as Braintree Village Designer Outlet Centre shall be maintained for the purpose of a discount shopping outlet centre, and current associated uses.

Policy LPR 14

Leisure and Entertainment*

The areas identified on the Proposals Map for Leisure and Entertainment shall be retained for leisure and entertainment-related uses. This includes use for indoor sport, recreation or fitness; local community shops (Use Class F2); bingo halls, music venues and other similar uses; and expansion of the existing cinema will be acceptable.

Policy LPR 15

Retail Warehouse Development*

Retail warehouse development will be permitted within or immediately adjoining town centres and land identified for retail warehousing on the Proposals Map. If no such sites are available then the sequential approach will be applied, together with an impact assessment, if applicable.

Proposals outside of town centres will be required to satisfy all the following criteria:

a) A sequential test and impact assessment which demonstrates that no material harm to an identified Town, District or Local Centre would occur and that no sequentially preferable sites are available

b) Development to be confined to the sale of non-food retail products, of a weighty or bulky nature and associated ancillary goods.

Retail Allocations

4.65 The 2024 NPPF states that Local Planning Authorities should allocate a range of suitable sites to meet the scale and type of town centre developments needed in town centres and that this need is met in full.

4.66 The Braintree Retail and Leisure Study has identified the retail requirements for comparison goods, convenience goods, food and drink, and other leisure uses for Braintree District.

4.67 Sites allocated in this policy would be expected to primarily provide new retail floor space and other main town centre uses, in order to meet the area's retailing needs. Other uses such as residential, may be acceptable as part of a mixed use scheme which is primarily for retail or other town centre uses.

4.68 The intensification of retail development on existing sites will be supported subject to normal planning considerations, including traffic impact and the provision of sufficient parking provision for the existing and proposed development. Intensification proposals would also have to satisfy the requirements of the sequential test and, when required, impact assessments.

Policy LPR 16

Retail Site Allocations

The following sites are identified in the town centres for retailing and other main town centre uses as shown on the Proposals Map:

Braintree

- Tesco Store, Car Park and Pound End Mill, New Street
- Sainsbury's Store and Car Park, Tofts Walk.

Out of centre retail allocations

New retail provision will also be provided at strategic growth locations, and a site allocation at land off Millennium Way, Braintree.

Homes

Housing Allocations

4.69 Provision for new homes is critical to meet the needs of a growing population and for the effective functioning of local communities. National government policy as set out in the 2024 NPPF requires us to meet our full objectively assessed need for market and affordable homes. Work has been undertaken to establish this need and is set out in the evidence base.

4.70 It is very important that the homes provided are of a size, type and mix which meet the needs of all those in society including older people, looked after children, families and people with disabilities and that they are of a high-quality design, set in attractive neighbourhoods that offer good connectivity to places where people work with access to a wide range of community facilities and everyday services. Where appropriate development proposals are required to be informed by a landscape led design approach from the earliest stages of design that integrates multifunctional Green and Blue Infrastructure networks and bio-diversity net gain reflecting the priorities in the Essex Local Nature Recovery Strategy.

Housing provision and delivery

4.71 The National Planning Policy Framework (2024) sets out that the planning system must be genuinely plan led, with succinct and up to date plans providing a positive vision for the future of an area, providing a framework for meeting housing needs among other issues.

4.72 It is the Government objective to sufficiently boost the supply of housing and strategic policies should be informed by a local housing need assessment, conducted using the standard method in National Planning Practice Guidance.

4.73 It is necessary for the Local Authority to establish a housing requirement figure for the whole area, which shows the extent to which their identified housing need can be met over the Plan period.

4.74 The starting point for this is the Standard method. This formula shows that the minimum housing requirement for Braintree District, as at 2026, is 1133 dwellings per annum.

Policy LPR 17

Housing Provision and Delivery

The Council will plan, monitor and facilitate the delivery of a minimum of 19,261 new homes between 2026 and 2043. These homes will be located primarily in the Main Towns and Key Service Villages and on the following strategic growth locations.

The remainder of the housing land supply will be made up of existing commitments of 8,204 dwellings from the existing Local Plan and planning permissions, 2,945 homes from non-strategic site allocations and a windfall allowance of 75 per year, or 975 for the Plan period. This means the total supply of homes in the district up to 2043 is 20,274. Additionally 4,110 new homes are expected to be delivered post 2043 primarily on the strategic growth locations.

Strategic Growth Locations (SGL)	Number of Homes (Within the Plan period)	Number of Homes (past the Plan period)	Total Number of Homes
Hayeswood, East of Great Notley (in Black Notley Parish)	1,750	0	1,750
Land East of Broad Road, Braintree	1,000	0	1,000
Former Towerlands Park site, Braintree	575	0	575
North West Braintree - Panfield Lane	825	0	825
East of Braintree	1,900	760	2,660
Land East of Halstead	2,850	0	2,850
Land South East Feering	835	0	835
Kings Dene - North, West and South West of Kelvedon	2,250	3,350	5,600
Wood End Farm, Witham	400	0	400
Land North of the A12, Hatfield Peverel	1,150	0	1,150
Total	**13,535**	**4110**	**17,645**

Smaller sites suitable for 10 or more homes are allocated on the Proposals Map and are set out in Appendix 2 and 3

4.75 All sites suitable for delivering ten or more homes are allocated for development on the Proposals Map. These are primarily located in accordance with the spatial strategy in the Main Towns and Key Service Villages. Opportunities for development of less than 10 homes within development boundaries, rural exception sites, prior approvals and windfall sites are not specifically allocated on the Proposals Maps. The Local Plan aims to identify small sites of no more than 1 hectare in size to support small and medium businesses.

4.76 Appendix 1, 2 and 3 to the Local Plan includes a full housing trajectory. This includes all the sites which currently have planning permission and sites of 10 or more which are allocated for future development, as well as an allowance for windfall rate. The phasing of the developments set out in LPR17 can be found in this trajectory.

4.77 Each of the strategic growth locations has a policy to accompany it which sets out the expectations for the delivery of the site and these are set out on the following pages.

Strategic Growth Locations

4.78 The Council requires a joined-up collaborative, cohesive and proactive approach to be taken to the planning and implementation of Strategic Growth Locations across the District.

4.79 The production of Masterplans will ensure that development proposals are front-loaded and where possible accelerated, recognising the scale and complexity of delivering development and infrastructure on Strategic Growth Locations.

4.80 Masterplans and Design Codes will be produced by the landowners/promoters of identified sites, in partnership with the Council and relevant stakeholders (including adjacent landowners, relevant Town and Parish Councils, infrastructure providers and statutory consultees).

4.81 In producing Masterplans, the Council requires ongoing and widespread engagement to be undertaken with the local community (including Town and Parish Councils) and stakeholders. The Masterplan and subsequent applications should be considered and informed by a Design Review Panel with stages to be agreed by the Council and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.

4.82 This should include an early engagement event to inform option development, and public consultation on the draft Masterplan prior to finalisation. Masterplans must be prepared in a form and manner which means that they are capable of adoption as Supplementary Planning Documents.

4.83 Masterplans should be produced to accord with Policy LPR18 and all other relevant Policies of the Local Plan.

4.84 Masterplans are an effective tool in securing comprehensive and timely delivery and securing design quality and positive place outcomes. Masterplans support comprehensive, integrated, well-planned and sustainable places in terms of the natural, built and historic environment. An effective masterplanning process helps to support a multi-disciplinary, integrated, inclusive and collaborative approach to securing quality design and delivery. It also assists with resolving and co-ordinating planning issues at an early stage in the process speeding up decision-making and driving forward delivery through a shared vision. This both de-risks and provides certainty.

4.85 We encourage the production of Masterplans on a staged basis, initially evaluating and agreeing baseline technical, character and design analysis and assessments, then agreeing a shared vision and set of place making objectives, exploring and testing a series of options with stakeholder input and design review panel and then the agreement of a preferred option and masterplan.

4.86 Policy LPR18 sets out the strategic design and masterplanning expectations of the Council for the Strategic Growth Locations and other significant development. The policy has to apply to a wide range of developments in terms of quantum, scale and complexity. The policy should be applied in its entirety to the Strategic Growth Locations but for other significant development a

tailored and case-by-case approach will be required to identify a proportionate level of masterplan and design detail to secure design quality dependant on site specific issues and the level of detail submitted with any planning application.

4.87 For large sites that are developed over a long period, masterplans may require review and be flexible to adapt to changing circumstances. A Masterplan is not a blueprint but a framework within which further planning and design instruction can emerge over time.

Design Codes

4.88 The masterplanning on Strategic Growth Locations should follow a site specific Design Code, in association with the emerging district wide Design Code. An outline planning application must include a Design Code.

4.89 The Council requires Design Codes to be produced which accord with the principles established by the endorsed Masterplans. During the drafting of the Design Code the Council requires ongoing and widespread engagement to be undertaken with the local community (including Town and Parish Councils) and stakeholders as set out in the Councils (emerging) Design Code document.

4.90 The Design Codes must be approved by the Council and inform detailed proposals for individual sites. Design Codes will be required on other sites as per the threshold set out in the Councils (emerging) Design Code document.

Planning Performance Agreements (PPA)

4.91 To facilitate efficient and effective joint working and to front-load the planning process, Applicant's will be required to sign up to a PPA for all major development proposals. This will facilitate and promote joint working between all parties, and will assist in identifying the issues that will need to be addressed prior to the submission of a planning application.

Design Review

4.92 Design Review may be best defined as a process. These will be undertaken at agreed stages including undertaking a review of the evolving Masterplan and Design Code through to a final stage of testing of the Design Code.

Policy LPR 18

Strategic Growth Locations

The Council considers good design to be a key aspect of sustainable development;

The Council will:

a) Require Comprehensive Masterplans to be produced for Strategic Growth Locations and other significant development. Significant development generally comprises residential development of 500 dwellings or more. Exceptionally, development under 500 dwellings will be considered significant if there are site specific circumstances that require a masterplan-led approach. In some circumstances a Masterplan may also be required to consider the cumulative impact of more than one site to support a co-ordinated and integrated approach to place-making and design.

b) Require Masterplans and planning applications for Strategic Growth Locations and significant development to:

i) create high quality buildings and spaces which positively reflects and responds to the positive elements of local landscape, townscape and historic character;

ii) create integrated, accessible and sustainable transport systems with walking, cycling and public transport designed to be the most attractive forms of transport and effectively linking into the surrounding areas;

iii) provide a clear structure and hierarchy of pedestrian friendly tree-lined streets and well-connected footpaths and cycleways which integrate with the wider built and natural environment and communities;

iv) plan for integrated and mixed-use communities with walkable locally accessible community, employment and retail facilities;

v) positively integrate with adjacent rural and urban communities and positively contribute to their character and the way the area functions, including addressing cumulative, cross boundary planning and infrastructure matters;

vi) create an accessible multi-functional green infrastructure network that provides:

- a key structuring and functional place-making feature which supports healthy lifestyles, sport, play and recreation linking into the wider Green Infrastructure Network; and
- a high-quality integrated network to support ecological connectivity, biodiversity net gain, climate adaptation and mitigation linking into the wider Ecological Network; and
- an appropriate balance between recreational space and space for biodiversity new gain and sustainable drainage.
- effective use of sustainable urban drainage and sustainable water management;
- a hierarchy of linked, high quality, generous and attractive public spaces and public realm that is safe, attractive and supports social interaction for all age groups;

- positive integration and connection with adjacent rural and urban communities, and
- for long-term stewardship of assets.

c) Ensure Strategic Masterplans are informed by a technical and design evidence base and include the following for Strategic Growth Locations and where applicable for other significant development:

i) Vision Statement demonstrating strong ambition for place-making principles and high quality of life for future residents;

ii) Land Use Framework Plan setting out the quantum, scale, type, mix and distribution of land uses including employment land, housing land and community facilities. This shall include housing with an appropriate mix of tenures, housing types and sizes within neighbourhoods provided with a variety of spaces both within and around each area and which provide active travel destinations and a meaningful range of densities to create an established distinct local identity;

iii) Green Infrastructure Framework Plan identifying the scale, distribution, type and design of green spaces for recreation, biodiversity net gain, strategic drainage and on and off-site linkages:

iv) Movement Framework Plan setting out the key access points, strategic highways, street hierarchy and footways and cycleways (on and off site)

v) Site-Specific Design Code identifying how the site responds to local character and context and key structuring elements and layout principles (including heights and densities)

vi) Layout demonstrating capacity and compliance with Design Code, Vision Statement and Framework Plans

vii) Infrastructure Delivery, Phasing & Management Strategy

d) Require the submission of Masterplans for the Council's consideration and agreement before the submission of a planning application. We will confirm the scope and contents of individual Masterplans with applicants in pre-application discussions. Planning applications must be accompanied by a Masterplan. Where applications have already been submitted to the Council, a Masterplan should be agreed with the Council prior to or as part of the grant of planning permission. Adherence to the Masterplan will be secured through planning conditions and/or legal agreement.

The delivery of infrastructure and road improvements on Strategic Growth Locations will be phased to ensure that they are in place when they are needed.

The development will be expected to be planned and delivered in a holistic way, and not as smaller portions of separate development. Development proposals which could compromise the delivery of an identified Strategic Growth Location will be resisted.

Strategic Growth Location - Hayeswood - East of Great Notley (within Black Notley Parish)

(BLAN 114)

4.93 This site is expected to provide a new community linked to both neighbouring Great Notley and Braintree. Whilst in Black Notley Parish, the development will need to ensure that the character of Black Notley village remains separate to the development. Given the scale of the development, an appropriate level of new community services and facilities will need to be provided on the site and appropriate contributions made to new infrastructure outside of the site. Further detail on the extent and quantum of these will be developed during the planning process in consultation with the local residents and Parish Councils.

4.94 A high standard of design and layout will be expected for strategic growth locations. The production of master plans, and design codes will be encouraged to ensure developments are of the highest standard. In particular this site will need to consider the impact of the development on nearby historic assets.

Policy LPR 19

SGL - Hayeswood, East of Great Notley, South of Braintree

A Strategic Growth Location has been identified at land east of Great Notley, south of Braintree and is shown on the Proposals Map. Development will be expected to provide:

a) A minimum of 1,650 new homes of a mixed size and type appropriate to the area
b) Affordable housing as per the Council's policy requirements
c) Contributions to highway and transport improvements including to the strategic road network in the vicinity of the site
d) Appropriate employment uses to support a major new community
e) A new primary school with co-located 72-place early years and childcare nursery on 2.7 hectares of suitable land allocated for education and childcare use
f) Two new 56 place stand-alone early years and childcare nurseries each on 0.13 hectares of suitable land allocated for education and childcare use
g) Contributions towards the expansion of Notley High School and Braintree Sixth Form by at least 2 forms of entry
h) Community facilities including a contribution to or provision of infrastructure for new NHS facilities
i) Local retail and food outlets as part of a village centre
j) Public open space in accordance with the Open Space Study, and informal and formal recreation in accordance with the playing pitch strategy
k) Provision of or contribution towards a Gypsy and Traveller site.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

The main access to the site will be from London Road and local access from Notley Road, and Bakers Lane, the latter only if it is an essential requirement of the development. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

The development will be expected to integrate with existing developments and the wider area through provision of public footpaths, cycleways and, where opportunities exist, bridleways. This could be done through the enhancement of existing, or creation of new, public rights of way.

Strategic Growth Location - Land East of Broad Road, Braintree

(BOCN 132)

4.95 Land East of Broad Road is a partly brownfield site, located in close proximity to Braintree. This is a partly a historic landfill site which also has some employment uses contained within it. Much of it is wild and is valued by local residents for the formal and informal footpaths across the site. The development of this site must be carried out in partnership with the local community, involving them at all stages on the design and evolution of the site from allocation to planning application and beyond.

Policy LPR 20

SGL - Land East of Broad Road, Braintree

A Strategic Growth Location has been identified at Land East of Broad Road and is shown on the Proposals Map. Development will be expected to provide for:

a) A minimum of 1,000 new homes of a mixed size and type appropriate to the area

b) Affordable housing as per the Council's policy requirement

c) Employment development

d) A new primary school, with co-located early years and childcare nursery on 2.2 hectares of suitable land allocated for education and childcare use

e) A new 56 place stand-alone early years and childcare nursery on 0.13 hectares of suitable land allocated for education and childcare use

f) Local retail facilities and contributions to other community facilities as appropriate, including local health facilities

g) Public open space in accordance with the Open Space Study, formal recreation in accordance with the Playing Pitch strategy and informal recreation, which would include improvements to the River Walk to the south of the site and public rights of way suitable for all users, linking to the town centre

h) Provision of or contributions towards a Gypsy and Traveller site.

The main vehicular access to the site will be from a new roundabout on the A131 with an additional local minor vehicle access from Broad Road. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

The provision of facilities shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

Strategic Growth Location - Former Towerlands Park Site, Braintree

(BOCN137)

4.96 The former Towerlands golf, equestrian and conference centre closed a number of years ago and has remained vacant since that time. The site is therefore part previously developed. The site would benefit from working with the developer of the neighbouring North West Braintree Growth Location to ensure a comprehensive redevelopment for this part of Braintree.

Policy LPR 21

SGL - Former Towerlands Park Site, Braintree

A Strategic Growth Location has been identified at Towerlands Park and is shown on the Proposals Map. Development will be expected to provide:

a) A minimum of 575 new homes of a mixed size and type appropriate to the area
b) Affordable housing as per the Council's policy requirements
c) Primary school or contributions towards new primary school provision in the locality
d) A new 56 place stand-alone early years and childcare nursery on 0.13 hectares of suitable land allocated for education and childcare use
e) All access points will have to be agreed to the satisfaction of Essex County Council, as Highway Authority
f) Community facilities, including contributions to or provision of infrastructure for new NHS facilities
g) Local retail facilities
h) Public open space in accordance with the Open Space Study, Formal recreation in accordance with the Playing Pitch Strategy and informal recreation including landscaping to the rural edge.

The main access to the site will be from Deanery Hill/Panfield Lane. An additional vehicle access will be sought from the Growth Location to the south at North West Braintree. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

Strategic Growth Location - Panfield Lane, North-West Braintree

(BOS6H)

4.97 The north-west Braintree growth location was originally allocated in the Council's Core Strategy (2011) as a mixed use growth location. A spine road linking Panfield Lane and Springwood Drive is an essential piece of infrastructure for this development and must be delivered in the early phase of development. It should also be designed to allow for the possibility of an extended spine road to serve development to the north of this site if required.

Policy LPR 22

SGL - Panfield Lane, North West Braintree

A Strategic Growth Location has been identified at North West Braintree, east of Panfield Lane, north of Springwood Drive, Braintree and is shown on the Proposals Map. Development will be expected to provide for:

a) A minimum of 825 new homes of a mixed size and type appropriate to the area
b) Affordable housing as per the Councils policy requirements
c) 1ha of employment development
d) A new primary school with co-located early years and childcare nursery on 2ha of suitable land allocated for education and childcare use
e) A local centre including retail, and other appropriate uses
f) Contributions to other community facilities as appropriate, including sports facilities
g) Public open space in accordance with the Open Space Study, formal and informal recreation, in accordance with the Playing Pitch Strategy and community sports facilities
h) Public rights of way suitable for all users linking to the existing rights of way network
i) A spine road connecting Springwood Drive to Panfield Lane
j) Community facilities including a contribution to or provision of infrastructure for new NHS facilities.

Strategic Growth Location - East of Braintree

(CRES2101/BRAD2044E)

4.98 Land East of Braintree is proposed for allocation as a strategic growth location. It is located to the East of Braintree adjacent to the A120 between Galleys Corner and Marks Farm roundabout. The site is proposed for residential, employment, education, recreation and retail uses.

4.99 The site is adjacent to Braintree, which is a main town with a full range of services available.

4.100 A high standard of design and layout will be expected at large scale growth locations.

4.101 The production of master plans, or design codes will be encouraged to ensure the developments are of the highest standard.

Policy LPR 23

SGL - East of Braintree

This site is allocated for a mixed use growth location consisting of around 2,660 homes, employment, education and local retail uses.

Development will be expected to provide for:

a) A minimum of 2660 homes of a mixed size and type appropriate to the area, of which 1,350 to be provided within the plan period

b) Affordable Housing as per Council requirements

c) Provision of a local centre with local retail, services and food outlets

d) Healthcare infrastructure and/ or funding towards new or expanded healthcare facilities to serve the local population, as required by the NHS

e) A new secondary school on 10.1 hectares co-located with primary school and early years and childcare nursery on 3.09 hectares of suitable land

f) Two new 56 place stand-alone early years and childcare nurseries each on 0.18 hectares of suitable land

g) A new 72 place stand-alone early years and childcare nursery on 0.22 hectares of suitable land

h) Highway and transport improvements including to the strategic road network in the vicinity of the site

i) Provision of sustainable transport options including bus, cycling, pedestrian and where appropriate bridal way routes connecting the site to Braintree and the countryside

j) Public Open Space in accordance with Fields in Trust Standards, formal recreation in accordance with the Playing Pitch Strategy and informal recreation including landscaping to the rural edge

k) The safeguarding of a route for a future dual A120

l) Provision of a 10 pitch/plot Gypsy and Traveller site(s)

m) Development proposals are required to be informed by a landscape led design approach from the earliest stages of design that integrates multifunctional Green and Blue infrastructure networks and biodiversity net gain reflecting the priorities in the Essex Local Nature Recovery Strategy.

Strategic Growth Location - Land South and North East of Halstead (Within Greenstead Green and Colne Engaine Parish)

(HASA2179/GGHR2142 (North) and GGHR2141/GGHR2416/COLE2100 (South))

4.102 This site will consist of a significant urban extension to the town of Halstead, provide a link road connecting the A131 south of Halstead to Colchester Road, and then on to the A131 Sudbury Road north of Halstead. This will provide access and connectivity from the development to the existing town and the Bluebridge Industrial Estate and provide an alternative route to Halstead High Street for general traffic and HGV movements.

4.103 The site should provide a range of housing types to meet the needs of residents in the district including the need for sheltered, care home and elderly accommodation, including the need for extra care, retirement/sheltered housing, residential and nursing with dementia care homes for older people and supported living for people with disabilities or mental health needs where there is an evidenced need in the SSHANA 2025, as well as appropriate, local employment, local centres, play, informal recreation and where a need is identified formal recreation either as new provision or enhancements to existing facilities.

4.104 The urban extension will be expected to link intrinsically to Halstead through sustainable travel methods such as walking and cycling, as well as local road improvements necessary to make the development acceptable. Existing and future residents of Halstead should be able to safely access the countryside through new, improved and enhanced public rights of way including bridal ways and cycling.

4.105 The scheme will need to be appropriately landscaped to minimise its visual impact on the countryside, and should seek to retain and enhance existing areas of ecological value.

4.106 When considering the scale of development, it is expected that the site should provide for new community facilities and infrastructure such as new or expanded school provision including primary and childcare nursery, as well as expanded secondary school provision. Health provision will also need to be carefully considered as either expansion of existing or new facilities.

4.107 Financial contributions will also be sought for off-site highways improvements necessary to make the development acceptable in the wider transport network.

Policy LPR 24

SGL - Land South and North-East of Halstead (Within Greenstead Green and Colne Engaine Parish)

A Strategic Growth Location has been identified at land south and north east of Halstead, and is shown on the Proposals Map. Development will be expected to provide:

a) A minimum of 2,850 homes of a mixed size and type appropriate to the area, of which 2,730 to be provided within the plan period

b) Affordable housing as per the Council's policy requirements

c) A link road between the A131 south of Halstead to Colchester Road, connecting to the A131 Sudbury Road north of Halstead

d) Highway and transport improvements

e) A new primary school (Use Class F1(a)) with co-located 72 place early years and childcare nursery (Use Class E(f)) each on 3.09 ha of suitable land allocated for education and childcare us

f) Four new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.18 hectares of suitable land allocated for education and childcare use

g) Financial contributions to secondary education as required by the Local Education Authority

h) Community Facilities including (but not limited to) a contribution to or provision of infrastructure

i) Healthcare infrastructure and/ or funding towards new or expanded healthcare facilities to serve the local population, as required by the NHS

j) Provision of a local centre with local retail, services and food outlets

k) Public Open Space in accordance with Fields in Trust Standards, formal recreation in accordance with the Playing Pitch strategy and informal recreation including landscaping to the rural edge

l) Provision of a 11 pitch/plot Gypsy and Traveller site(s)

m) Appropriate landscaping.

The delivery of infrastructure will be phased, however it is expected that the link road will be delivered at an early stage of the development.

The main road access to the site will be from the A131, Colchester Road and Sudbury Road. All access points will need to be agreed by the Highways Authority.

The development will be required to be well-connected to the town at Halstead and the wider area through the provision of active and sustainable transport options including bus, cycling, pedestrian and where appropriate improvements to the Public Rights of Way network, cycleways, and where opportunities exist bridleways. This could be done through the enhancement of existing, or creation of new public rights of way.

Strategic Growth Location - Land at South East Feering

(FEER 230/FEER2302/FEER2302B)

4.108 A site to the south east of Feering village, between the current built development and the A12 and between London Road and the railway line is being promoted for a residential led scheme. To the east of the A12 land is proposed for recreation, open spaces and/or green infrastructure, subject to the most appropriate masterplanning solution. The landowner also owns land to the south west of the cricket pitches, north of the railway line which may also be appropriate for recreation, open space or green infrastructure uses, this land should also be considered through an illustrative masterplan, parameter plans, design codes.

4.109 The site, whilst in three parcels, is expected to come forward as a single comprehensive development site which tackles the issue of infrastructure and access, community facilities and contributions at a strategic level. A comprehensive masterplan will be required to support the submission of any planning application.

4.110 Development will be required to follow any associated neighbourhood policies (e.g. design, housing mix and density) in the Feering Neighbourhood Plan if one is in place at the time of the Planning application.

4.111 Appropriate access to the A12 is a requirement of this strategic growth location. The Council will work with the landowner, National Highways and the Local Highway Authority to undertake further modelling/testing to determine the appropriate triggers and timings for the development. Access from the development to the A12, Inworth Road and London Road, will also need to be provided to the satisfaction of the Local Highways Authority.

4.112 Given the existence of the Domsey Brook on the southern edge of the site and some localised areas being at risk of flooding any application must be supported by a Flood Risk Assessment and drainage strategy. The parameter plans will need to ensure that the sequential test is applied within the site and that buildings avoid flood zones 2 or 3. There are other small areas of surface water flooding indicated around the land parcels, but which appear to be localised and it is likely that they could be mitigated by the use of appropriate SuDS techniques and levels.

Policy LPR 25

SGL - Land at South East Feering

A Strategic Growth Location has been identified at land south east of Feering and is shown on the Proposals Map. Development will be expected to provide:

a) A minimum of 835 new homes of a mixed size and type appropriate to the area

b) Affordable housing as per the Council's policy requirements

c) Appropriate employment generating uses to support the new community

d) A new primary school with co-located early years and childcare nursery on 2.1 ha of suitable land allocated for education and childcare use or the expansion of Feering School

e) A new 56 place stand alone early years and childcare nursery on 0.13 hectares of suitable land allocated for education and childcare use or potentially co-located with any new primary school site

f) Provision of a community centre or a financial contribution towards off site provision of the same

g) Community facilities

h) Healthcare infrastructure and/ or funding towards new or expanded healthcare facilities to serve the local population, as required by the NHS

i) Retail Provision

j) Public open space in accordance with the Open Spaces Study, and informal and formal recreation in accordance with the Playing Pitch Strategy

k) Safe cycle and pedestrian access between all parts of the development and Kelvedon and Feering

l) Provision of or contributions towards a Gypsy and Traveller site

m) Contributions to highway and transport infrastructure as required by the Highway Authorities

n) Provision of a new connection between Inworth Road and London Road.

Development should conserve and, where opportunities arise, enhance the Conservation Areas and their settings, preserve listed buildings and Scheduled Monuments and their settings.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

Development proposals which would compromise the delivery of an identified and coherent Strategic Growth Location will be resisted.

Strategic Growth Location - Kings Dene - North, West and South West of Kelvedon

(KELV2208/KELV2217)

4.113 This site will provide a new community which will be integrated into Kelvedon including providing new routes and improvements to Kelvedon Railway Station and a new road to connect to the A12 and relieve existing congestion on Kelvedon High Street. The IDP states that there is a requirement for assessment and mitigation of impacts on Henry Dixon Way underbridge, Potters Footpath Level Crossing, Crane's Lane Bridge, Church Street Level Crossing, Rolleylane Bridge and Bridge 185. This is required early in masterplanning to inform the access and movement strategy.

4.114 Given the scale of development, an appropriate level of new community services and facilities will need to be provided on the site and appropriate contributions made to new infrastructure outside of the site. Further detail on the extant and quantum of these will be developed during the planning process in consultation with local residents and Parish Councils.

4.115 A high standard of design and layout will be expected for strategic growth locations.

Policy LPR 26

SGL - Kings Dene - North, West and South West of Kelvedon

A Strategic Growth Location has been identified at land North, West and South West of Kelvedon and is shown on the proposals map. Development will be expected to provided

a) A minimum of 2,250 dwellings up to 2043

b) Affordable housing as per the Council's Policy Requirements

c) Highway and transport improvements including to the strategic and local road network. This will include provision of an A12 access junction in addition to the Coggeshall Road/ Oak Road link road

d) Improvements to facilitate increased capacity and interchange facilities at Kelvedon Station and access to the station by a range of transport choices

e) 15.8ha of employment land up to 2043 providing for E(g), B2 and B8 uses

f) Provision of a local centre with local retail, services and food outlets

g) Provision of shared community space including library facilities

h) Healthcare infrastructure and/ or funding towards new or expanded healthcare facilities to serve the local population, as required by the NHS

i) A new secondary school (Use Class F1(a)) on 10.1 hectares co-located with primary school (Use Class F1(a)) and early years and childcare nursery (Use Class E(f)) on 3.09 hectares of suitable land allocated for education and childcare use

j) Seven new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.18 hectares of suitable land allocated for education and childcare use

k) Two new primary schools (Use Class F1(a)) with co-located 72 place early years and childcare nurseries (Use Class E(f)) each on 2.22ha of suitable land allocated for education and childcare use

l) Provision of a 22 pitch/plot Gypsy and Traveller site(s) with serviced plots

m) Public Open Space in accordance with Fields in Trust Standards, formal recreation in accordance with the Playing Pitch strategy and informal recreation including landscaping to the rural edge

n) Appropriate, structural Landscaping and Green Buffers to help prevent settlement coalescence

o) Development should conserve and, where opportunities arise, enhance the Conservation Areas and their settings, preserve listed buildings and Scheduled Monuments and their settings

p) Provision of a road-over-rail bridge or other grade-separated solution to enable closure of Church Street Level Crossing

q) New bus provision to serve the development and provide connections to Kelvedon Station and local amenities

r) Provision of sustainable transport options including bus, cycling, pedestrian and where appropriate bridal way routes connecting the site to Kelvedon and the countryside.

Strategic Growth Location - Wood End Farm, Witham

(HATF315/6)

4.116 This site is adjacent to the Lodge Farm site which is being built out and on the opposite side of the road from the Maltings Lane development which is coming close to completion. The site should contribute to and enhance the facilities, which are already being provided in this area to provide a comprehensive and well-planned gateway into Witham.

Policy LPR 27

SGL - Wood End Farm, Witham

A Strategic Growth Location has been identified at Wood End Farm, Witham and is shown on the Proposals Map. Development will be expected to provide:

a) A minimum of 400 new homes of a mixed size and type appropriate to the area, of which 395 to be provided within the plan period

b) Affordable housing as per the Council's policy requirements

c) Public open space in accordance with the Open Space Study, informal and formal recreation in accordance with the Playing Pitch Strategy including an appropriate countryside edge to the development and buffering to the railway line

d) A new 30 place stand-alone early years and childcare nursery on 0.065 hectares of suitable land allocated for education and childcare use

e) Financial contributions to primary education provision as required by the Local Education Authority through S106 Planning Obligations

f) Community facilities including a contribution to or provision of infrastructure for new NHS facilities.

Appropriate vehicular access and improvements, as necessary, to the local road network. Contributions and a route for a cyclepath/footpath between the site and Hatfield Peverel railway station.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

Strategic Growth Location - Land North of the A12, Hatfield Peverel

4.117 **(HATF2193/4)**

4.118 This site is adjacent to the Wood End Farm site which is an existing allocation, and Hatfield Peverel, north of the A12 and south of the GEML

4.119 The site is expected to provide around 900 homes, and a green buffer to minimise coalescence between Hatfield Peverel and Witham as well as a spine road connecting Witham and Hatfield Peverel.

Policy LPR 28

SGL - Land North of the A12, Hatfield Peverel

A Strategic Growth Location has been identified at Land North of the A12, Hatfield Peverel and is shown on the Proposals Map. Development will be expected to provide:

a) A minimum of 1,150 new homes of a mixed size and type appropriate to the area

b) Affordable housing as per the Council's policy requirements

c) Cycle / footpath connection between the allocation and Hatfield Peverel Station, including routes to Witham

d) Provide well-connected internal road layouts which allow good accessibility for bus services and bus priority measures both within the strategic allocation site and to the urban area

e) The development will be required to be well connected to Hatfield Peverel and the wider area through the provision of active and sustainable transport options including bus, cycling, pedestrian and where appropriate improvements to the Public Rights of Way network

f) Provision of a Green Buffer between the development site and Woodend Farm at Witham as shown on the proposals map, including a multifunctional GBI corridor with habitat enhancements, naturalised SuDS and woodland/hedgerows planting aligned with LNRS opportunities

g) Public open space in line with Fields in Trust standards, informal and formal recreation in accordance with the Playing Pitch Strategy including an appropriate countryside edge to the development and buffering to the railway line and A12

h) A new 72 place early years and childcare nursery (Use Class E(f)) on 0.22ha and a 56 place early years and childcare nursery (Use Class E(f)) on 0.18ha of suitable land allocated for education and childcare use

i) Community facilities

j) Healthcare infrastructure and/ or funding towards new or expanded healthcare facilities to serve the local population, as required by the NHS

k) Provision of a 4 pitch/plot Gypsy and Traveller Site with serviced plots.

Comprehensive Development Sites

- B&M site Rayne Road, Braintree
- Land East of High Street, Halstead
- Coggeshall football club, Coggeshall
- Cut Throat Lane, Witham

Comprehensive Development Area - B&M Retail Unit, Rayne Road, Braintree

(BCBG2500)

4.120 This is a redevelopment scheme of a single 1,872 sqm operational class E(a) retail store with associated 74 space carpark to mixed use, residential and retail. The retail element is proposed to be reduced down to a smaller unit and the development is not expected to take place until the lease expires after 2030.

4.121 Development proposals should ensure that:

- A high standard of design is used that reflects its prominent gateway location to the town centre and contributes positively to the character and appearance of the area.
- Existing landscaping on the site should be retained where possible and integrated to enhance visual amenity.
- Connections within the development and to external destinations are direct and safe.

Policy LPR 29

Comprehensive Redevelopment Area - B&M Retail Unit, Rayne Road

A comprehensive redevelopment area has been identified at B&M Retail Unit, Rayne Road and is shown on the Proposals Map. Development will be expected to provide:

a) A minimum of 30 new homes of a mixed size and type appropriate to the area

b) Affordable housing as per the Council's policy requirements

c) Financial contributions to early years and childcare, primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations

d) Contributions to new NHS facilities in accordance with the NHS requirements

e) Public Open Space in accordance with Fields in Trust Standards, and informal and formal recreation in accordance with the playing pitch strategy and informal landscaping according to the illustrative masterplan.

Development should conserve and, where opportunities arise, enhance the Braintree Town Conservation Area and its settings, listed buildings and their settings.

Main access should be taken from Rayne Road . All access points will have to be agreed to the satisfaction of the Highways Authority.

Development should retain the current length of primary retail frontage on Rayne road and George Yard.

Development should enhance the existing network of safe and accessible walking and cycling routes and have regard to Braintree Town Local Walking and Cycling Infrastructure Plan. Enhancements may be secured through site design, delivery of adjoining sections, or proportionate financial contributions to off-site improvement.

Comprehensive Development Area - Land East of High Street, Halstead

4.122 This is a substantial site in numerous private ownerships to the rear of the main Halstead High Street. The site is very well located close to the main facilities of the town but has a series of constraints which have made development on the site difficult to achieve.

Policy LPR 30

Comprehensive Redevelopment Area - Land East of Halstead High Street*

Land East of Halstead High Street between The Centre and Factory Terrace is allocated as a Comprehensive Redevelopment Area which could include new homes, retail and commercial space, open space and community uses.

Redevelopment of the site will need to address the following issues:

a) Satisfactory vehicular, servicing and pedestrian access to the site from the adjoining streets
b) Appropriate provision of parking, open space and community space
c) Protection of the setting of listed buildings and enhancement of the Conservation Area including the retention and refurbishment of the air raid shelters
d) Retention of protected trees and habitat for protected species
e) Protection of important views into the site, including those from across the valley.

Comprehensive Development Area - Coggeshall Football Club, Coggeshall

(COGG2085)

4.123 This is an allocation of two linked sites which should come forward as a single outline planning application. Redevelopment of the Coggeshall Town Football Club and training pitch for residential use enabling phased new facilities to be re-provided as part of replacement facilities and supporting infrastructure west of Coggeshall. It is anticipated that the size and quality of the designated formal open space will be increased and improved.

Policy LPR 31

Comprehensive Redevelopment Area - Coggeshall Football Club, Coggeshall

A comprehensive redevelopment area has been identified at Coggeshall Football Club and is shown on the Proposals Map. Development will be expected to provide:

a) A minimum of 57 new homes of a mixed size and type appropriate to the area

b) Affordable housing as per the Council's policy requirements

c) Financial contributions to early years and childcare, primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations

d) Community facilities including a contribution to improving existing facilities

e) Contributions towards NHS facilities in accordance with NHS requirements

f) Public Open Space in accordance with Fields in Trust Standards, and informal and formal recreation in accordance with the playing pitch strategy and informal landscaping according to the illustrative masterplan.

Development should conserve and, where opportunities arise, enhance listed buildings and their settings.

Main access to the site for residential redevelopment should be from West Street. A new main access for the development of replacement facilities should be created on West Street. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

Development should enhance the riverwalk as a safe and accessible walking route that will encourage sustainable travel, and support healthy and active lifestyles. Enhancements may be secured through site design, delivery of adjoining sections, or proportionate financial contributions to off-site improvements.

Development proposals should be supported by an illustrative masterplan, including a parameter plan and a Design Code which ensures that:

g) Walking and cycling routes are supported by effective wayfinding and signage, and are accessible, logical, convenient, safe, and secure.

h) Connections within the development and to external destinations are designed to be direct and safe.

i) Floodlighting installations should be conditioned, in agreement with the Local Planning Authority, to minimise occurrence of light pollution on adjacent dark skies designation DS2: Land south of the river Blackwater to the southern, eastern and western Parish boundaries in the Coggeshall Neighbourhood Plan.

Comprehensive Development Area - Cut Throat Lane Carpark, Witham

(WITN3212)

4.124 This is a brownfield redevelopment of open carparking to residential flats on a 0.75ha site in a central location. Subject to a parking study, the council could support an entirely residential development at high density with no retained public carparking use.

4.125 Development proposals should ensure that:

- Retention of as much of the existing informal landscaping to Albert road as possible, to preserve the amenity of the area.
- Connections within the development and to external destinations, including the Cut Throat Lane sustainable movement corridor, are direct and safe. Enhancements could include improved natural surveillance and street lighting.

Policy LPR 32

Comprehensive Redevelopment Area - Cut Throat Lane Carpark, Witham

A comprehensive redevelopment area has been identified at Cut Throat Lane Carpark and is shown on the Proposals Map. Development will be expected to provide:

a) A minimum of 52 new homes of a mixed size and type appropriate to the area

b) Affordable housing as per the Council's policy requirements

c) Financial contributions to early years and childcare, primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations

d) Contributions to new NHS facilities in accordance with the NHS requirements

e) Public Open Space in accordance with Fields in Trust Standards, and informal and formal recreation in accordance with the playing pitch strategy and informal landscaping according to the illustrative masterplan.

Development should preserve and enhance the Cut Throat Lane sustainable movement corridor, having regard to draft Witham Town Local Walking and Cycling Infrastructure Plan. Enhancements may be secured through site design, delivery of adjoining sections, or proportionate financial contributions to off-site improvements.

Development should be supported by a car park utilisation study for Witham which demonstrates that parking provision is sufficient following the loss of Cut Throat Lane Carpark.

Housing 10+ Dwellings
Land at High Garrett

(BOCN2033)

4.126 High Garrett is a small predominantly linear settlement located north of Braintree and Bocking. High Garrett has limited services available, but the District crematorium is located close to the village. It is located on a key transport corridor along the A131 leading to Halstead and Sudbury in the north east and Braintree to the south and the Gosfield Road leading toward Sible Hedingham. The current junction of these two roads is traffic light controlled and can become congested at peak times.

4.127 Due to the location of the site, there is an opportunity to help improve traffic access at High Garrett. It is likely that additional contributions would be required from other strategic growth areas in the district to help facilitate this.

Policy LPR 33

Land on the East Side of the A131 High Garrett

This site is allocated for a residential development. The site is expected to provide improvements to, or an alternative route, to the local road network at the junction of Gosfield Road and the A131 at High Garrett. Ancillary uses such as small scale shops or local centre would be permitted.

A minimum of 125 homes new homes of a mixed size and type appropriate to the area.

Supplementary Plan - Former RAF Wethersfield Airfield

(FINC2502)

4.128 Wethersfield Airbase is a former World War II airbase located in the north of the District. Much of the site is located within Finchingfield Parish, but the closest village is Wethersfield. The base also extends into the parishes of Sible Hedingham and Toppesfield. It is an isolated site in a rural location and is located away from the trunk road network. The main road past the site is off the B1054, however this road is narrow in places particularly through the village of Wethersfield. Access from the Finchingfield and Sible Hedingham directions are also problematic due to narrow roads and a narrow bridge at Finchingfield. Access from the northern direction is better.

4.129 The site has several constraints including Local Wildlife Sites, contaminated land, listed buildings both adjacent to the site and on the site, including cold war nuclear bomb stores and former missile stores and blast walls. Overall, the site is very open due to its former use as an airfield and if unsympathetically developed has the potential for significant impact on the countryside.

Policy LPR 34

Supplementary Plan - Former Airbase RAF Wethersfield*

A Supplementary plan is to be produced for the former airbase at Wethersfield. The document will seek to meet the following criteria;

a) To identify appropriate viable uses, locations and scale of potential development for Wethersfield Airbase

b) That any development on the site minimises landscape impact

c) That any development on the site would protect and enhance sensitive historic and natural assets

d) The integration of the site into the wider countryside in order to maximise recreational opportunities.

Affordable Housing

4.130 The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning. These groups include those who require affordable housing. Affordable housing is defined in Annex 2 of the NPPF. It goes on to say that *"all households whose needs are not met by the market can be considered in affordable housing need.".*

4.131 The Council has commissioned a viability study to look at the viability of affordable housing on a range of sites in the District. This report is also available as part of the evidence base and concluded that 30 - 50% affordable housing would be viable in most cases on sites of more than 10.

4.132 Given the evidence that we have gathered, the requirements for affordable housing will be achievable on almost all new developments. In exceptional circumstances, applicants may seek to provide information to the Local Planning Authority, that it is economically unviable to achieve the affordable housing target. In this instance a full viability appraisal of the whole scheme must be submitted to the Local Planning Authority which will be independently verified at the applicant's expense. If it is agreed that a policy compliant housing target cannot be met, then affordable housing will be required to be provided at the maximum viable level.

4.133 The Council is producing an updated supplementary planning document to provide further guidance on affordable housing. Details can be found in the Council's Local Development Scheme.

Policy LPR 35

Affordable Housing

Affordable housing will be directly provided by the developer within housing schemes at the targets set out below:

a) A requirement of 30% of the total number of dwellings on sites located in Braintree, Witham, Halstead, Sible Hedingham, Great Notley, Bocking, High Garrett and development sites directly adjacent to these areas

b) A requirement of 40% of the total number of dwellings for sites in all other areas

c) A threshold of 10 dwellings or 0.5 hectares will apply across the District

d) Where it is impractical to achieve on-site or off-site provision, a financial contribution in lieu of broadly equivalent value, may be accepted

e) A mix of units to reflect the current local need will be required to be delivered on the site

f) If the affordable housing targets set out in the policy cannot be met then the applicant must provide a viability appraisal which will be independently verified and the affordable housing contribution will be set at the maximum viable level.

Specialist Housing and Care Homes

4.134 National government guidance states that local authorities should plan for a mix of housing based on current and future demographic trends and needs of the different groups in society. Some people, such as the elderly or disabled, may need specialist housing provision, which is specially designed for their needs. Specialist provision can include extra care (including Independent Living), sheltered and registered care homes for the elderly and disabled, as well as other facilities for the homeless or those escaping violence. These uses generally fall within the C2 residential institutions or in some cases C3 dwelling homes use class and this is determined usually by the amount of care available on site and whether the units are self contained.

4.135 Essex County Council forecasts the requirements for all supported and specialist housing and accommodation. However the SHMA (2025), and any subsequent updates, will be used as the principal evidence base for identifying the scale and type of supported and specialist housing and accommodation required across the Plan period. Developers will be required to have regard to this data when making proposals for new developments.

4.136 Many of the considerations for specialist housing will be similar to those of general housing, such as attractive and practical design and materials, bulk, impact on neighbourhood amenity etc, but each use will have specific needs. For example, elderly or disabled accommodation should provide storage and charging points for wheelchairs and other walking aids; whilst those accommodating children should have appropriate indoor and outdoor play space. In all cases, residents are less likely to have access to a private vehicle and so the nearby provision of shops and services is essential, in addition to good public transport links for trips further afield.

4.137 Specialist housing has the potential to be an intensive use of a site and care should be taken to ensure the privacy and amenities of neighbouring properties. The cumulative impact of a number of such developments in an area will also be taken into account.

Policy LPR 36

Specialist Housing

Supported and specialist housing and accommodation includes a range of housing and accommodation types designed to meet the needs of older people, people with mental health needs, and people with disabilities, including physical/sensory disability, learning disability and autistic people, it may also include the provision of care and support.

Proposals for specialist housing provision are allocated on the Proposals Map and will be permitted within development boundaries providing that all the following criteria are met:

a) Everyday services that users would expect to access, such as shops, should be available on site or should be located close by and be able to be accessed by a range of transport modes

b) Health services should be available on site or in close proximity and have capacity to accommodate the additional services required from residents, or proposals should provide appropriate mitigation

c) Parking should be provided in line with the Council's adopted standards

d) There is an appropriate level of private amenity space to meet the needs of residents

e) Proposals will reflect the scale and type of need identified in the SHMA (2025), including extra care, retirement/sheltered housing and care homes for older people and supported living for people with mental health needs and people with disabilities including physical/sensory disability, learning disability and autistic people

f) Specialist and supported housing schemes will deliver 100% M4(2) accessible and adaptable homes, with a proportion meeting M4(3) wheelchair-user standards, where identified in the SHMA (2025)

g) Proposals will be required to have regard to the SHMA (2025) and relevant Essex guidance, including the Essex Design Guide - Inclusive Design, the ECC Extra Care Design Guide (2023) and the ECC Supported Living Accommodation Standards (Adults with Disabilities, 2024)

h) Development proposals will be required to demonstrate how layout, circulation spaces and approaches support independent movement for people with disabilities or cognitive impairment

i) Schemes will incorporate dementia inclusive design principles, including clear wayfinding, legibility and features that support orientation and reduce environmental stress, consistent with dementia inclusive design guidance, including the Environments for Ageing and Dementia Design Assessment Toolkit (EADDAT)

j) Where supported and specialist housing accommodation falls within Use Class C3, affordable housing requirements will apply.

Minor extensions to, or the expansion of existing specialist housing in the countryside may be acceptable if, in addition to the criteria a; b; c and d above, all the following criteria are met:

k) The scale, siting and design of proposals is sympathetic to the landscape character and host property

l) The Council will have regard to the cumulative impact of extensions on the original character of the property and its surroundings

m) A travel plan should be provided, which sets out how additional staff, visitors and residents will access the site and ways to minimise the number of journeys by private vehicle.

New specialist housing on unallocated sites in the countryside will not be supported.

On sites allocated for specialist housing, general needs housing will not be permitted.

Self and Custom Build

4.138 The Council recognises the important role that self and custom build housing plays in diversifying the local housing market and enabling residents to design homes that meet their individual needs.

4.139 The Council has a statutory duty under the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) to maintain a register of individuals and groups seeking to acquire plots for self and custom housebuilding. Local authorities are also required to have regard to this register when carrying out their planning, housing, and regeneration functions.

4.140 The projected contribution 2.2% of total to be delivered through the self or custom build dwellings is informed by the total Local Plan housing requirement over the plan period (19,244 dwellings), the average annual number of entries on the Council's Self and Custom Build Register (28 per year) projected over the 15 year period. The proportion of overall housing delivery expected to come from sites of 500+ dwellings is approximately 30%. The majority of this proportion will be secured through serviced plots on the largest development sites where infrastructure delivery makes provision most feasible.

4.141 Self and custom build housing contributes to overall housing supply, supports choice and diversity, and can provide opportunities for local people to access home ownership, promote innovative design, and encourage sustainable construction practices, however, the scale and servicing requirements of such plots mean that provision is most effectively and efficiently delivered on larger development sites where infrastructure is already planned and can be shared. Major development sites must therefore provide a proportion of serviced plots to meet demand. Serviced plots are defined as land ready for immediate development, including access and connections to essential utilities.

4.142 The Local Plan adopts a percentage-based requirement for developments of 500 or more dwellings, calculated as a minimum percentage of total site capacity, rounded to the nearest whole plot, ensuring that demand evidenced through the Council's Self and Custom Build Register is met in a practical and deliverable manner. This targeted approach balances flexibility for developers with the Council's statutory duty to facilitate self and custom build opportunities across the plan period. Provision should normally be on-site and integrated within the wider development layout. Where on-site provision is demonstrably unfeasible, the Council may accept off-site delivery or a financial contribution, subject to agreement. Plots must be fully serviced, including access, utilities, drainage, and broadband. Design codes and plot passports should be prepared to guide future self/custom build purchasers.

4.143 Standalone self and custom build developments are encouraged where small-scale, sensitive to context, and meeting local housing needs, supporting rural vitality and sustainable settlement growth.

4.144 The Council will monitor demand annually via the Self-Build and Custom Build Register to ensure that local demand is recorded in a fair and transparent manner.

4.145 Delivery will be monitored through the Authority Monitoring Report (AMR). The the major residential developments percentage will be reviewed periodically to ensure it continues to reflect actual demand and market conditions.

Policy LPR 37

Self and Custom Build Housing*

Major residential developments of 500 dwellings or more should be required to provide a minimum of 4% of dwellings as serviced plots for self and custom housebuilding, unless it can be demonstrated, through up-to-date evidence, that there is insufficient demand identified on the Council's Self and Custom Build Register, or that there is no take up of those plots within 12 months of them becoming available for general market housing.

Serviced plots must:

a) Be fully serviced, including access, utilities, water, electricity, broadband, and drainage
b) Be of a size and configuration suitable to accommodate a variety of self/custom build dwellings
c) Be integrated into the wider development and consistent with the design, layout, and infrastructure of the site.

A proportion of self and custom build plots may be required to contribute towards the site's affordable housing obligations, where viable and appropriate, with delivery mechanisms secured through planning obligations.

The Council will also support small-scale, standalone self and custom build proposals within or adjacent to settlement boundaries, provided that they:

i) Reflect local character and distinctiveness
ii) Contribute to meeting identified local housing needs, including a mix of dwelling sizes and types
iii) Comply with other relevant Local Plan policies relating to design, access, sustainability, and environmental protection.

Self or custom build plots should be marketed for a minimum of 12 months at an appropriate market rate before they can revert to general market housing if they remain unsold after 12 months.

Gypsy and Traveller and Travelling Showpersons Accommodation

4.146 Government guidance sets out how Local Authorities should meet the needs of the Gypsy and Traveller community.

4.147 In accordance with the National Planning Policy for Traveller Sites (PPTS), the Council, with other authorities in Essex, undertook a Gypsy and Traveller Accommodation Assessment. This identified Gypsy and Travellers and Travelling Showpeople who should be planned for as per the PPTS, as well as those who should have their cultural needs of living accommodation met. The Local Plan should consider the accommodation needs for Gypsy and Travellers and Travelling Showpeople.

4.148 The Gypsy and Traveller Accommodation Assessment (GTAA) showed that to the period 2042 a requirement for 37 Gypsy and Traveller pitches and 11 Travelling Showpeople plots should be provided by 2042. The Council will encourage the provision of appropriate accommodation on its strategic growth locations, and on appropriate sites in the district as identified in the Local plan or through the planning application process.

Policy LPR 38

Gypsy and Traveller and Travelling Showpersons' Accommodation

The Council will seek a minimum of 37 pitches for Gypsy and Traveller accommodation and 11 plots for Travelling Showpeople, at Strategic Growth Locations, small scale site allocations in this local plan, through the planning application process, or through the expansion or intensification of existing sites.

Additional proposals may be considered through the planning application process if additional need is identified in future.

Planning applications for Gypsy and Traveller or Travelling showpersons sites must meet all the following criteria:

a) Are well-related to existing communities in terms of size, location, local population size, and density

b) Are within a reasonable distance of services and amenities such as shops, schools and medical facilities

c) Are located, designed and landscaped to not lead to any loss of, or adverse impact on the natural and historic environment

d) Have a safe vehicular, pedestrian, and cycle access to and from the highway network

e) Are not located within areas at risk of flooding

f) Are provided with or are capable of being provided with appropriate drainage, water supply and other necessary utility services. For sewerage, a connection to the main sewer system will be preferable except when it is impractical to achieve

g) Are of an appropriate size to provide the planned number of caravans, parking, turning and servicing vehicles, amenity blocks, play areas, access roads and structural landscaping, and should be safe and secure

h) Provide a suitable living environment for the proposed residents and there are no significant adverse impact on the amenity of nearby residents

i) Have no significant adverse impact on the intrinsic character and beauty of the countryside.

In addition, plots for travelling showpersons must be large enough for the safe storage and maintenance of rides and equipment, and to protect local amenity.

Applications for Gypsy and Traveller sites should also provide RAMS contributions where appropriate.

Housing Mix and Density

4.149 The Council seeks to create sustainable, inclusive and mixed communities in line with government guidance set out in the 2024 NPPF. New housing developments can help secure a good social mix by avoiding the creation of large areas of similar housing. A mix of housing, based on current and future demographic trends and on the needs of different groups in society, should be provided.

4.150 The density of a new development will depend on a number of factors, including the location of the site, access points, local road network and characteristics of the surrounding area. The layout will need to provide garden sizes and car parking in line with the Council's standards and any required landscaping, open space and requirements for water and drainage.

4.151 As a general guide the Council would expect densities in the District to be on average at least 25 dwellings per hectare to ensure the most efficient use of land. In neighbourhood centres, town centres or sites well served by public transport and walking and cycling facilities, higher densities could be appropriate. This could include local centres and public transport hubs on the allocated strategic sites referred to in Policy LPR17.

4.152 Although the detailed internal layout of buildings is not generally a planning matter all units must have a satisfactorily aspect and access to appropriate natural daylight. In 2015 the government introduced technical housing standards which are a nationally described internal space standard. All new development should be in accordance with these standards.

4.153 Part M of the building regulations was also updated in 2015 and dwelling types were separated into a number of types. Homes which are more adaptable and accessible will ensure that people can live safely in their homes for longer and may prevent accidents in the home which could led to injuries such as hip fractures, which are over the national average in the District. This policy therefore specifies that 10% of all new market homes on larger sites in the District should be built to category 2 or category 3 standards.

4.154 Local authorities are required to hold a self build or custom build register and must find 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 this Plan, and on site specific allocations where available.

Policy LPR 39

Housing Mix and Density

Development shall create sustainable, inclusive and mixed communities through providing a mix of house types and size at an appropriate density for the area, which reflects local need. The housing mix will reflect the needs of the population groups identified in the SSHANA (2025), including older people and people with mental health needs and people with disabilities including physical/sensory disability, learning disability and autistic people.

The density and massing of residential development will be related to all the following criteria:

a) The character of the site and its immediate surroundings, as well as the wider locality

b) The adequacy of the access and the local road system to accommodate the traffic likely to be generated, and the potential for the site to utilise sustainable methods of transportation.

c) The existing vegetation, including trees on the site and the necessity for further landscaping

d) On-site amenity space to be provided in accordance with the adopted guidance

e) An appropriate standard of residential accommodation is provided for the occupants.

Housing mix should be in line with the identified local need as set out in the 2025 SHMA update (or its successor), unless material considerations indicate otherwise.

All new development should be in accordance with the national technical housing standards.

A minimum of 10% of new market homes on sites of 10 or more dwellings must meet Category M4(2) or Category M4(3)(2)(a)/(b) – Wheelchair Accessible dwellings of Building Regulations 2015, or as superseded, as appropriate.

All new affordable homes on ground floor level must meet Category M4(2) or M4(3). For developments within or adjacent to the Main Towns and Key Service Villages, 5% of all new affordable homes will be required to meet Category M4(3)(2)(a)/(b) – Wheelchair Accessible dwellings - of Building Regulations 2015, or as superseded, as appropriate.

Residential Extensions, Alterations and Outbuildings

4.155 Within development boundaries, the extension or alteration of existing dwellings is normally considered acceptable in principle, subject to the other policies in this document, in particular those relating to design and protection of residential amenity and which maintain the Council's adopted standards of parking, access and private amenity space. Listed buildings or buildings within a conservation area would be subject to further controls.

4.156 Inappropriate extensions or alterations of existing dwellings in the countryside can have a detrimental effect on the openness and rural character of the countryside. One of the key objectives of the policy is therefore to restrict the extension or replacement of dwellings, outside development boundaries, to that which is appropriate to the countryside setting.

4.157 In all cases proposals should respect the character of the locality and of the nearby dwellings. Proposals which result in a dwelling which is considerably larger than the original dwelling or adjoining dwellings or which result in a cramped or over-developed plot, compared with the characteristics of surrounding development, will not be considered acceptable. In this context original refers to the dwelling as at 1st July 1948 or, if built after this date, as originally built.

4.158 Permitted development rights may be removed from dwellings extended under this policy.

Policy LPR 40

Residential Extensions, Alterations and Outbuildings

Residential alterations, extensions and outbuildings will be permitted, provided they meet all the following criteria:

a) There should be no over-development of the plot when taking into account the footprint of the existing dwelling and the relationship to plot boundaries. The Council will have regard to the cumulative impact of extensions and outbuildings on the original character of the property and its surroundings

b) The property design, siting, bulk, form and materials of the alteration, extension or outbuilding should be compatible with the original dwelling and character of the area

c) Extensions and outbuildings will be required to be subordinate to the original dwelling in terms of bulk, height and position

d) There should be no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing of light or an overbearing impact

e) There should be no unacceptable impact on the identity of the street scene and/or the appearance of the countryside

f) There should be no unacceptable adverse impact on any heritage asset or their setting

g) In the countryside, new outbuildings should be well related to the existing development on the site and within the curtilage of the dwelling, in terms of design and scale

h) Annexes shall not be self-contained and shall share a physical and functional relationship with the host dwelling

i) That the proposed extension, alteration or outbuilding is located in such as way as to not increase the risk of flooding.

Replacement Dwellings in the Countryside

4.159 The replacement of existing dwellings in the countryside with new dwellings will be considered in certain circumstances, but should not result in the replacement of smaller buildings with much larger dwellings or the consolidation of the footprint or volume of outbuildings not containing residential living space into the new dwelling.

4.160 The size of the replacement dwelling should be commensurate with the original building and in most cases in the same position on the plot, in order to minimise the impacts of the replacement dwelling on the local landscape character and the rural character of the area. Whilst no specific volume increase is specified here, the amount acceptable will need to be compatible with the size and shape of the original dwelling and the plot upon which it stands. In general terms it is considered that the volume of the original dwelling, plus that increase allowed by permitted development rights, is an appropriate guide to the likely permissible size of any replacement dwelling. The impact of the replacement dwelling will be considered alongside any outbuildings such as cart lodges which are being proposed. The Council, where appropriate, will seek to restrict outbuildings associated with new dwellings in the countryside to protect the character and appearance of the countryside.

4.161 The original plot must be able to accommodate the replacement dwelling plus private amenity space and car parking and turning arrangements in line with the Council's adopted standards. No increases in the size of the plot into the open countryside will be permitted.

4.162 The Council will expect a very high standard of design of replacement dwellings to meet the criteria set out in other policies in this document.

4.163 In order to offset the often unsustainable location of replacement dwellings within the countryside, all proposals which are considered under this policy should conform to high standards of sustainability, both in terms of the build and the ongoing running costs.

Policy LPR 41

Replacement Dwellings in the Countryside

Proposals to replace an existing habitable, permanent dwelling of conventional construction in the countryside, with a single new dwelling, will be acceptable if all the following criteria are met:

a) The existing dwelling is not a building of architectural or historical value, which makes a positive contribution to the locality

b) The replacement dwelling and any outbuildings would not have a more harmful impact, or be more intrusive in the landscape, or countryside setting, or the setting of heritage assets and their settings, than the original dwelling, by virtue of its siting, scale, height, character and design

c) Any new replacement dwelling should be positioned on or close to the footprint of the existing dwelling, unless design, landscape, highway safety, residential amenity or other environmental grounds indicate that a more appropriate location on the plot can be justified

d) The size of the replacement dwelling should not be significantly larger than the original dwelling, irrespective of any outbuildings demolished on the site and should be appropriate to the countryside setting

e) There should be no unacceptable impact on the identity of the street scene and/or the appearance of the countryside and local landscape character

f) For sites that are at flood risk, a site-specific Flood Risk Assessment (FRA) is required to demonstrate how the site can be developed and occupied safely.

Exceptions may be made to criteria (b) and (d) above where a truly outstanding or innovative design is proposed which reflects the highest standards of architecture and energy efficiency. Applications considered under this policy would be expected to provide a detailed analysis of the visual impacts of the new dwelling on the landscape or countryside setting. The application would be required to be assessed by an independent design review panel at the cost of the applicant.

Increases in plot size to form additional garden, parking or amenity land will not be permitted.

Rural Workers Dwellings

4.164 Paragraph 84 of the NPPF makes it clear that Local Planning Authorities should avoid isolated new homes in the countryside, unless there are special circumstances. One of these circumstances is, '*the essential need for a rural worker to live permanently at or near their place of work in the countryside*'. Rural workers are normally those involved in the agricultural or forestry industries but in exceptional circumstances may be associated with other rural-based enterprises. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside.

4.165 However, there will be some cases where the nature and demand of work in agriculture, forestry or other rural industries makes it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work.

4.166 The Council will assess all applications for planning permission for new rural workers dwellings in the countryside in detail, to ensure that these are genuine proposals, which are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. To this end all applications will need to pass both a functional and financial test.

4.167 A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise that one or more worker to be readily available at most times. Such a requirement might arise for example in the case where animals or agricultural processes require essential care at short notice.

4.168 The protection of livestock from theft or injury by intruders may contribute, on animal welfare grounds, to the need for an agricultural dwelling, although it will not by itself justify one. Requirements arising from food processing or retirement homes for farmers cannot be used to justify an agricultural dwelling.

4.169 A financial test will also need to be passed to ensure that the rural enterprise is economically viable. The Council will take a realistic and robust approach to the level of profitability noting that some rural enterprises, particularly where there are wider benefits, can be sustained on relatively low financial returns. The financial test will also assess whether the proposed dwelling can be sustained in the long term by the agricultural activity. It should be noted that it is the agricultural enterprise, rather than the owner or occupier's personal circumstances or preferences that are relevant in determining the size of the dwelling that is appropriate.

4.170 The applicant will need to ensure that all necessary information is included with any planning applications, in order for the Council to carry out to its satisfaction, the functional and financial tests at the cost of the applicant.

4.171 If permission is given for a temporary dwelling, the period of the temporary permission will be clearly set out and extensions to the temporary period beyond three years will not normally be given. If permanent permission is granted, or the agricultural use of the site ceases, the temporary dwelling will be required to be removed.

4.172 The Council will also consider removing certain permitted development rights for any dwelling permitted under this policy, to ensure that the dwelling remains at a size which can be justified by the functional need and can be supported by the income from the agricultural unit.

Policy LPR 42

Rural Workers Dwellings in the Countryside

Applications for rural worker's dwellings in the countryside will only be permitted in the following circumstances:

a) There is a clearly established functional need for a full-time worker to live on the site in the countryside

b) The functional need could not be fulfilled by an existing dwelling either on the site or in the vicinity

c) There is no building on the site, or in the vicinity, which is capable of conversion to such a dwelling

d) The new dwelling should be well-related to any existing buildings, whilst retaining the ability to meet the identified functional need

e) The dwelling should be of a size commensurate with the rural enterprise's need and should be able to be supported long-term by the rural enterprise

f) The unit and the rural activity concerned have been established for at least three years, have been profitable for at least one, are currently financially viable, and have a clear prospect of remaining so.

g) For sites that are at flood risk, a site-specific Flood Risk Assessment (FRA) is required to demonstrate how the site can be developed and occupied safely.

An application for a temporary rural workers' dwelling in the form of a caravan, wooden building, or other easily dismantled structure, which does not comply with criteria (f) above may be granted for a period of up to three years if:

i) There is clear evidence of a firm intention to develop the enterprise concerned

ii) There is clear evidence that the proposed enterprise has been planned on a sound financial basis

Applications for the removal of occupancy conditions will only be considered if evidence is provided to show that the need for a dwelling on that unit has ceased and that the property has been marketed in a way that reflects its limited occupancy condition.

Hamlets

4.173 There are some small groups of dwellings in the countryside, which do not have a defined development boundary, but which clearly form a small hamlet, normally around a crossroads or road junction. Occasionally within these groups, there are gaps between existing residential buildings along a classified road frontage, which may be able to accommodate a single dwelling, without adversely affecting the character and appearance of the area. Properties which are situated substantially away from the classified road frontages, set within large grounds with a sizeable gap to neighbouring properties, or which are part of very small groups of less than ten dwellings, are not considered to form part of a hamlet.

4.174 The size of the gap which may be considered suitable for development under this policy is not set and will be comparable to the size and scale of the plots of adjoining and nearby properties. However, large gaps which could accommodate more than one dwelling, field parcels, artificially separated plots or land, including private gardens, which make a positive contribution to the character and appearance of the locality, will not be considered acceptable. If a suitable plot has been identified the siting, design and materials of the new dwelling should be in harmony with the countryside setting and the scale and character of the dwelling should reflect other properties in the hamlet and the character of the locality and there should be no adverse impact upon protected species.

4.175 This policy should not be used for individual isolated new dwellings, or the consolidation of sporadic development, such as that which is commonly found on the main routes into many villages. The former Land Settlement Estate housing between Great Yeldham, Little Yeldham and Tilbury Juxta Clare is not suitable for infill, in order to protect its historical character. Properties which are permitted under this policy are expected to meet the criteria set out in the policy on Residential Alterations, Extensions and Outbuildings.

Policy LPR 43

Infill Development in Hamlets*

Where there is a defined nucleus of at least twenty existing dwellings and where it would not be detrimental to the character of the surroundings, exceptions may be made for the filling of a gap, for a single dwelling, between existing dwellings in hamlets and small groups of dwellings.

This policy will not apply to proposals for the extension of ribbon development and will not apply to gaps which could accommodate more than one dwelling. Proposals for the consolidation or extension of sporadic or ribbon development will also be resisted.

Conversion of Buildings in the Countryside

4.176 Existing buildings in the countryside can provide opportunities for sustainable economic growth and enterprise in rural areas which is supported by the 2024 NPPF. If these buildings are no longer suitable for commercial uses, then the site must have been marketed for commercial uses for at least a year and the application must be accompanied by a marketing appraisal which may be independently verified at the expense of the applicant.

4.177 Applications for residential development of a redundant building in the countryside are also required to show that a significant environmental improvement will be achieved through the residential redevelopment of the site. The deliberate mismanagement of a site or building, in order to achieve an environmental improvement, will not be considered as a benefit for the purposes of this policy.

4.178 The site should be served by a suitable existing access to ensure that the reuse of the site does not lead to unacceptable intensification which may harm the existing character of the countryside.

4.179 This policy will only come into effect in cases where permitted development rights do not apply.

4.180 Any application for residential development would need to concur with other policies in this Plan in relation to development impacts and suitable amenity, parking and access available.

Policy LPR 44

Residential Conversion of Buildings in the Countryside

The conversion of rural buildings that are of permanent and substantial construction and capable of conversion, without complete re-building, to residential use will be permitted where they meet all the following criteria:

a) The site is no longer suitable and has been marketed for commercial use
b) There is no unacceptable impact on protected species or heritage assets and their settings
c) The site is served by a suitable existing access
d) There is no unacceptable impact on residential amenity
e) There is no unacceptable impact on the character of the site or the surrounding countryside and its landscape value.
f) For sites that are at flood risk, a site-specific Flood Risk Assessment (FRA) is required to demonstrate how the site can be developed and occupied safely.

Applications for such proposals must be supported by a frame survey, structural survey and, where listed, a heritage statement setting out the implications of the development on the special architectural or historic interest of the subject building/s and their setting. Where considered appropriate, surveys will be required for protected species that may include but is not limited to, bats and barn owls.

Garden Extensions

4.181 Uncontrolled garden extensions, particularly in the countryside, can have a serious impact on the landscape. This can be due to the domestic garden paraphernalia which normally accompanies garden use such as garden furniture, sheds and children's play equipment extending out into undeveloped areas, as well as changes to the way in which the land is used and looked after with mown grass and flower beds. As such, the inclusion of agricultural land, including paddocks or other land, within the curtilage of a dwelling, or the incorporation of 'open space' within residential areas into a garden is a material change of use requiring planning permission.

4.182 In all cases garden extensions should relate well to the existing built form of the settlement. Therefore the character of the landscape and the area in general will be important considerations in the determination of applications. Proposals which abut an established boundary, such as an existing field hedgerow or fence, or which do not extend beyond the extent of neighbouring properties' gardens are more likely to be considered acceptable. Furthermore, the Council will consider issues such as privacy, overlooking and the impact of the proposal on existing public rights of way, when examining proposals to extend gardens.

Policy LPR 45

Garden Extensions*

The extension of a garden will only be permitted where all the following criteria are met:

a) The size of the garden extension is proportionate with the size of the dwelling

b) There is no material adverse impact on the character and appearance of the surrounding countryside or street scene or any heritage asset and their setting

c) It would have no adverse impact on the amenity of neighbouring properties

d) It does not enclose areas intended for amenity open space including, but not limited to those identified on the Proposals Map for visually important open space, allotments, structural landscaping, informal or formal recreation

e) There would be no loss of protected natural features, or areas of high wildlife value

f) It would not enclose a public right of way, or impact on highway safety or visibility

g) It would not interfere with any neighbouring use, including agriculture.

In the countryside, garden extensions along road frontages will be resisted.

Appropriate boundary treatments for the area to be enclosed, including the planting of native species will be specified.

Transport and Infrastructure

Sustainable Transport

4.183 The Council will ensure that development set out in this document contributes to the creation of sustainable communities, where appropriate infrastructure is provided. Infrastructure can be very large schemes such as a piece of new road, or much smaller such as a piece of play equipment or signage. Infrastructure could also include community facilities and open space which are covered in detail in other parts of the Local Plan.

4.184 The 2024 NPPF requires that the transport system should be balanced in favour of sustainable transport modes such as buses and cycling. However it is also recognised that different policies and solutions will be necessary in different areas.

4.185 The availability of high speed and reliable broadband, particularly in rural parts of the District is a key factor in unlocking new development opportunities and ensuring that people can access services online and work from home.

4.186 Other infrastructure requirements of new development include the availability of utilities such as telecommunications, electricity, gas, water and waste water treatment facilities, and the Council will need to work with the organisations responsible for delivering this essential infrastructure in the District.

4.187 There are particular stretches of roads or junctions in the District that can become congested, especially at peak times when people are travelling to and from school or work and solutions are being sought to this congestion, including encouraging changes to travel behaviour, changes to junction arrangements or new roads as appropriate. Traffic growth can also occur when new homes or offices are built in neighbouring Districts, and Councils must work together to minimise these impacts on all communities. Transport and congestion can have a negative impact on air quality and this will need to be carefully monitored and managed. Encouraging alternative approaches such as electric cars and facilitating the infrastructure required to support them, such as charging points, may assist in reducing harmful emissions which can impact on health.

4.188 Essex County Council is responsible for roads and public transport in the District, whilst National Highways is responsible for the major routes of the A120 and A12. Braintree District Council has a good relationship with these organisations and will need to continue to work in partnership with them and our neighbouring authorities to deliver the required projects. Major schemes for road improvement in Braintree District and the wider region have been set out in the strategic section. Essex transport policy currently comprises of Local Transport Plan 3 (LTP) (2011), ECAC Net Zero: Making Essex Carbon Neutral and Transport East: Transport Strategy (2022). The LTP contains the Essex Transport Strategy and sets out the 15 year vision to improve travel in the county and underlines the importance of the transport network in achieving sustainable, long term economic growth and enriching the life of residents. The LTP is supported by a suite of

more specific documents including the Bus Strategy, the Cycling Strategy, Development Management Policies, Vehicle Parking Standards and the Sustainable Modes of Travel Strategy, and implementation plans that are also periodically updated.

4.189 Public transport networks in the town are adequate during the day and weekdays but during the evening and in rural areas the availability of public transport can be limited. With an ageing population in the District, we need to ensure that public transport is accessible and available to all, providing access to key facilities. Fragmented cycleway networks are also available in Witham and Braintree.

4.190 Development must provide for bus priority including signal priority, bus gates/lanes where justified - high quality stops, shelters, and fully accessible interchange infrastructure, with direct pedestrian links, consistent with ECC's Bus Service Improvement Plan and statutory Enhanced Partnership.

4.191 Local Cycling and Walking Infrastructure Plans (LCWIPs), as set out in the Government's Cycling and Walking Investment Strategy, are a strategic approach to identifying cycling and walking improvements required at the local level. Essex County Council has published three separate LCWIPs for Braintree, Witham and Essex Wide to help make it easier and safer for residents to walk or cycle, reduce traffic congestion, cut air pollution, and improve residents physical and mental wellbeing. New development should look to either provide contributions to deliver sections of these routes if they are in the vicinity, or provide active travel connections to them. Any new cycle routes will be required to be consistent with the standards set out in Local Transport Note (LTN) 1/20 - cycle infrastructure design (2020)

4.192 The Essex Cycling Strategy recommended that Cycling Actions Plans are prepared for each district. These will consider the current level of cycle demand, how cycling levels can be increased; cycle safety issues; gaps in the existing cycle provision, particularly relating to key routes; how any gaps can be closed through enhancements, better connectivity to recreation, key employment areas, development zones and schools; and ways of marketing existing and proposed routes. The ECC Sustainable Modes of Travel Strategy provides further detail on requirements relating to the preparation of a number of types of Travel Plans for businesses, schools and developers.

4.193 The internal design of new developments should prioritise walking and cycling, as well as public transport, over private vehicle movements, to ensure that they encourage shorter internal journeys to take place by these modes. New developments will also be expected to connect safely and directly to the existing external footpath and cycle way routes in the local area, and contributions will be sought as appropriate to improve connections from new developments to the main commuter, community and retail centres or recreational links. Public rights of way which are impacted upon by new development may require protection or enhancement to accommodate new users.

4.194 Cycle parking will also be expected to be provided at homes and also at destination points such as work places, train stations and the town centre. The amount of cycle parking required is set out in the Essex Vehicle Parking Standards 2024 or as superseded. This document also includes guidance on layout and positioning of the parking.

Transport Assessment

4.195 Transport Assessments must demonstrate how the development will encourage active and sustainable transport, achieve mode share targets and mitigate traffic impacts in terms of capacity and safety. The Transport Assessment should have regard to the principles of 'Vision and Validate' showing how the vision for sustainable transport at the site will be achieved and must include a carbon assessment of transport related impacts of the development including the construction phase of the development. The Transport Assessment must include a Construction Logistics and Traffic Management Strategy that has regard to the latest best practice guidance and a copy of the results of the Healthy Streets for Life Assessment. Transport assessments should include emergency services' routing, access to emergency healthcare facilities and air ambulance landing constraints.

Travel Plans

4.196 The Travel Plan will need to identify and deliver the sustainable transport interventions, behaviour changes and travel planning mechanisms required to ensure the development reduces carbon emissions to become net zero and achieve modal split targets. Proposals must include an appointment of a Travel Plan Co-ordinator and provide Travel Packs for new residents including information on public transport discounts, bike/e-bike/e-scooter hire schemes, car clubs and car sharing schemes. Suitable digital travel information should be made available to all residents and occupiers across the development and keep up to date details of all active and sustainable travel information. Any Travel Plan should include an Action Plan setting out specific actions, timelines and targets to be monitored and reviewed annually.

Car Clubs and shared mobility hubs

4.197 Proposals will be expected to proportionately contribute towards the start-up and/or operation of a car club providing a financial contribution through planning obligations where relevant to support the scheme for a fixed period and provision of car club spaces, including lining, signing and charging point, or marketing as appropriate. All car club bays must have dedicated electric vehicle charging facilities. Development will also be expected to contribute to Bike/e-cargo/e-bike/e-scooter (micro-mobility) hire scheme providing a financial contribution through planning obligations where relevant to support the scheme for a fixed period and provision of docking stations where required.

Policy LPR 46

Sustainable Transport

Sustainable modes of transport should be facilitated through new developments to promote accessibility and integration into the wider community and existing networks.

Priority should be given to cycle and pedestrian movements and access to public transport. Development proposals should provide appropriate provision for all the following transport modes:

a) Pedestrians (including people with disabilities and those with impaired mobility), through safe, accessible, attractive, direct and convenient design and layout of routes within the new development and wider pedestrian network. Safeguarding existing Public Rights of Way and promoting enhancements to the network, where appropriate, to offer multi-user routes for walking, cycling and other recreational opportunities such as horse riding

b) Cyclists, through safe and attractive design and layout of routes integrated into the new development and contributing towards the development and enhancement of the cycle network and provision of secure cycle parking and where appropriate, changing and shower facilities

c) Public transport, through measures that will improve and support high quality public transport and its infrastructure, including new public transport routes, bus priority schemes and rapid transit measures, where appropriate, which are well-connected by safe and convenient pedestrian routes for all, including people with disabilities and those with impaired mobility

d) Community transport, through measures that will promote Demand Responsive Transport (DRT) car pools, car sharing and voluntary community buses, community services and cycle schemes

e) Servicing, refuse and emergency vehicles where viable and practical

f) Facilities for charging plug-in and other ultra-low emission vehicles will be provided at all new residential properties

g) New road infrastructure where this would provide sustainable transport

h) Provision of mobility hubs of appropriate scale at neighbourhood centres, public transport interchanges or other suitable locations, which are of high quality design and accessible.

Development will be required to be consistent with and contribute to the implementation of the 'Essex Transport Strategy' Local Transport Plan for Essex or its successors. Development proposals should have regard to the proposed Essex LTP4 (A better connected Essex) and the Braintree and North Essex Implementation Plan, prioritising active and sustainable travel and demand management measures to reduce car dependency.

All developments that generate significant amounts of movement will require a Travel Plan and a Transport Statement or Transport Assessment having regard to the thresholds set out in the ECC Developers' Guide to Infrastructure Contributions. The Transport Assessment or Statement

must demonstrate how the development will maximise active and sustainable transport and mitigate traffic impacts in terms of capacity and safety. Any Travel Plan should include an Action Plan setting out specific actions, timelines and targets to be monitored and reviewed.

Highway works (S.278) and/or financial contributions (S.106) from development proposals will be sought, where appropriate and viable, towards achieving the above objectives including the construction of new or improvements to the existing PROW network on/or off-site pedestrian and cycle routes, having regard to the appropriate Local Walking and Cycling Infrastructure Plan (LCWIP), startup and operation of a Car Club and additional off-site public car parking, if required.

Development which would adversely affect the character of, or result in loss of existing or proposed PROW, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to rights of way for pedestrian, cyclist or horse rider use.

Improvements to PROW will be sought in association with new development to enable safe, direct and attractive new or improved links to be created within the settlement, between settlements and/or providing access to the countryside or multi-functional green infrastructure sites.

Parking Provision

4.198 The geography of the District is predominantly rural and therefore people travel substantial distances to reach some of the main service centres, often by private vehicle. Car parking, therefore, is a key issue for the towns and villages in the District.

4.199 As well as the main shopping areas and town centres, the main parking requirements are related to the train stations, particularly those on the mainline to London but to a lesser extent those stations on the branch line between Witham and Braintree. Due to the quick frequent service from mainline stations, commuters are attracted in from the wider area. It is important that residents have good access to rail stations as this can ensure there is the opportunity to travel longer distances by train. Railway station car parks are required to follow specific national parking standards set out by the Department of Transport.

4.200 All development, both commercial and residential, is required to have regard to the Essex Parking Guidance 2024 or as superseded. This sets out the amount of car parking and visitor spaces that are required for new developments, the size of bays, safety standards and suggestions of layouts. Developments are expected to meet the requirements of this document in all cases. Developments with new external car parking areas should make all efforts to ensure that they permeable to minimise water run off rates.

4.201 Parking courts in existing residential areas are protected for that use where they are considered to be critical to local parking provision. Parking courts are occasionally put forward for residential development, but where the courts are critical for local parking needs they will be protected for that use.

4.202 The provision of additional off-street parking provision, either through improvements to existing car parks or the provision of new car parks, will be supported in appropriate locations.

Policy LPR 47

Parking Provision

Development will be required to provide vehicle and cycle parking in accordance with the Essex Vehicle Parking Standards 2024 or any successor document unless the development is for car parking at a railway station.

Existing car parks serving the main town centres, retail, leisure facilities and train stations, are allocated on the Proposals Map and set out below, and will be protected for this use:

a) Station Car Park, Braintree
b) Station Approach, Braintree
c) Braintree Village South
d) Braintree Retail Park
e) Braintree Village North & West

f) Station Car Park, Bures
g) Station Forecourt, Hatfield Peverel
h) Station Car Park, Hatfield Peverel
i) Station Car Park, Kelvedon
j) Albert Road, Witham
k) Station Car Park, Witham
l) Station Car Park Extension, Witham
m) White Horse Lane, Witham.

Proposals for alternative uses of the above sites will only be acceptable where evidence supports, to the satisfaction of the Local Planning Authority, that these car parking spaces are being re-provided in an equal or better position to serve that main use.

A Comprehensive Redevelopment Area is proposed on Cut Throat Lane, Witham, proposals for alternative uses of this site will only be acceptable where evidence supports that parking provision remains adequate.

Transport Related Road Areas

4.203 The 2024 NPPF refers to the provision of roadside facilities for motorists to support strategies for the growth of ports, airports, or other major generators of travel demand in their area. The main function of roadside services is to support the safety and welfare of the road user.

4.204 The area around Galleys Corner roundabout on the A120 is within the Parish of Cressing, and has been developed for transport related uses to serve users of the A120. The site forms part of the gap between Braintree and Cressing and control of development is required to limit the type and extent of development, preventing coalescence of the two settlements. The coverage of buildings, excluding any parking areas, are controlled for this reason.

4.205 The area east of Panners roundabout is also on the A120 between Braintree and Great Notley, where the Council also wishes to provide roadside facilities for motorists and to prevent coalescence between Braintree and Great Notley.

4.206 A shortage of lorry parking is recognised as a problem in the East of England region so the Council will work closely with National Highways to encourage provision within existing and new roadside facilities close to the Strategic Road Network.

Policy LPR 48

Transport Related Policy Areas*

The following areas, as identified on the Proposals Map, are designated as Transport Related Policy Areas:

a) Galleys Corner, Cressing

b) East of Panners roundabout between Braintree and Great Notley.

These are gateways into Braintree and therefore the quality of design is important. Measures to improve the sustainability of these areas will be sought including through better on-site energy efficiency and better connectivity to nearby settlements for cyclists and pedestrians. The improvement of these areas by substantial planting and landscaping will be a requirement of any permission that is granted. Buildings should not normally cover more than 20% of the site area.

Strict control will be exercised over development in these areas to transport-related development, comprising of either:

i) Overnight accommodation

ii) Appropriate sui generis, such as petrol filling station, car showrooms, car wash, car rental or garden centres and ancillary retail, or;

iii) Nursery and cafe/restaurants which fall within the E use class.

New Road Infrastructure

4.207 In order to facilitate the development, which is set out within this document, a number of road improvement schemes are being proposed across the District, which will help relieve congestion, aid highway safety or provide routes to new developments. These are in addition to any strategic highway improvements and other junction improvements.

4.208 The A12 widening project was cancelled on the 8th July 2025 by the Government and no longer has funding, however the Development Consent Order (DCO) currently remains an outstanding NSIP scheme. This means that while there are no plans to proceed with this scheme, the route remains safeguarded until 8th February 2029 and subject to a compulsory purchase order if this has not already been carried out.

4.209 Improvements to the A12 are still needed to support growth, including measures to increase capacity and upgrade junctions where necessary to make the network safer and improve traffic flow.

4.210 Proposals for upgrading the A120 between Braintree and Marks Tey have been submitted to Government. Option D connected Galleys Corner, Braintree with the A12 at a proposed new junction south of Kelvedon. As new development proposals could impact on the deliverability of this scheme, it is the desire of the Council to safeguard route option D from development.

4.211 The District Council will work with local land-owners, Essex County Council and National Highways where appropriate to ensure that these schemes are carried out. National Highways will not accept third party connections to its drainage systems and developments should not add additional runoff to existing systems, capacity may need to be checked and upgraded if necessary. Contributions will be required from development which impact on these roads or junctions, as well as funding from other sources.

4.212 The Council's Infrastructure Delivery Plan (IDP) sets out delivery timescales for the new road infrastructure schemes required to support Local Plan allocations. The IDP is a 'live' document and will be updated throughout the lifetime of the Local Plan.

4.213 The Halstead Link Road(A131) is a proposal aimed at supporting the integrity of the A131 Primary Route, which runs from Chelmsford to Sudbury catering for longer distance traffic travelling from mid Essex and south Suffolk, and in combination with other Primary Routes, such as the A130 and A134 connects the A12 with the A14. As a result of combining the A131 route with other road improvements (such as the A120 at Braintree), only Halstead remains as a town that the A131 has to pass through.

4.214 The road at present is a single carriageway with a major pinch-point at the two mini roundabout junctions of the A131 Head St / A1124 Hedingham Road / A1124 Colchester Road intersection within Halstead town centre – this is also identified as a `medium risk' air quality hotspot primarily due to congestion, enclosure and gradient. The junction currently operates at capacity and will be further exacerbated in the plan period, with minimal opportunities for mitigation.

There will be a significant need to encourage modal shift measures such as improving public transport and cycling, which is being considered by the A131 Braintree to Sudbury Route Based Strategy and Braintree Cycling Action Plan.

4.215 The Halstead Link Road scheme was first developed and protected from development in the 1990s. Whilst the scheme has not come forward in the intervening time it remains a priority for the County Council and it is likely that growth on the corridor from north Chelmsford, Braintree and at Sudbury will result in a need to commence development work on the scheme during the plan period.

4.216 As with other development, all new road proposals will be expected provide ecological mitigation, and where development has major implications on the transport network, consultation with the Essex Police Roads Policing Team to ensure there is appropriate access for emergency vehicles.

Policy LPR 49

New Road Infrastructure

The following schemes are proposed in the District and will be safeguarded from development:

a) A131 Halstead link Road
b) Second road access into Witham Station Car Park from Station Road
c) A120 Braintree to A12 as shown on the proposals map.

The following schemes are proposed to support development allocated in the Local Plan:

a) Maldon Road Bypass, Hatfield Peverel
b) A new link road connecting Springwood Drive with Panfield Lane and new roundabout at junction of Panfield Lane and Church Hill Road
c) Provision of a new connection between Inworth Road and London Road
d) Galleys Corner improvements
e) Improved connections to Kings Dene
f) Improved connections to Hatfield Peverel and Witham.

5 Creating Better Places

Built and Historic Environment

5.1 The built and historic environment is the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand. The value of the historic built environment lies in defining and enhancing that connection of people to a place. The built environment can enhance regional and local distinctiveness and it forges connections between people and the places where they live and visit. Good planning policy takes into account, and is sensitive to, the built and historic environment when assessing new development applications.

Policy LPR 50

Built and Historic Environment*

The Council will promote and secure a high standard of design and layout in all new development and the protection and enhancement of the historic environment in order to:

a) Respect and respond to the local context, especially in the District's historic areas, where development may affect the setting of listed buildings non-designated heritage assets contained in Local Lists and Neighbourhood Plans, and other buildings of historic or architectural significance, conservation areas, registered parks and gardens, scheduled monuments and areas of high archaeological and landscape sensitivity

b) Promote and encourage the contribution that heritage assets can make towards driving regeneration, economic development, tourism and leisure provision in the District

c) Actively encourage local groups, through Neighbourhood Planning, to formulate Local Lists of buildings and structures of historic or architectural significance

d) Create built environments which are safe and accessible to everyone and which will contribute towards the quality of life in all towns and villages

e) Create good quality built environments in commercial and business districts and in the public realm as well as in residential areas

f) Be capable of meeting the changing future needs of occupiers

g) Promote the sympathetic re-use of buildings, particularly where they make a positive contribution to the delivery of sustainable development and regeneration.

An Inclusive Environment

5.2 Inclusive environments are about designing places for the diverse needs of all users, including families, disabled people and older people.

5.3 Paragraph 96 of the 2024 NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places, which promote social interactions, are safe and accessible, and enable and support healthy lives. The NPPG adds that public spaces and routes should be attractive, accessible, safe and uncluttered for all users.

5.4 Under the Equality Act 2010, the Council has a statutory duty to promote the interests of access for disabled people. As design can have potential to include or exclude from the outset, applicants should demonstrate in their design and access statements how they will ensure inclusive and accessible environments. All users should be able to access retail, services and employment and live dignified and independent lives.

5.5 Standard accessible toilets meet the needs of some disabled people but not all. Being mindful of the Council's responsibility under the Equality Act, developments such as major leisure facilities, shopping centres, transport hubs, and other large buildings where the public have access, are encouraged to provide a Changing Places toilet in addition to a standard accessible toilet.

5.6 Part M of the Building Regulations and BS 8300:2018 Design of Buildings and their approaches, provides guidance on good practice for the design of new buildings and their approaches to meet the needs of disabled people. The Council expects these to be considered at the beginning of the design process. Where conflict between inclusive design and conservation exists, the Council will work positively with the developer to arrive at an acceptable solution.

Policy LPR 51

An Inclusive Environment*

Developments shall achieve a high standard of accessible and inclusive design to ensure that they:

a) Can be used safely, easily and with dignity by all

b) Are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment

c) Are flexible and responsive taking account of the needs of different users

d) Are maintained and managed to ensure they remain inclusive.

A Healthy and Active District

5.7 Planning is important in shaping the environment in which we live, work and play. Providing leisure and recreation opportunities, or spaces for those activities to happen informally, can deliver significant environmental and economic benefits, opportunities for cultural activities and generally improve health and wellbeing by promoting an increase in physical activity. Providing opportunities to create these services and facilities can create happier, healthier and more resilient communities.

5.8 There is a strong relationship between spatial planning and the wider determinants of health. The planning system can shape the built environment and influence human behaviour and lifestyles. Planning policy has a crucial role to play in ensuring that the opportunities exist for people to be able to make healthier life choices and also in addressing health inequalities. This includes promoting opportunities for allotments for healthy locally produced food and gardens for exercise and recreation.

5.9 The purpose of planning, as set out in the NPPF (2024, para 8) is to contribute to sustainable development, including the creation of strong, vibrant, and healthy communities.

5.10 The NPPF provides further direction in paragraph 96-98. Paragraph 96 requires that policies and decisions enable and support healthy lives, particularly where this addresses identified identified local health and wellbeing needs or reduces inequalities. This underlines the importance of shaping the food environment as part of planning for health.

5.11 Paragraph 97 of the 2024 update of the NPPF states that local authorities should refuse applications for hot food takeaways and fast food outlets, within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre or in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social behaviour. For the purposes of the Local Plan walking distance will be defined as 400 metres.

5.12 There is a wealth of evidence which shows the importance of the physical, social and economic environment to health and wellbeing. In particular, more studies in the area of mind-body medicine show the mental health benefits of physical exercise. It is imperative to ensure that the design of the built environment and new developments does not exacerbate health inequalities and make it harder for people to live healthy lives. In planning terms, the evidence suggests that the following issues impact on physical and mental health which should be addressed in the Health Impact Assessment where appropriate:

- The location, density and mix of land uses
- Street layout and connectivity
- Access to public services, employment, local fresh food, education, leisure and recreation activities and other community services
- Safety and security
- Open and green space
- Affordable and energy efficient housing

- Air quality and noise
- Extreme weather events and a changing climate
- Community interaction
- Transport.

5.13 Statistics indicate higher than national average levels of excess weight amongst adults in the Braintree District and slightly above average participation in physical activity. 74.6% of adults living in the district are classed as having excess weight, which is higher than the English average of 64.5% (Department of Health & Social Care 2024). Figures for the district from the National Child Measurement Programme have identified that 20.3% of reception aged children and 33% of year 6 children are classed as having excess weight (Department of Health & Social Care 2024).

5.14 The Council and partners will create opportunities to provide safe, healthy, active lifestyles by requiring Health Impact Assessments to seek contributions towards new or enhanced provision of infrastructure to help meet health service requirements, and ensure developments are designed to encourage walking and cycling, provide sufficient open space, sport, recreational facilities and services and facilities to create opportunities for healthy living.

5.15 High-quality, inclusive design is also central to the NPPF. Paragraph 138 requires policies to secure well-designed, beautiful, and safe places that are sympathetic to local character and provide a high standard of amenity for existing and future users. The 2024 NPPF places significant emphasis on inclusive design, ensuring that new development is accessible and usable by all, including people with disability or sensory impairments, and varying needs across their lifetime.

5.16 In practice, this Local Plan can also draw on established design tools such as Sport England's Active Design (2015) and building for a Healthy Life (2020), which gives practical principles for creating neighbourhoods that are walkable, attractive, resilient, and supportive of healthy lifestyles.

5.17 Developers will be expected to contact the Council at pre-application stage, in line with the guidance set out in the Statement of Community Involvement, to enable joint discussions to take place on the likely health and wellbeing impacts of proposals. This is an opportunity to strengthen the process of spatial planning through partnership working, community engagement, evidence sharing and co-ordination.

5.18 Open space can serve different needs. It can provide wildlife habitats in built-up areas, generate economic benefits, attract business and tourism, create opportunities to grow food and contribute towards mental and physical health. There is a need to ensure that the District has a good provision of high quality and accessible green space, including publicly accessible natural green space, space for more formal recreation and allotments.

5.19 The Braintree District is predominately rural which provides opportunities for recreational access to the open countryside. The rural lanes, off-road cycle routes such as the Flitch Way and national cycle routes all provide extensive opportunities for cycling activities throughout the District. There are also plenty of public footpaths and routes such as The John Ray Walk and The Essex Way which encourage walking in the countryside.

5.20 Paragraph 98 of the 2024 NPPF requires Local Planning Authorities to provide social, recreational and cultural facilities and services the community needs and that planning policies and decision making should plan positively for the provision and use of shared spaces, community facilities, and other local services to enhance the sustainability of communities and residential environments among other considerations.

5.21 The need for additional Open Space, Sports and Recreational Facilities is currently being updated and will be published shortly. The study aims to provide a Playing Pitch and Outdoor Sport Strategy (PPOSS) for the district, an Open Space Assessment and an Indoor Built Facilities Strategy. The PPOSS will provide an assessment of supply and demand for playing pitches and outdoor sports facilities, and the Open Space Assessment and Indoor Built Facilities Strategy will assess the existing provision of facilities within the district.

5.22 By embedding health into the design of new development, Policy LPR59 will contribute to improved health outcomes, reduced inequalities, and the creation of sustainable, inclusive neighbourhoods.

Policy LPR 52

Health and Wellbeing Impact Assessment

To ensure new development is designed to promote good health all developments over 50 residential units, new developments comprising Use Class C2 development non-residential developments over 1,000sqm and hot food takeaways and fast food outlets, will be required to undertake a Health Impact Assessment having regard to the Essex Design Guide - Healthy Places Guidance and Health Impact Assessments checklist and the guidance of Public Health England. Negative health impacts identified in a Health Impact Assessment must be resolved in the development or mitigations secured through planning condition(s) and / or a Section 106 Agreement.

The HIA should;

a) Be undertaken at an early stage of the planning process

b) Be based on the latest Healthy Places Guidance (As promoted by the Essex Planning Officer's Association)

c) Be Informed by current local public health data and community insight; and

d) Be used to inform the design and layout of the proposal

The scope of the HIA should be agreed prior to commencement of the assessment with development management and public health officers.

The council will require the Health Impact Assessment to be prepared having regard to the most up to date advice and best practice for HIA's. The assessment should include recommendations on how positive impacts can be maximised and negative impacts on health inequalities avoided or mitigated.

Development proposals will be required to assess their impact upon health and wellbeing, the capacity of existing health services and facilities, and the promotion of health improvement activities.

Planning permission will be refused for hot food takeaways and fast food outlets within walking distance of schools or other sensitive areas outside of identified town centres, district and local centres, unless it is part of a proposal for a strategic growth location.

For hot food takeaways and fast food outlets further than walking distances to the locations outlined in paragraph 5.11, a Health Impact Assessment will be required for any application. Where an unacceptable adverse impact on health is established, permission will not be granted.

Protection and provision of open space, sport and recreation

5.23 The District Council's Open Space Study shows that the distribution of open space varies across the authority area but there are identified shortages of a least one type of open space in all wards. As such it is necessary to protect those open spaces unless suitable alternative provision can be provided to compensate for any loss.

5.24 If a development is required to provide open space on site, the developer would be expected to set out, manage and maintain the open space in perpetuity. Arrangements will be submitted and approved by the Council. All types of development will be expected to contribute, except housing for the elderly will not have to contribute toward play space.

5.25 The Council's evidence base outlines the type and level of open spaces required in the District. In order to meet this provision, a holistic approach will be used, to ensure that the most appropriate open space, and sports facilities are provided taking into account existing surplus and deficits, and the quality of existing facilities. The co-location of facilities will be encouraged to enhance their long term financial sustainability.

5.26 Open space may also be co-located with other types of landscaping and natural features or SUDs. Successful dual use of areas are encouraged but require careful site planning and may not always be possible. The suitability for this type of dual use depends therefore on a site-by-site assessment in relation to both the proposal and existing development. The application of the sequential and (if necessary) exception tests together with analysis of surface water flows and groundwater issues remains the basis from which other layout proposals can then be considered. Features such as fencing or other surface alterations which would have a negative effect on the functioning of SUDs features should be avoided in a successful scheme. Similarly, if there are likely impacts arising from the use such as soil compaction these too should be considered. If the recreation value, of the area proposed for dual use is undermined by the requirements of flood risk design, then dual use may not be appropriate, or other layouts should be considered. This could happen where for example, steep topography exists or swales are used in areas intended as being suitable for informal recreation such as children's play or ball games particularly where they fragment such areas. Such unsuitable areas should not be counted as recreational space. Recreational areas shall be designed to be safe for their users. Water storage features are particularly encouraged where they include features which nurture biodiversity and include safe public access.

5.27 The amount and type of open space provision a site should provide can be guided by the Fields in Trust Tool Kit.

Policy LPR 53

Provision for Open Space, Sport and Recreation

All developments generating a net increase in planning units (e.g. new residential units or new commercial uses) will be expected to provide new open spaces in line with the requirements set out by the Fields in Trust Tool Kit or successor document.

Where the Council has identified, in an up-to-date and robust evidence base and strategy, a surplus in one type of open space or sports and recreational facility but a deficit or qualitative issues in another type, planning conditions or obligations may be used to secure part of the development site for the type of open space or sports and recreational facility that is in deficit or needs quality improvements to increase capacity. The Council will also consider where development may also provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility. Such replacement provision should be equivalent or better in terms of quality and quantity and be in a suitable location.

For small sites where on-site provision is impractical, consideration will be given to opportunities for off-site provision or improvements within the ward or an adjacent ward.

Open space, sports and recreational land and buildings that are identified as needed in the Council's Open Space Study, and/or are of particular value to a local community, will be protected by the Council. Areas of particular quality may include:

a) Small areas of open space in urban areas that provide an important local amenity and offer recreational and play opportunities such as Local Green Spaces, allotments, or Visually Important Spaces identified in the Local Plan or a Neighbourhood Plan.
b) Areas of open space that provide a community resource and can be used for informal or formal events such as community, religious and cultural festivals
c) Areas of open space that particularly benefit wildlife and biodiversity
d) Play areas, and sport and recreation grounds and associated facilities which are identified in the Local Plan as formal or informal open space.

Existing open space, sports and recreational buildings shall not be built on unless a robust and up to date assessment has been undertaken which has clearly demonstrated that they are surplus to requirements or the proposed development is otherwise compliant with this policy as a whole. For open space, 'surplus to requirements' should include consideration of all the functions that open space can perform. Not all open space, sport and recreational land and buildings are of equal merit and some may be available for alternative uses. Developers will need to consult the local community and demonstrate that any proposals are widely supported by them.

In considering planning applications which could impact on open space, the Council shall weigh any benefits being offered to the community against the loss of open space that will occur. The Council will seek to ensure that all proposed development takes account of, and is sensitive to, the local context. In this regard, the Council shall consider applications with the intention of:

i) Avoiding any erosion of recreational function and maintaining or enhancing the character of open spaces

ii) Ensuring that open spaces do not suffer from increased overlooking, traffic flows or other encroachment

iii) Protecting and enhancing those parts of the rights of way network that may benefit open space and access to the wider countryside

iv) Mitigating the impact of any development on biodiversity and nature conservation having regard to the Essex Local Nature Recovery Strategy

v) Connecting open space and recreation provision by direct, safe, and high quality walking and cycling routes suitable for all ages and abilities, including people with disabilities and impaired mobility.

vi) Where the operation of an existing community facility, including formal open space, could have a significant adverse effect on any new development in its vicinity, the applicant (or 'agent of change') should provide suitable mitigation before the development has been completed.

Equestrian Facilities

5.28 Equestrian-related development refers to all horse-related facilities including commercial and householder development of stables, manèges and ancillary buildings. Whilst it is recognised that equestrian development is a rural use, development needs to be carefully managed to ensure that there is not a detrimental impact on the countryside character or other rural uses.

5.29 As horse riders are considered to be vulnerable road users, for most proposals, the availability of suitable off road routes will need to be considered, providing a safe and traffic free route for horse riders to use. However in some circumstances the availability of on site facilities may lessen this need and would be considered on a case by case basis. These should not be related to the personal circumstances of the applicant.

5.30 Equestrian development should be well-related to the person managing the facility's existing dwelling to avoid the creation of new journeys within the countryside, to assist with security and animal welfare and to remove the pressure for new residential accommodation in support of the development. External Lighting must meet the criteria of the External Lighting Policy LPR 87.

Policy LPR 54

Equestrian Facilities*

New riding schools, stable buildings or other equestrian facilities, or extensions to such facilities, will be permitted where they meet all the following criteria:

a) There is no significant effect on important landscape or nature conservation interests or any adjacent residential area

b) The vehicle movements generated by any new building should be able to be safely and efficiently accommodated on the existing road network without detriment to the character of the local area

c) Bridleways, byways or other usable off-road routes in the vicinity are designed to accommodate horse riders where necessary

d) Sufficient land is available for grazing and exercise where necessary

e) There is no significant effect on the setting of designated or non-designated heritage assets.

f) Satisfactory arrangements are proposed for waste storage, disposal and mitigating noise

g) For commercial equestrian facilities such as livery and riding schools a viability/business plan should be included with any application.

Creating High Quality Spaces

5.31 Where people live has a major effect on their life. If where people live is well-planned, appropriately designed and effectively managed, their environmental quality of life is more likely to be of a good standard. This chapter establishes the link between planning and design to help produce improved living environments which results in a better quality of life for all. The objective is to encourage and assist those involved in the planning of new developments to think more imaginatively about the best possible design and layout.

5.32 In general, an effective approach to planning, design and development is one which;

- Makes efficient use of the available land and buildings and reduces the demand for green field development
- Provides homes which are attractive and environmentally friendly
- Encourages well laid out urban areas with good quality buildings, well-designed streets and good quality public open spaces
- Allows people to get to work easily and to the services they need like local shops and health and leisure facilities
- Makes good public transport viable and makes walking and cycling attractive options

5.33 The Council is committed to ensuring high standards of planning, design and layout in the District as well as recognising the importance of the quality of the environment and its heritage assets.

5.34 The NPPF states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, with good design being a key aspect of sustainable development, which create better places to live and work. The Local Authority should be clear about what we expect from design, and how we will test applications against those expectations. The NPPF also sets out the approach to achieving well-designed and beautiful places, and that the creation of high quality, safe, inclusive, and distinctive places are fundamental planning objectives.

5.35 The Essex Design Guide is a useful starting point for a development and provides guidance regarding amenity standards, layouts and separation distances for dwellings. The guide should be used flexibly and should not prevent innovative layouts or design proposals.

5.36 The Essex Design Guide encourages the creation of residential environments which provide the opportunity for people to be active. The advice in the Guide should be used as a starting point for considering how to encourage physical activity in design and layout of developments. This should be supplemented by consideration of Sport England's Active Design guidance which provides further detail. Assessing proposals against the 10 Active Design principles and the checklist in the guidance will help demonstrate that opportunities for encouraging physical activity have been fully considered as well as a high standard of design and layout in a development.

5.37 Noise category C and D in the policy below, refers to noise situations such as development adjacent to trunk roads or railway lines, and is noise level which would not permit the opening of windows.

Policy LPR 55

Layout and Design of Development

The Council will seek a high standard of layout and design in all developments in the District and encourage innovative design where appropriate. Planning permission will be granted where the relevant following criteria are met:

a) Proposals will be expected to achieve a layout and design that responds positively to local character, heritage, landscape and context, while allowing for innovation in appropriate circumstances. The scale, layout, height and massing of buildings and overall elevation design should reflect or enhance the area's local distinctiveness and shall be in harmony with the character and appearance of the surrounding area; including their form, scale and impact on the skyline and the building line.

b) Buildings and structures should be of high architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm and comprise details and materials that complement, but not necessarily replicate, the local architectural character

c) There shall be no unacceptable impact on the amenity of any nearby properties including on privacy, overshadowing, loss of light and overbearing impact, including when taking into account topography and overlooking of existing residential properties.

d) The public realm including buildings, open areas, circulation spaces, and other townscape and landscape features shall be of a high standard of design and materials and they shall be consistent with affordable long term maintenance which is appropriate to the character and historic value of the area

e) Designs shall be sensitive to the need to conserve and enhance local features of architectural, historic and landscape importance, particularly within Conservation Areas and in proximity to heritage assets

f) Development proposals will incorporate measures for environmental sustainability throughout the construction, occupation and demolition of the development; in relation to energy conservation, water efficiency, waste separation (internal and external), climate change, flood resilience and resistant construction and the use of materials with low overall energy requirements

g) Designs shall incorporate details of waste storage and collection arrangements, including provision for recycling, within the site to ensure that the impact on amenity and character are considered and recycling is optimised

h) Designs and layouts shall promote a safe and secure environment, crime reduction and prevention, and shall encourage the related objective of enhancing personal safety with the maximum amount of natural surveillance of roads, paths and all other open areas and all open spaces incorporated into schemes

i) Landscape proposals should normally consist of native plant species and their design shall promote and enhance local biodiversity and historic environmental assets. Biodiversity net gain in line with the requirements of national policy through the provision of new priority habitat where appropriate is encouraged. Development layouts must be appropriately designed to accommodate structural tree and hedge planting and ensure that future interference with highway safety, roads, pavements, services and properties is minimised

j) The design and level of any lighting proposals for the purpose of access to and the safety and security of a development will need to be in context with the local area, comply with national policy and avoid or minimise glare, spill and light pollution on local amenity, intrinsically dark landscapes and nature conservation.

k) New development must be designed to prioritise walking, cycling and public transport through the design of their internal layout and wider connectivity. The highway impact of the development shall be assessed and the resultant traffic generation and its management shall seek to address safety concerns.

l) Proposals for the long-term maintenance of public areas, footpath and cycleways, and landscaping are included

m) The development proposed should not have a detrimental impact on the safety of highways or any other public right of way, and its users

n) Developments shall be legible and accessible to all and create or contribute to a coherent sense of place that is well articulated and visually interesting and welcoming

o) Residential developments shall provide a high standard of accommodation and amenity for all prospective occupants

p) Developments, particularly flats, should avoid single aspect dwellings that are: North facing; exposed to noise categories C or D; or contain two or more bedrooms. Where single aspect dwellings are proposed, the designer should demonstrate how good levels of ventilation, daylight and privacy will be provided to each habitable room

q) The provision of private outdoor amenity space shall be provided having regard to the standards set out in the Essex Design Guide, or its successor, and shall be accessible, usable and well-related to the development

r) Development proposals should demonstrate that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site

s) Safe, attractive and inclusive streets, spaces and buildings should be created that are accessible and easy to navigate for all users, including children, older people and those with a disability.

t) Development proposals are required to be informed by a landscape-led design approach from the earliest stages of design that integrates multifunctional Green and Blue Infrastructure networks and biodiversity net gain reflecting the priorities in the Essex Local Nature Recovery Strategy. Areas proposed for use of SANG should have a noise limit of no greater than 60db.

Heritage Assets

Conservation Areas

5.38 Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. There are 40 Conservation Areas within the District, which are identified on the Proposals Map and Insets. These areas make an important contribution to the high-quality of the built environment. The Council has a duty to preserve and enhance these areas and to ensure that development preserves or enhances the character and appearance of Conservation Areas in the District. Such areas should be regularly monitored and reviewed from time-to-time in order to ensure that they are of sufficient architectural or historic value to justify their status. The Council will encourage enhancement works in Conservation Areas where opportunities arise through development proposals.

5.39 Residential properties within Conservation Areas have additional restrictions on what can and cannot be done without consent from the Council. This includes reduced permitted development rights for domestic buildings, demolition, work to trees and the positioning of satellite dishes. Persons living within Conservation Areas should check with the Council prior to commencing any works which may require a consent. Parts of Silver End are covered by additional restrictions and further guidance is available from the Local Planning Authority on this.

5.40 There are currently two conservation Areas on the Heritage at Risk Register (Sible Hedingham and Silver End). The Council will work with partners and look for opportunities to improve the condition of these Conservation Areas where possible.

5.41 Development proposals in Conservation Areas should be of a quality that respects the historic and architectural character of the area.

Policy LPR 56

Conservation Areas

The Council will conserve the significance of conservation areas and their settings by seeking opportunities for the preservation and enhancement of their character and appearance. These include the buildings, open spaces, landscape and historic features and views into, out from and within the constituent parts of designated areas. Built or other development within or adjacent to a Conservation Area and affecting its setting will be permitted provided that all the following criteria are met:

a) Where the proposal preserves or enhances the character, appearance and essential feature of the Conservation Area or its setting

b) Details of existing buildings which make a positive contribution to the character and appearance of the Conservation Area will be retained

c) Building materials are of high quality and appropriate to the local context.

5.42 Where the display of advertisements is within a designated Conservation Area, or impacts its character or appearance, the Council will utilise the policies outlined overleaf.

Policy LPR 57

Shop Fronts, Fascias and Signs in Conservation Areas*

The Council will apply all the following policies for the control of fascias and signs in Conservation Areas:

a) Large or unduly deep fascias will be discouraged as they tend to assume bold proportions, which detract from the vertical emphasis of historic and other buildings, particularly if applied across more than one frontage without an interval

b) Lettering and symbols should be in scale with both the building and any board or structure on which they are located. They should avoid enlarged type-faces and cramped spacing. Individual cast metal or cut-out serif letters are considered appropriate since they should not detract from the major focal interest of the facade and they have the added advantage of strong definition

c) Dominant or overpowering signs and those which appear unnecessary and repetitive will be resisted. In particular, many national identity signs are disruptive to domestic scale and inappropriate for Conservation Areas. Hanging signs may be acceptable where fascia signs are inappropriate

d) Any undue proliferation of advertisement displays will be opposed and signs above ground-floor level will normally be refused

e) All advertisements should be designed as an integral part of the host building and be of a size and design, which is in harmony with the character of the Conservation Area

f) Display windows should be sub-divided into areas which create proportional harmony and relate to the character and features of the building

g) Traditional materials should be used wherever possible

h) Inappropriate division of the buildings behind their facades will not be permitted

i) Stall risers should always be provided: They should be between 450mm and 700mm high and have a moulded projecting sill, to provide a strong junction with the glass.

Policy LPR 58

Illuminated Signs in Conservation Areas*

The Council will apply all the following criteria for the control of illuminated fascia and projecting signs in Conservation Areas:

a) Well-designed and proportioned fascia signs will be considered favourably, depending upon the building and the setting, provided that the lettering only is illuminated

b) Wholly illuminated fascia signs, which are badly designed, using high glossed materials and large lettering out of keeping with the character of the area or the building on which they are to be displayed, will not be permitted

c) Well-designed hanging signs using traditional materials and lettering will be considered on their merits in relation to the buildings and the setting. Any illumination necessary shall take the form of discreet external downlighting

d) Projecting and hanging signs should be non-illuminated and at, or just below, fascia level

e) Where illumination is proposed for shop fronts it should always be provided externally, internally illuminated signage will be resisted.

Policy LPR 59

Demolition in Conservation Area

Demolition of an unlisted building or structure in a Conservation Area will only be granted in the most exceptional circumstances, where all the following criteria are fully satisfied:

a) Its removal would not have a negative impact on the street-scene

b) The structure to be demolished makes a negative or neutral contribution to the character or appearance of the Conservation Area

c) Its removal would be beneficial to the local environment or infrastructure

d) A detailed redevelopment scheme is included and approved as part of the demolition proposal which would preserve or enhance the character or appearance of the area.

5.43 Proposals for the demolition of listed buildings will only be considered appropriate in exceptional circumstances. The preservation of all heritage assets will be the default position of the Council.

Policy LPR 60

Demolition of Heritage Assets

Consent for the partial or total demolition of a designated heritage asset, will only be granted in exceptional circumstances, or in the case of heritage assets of the highest significance such as Grade II* and Grade I Listed Buildings or scheduled monuments, wholly exceptional circumstances, where all the following criteria are fully satisfied:

a) All reasonable efforts have been made to sustain existing uses, find viable new uses through appropriate marketing or secure preservation through an alternative ownership, and that these efforts have failed

b) The demolition is demonstrably unavoidable for structural safety reasons

c) The redevelopment of the site would provide an extraordinary benefit for the local area which would decisively outweigh the loss resulting from demolition

d) Demolition works are made conditional upon planning permission being granted and a contract agreed for when redevelopment is intended

e) Appropriate specialist recording is carried out prior to demolition.

f) Proposals which result in substantial harm to, or the total loss of, the significance of a non-designated heritage asset, will only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

Heritage Assets and their Settings

5.44 The National Heritage List for England shows that in 2025 the District had 3,234 heritage assets including 3,185 listed buildings of all grades, 41 Scheduled Ancient Monuments, 40 Conservation Areas and 8 Historic Parks and Gardens.

5.45 Buildings listed as being of special architectural or historic significance are subject to additional legislative controls, due to their intrinsic significance and their contribution to the character and appearance of their setting. Listed buildings often dominate the character of Conservation Areas, lying at the historic core of towns and villages. A number of listed buildings in the District are in rural locations, where their settings can affect wider tracts of land.

5.46 A number of Historic Parks and Gardens (many of which are associated with surviving or demolished manor houses) have been identified by Historic England as worthy of protection and included in its register. Although inclusion does not convey any additional powers over development, the protection of their special character is a material consideration, to be taken fully into account in any development proposals affecting registered parks or gardens, or their settings.

5.47 A schedule has been kept since 1882 of monuments considered to be of national importance by the Government. The Ancient Monuments and Archaeological Areas Act 1979 supports a formal system of Scheduled Monument consent for any work to a designated monument.

5.48 Heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment taking into account sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation, wider social, cultural , economic and environmental benefits that conservation of the historic environment can bring, the desirability of new development making a positive contribution to local character and distinctiveness, and opportunities to draw on the contribution made by the historic environment to the character of a place.

5.49 The Council will support the preparation of a local heritage list by local community volunteers to be based upon selection criteria in accordance with the Historic England Good Practice Guidance. This local list would be used to identify significant local heritage assets and would strengthen their role as a material planning consideration.

Policy LPR 61

Heritage Assets and their Settings*

Development of internal, or external alterations, or extensions, to a listed building or listed structure (including any structures defined as having equivalent status due to being situated within the curtilage of a listed building and locally listed heritage assets) and changes of use will be permitted when all the following criteria are met:

For designated heritage assets:

The development meets the tests set out in national policy.

For all heritage assets:

a) The works or uses include the use of appropriate materials and finishes

b) The application submitted contains details of the significance of the heritage asset, within a Heritage Statement which should include any contribution made by their setting

c) There may be a requirement for appropriate specialist recording to be carried out prior to the change of use, demolition or conversion of a listed building or associated historic building

The Council will seek to preserve and enhance the immediate settings of heritage assets by appropriate control over the development, design and use of adjoining land.

Sites of Archaeological Importance

5.50 A Historic Environment Characterisation Report (HECR) has been produced for the Braintree District which outlines the sensitivity, diversity and value of the historic environment within the District. It provides a comprehensive account of the character of the District's historic environment and the heritage assets that contribute towards that character. The Historic Environment Record contains 6,622 records relating to the historic environment in the Braintree District. The majority of archaeological sites are not designated; however, it is recognised that many are of a similar significance to designated assets.

5.51 Where a site on which development is proposed includes, or has the potential to include, heritage assets of archaeological interest, the applicant should describe the significance of any heritage assets affected. As a minimum, the Historic Environment Record should have been consulted and an appropriate assessment produced.

5.52 Although it may not always be feasible to retain archaeological remains where they are found there will be presumption in favour of retaining such remains wherever possible. Proposals will be encouraged which incorporate any archaeological or historic features that are discovered within the development.

Policy LPR 62

Archaeological Evaluation, Excavation and Recording

Where important archaeological remains are thought to be at risk from development, or if the development could impact on a Scheduled Monument or Registered Park and Garden, the developer will be required to arrange for an appropriate archaeological evaluation of the site to be undertaken and submitted as part of the planning application. The Essex Historic Environment Record should be the primary source for assessment for archaeological potential. The evaluation will assess the character, significance and extent of the archaeological remains and will allow an informed decision to be made on the planning application. Such assessments should be proportionate to the importance of the site and a programme of archaeological investigation may be necessary for sites likely to contain significant archaeology.

Planning permission will not be granted if the remains identified are of sufficient importance to be preserved in situ and cannot be so preserved in the context of the development proposed, taking account of the necessary construction techniques to be used.

Where archaeological potential is identified but there is no overriding case for any remains to be preserved in situ, development which would destroy or disturb potential remains will be permitted, subject to conditions ensuring an appropriate programme of archaeological investigation, recording, reporting and archiving, prior to development commencing. There will be a requirement to make the result of these investigations publicly accessible.

Community Facilities

5.53 The District Council, with the help of the community, has to plan positively for the provision of community facilities and other local services, to ensure people have access to the services they need. These can act as hubs for local communities to come together and act as valuable community assets.

5.54 The Local Plan aims to stop the unnecessary loss of valued facilities and services, particularly when this reduces the communities ability to meet its day to day needs, It should also support the needs for facilities and services to expand and modernise in a way that is sustainable.

Educational Establishments

5.55 New primary schools, secondary schools and early years provision will be needed in the District to support the new homes and communities that are being created. Paragraph 100 of the 2024 NPPF sets out that great importance should be placed on the need to provide sufficient choice of early years, school and post 16 places to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

5.56 Existing schools, pre-schools and post 16 education will be supported to ensure they are able to deliver high-quality educational provision and act as hubs for their local community. Remodelling and expansion of schools will be supported wherever possible. The loss of school grounds or school buildings themselves will only be supported where it has been proven that there is not an educational need for the site, now or in the future, or that improved accommodation is being provided in an alternative location. In applications involving loss of school playing fields, the proposal will need to include an assessment against Paragraph 104 of the 2024 NPPF and Sport England's policy exceptions for the development of playing fields.

5.57 Applications for existing schools are often dealt with by the County Council, but in some circumstances the District Council will be the relevant Local Planning Authority. The policy below will apply to decisions made by Braintree District Council, and will be used to inform any consultation responses submitted to applications which are determined by Essex County Council.

Policy LPR 63

Educational Establishments

Sites proposed or in current educational use are protected on the Proposals Map for that use. The change of use or re-development of educational establishments and their grounds will not be permitted unless:

a) It can be clearly demonstrated that the use of the site is genuinely redundant and no other alternative educational, community or sport use can be found, or;

b) Satisfactory alternative and improved facilities will be provided, or;

c) The area of the site to be redeveloped is genuinely in excess of Government guidelines for playing field provision, taking into account future educational projections.

The Council will support appropriate and well-designed proposals for new school and education facilities, and the extension of existing facilities, in sustainable locations on sites of a sufficient size to accommodate the range of facilities required.

Where necessary, the Council will utilise planning obligations to help to mitigate any adverse impacts of an educational development and assist in delivering development that has a positive impact on the community.

The Council recognises the differences in location and design requirements between rural and urban based new education proposals in the District and will assess applications accordingly.

Local Community Services and Facilities

5.58 In existing communities the Local Planning Authority seeks to protect existing community facilities and will aim to ensure new facilities are created alongside new communities. These facilities can include village and community halls, shops, public houses, post offices, banks, places of worship, doctors surgeries, police, fire and rescue and other services. Together, they provide facilities to meet local needs, create sustainable communities and reduce the need to travel. The provision and enhancement of these facilities or their diversification to support their ongoing viability will be supported wherever possible, subject to other policies within this Plan.

5.59 The policy is mainly applicable to all areas outside of the three main towns of the District. Within the towns the provision and retention of local community facilities will continue to be strongly supported. However, there is more likely to be alternative facilities close by for residents to access. Within the villages and the countryside there is less likely to be alternative local facilities located within reasonable distance which makes their provision and enhancement key to local life.

5.60 There are some community facilities in the District such as public houses which have been successfully nominated as assets of community value. Where applications involve the change of use of an asset of community value, the period for community purchase of the asset before sale must be adhered to and the fact that the building or land is an asset of community value will be a material consideration in the determination of the planning application.

5.61 Applications for the change of use or loss of a community facility will be expected to be accompanied by a marketing and viability appraisal which will be independently verified at the cost of the applicant before the application is determined. The appraisal will be expected to cover at least a 12 month period.

Policy LPR 64

Local Community Services and Facilities

The Council will seek the retention of all existing community facilities and services where they meet an identified local need. In addition, the following assets are identified for community use:

a) Community Woodland, Land off Temple Lane, Silver End

b) Molly's Wood, Community Woodland & Orchard, Sible Hedingham.

Proposals for the change of use of community facilities to other uses will be permitted where all the following criteria are met:

i) An independently verified and robust marketing exercise has been carried out for a period of at least 12 months, which has been priced appropriately to existing use and condition, and submitted with the application demonstrating that the facility is unviable and there is little or no prospect of it being viable in the future

ii) All other reasonable options for retaining the facility have been considered

iii) If a proposal involves the redevelopment of an existing community facility which is still in use, a replacement facility of equal or better quality will be provided.

iv) If the proposed conversion is to a residential use, the removal of permitted development rights will be considered if necessary.

The provision of new or enhanced community facilities will be supported wherever possible. Sites for the construction of new community facilities are safeguarded on the Proposal Map as follows:

- Butler Road, Halstead

Proposals for the change of use of health care facilities to other uses will not be permitted unless proposals are consistent with the NHS ICB strategy for infrastructure provision in the wider area and/or modernisation programme for delivery of that service or facility.

Cemeteries and Churchyards

5.62 Community facilities include places of worship and the District's towns and villages include a tapestry of churches, cemeteries and churchyards. These facilities are protected for their heritage value and character, as well as the provision of community facilities and green space.

5.63 Applications for new burial grounds must take into consideration the risk of groundwater contamination and must not create other nuisances. The Environment Agency is a statutory consultee on any proposals for new burial sites and applicantions are advised to refer to their guide for assessing the groundwater pollution potential of cemeteries.

Policy LPR 65

Cemeteries and Churchyards

The Local Planning Authority will seek retention of all existing cemeteries and churchyards unless the following criteria is met:

a) All other reasonable options for retaining the facility have been considered, or;

b) A replacement facility of equal or better quality will be provided.

An extension to Great Bardfield graveyard is allocated and is shown on the Proposals Map.

6 The Districts Natural Environment

Background - The Districts Natural Environment

6.1 Braintree is a largely rural District that enjoys a high quality natural environment, representing a wide range of landscapes and habitats. These reflect the varied landscape and topography in the District, predominately river valley and farmland plateau, which in turn is underlaid by an extensive and varied range of geological formations of limestones, clays and greensands. The Council is committed to protecting the character and diversity of landscapes of local and national importance, their distinctiveness, wildlife, biodiversity and geodiversity.

6.2 The National Planning Policy Framework (2024) states that the planning system should recognise the wider benefits of ecosystem services. Explanation of ecosystem services and other ecological concepts and strategy can be found in 'Biodiversity 2020, A Strategy for England's wildlife and ecosystems services', (DEFRA) and updated in 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem service indicators'. The 25 Year Environment Plan published in 2019 set out how the government will improve the environment over a generation by creating richer habitats for wildlife and improving air and water quality. This created environmental indicators which were reviewed in a progress report in 2021.

6.3 The Council seeks to maintain, enhance and increase the extent, quality and diversity of the area's heritage of wild flora and fauna and safeguard its habitats from harm, where new development is proposed. Planning applications are screened and assessed for wildlife impact. Where there is a reasonable likelihood of any impact, adequate site surveys and suitable mitigation measures are proposed. Protected species are animals and plants that receive protection under a variety of legislation including the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2010 (as amended), and the Protection of Badgers Act 1992 (as amended).

6.4 The 2024 NPPF requires the following hierarchical approach be taken in the design of development proposals in order to minimise impacts on biodiversity: information, avoidance, mitigation, and compensation. The usual means to ensure that mitigation or compensation measures are secured is through planning conditions or planning obligations, depending on circumstances. Where compensation is required, a number of avenues are available. The applicant might offer a scheme tailored to the specific context or consider the potential for biodiversity offsetting with the Local Planning Authority.

6.5 The Environment Act 2021 introduced the requirement for Biodiversity Net Gain (BNG) and this became operational in February 2024. It is an approach which aims to leave biodiversity in a better state than before development. Developers seeking planning permission must (unless exemptions apply) provide a minimum of 10% net gain in biodiversity units as calculated by the Biodiversity metric. Habitat or habitat improvements can be provided on site or offsite or by purchasing statutory biodiversity credits. The landowner is responsible for creating and managing the habitat to ensure it achieves the target condition.

6.6 Biodiversity net gain is distinct from the mitigation hierarchy which protects habitats and species, and both must be applied.

6.7 Local nature recovery strategies (LNRS) were also introduced in the 2021 Environment Act. These are larger scale strategies produced by responsible authorities, in this case Essex County Council (published July 2025). They agree priorities for nature recovery and propose actions in the locations where it would make a particular contribution to achieving those priorities. Planning Authorities are required to have regard to them in plan making and taking decisions. The LNRS is a tool which can guide site design by showing the location of such opportunities for habitat preservation, restoration, enhancement and connection in relation to proposed sites/neighbouring land, the nature of such areas and how they can be enhanced such that proposals will safeguard, expand and strengthen existing networks according to the individual characteristics of the site and its surroundings.

Natural Environment and Green Infrastructure

6.8 The 2024 NPPF describes Green and Blue Infrastructure as *'A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity'*. Natural England consider that open space and Green and Blue Infrastructure within the District play an important role in providing recreational alternatives to Nature Conservation Sites of International, European and National Importance. In particular those sites on the Essex Coast identified in the HRA and also the River Ter SSSI. It is important that this role is maintained into the longer term by maintaining and managing these areas.

6.9 The District has a range of existing green and blue infrastructure assets which serve a number of different functions. Assets such as open spaces, parks and gardens, allotments, woodlands, trees, fields, hedges, lakes, ponds, meadows and grassland, playing fields, footpaths, former railways, cycleways and waterways, ponds and lakes all represent elements which can be considered as Green or Blue Infrastructure.

6.10 The concept of Green and Blue Infrastructure encourages connecting such spaces and seeking opportunities to increase their function and connectivity to the benefit of the community and natural world. While connectivity is to be encouraged, there will be instances where it will not be appropriate e.g. public access to fragile priority habitats or sensitive wildlife sites.

6.11 Green Infrastructure, including open spaces and sports provision contributes to the quality of life and health of its residents. Green space and functioning ecosystems help in human and biodiversity's adaptation to the extremes of climate change. These areas counterbalance the heat island effect of built-up areas and particularly, where there is tree planting, can provide opportunities for people to keep cool in hot weather.

6.12 Green Infrastructure will be provided through application of a range of policies in the Local Plan including those covering climate change, development design, and application of the Open Space and Trees Strategies.

Policy LPR 66

Natural Environment and Green Infrastructure

Development proposals must take available measures to protect and enhance the natural environment, habitats, biodiversity and geodiversity of the District and to be acceptable, also taking water scarcity and the need for climate change resilience and adaptation into account in their design. This will include protection from pollution. Proposals inside the District which are likely to adversely affect, either individually or cumulatively, International or Nationally designated nature conservation sites within and outside the District will not normally be acceptable.

The Council will expect all development proposals, where appropriate, to contribute towards the delivery of new Green and Blue Infrastructure which develops and enhances a network of multi-functional spaces and natural features throughout the District. This will be proportionate to the scale of the proposed development and the rural or urban context. The Council will support and encourage development which contributes to the District's existing Green and Blue Infrastructure and where possible, enhances and protects networks and adds to their functions. It will secure additional provision where deficiencies have been identified. Open space and green and blue infrastructure may in some instances be required to provide alternatives to European sites and that such sites should be designed and managed appropriately to maximise their potential effectiveness in this role. Proposals which undermine these principles will not be acceptable.

The Council will ensure that new development maximises opportunities for the preservation, restoration, enhancement, and connection of natural habitats in alignment with the Essex Local Nature Recovery Strategy.

Biodiversity, Landscape Character and Agriculture

6.13 The Council's strategy seeks to protect and enhance biodiversity within the District through decision making, in applying the mitigation hierarchy, biodiversity net gain (10% minimum) and by having regard to the Essex Local Nature Recovery Strategy in decision making. The mitigation hierarchy and biodiversity net gain requirements are distinct and applied separately. The Council shall also seek to improve habitat by encouraging provision at smaller site scales, not covered by biodiversity net gain, through introduction of specific design features and landscaping.

6.14 The Council's approach is informed by advice from statutory consultees such as Natural England, The Environment Agency and the Lead Local Flood Authority (Essex County Council). Other groups of relevance include the Essex Local Nature Partnership, Essex Wildlife Trust, Essex and Suffolk Rivers Trust, Essex Rivers Hub, Anglian Water and Essex and Suffolk Water.

6.15 The Green and Blue Infrastructure approach seeks the multifunctional use of land and supports incorporation of habitat into a range of proposals in urban and rural areas where this is sustainable. The Council recognises the multi functional positive role that biodiversity habitats can make to a number of other objectives such as protecting and improving water quality, drainage provision, mitigating heat island effects, providing amenity with the resulting wellbeing benefits. Hence, suitable habitat provision will be encouraged within development, particularly joined up provision to provide networks and riverside improvements. The strategy includes protecting, and where possible, enhancing, designated sites of International, National and Local Importance in accordance with government guidance. Protection is given to designated areas in accordance with their importance reasons for designation. In line with government advice, the Plan also extends protection to veteran trees which may or may not be already identified as such.

6.16 There are various designations given to sites of particular environmental and/or biodiversity and geodiversity importance in Britain. Braintree District includes areas protected as Sites of Special Scientific Interest (SSSIs), as well Local Nature Reserves, Local Wildlife Sites, Priority Habitat and Special Roadside Verges. There are a number of SSSI designations outside of the District boundary may also be affected by development within the District.

6.17 Applications for development affecting, or with the potential to affect, a nationally or locally designated site, protected species, priority species or priority habitat on the Red Data List, or habitat suitable for a protected species or species on this list, will need to be accompanied by an ecological survey. This survey shall be undertaken to reflect the standards set out by BS42020:2013 (as superseded). This should explain how the proposed development is acceptable in accordance with the relevant sections of the strategic policy.

6.18 The species most likely to utilise functionally linked habitats within the plan area are golden plover or dark-bellied brent geese and the habitats with the potential to be functionally linked to the SPA/Ramsar sites are farmland, which is widespread. The nature of land use rotation on farmland is such that birds will readily use an available resource, even if available only temporarily; therefore, they are resilient and adaptable to some change. The suitability of sites for use by

SPA/Ramsar bird species can change quickly, e.g. due to changes in land management, crops planted, drainage. It is therefore appropriate for mitigation to be identified at the time of the planning application, so that survey information is up to date.

6.19 Where mitigation is required, individual developments will need to deliver mitigation on a site-by-site basis. Any site that is suitable for use by SPA/Ramsar birds and likely to be important to the SPA/Ramsar species (as determined by site surveys) would provide mitigation to avoid/compensate for the loss of habitat at that site. The exact details of mitigation would depend on the species and habitats present, but to compensate for loss of habitat, the principle would be to retain or create/enhance habitat to make it suitable for bird species, for example to loaf (rest) or feed. This would be achieved with measures such as: planting with a specific seed mix, changing the drainage within a field, or changing a grazing regime. Measures could be delivered on or off site, depending on the land available, and would need to be maintained long term ('in perpetuity', and could be monitored to ensure ongoing management remains appropriate). For impacts relating to non-physical disturbance, mitigation could include sensitive lighting or a buffer between development and the functionally linked habitat (or the compensatory habitat).

6.20 Site allocations that have been assessed in the HRA as being of greater than low potential to support golden plover will require bird survey and mitigation (if the site is of importance to SPA bird species).

6.21 Green Infrastructure is a phrase used to describe all green and blue spaces in and around urban areas, consisting of component elements such as trees, hedges, parks, private gardens, green roofs, green walls, agricultural fields, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size. Green Infrastructure networks are important to both create and enhance the biodiversity value of wildlife corridors and ecological networks. They are also capable of delivering a wide range of environmental and associated quality of life benefits for local communities. Trees are an important component in their own right both within and outside Green Infrastructure networks. They make positive impacts on health, biodiversity, in mitigating climate change and in linking elements of the green infrastructure network. These roles shall be recognised in their protection, planting location, method and maintenance to ensure existing and new trees do not die prematurely they must be planted and maintained to a good standard.

6.22 The Council will look to create and enhance the biodiversity value of wildlife corridors through Green Infrastructure networks and other methods where it is possible to do so, and seek the protection of Local Nature Reserves and Local Wildlife Sites. Designating new reserves and sites will be examined where appropriate. Development proposals will be supported where they protect and enhance sites that are locally and/or nationally designated for their importance to nature conservation, ecological or geological value as well as non-designated sites of ecological or geological value.

Policy LPR 67

Protected Sites

International Designations

Sites designated for their international importance to nature conservation; including Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SAC), must be protected from development likely to have an adverse affect on their integrity whether they are inside or outside the District. Development can affect these sites directly, or at habitats outside their boundaries that provide an important supporting function, e.g. habitat for foraging, to the sites' bird species ("functionally linked habitats").

Proposals which are considered to have a likely significant effect on these sites will require an Appropriate Assessment (AA) in line with European and domestic legislation. Developers should provide information sufficient to inform this assessment. Planning permission will only be granted if, in light of the AA, it can be ascertained that the development would not adversely affect the integrity of these sites.

In accordance with the Habitats Regulations, development proposals should follow the avoid-mitigate-compensate hierarchy. Where this cannot be achieved, development proposals will not be permitted.

Residential developments must contribute to the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy 2018-2038 (RAMS) where they fall within the Zones of Influence of international designations as defined in the RAMS.

Nationally Designated sites

Sites designated for their national importance to nature conservation; including Sites of Special Scientific Interest (SSSIs) should also be protected from development which is likely to adversely affect the features for which they are designated. There is a presumption against development proposals within or outside a SSSI that are likely to have an adverse effect on a SSSI (either individually or in combination with other developments). Permission for such developments will only be considered if the benefits of the development clearly outweigh both the adverse impacts on the features of the site and any adverse impacts on the wider network of SSSIs. In such cases, appropriate mitigation or compensatory measures will be required.

Locally Designated sites

There is a presumption against development that is likely to have an adverse effect on locally designated sites, their features or their function as part of the ecological network, including County Wildlife Sites, Local Geological Sites and sites supporting Biodiversity Action Plan habitats and species. Permission for such development will only be permitted where the need and benefits of the development clearly outweigh the loss. In such circumstance, the coherence of the local ecological network must be maintained. In such cases, appropriate mitigation or compensatory measures will be required.

The Council will ensure that new development maximises opportunities for the preservation, restoration, enhancement, and connection of natural habitats in accordance with the Local Nature Recovery Strategy or future replacements.

Protected Species, Priority Species and Priority Habitat

Proposals that result in a net gain in priority habitat will be supported in principle, subject to other policies in this plan. Where priority habitats are likely to be adversely impacted by the proposal, the developer must demonstrate that adverse impacts will be avoided, and impacts that cannot be avoided are mitigated on-site. Development on greenfield sites, outside of allocated sites and within 15km of Abberton Reservoir SPA or Blackwater Estuary SPA and Ramsar site, will require ecological assessment to determine their potential to be functionally linked habitat used by SPA birds. Where sites have been assessed as being of greater than low potential, bird surveys (as appropriate for the species of interest e.g. wintering birds) will be required to determine the importance of the site to SPA birds and to inform mitigation proposals. Mitigation proposals should aim to avoid, reduce and/or compensate the loss of habitat or disturbance of birds at functionally linked habitats. Where residual impacts remain, off-site compensation will be required so that there is no net loss in quantity and quality of priority habitat in Braintree District.

Where there is a confirmed presence or reasonable likelihood of protected species or priority species being present on or immediately adjacent to a development site, the developer will be required to undertake an ecological survey and will be required to demonstrate that an adequate mitigation plan is in place to ensure no harm to protected species and no net loss of priority species.

Proposals resulting in the loss, deterioration or fragmentation of irreplaceable habitats such as ancient woodland or veteran trees will not normally be acceptable unless there are exceptional reasons and a suitable compensation strategy exists.

All development proposals

In all cases a precautionary approach will be taken where insufficient information is provided about avoidance, management, mitigation and compensation measures. Management, mitigation and compensation measures will be secured through planning conditions/obligations where necessary.

Policy LPR 68

Tree Protection

The retention of trees provides positive benefits for the built environment including providing visual amenity, wildlife habitat, positive health effects, countering the impacts of climate change such as countering the heat island impact and providing shade. As such it is important that trees are retained within development where possible, particularly mature or veteran trees. The Council will consider the protection of established healthy trees which offer significant amenity value to the locality by:

a) Assessing the value and contribution made by trees to the Conservation Areas in which they are located when determining S211 notifications for works to trees, including their removal

b) Serving Tree Preservation Orders in response to an objection to such a notification or in other circumstances as detailed below.

Prominent trees which contribute to the character of the local landscape and are considered to have reasonable life expectancy will be protected by tree preservation orders particularly if they are considered to be under threat from removal.

Trees which make a significant positive contribution to the character and appearance of their surroundings will be retained unless there is a good arboricultural reason for their removal for example they are considered to be dangerous or in poor condition. Similarly alterations to trees such as pruning or crown lifting should not harm the tree or disfigure it; any tree surgery should be carried out to reflect BS3998:2010 (as superseded).

When considering the impact of development on good quality trees the Council will expect developers to reflect the best practice guidance set out in BS5837:2012 (as amended). The standard recommends that trees of higher quality are a material consideration in the development process.

Where trees are to be retained or introduced as a result of new development sites there must be a suitable distance provided between the established tree and any new development including underground services, to allow for its continued wellbeing and ensure it is less vulnerable to pressures from adjacent properties for its removal. Planning conditions will be applied to protect trees during development. New landscape proposals for tree planting on development sites should reflect the recommendations set out in BS5837:2012 (as amended) and BS8545:2014 (as superseded).

Development must deliver climate-resilient street trees, integrated with SuDS, and contribute to increasing canopy cover with appropriate long-term stewardship.

Where development proposals may affect ancient woodland or ancient trees, unless exceptional circumstances apply, proposals will be expected to show how proposals will avoid loss or deterioration as a result of the development including during construction and operational periods and have regard to the Forestry Commission's Standing Advice on Ancient Woodland and the Council's arboricultural advice. Proposals shall prevent harm to the woodland including through root deterioration arising from factors such as proximity, soil disturbance, compaction, drainage, pollution increased use and taking into account the woodland's characteristics. This should include a buffer area of 15m or greater. Proposals shall show how they will avoid isolation of the habitat by maintaining or enhancing functional ecological connectivity with the wider natural environment.

6.23 Developers should have regard to the Essex Local Nature Recovery Strategy (ELNRS) (July 2025) when preparing proposals for development. The ELNRS is a key tool for developers, helping to identify optimal locations for bio-diversity delivery. It highlights both Areas of Particular Importance for Biodiversity (APIBS): Strategic Opportunity Areas and Broader opportunity zones, including locations without specific strategic priorities where ecological gains can still be achieved. Development proposals should be designed to protect and enhance the habitat priority measures identified within the Strategic Opportunity Areas, as well as Areas of Particular Biodiversity Importance shown in the Essex LNRS.

Policy LPR 69

Protection, Enhancement, and Management of Biodiversity

The Council will evaluate how individual development proposals can protect and enhance biodiversity and geodiversity, and contribute to green and blue ecological networks within the broader area.

Adverse impacts of development on biodiversity will be minimised by avoiding significant harm. If harm is unavoidable satisfactory mitigation must be provided or as a last resort harms compensated for. Development which fails to provide compensation will be refused. This is known as the mitigation hierarchy and shall be applied separately from Biodiversity Net Gain. Submission of an Ecological report may be required if a significant impact on biodiversity is likely and will be proportionate to the nature and scale of development.

The Council shall apply the following:

Proposals which voluntarily exceed the 10% minimum Biodiversity Net Gain (BNG) will be supported where the additional gains are deliverable, secured for 30 years, and compatible with local ecology, good site design and viability. On site provision will be encouraged or provision within the district.

Proposals should include measures within developments to provide habitat and allow movement for species including threatened or endangered species. A minimum of one integrated bird nest box per dwelling (or artificial nest box for House Martins where recommended by a qualified ecologist) should be provided where possible. Other features can include bat boxes, green roofs and fencing designed to allow hedgehog movement and landscaping features, watercourse adjacent habitat improvements. Proposals should have regard to the River Pant and Blackwater Restoration Plan where relevant.

Brownfield land can harbour biodiversity and site reuse should be accompanied by an ecological report to assess potential impacts and inform site design as to features of interest in order to appropriately incorporate them within proposals.

Appropriate protection and if necessary, mitigation shall be afforded to protected and priority species taking into account Natural England Standing Advice and ecological advice.

Proposals should use the Essex Local Nature Recovery Strategy (LNRS) to design a layout which retains and improves ecological connectivity within the site and to its wider surroundings. Site layout and detailed design should contribute to the aims of the LNRS, building on important habitat elements and strategic opportunities which have been identified and should not undermine the strategy aims.

6.24 The European Water Framework Directive imposes legal requirements to improve the water environment. All waterbodies must achieve 'good ecological status' by 2027, prevent deterioration of surface water and groundwater and seek enhancements where rivers, lakes and estuaries are not achieving good ecological status or potential. The Council supports the directive and proposals which seek to further these aims where it is possible to do so. In pursuit of this aim, proposals should seek to minimise disturbance to riverbeds.

6.25 Proposals are encouraged to have regard to the Anglian River Basin Management Plan (2015), as superseded, which addresses pressures on the water environment and whose environmental objectives are legally binding on all public bodies whose decisions affect the quality of the water environment. Development proposals with river frontages should make provision for ecological buffer strips with a view to protecting and where appropriate, enhancing water dependant habitats and species. Where development proposals will be carried out on land with a culverted watercourse, opportunities for de-culverting and restoration to an open watercourse should be sought as a means of creating blue infrastructure and enhancing the development site.

6.26 Opportunities to create new habitat can be explored where appropriate, including creating wetland areas which would provide people with a connection to nature, whilst helping to manage flood risk and reduce pollution. The developer must demonstrate that adverse impacts will be avoided, or impacts that cannot be avoided are mitigated on-site. If exceptionally this cannot be done, biodiversity offsetting should be provided.

6.27 These improvements shall be sought through planning conditions and legal S106 agreements. Proposals coming forward through the Tree Strategy will be managed and monitored according to its provisions.

6.28 To promote ecosystem resilience and enhance the ability of the ecosystem to adapt to climate change the opportunity to link isolated or fragmented pockets of habitat or add to wildlife corridors will be taken unless unpracticable.

Landscape Character

6.29 The National Planning Policy Framework states that *'Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.'* High quality design can make a positive contribution to the protection and enhancement of landscape value and as such is encouraged by the Local Plan.

6.30 The European Landscape Convention defines landscape as 'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. Landscape and townscape includes the look and form of buildings and includes heritage assets, for example, ancient field patterns and the layout of towns. Valued landscapes are those that generally offer services and benefits which can be broadly divided into three categories:(a) landscape as a resource in its own right, dealing with changes in the fabric, character, qualities and quality of the landscape and relating to factors such as, landscape typologies, distribution, rarity, character, condition and quality;(b) visual qualities and the effects these may have on aesthetic experience and visual amenity; and (c) historical and cultural qualities associated with human interaction with a particular landscape over time.

6.31 The rural area of Braintree District consists of distinctive and attractive landscapes, an essential asset which should be protected for its own sake. It also contributes to maintaining and preserving the individual character of settlements. Landscape Character Assessment is a technique that has been developed for the systematic analysis, description and classification of the landscape. It identifies the features, or combination of elements, that contribute to the landscape, enabling the special character and qualities of the area to be understood. It also helps to develop appropriate recommendations for the future conservation and management of the landscape.

6.32 The Braintree District Landscape Character Assessment was originally carried out in 2006 to evaluate and record the landscape quality of the District, and forms part of the Local Plan evidence base approved by the Council. The assessment resulted in the identification of three main character types within the District. A range of individual landscape character areas are identified within each of these types with their own key characteristics. These are:

- River Valley Landscapes
- Farmland Plateau Landscapes
- Wooded Farmland Landscapes

6.33 In 2015, the Council commissioned consultants to produce an evaluation of the Landscape Capacity Analysis studies for the fringes of Braintree, Witham, Halstead, Silver End, Earls Colne, Hatfield Peverel, Coggeshall, Kelvedon and Feering and Sible Hedingham. This provides a finer grain assessment of areas identified as low and low/medium capacity to accommodate development. This study has been updated in 2025. This helps to determine which parts of these areas could absorb development with appropriate mitigation measures and minimal impact on the landscape. These analysis documents form part of the Local Plan evidence base.

6.34 Every landscape character area is important although some may be more sensitive to change than others. Therefore, when considering development proposals it will be necessary to consider specific details contained in the Landscape Capacity Analysis and Landscape Character Assessment for that particular landscape character area.

Dedham Vale National Landscape

6.35 East of the District boundary, the Dedham Vale National Landscape Area covers a 90km^2 area centred on the lower Stour Valley. This area benefits from the highest level of protection in relation to landscape and scenic beauty as set out in the 2024 NPPF. Legislation in Section 85 of the Countryside and Rights of Way Act 2000 requires that in exercising or performing any functions in relation to, or affecting land in a National Landscape, a relevant authority shall have regard to the statutory purpose for which the land is designated. In the case of a National Landscape, this is to conserve and enhance the natural beauty of the area. The upper Stour Valley, adjoining the National Landscape, is partly located along the north and east boundary of Braintree District and is an important and sensitive rural landscape, recognised by the fact that it is part of the wider project area covered by the Dedham Vale National Landscape and Stour Valley Project. This area has been proposed for inclusion with the National Landscape Area and has been assessed as a Valued Landscape. The impact of development proposals in the upper Stour Valley will be particularly carefully assessed in light of the sensitive nature of this landscape. Proposed developments here should support the wider environmental, social and economic objectives as set out in the Dedham Vale National Landscape and Stour Valley Management Plan, and should not prejudice the long term aim to enlarge the area included within the National Landscape designation.

Policy LPR 70

Landscape Character and Features

In its decision-making on applications, the Local Planning Authority will take into account the different roles and character of the various landscape areas including valued landscapes in the District, and recognise the intrinsic character and beauty of the countryside, in order to ensure that any development permitted is suitable for the local context. Proposals will be supported where they protect, and where possible, enhance positive features that contribute to local distinctiveness and sense of place, and to conserve and enhance the landscape setting of settlements.

Proposals for new development should be informed by the South Suffolk and North Essex Clayland National Character Area Profile, and be sympathetic to, the character of the landscape as identified in the District Council's Landscape Character Assessments. Proposals which may impact on the landscape such as settlement edge, countryside or large schemes will be required to include an assessment of their impact on the landscape and should not be detrimental to the distinctive landscape features of the area such as trees, hedges, woodlands, grasslands, ponds and rivers. Development which would not successfully integrate into the local landscape will not be permitted.

Where development is proposed close to existing features, it should be designed and located to ensure that the condition and future retention/management will not be prejudiced but enhanced where appropriate.

When considering proposals which affect the Dedham Vale National Landscape, the council will consider how the proposals will further the statutory purposes of the protected landscape.

Additional landscaping including planting of native species of trees, hedgerows and other flora may be required to maintain and enhance these features.

The restoration and enhancement of the natural environment will be encouraged through:

a) Maximising opportunities for the creation of new green infrastructure and networks in sites allocated for development

b) Creating green infrastructure networks to link urban areas to the countryside, and creating and enhancing the biodiversity value of wildlife corridors.

Development proposals which result in harm to the setting of the National Landscape will not be permitted.

Agricultural Land

6.36 The majority of agricultural land in Braintree District is classified as Grade 2 or 3, with 65.8% (40,243 hectares) of agricultural land classified as Grade 2, and 29.9% (18,304 hectares) as Grade 3. Grade 1, 2 and 3a agricultural land is considered to represent the best and most versatile agricultural land (note the national agricultural land classification maps do not distinguish between grade 3a and 3b agricultural land, which can only be established through more detailed survey work).

6.37 The amount of agricultural land in the Braintree District has a significant influence on the landscape. As stated in the 2024 NPPF, the best and most versatile agricultural land can provide economic and other benefits. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. As stated above, the majority of agricultural land in the Braintree District is considered to be the 'best and most versatile'. Whilst the Council will seek to develop poorer quality agricultural land, it is inevitable that due to the significant increased housing provision requirement, this will lead to unavoidable development on 'best and most versatile agricultural land', as there are insufficient brownfield sites to meet this demand.

6.38 The countryside is a working and living landscape with farming, mineral extraction and other rural industries making an impact on landscape quality and the local economy. There are also opportunities for tourism, leisure and recreation activities within the countryside. A careful balance needs to be achieved between development and the protection and enhancement of the natural environment.

Green Buffers

6.39 The green buffers are identified on the Proposals Map and are located where they would prevent the coalescence of two settlements. Coalescence is considered to be a risk when there is 500 meters or less separation between two distinctive settlements. Factors such as topography and tree or hedgerow cover may mean that there is less risk of coalescence under 500 meters or over 500 meters, however any development should assess its impact on the wider landscape as well as potential visual impact, Green Buffers are predominantly within areas of low to low medium landscape capacity or sensitivity, or have other constraints such as flood zones, and group TPOs etc, or are located where they would protect the historic separation between settlements. Green buffers may also be designated in Neighbourhood Plans if appropriate evidence base indicates they are required.

6.40 The Council's Landscape assessment has considered the extent of the existing buffers in the Local Plan and recommended alterations or deletions to their extent. These have been incorporated into the new Local Plan

6.41 When assessing proposals for development which are not allocated within a Local or Neighbourhood Plan, it will be necessary to assess the contribution a site makes to the physical separation between settlements.

6.42 Development proposals which would cause significant impact to the setting of towns and villages, cause coalescence, or have a harmful impact on the physical separation of settlements, would not be considered to be sustainable development due to their impact on the character of those settlements.

6.43 Green buffers are identified around Braintree, Great Notley, Witham, between Sible and Castle Hedingham, and Earls Colne and White Colne, in order to prevent to coalescence with neighbouring villages.

6.44 Where new strategic extensions to existing towns or villages are proposed, areas of Green Buffer should be identified if there is a risk of coalescence with neighbouring settlements.

Policy LPR 71

Green Buffers

The following areas are identified on the Proposals Map as Green Buffers:

- Land between Bocking & Panfield
- Land between Braintree & High Garrett
- Land at Deanery Hill between Braintree & Bocking
- Land at Braintree/Bocking South of BOCN132
- Land between Braintree & Rayne
- Land between Earls Colne and White Colne

- Land between Great Notley and Black Notley
- Land between Witham, Rivenhall and Rivenhall End
- Land between Sible Hedingham and Castle Hedingham.
- Land between Hatfield Peverel and Witham
- Land between Cressing and Braintree
- Land between Rivenhall/Rivenhall End and Kings Dene

Uses considered appropriate in green buffers include agricultural and forestry development, water infrastructure, formal and informal recreation, footpaths and cycle ways, cemeteries, the re-development of suitable brownfield sites, development which relates to an existing use, and the extension or replacement of existing homes. Proposals for strategic infrastructure within green buffers would be supported provided suitable consideration is given to their impact on the surrounding area.

Where development is necessary it will have regard to the local landscape character and be of a design, density and layout which minimises the coalescence and consolidation between built areas and preserves the setting of those areas and will minimise the impact of any external lighting to that which is appropriate for safety or security of a development.

An assessment of the local landscape and physical separation between settlements will be required, demonstrating that the development is to be located on an area which has the least detrimental impact to the character of the countryside and does not reduce the visually sensitive buffer between settlements or groups of houses.

Appropriate landscaping, comprising of local native species, will be required in order to enhance the countryside character of these areas, and encourage biodiversity.

Protected Lanes

6.45 There are a number of lanes within the District, which have been identified as having a particular historic and landscape value for the character of the countryside. An assessment of Protected Lanes in the District has been produced and is available in the evidence base for the Local Plan.

6.46 Protected Lanes are often enclosed by a mix of deciduous hedges and raised verges that can be indications of great age. The Council will seek to protect and influence others to protect the features of a Protected Lane including their verges. Material increases in traffic using a protected lane due to development proposals will not be permitted.

Policy LPR 72

Protected Lanes*

The District Council will conserve the traditional landscape and nature conservation character of roads designated on the Proposals Map as Protected Lanes, including their verges, banks, ditches and natural features such as hedgerows, hedgerow trees and other structural elements contributing to the historic features of the lanes.

Any proposals that would have a materially adverse impact on the physical appearance of these Protected Lanes or generate traffic of a type or amount inappropriate for the traditional landscape and nature conservation character of a protected lane, will not be permitted.

Land, Water and Air Quality

6.47 The existence of large historical manufacturing industries in the Braintree District has led to some degree of contamination of sites through associated industrial processes, or activities which are now defunct. Contamination of land can have adverse impacts on human health and wellbeing as well as negatively impacting on wildlife and contributing to pollution of water bodies.

6.48 The Council wishes to encourage the use of previously developed land, sometimes known as brownfield land, and seeks to ensure appropriate uses of such sites. Where necessary, the Council wishes to secure appropriate treatment of sites affected by contamination to bring these sites back into use and remove any visual blemishes on the landscape.

6.49 The Water Environment (Water Framework Directive) (England & Wales) Regulations 2017 (WFD) seeks to prevent the deterioration of water quality of ground and surface waters, therefore impacts on these areas can be important considerations in dealing with contaminated sites. It is particularly important to maintain and protect the quality and quantity of groundwater resources for current and future abstraction, for dependent ecosystems drinking water and indirect uses. The Environment Agency may object (through planning or their permitted controls) to development activities which are thought to represent a particular hazard to ground and surface waters, and therefore reference to their published guidance is advised.

6.50 To comply with the 2024 NPPF, all investigations of land potentially affected by contamination should be carried out in accordance with the established procedures. Where a site is affected by contamination or land stability issues, responsibility for securing safe development rests with the developer and/or landowner who are to carry out any necessary investigation, remediation and verification works.

6.51 Government advice emphasises the need to separate potentially polluting and other land-uses to reduce conflicts. The Environment Agency has a wide range of powers and duties to control pollution using systems of consents and licenses. New developments are required to gain prior agreement from the wastewater undertaker in order to connect to the public foul/surface water sewers. Pollution is more likely if development is connected to a combined sewer through overflow of contents during rainfall or where the waste water treatment facility has insufficient capacity or network improvement is needed. Both situations should be avoided unless satisfactory mitigation is agreed with the water company.

6.52 Developers will be required to have regard to the Integrated Pollution Prevention and Control Regulations, which are designed to prevent, reduce and eliminate pollution at source through the prudent use of natural resources and are intended to help industrial operators move towards greater environmental sustainability. New development sites should avoid encroaching on the operation of waste water infrastructure facilities such as sewerage and pumping stations. Early consultation with Anglian Water is advised, as sensitive uses may be required to be located a distance of 15 metres or more from the boundary of such facilities.

6.53 Developers will need to submit a noise assessment in cases where proposals could potentially cause harm to nearby residents and amenity.

6.54 Local Authorities are responsible for Local Air Quality Management. Maintaining good air quality in the District is important in terms of its impact on the health of residents and in contributing to the reduction of greenhouse gases. Braintree District is part of the Essex Air Quality Consortium which have produced the Essex Air Quality Strategy. Poor air quality has been identified as a significant cause of respiratory health problems and it accounts for a significant number of premature deaths each year in Britain.

6.55 Planning policy can play an important role in the minimisation of the sources of air pollution. For example, in line with other sustainable development policies, proposed residential development is likely to be favoured where it is situated close to available public transport options and there are provisions in place to promote and increase cycling rates. This can help reduce private vehicle usage and hence minimise local emissions.

6.56 When assessing new developments, particularly larger proposals, the Council will look positively on measures put forward such as;

- The provision and maintenance of trees to mitigate the effects of air pollution and of climate change by provision of shade and reduction in the heat island effect associated with anticipated increased temperatures
- Design considerations to avoid traffic 'pinch points' or contribution to existing pinch points
- Avoidance of air quality concerns caused by 'canyoning' of residential streets
- Renewable energy within the development
- High quality build with particular emphasis on insulation
- Consideration of District heating schemes.

Policy LPR 73

Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards*

Proposals for all new developments should prevent unacceptable risks from all emissions and other forms of pollution (including light and noise pollution) and ensure no deterioration to either air or water quality. All applications for development where the existence of, or potential for creation of, pollution is suspected must contain sufficient information to enable the Local Planning Authority to make a full assessment of potential hazards. Development will not be permitted where, individually or cumulatively and after mitigation, there are likely to be unacceptable impacts arising from the development or upon the proposed development in relation to:

a) The natural environment, general amenity and the tranquillity of the wider rural area

b) The health and safety of the public including existing residents, and future occupiers of all new developments

c) Air quality

d) Surface water and groundwater quality, groundwater source protection areas, drinking water protected zones

e) Odour

f) Compliance with statutory environmental quality standards

g) Noise.

Development will be permitted when there is no unacceptable risk due to:

- Siting on known or suspected unstable land
- Siting on land which is known to be or potentially affected by contamination or where the land may have a particularly sensitive end use
- The storage or use of hazardous substances.

Proposals for development on, or adjacent to land which is known to be potentially affected by contamination, or land which may have a particular sensitive end use, or involving the storage and/or use of hazardous substances, will be required to submit an appropriate assessment of the risk levels, site investigations and other relevant studies, remediation proposals and implementation schedule prior to, or as part of any planning application.

Soil quality must be protected during development to protect good quality land and to protect the ability of soil to allow water penetration by avoiding compaction.

In appropriate cases, the Local Planning Authority may impose planning conditions, or through a legal obligation, secure mitigation measures, remedial works and/or monitoring processes.

Climate Change & Energy

Climate Change

6.57 The best available evidence shows that we are seeing and can expect to see future changes in the global climate as a consequence of past and ongoing greenhouse gas emissions. Temperature records demonstrate a sustained warming trend at both global and national scales. Global average surface temperatures are now approximately 1.34–1.41°C higher than pre-industrial levels, with the most recent three decades each warmer than the last and 2015–2024 the warmest decade on record. In the UK, the decade 2015–2024 was on average 1.24°C warmer than the 1961–1990 baseline, all ten of the warmest years since records began in 1884 have occurred in the 21st century, and 2025 was the hottest year on record, including the first recorded temperatures of 40°C. Temperatures are predicted to rise further in the future and it is therefore essential that in Braintree District we prepare for greater frequency of extreme weather events and plan for greater energy efficiency and generation of energy from renewable sources. There can also be economic benefits to be gained.

6.58 The 2024 NPPF sets out that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures.

6.59 The Climate Change Act 2008 sets legally binding targets for reducing emissions by 80% from 1990 levels by 2050. Britain's Renewable Energy Strategy sets out to achieve 15% of energy to be generated from renewable energy sources by 2020.

6.60 In 2015 the UK government joined 195 others from around the world and signed the Paris Agreement. The Agreement legally ratified a commitment to prevent average global temperature increasing by no more than 1.5°C. In addition to the global agreement. In June 2019, parliament passed legislation requiring the government to reduce the UK’s net emissions of greenhouse gases by 100% relative to 1990 levels by 2050.

6.61 Braintree District Council signed the Nottingham Declaration in 2006 and subsequently published the Braintree District Climate Change Strategy and Action Plan in 2009, followed by a Replacement Climate Change Strategy and Action Plan covering the period 2015–2018. The Council has since continued to develop its approach to climate change through updated strategies and action plans, reflecting evolving national policy and local priorities. While these strategies extend beyond the planning system, they include objectives to use the Council’s regulatory and planning powers to support sustainable development and ensure that new development is resilient to, and prepared for, the impacts of climate change.

6.62 The Council declared a climate emergency in July 2019 and continues to keep its Climate Change Policy under regular and ongoing review. The Essex Climate Focus Area is a project created to showcase best practice in sustainable land stewardship and is located around the Blackwater and River Colne catchment area and associated with the Essex Climate Action Commission.

6.63 The built and natural environment are critical factors in helping to adapt to climate change. Climate change mitigation means taking action to reduce the causes of climate change, primarily through reductions in greenhouse gas emissions. Designing and constructing developments that are extremely energy efficient or make the best use of renewable energy technologies are both ways of helping to mitigate and adapt to further climate change.

6.64 To mitigate climate change, proposals should demonstrate:

- High levels of energy efficiency (Building Regulations)
- Use and promotion of sustainable forms of transport, such as using buses, cycling or walking, and reduction of car use (locating development in settlements with good levels of services)
- Recycling and waste reduction (provision of bin storage)
- Inclusion of high speed broadband to facilitate home working.

6.65 Climate change adaptation means ways that a development can be adapted to deal with the weather related consequences of climate change. Using water more efficiently, reducing overheating and controlling rainwater run-off are all examples of adapting a development to respond to changes in our climate. The plan already proposes some such strategies.

6.66 Climate change and associated integrated water management can have implications for the water environment, such as periods of prolonged dry weather, or higher intensity rainfall events, which can see changes in river flows. As well as possible increased flows to Waste water treatment works, requiring resilient infrastructure capacity, there can also be issues associated with higher nutrient concentrations during lower/peak flows, and this can be particularly sensitive in smaller river catchments, which rely on waste water discharges to support flows.

6.67 To adapt to the effects of climate change, proposals should;

- Manage and conserve water resources
- Demonstrate that flood risk from all sources has been avoided or managed
- Use Sustainable Drainage Systems (SuDS)
- Use layout, building orientation, design, and materials to ensure properties are not susceptible to overheating
- Include open space and trees/vegetation for shading and cooling, and to control surface water run-off (Green Infrastructure, Open Space Strategy)
- Create a better linked habitat network by conserving, creating or enlarging existing habitats (Green Infrastructure, Open Space Strategy).

6.68 Higher temperatures can have more serious health impacts for vulnerable groups such as the old and the young. New buildings catering specifically for these age groups and other vulnerable groups should show that the need to mitigate high temperatures without sacrificing winter heat retention has been incorporated into the design of the scheme. It is recognised however, that modification of existing buildings will be limited by the existing building fabric. It is also highly desirable that higher temperatures should not lead to greater demand for energy by for example increasing the demand for air conditioning.

6.69 Applicants will be expected to submit a Sustainability Statement with their planning application to demonstrate how these principles have been embedded into the design of the development proposal and will be considered as part of the means by which climate change and mitigation is considered. This will show what and how mitigation and carbon reduction measures have been incorporated into the scheme design. The Council will produce an updated supplementary planning document which will include further guidance on the Sustainability Statement. Details can be found in the Council's Local Development Scheme.

Policy LPR 74

Climate Change

The Council will adopt strategies to mitigate and adapt to climate change. In addressing the move to a low carbon future for Braintree District, the Council will plan for new development in locations and ways that reduce greenhouse gas emissions.

Resilience in the natural environment will be supported by strengthening habitat networks, retaining natural features of value such as mature habitat and tree cover where possible, as well as new planting, protecting, designated areas of importance for wildlife, priority habitats, and using the Local Nature Recovery Strategies to target improvements and enhancements. The use of tree planting to mitigate the heat island effect will be encouraged.

Applicants will be expected to demonstrate that measures to lower carbon emissions, increase renewable energy provision and adapt to the expected impacts of climate change have been incorporated into their schemes, other than for very minor development. Planning permission will only be granted for proposals that demonstrate the principles of climate change mitigation and adaptation into the development. Guidance will be made available by the Council on the contents to be included in the Sustainability Statement. The Council intends the District to meet part of its future energy needs through renewable and low carbon energy sources and will therefore encourage and support the provision of these technologies subject to their impacts on landscape and visual amenity, residential amenities including noise, pollution, heritage assets and their settings, biodiversity and designated nature conservation sites, soils, and impact on the highway, being acceptable.

Energy Generation and Efficiency

6.70 Recent UK greenhouse gas emissions statistics indicate that around one sixth of national emissions arise from the residential sector, reflecting emissions from household energy use, including space heating, hot water and cooking.

6.71 The development of new buildings, extension of residential properties and the conversion of buildings are also opportunities to improve energy efficiency and lower demand for energy. Simple cost effective, efficient measures could include upgrading loft insulation, insulating cavity walls improving heating controls, installation of reflective panels behind radiators, installation of low energy lighting or upgrading heating systems. Many of these changes will either not require planning permission or be allowable without consent under permitted development rights. The siting, layout and design of development, construction methods, building fabric and materials and air tightness standards play an essential part in reducing total energy requirements by reducing energy demand. It should be recognised that making buildings airtight can have adverse consequences for wildlife for example by reducing nesting opportunities.

6.72 It is important to support adaptations which improve the energy efficiency of historic and traditionally constructed buildings but do not not harm their built fabric, nor detract from their special character or appearance or that of their curtilage or setting. Similarly, the appearance of energy efficiency measures should not seriously harm the character or significance of any Conservation Area.

6.73 Developers and the Local Authority shall have regard to Historic England's advice Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historic and traditionally constructed buildings outlines categories of buildings which are exempt from Part L (Listed Buildings, Scheduled Monuments, buildings within Conservation Areas) or where 'special considerations' apply (Locally Listed Buildings, traditionally constructed buildings or those within AONBs, registered Historic Parks and Gardens, curtilages of Scheduled Monuments). Developers are advised to refer to Historic England's Advice Note 18 Adapting Historic Buildings for Energy and Carbon Efficiency.

6.74 The Council recognises that associated increased construction costs of more energy efficient buildings have fallen significantly and therefore strongly encourages new development to exceed building regulations requirements. However, major development schemes will be encouraged to take the lead and deliver more sustainable buildings in advance of changes to building regulations.

6.75 The Environment Agency and the Water Cycle Study have identified Braintree District as lying within an area of serious water stress and the Water Cycle Study indicates that there will be little surplus supply in the future. As such, measures to increase water efficiency and water reuse will be supported. Anglian Water, Cambridge Water, Essex & Suffolk Water and Affinity Water have produced a set of Shared Standards for water efficiency in local plans which recommends an optional building regulation standard of 85 litres/person/day or a range between 85-95 l/p/d

subject to viability and the Water Cycle Study has suggested 90 l/p/d. A requirement for rainwater harvesting facilities and integrated water management have also been suggested. On the larger delivery of water infrastructure delivery should be addressed at the masterplan stage.

Policy LPR 75

Energy and Water Efficiency

The Local Planning Authority will encourage appropriate energy conservation and efficiency measures in the design of all new development and, where appropriate, in alterations to historic buildings. Such measures could include site layout and building orientation, natural light and ventilation, air tightness, solar shading, reducing water consumption and increasing water recycling in order to contribute to the reduction in their total energy consumption.

Opportunities for decentralised energy networks will be encouraged and promoted where possible and where they conform to other Local Plan policies, in order to reduce carbon emissions.

All new dwellings shall meet the Building Regulations optional requirement for water efficiency of 85 - 90 litres/person/day.

Where necessary, improvements to water infrastructure, waste water treatment and off site drainage should be made ahead of the occupation of dwellings to ensure compliance with environmental legislation and an acceptable level of amenity.

All planning applications for new residential dwellings shall meet the Building Regulations (2013) Future Homes Standard. All new non-residential buildings with a floor area in excess of 500sqm shall achieve full BREEAM credits unless unless this is unachievable.

Renewable Energy

6.76 The 2024 NPPF recognises that planning plays a key role in supporting the delivery of renewable and low carbon energy and associated infrastructure. This contributes to the economic, social and environmental dimensions of sustainable development.

6.77 The increase in sources of renewable energy in the District could contribute towards diversity and security of supply, reduce demand on the national power network, address fuel poverty, support the local economy and reduce harmful emissions to the environment.

6.78 The Council is committed to addressing the increasing social and economic concern of fuel poverty in domestic properties. The most recent official estimates indicate that approximately 10% of households in Braintree District were living in fuel poverty in 2022, equivalent to around 6,661 households, which is below the England average of around 13%, based on the government's Low Income Low Energy Efficiency (LILEE) measure. This can be addressed by encouraging energy-efficiency improvements to existing development and to ensure new development meets the highest energy efficiency standards available to reduce energy consumption. It is important to recognise that small-scale housing schemes although limited, provide a valuable contribution to the overall outputs of renewable energy and to meeting energy needs locally and nationally.

6.79 For new development, the Council's aspiration is for energy efficient development that minimises space heating requirements and primary energy demand. This works in parallel with Building Regulation targets to deliver reductions in CO2 emissions.

6.80 The 2024 NPPF supports the identification of opportunities for development to draw its energy from decentralised sources and for co-locating potential heat customers and suppliers. Decentralised energy can achieve greater carbon reduction and is more viable and cost-effective where connections can be made between day and night-time users, including new and existing development. This principle forms the basis of the Combined Heat and Power (CHP) concept. This combines electricity generation with heat production processes, which results in systems that achieve greater efficiency levels.

6.81 Decentralised energy is generally expensive to retrofit and the most viable opportunities will arise from very large new developments of a scale similar to a new settlement and location of installations which generate excess heat adjacent to areas where new development would be acceptable. In these circumstances decentralised energy installations will be encouraged.

6.82 The installation of renewable energy equipment attached to or within the curtilage of a listed building or Conservation Area may require listed building consent and/or planning permission in most cases. When considering undertaking any works to a listed building advice should be sought at the earliest opportunity.

6.83 In addition to planning permission from the District Council for a renewable energy scheme, there may also be a need for other consents from agencies such as the Environment Agency.

Policy LPR 76

Renewable Energy Schemes

Proposals for renewable energy schemes will be approved unless the benefits of the proposal are substantially outweighed by harm to or loss of:

a) Natural landscape or other natural assets
b) Landscape character
c) Nature conservation
d) Best and most versatile agricultural land
e) Heritage assets, including the setting of heritage assets
f) Public rights of way
g) Air traffic and safety
h) Ministry of Defence operations
i) Watercourse engineering and hydrological impact.

Renewable energy schemes should not result in pollution to air, land or water.

Renewable energy schemes will also need to demonstrate that they will not result in unacceptable impacts on residential amenity including visual impact, noise, shadow flicker, reflection, odour, fumes and traffic generation.

A condition will be attached to planning permissions for energy development schemes to require the site to be decommissioned and restored when energy generation use ceases or becomes non-functioning for a period of 6 months or more. Such a scheme shall include, if appropriate, measures to restore and protect soil quality.

Flood Risk & Surface Water Drainage

Introduction

6.84 In response to the severe floods of 2007 across England and Wales the government commissioned the Pitt Review to undertake a review of flood risk management.

6.85 The Flood and Water Management Act 2010 established Lead Local Flood Authorities (LLFA). Essex County Council as LLFA gained responsibilities for developing, applying and monitoring flood risk management strategies including risk from surface water runoff, groundwater and ordinary watercourses. These also include encouraging integration of SuDs into proposals and acting as statutory consultee.

6.86 The Environment Agency retains a strategic overview of flood risk management relating to main rivers and is a statutory consultee for development (other than minor development) within Floodzones 2 and 3 as well as development within the river bed or within 20m of a main river. The fluvial flood risk zones are mapped by the Agency and are occasionally reviewed. Developers will be expected to use the updated maps when they become available together with the up to date climate change allowances to assess flood risk which accords with the requirements of the Environment Agency and Lead Local Flood Authority.

6.87 The 2024 NPPF requires the Plan to reduce and manage flood risk by firstly assessing that risk and applying the sequential test, to allocating or developing land to avoid locating development in areas of higher risk and where that is not possible managing and mitigating that risk taking into account the vulnerability of site users.

6.88 Where a site proposed for development includes an area within Floodzone 2 or 3 development shall be located in accordance with the principles of the sequential approach within the site, namely to avoid development in the areas of higher risk and where this has not been possible to manage and mitigate that risk. Where a site borders or lies in close proximity to Zones 2 or 3 the application will need to demonstrate that the impacts of climate change do not result in an unacceptable risk to the property and its occupants. Development classed as inappropriate according the Planning Practice Guidance will be resisted.

6.89 Flood risk arises from a number of sources; River Flooding (fluvial), Surface Water, groundwater, sewers and where ordinary watercourses become overwhelmed. These sources have been examined in the SFRA which informs this plan. Developers should refer to the Strategic Flood Risk Assessment which preparing proposals and their approach should reflect and take into account its contents.

6.90 Flood risk was identified in the Climate Change Risk Assessment (2017) as one of the greatest risks arising from climate change and subsequent versions of the NPPF and Planning Practice Guidance set out to minimise risk.

6.91 Climate change will increase peak rainfall intensity and river flow which could result in more frequent and severe flooding events. The Environment Agency published revised guidance on climate change allowances to take account of these changes in rainfall.

6.92 The aim of the allowances is to calculate the flood risk for a use/development over its lifetime of the use as a result of climate change. Instead of a single percentage being used to denote climate change, a range of figures is used across 3 time periods up to 2115. Allowances also vary according to the severity of the climate change impact according to the vulnerability of the use.

6.93 Developers are strongly advised to contact the Environment Agency at the pre-planning stage to confirm the assessment approach on a case by case basis as the climate change allowances are a guide only and can vary according to site specific factors.

6.94 Development in areas of flood risk will be designed to minimise damage and the following should be strongly considered;

i) In areas at risk of flooding of low depths (<0.3m), flood resistance measures can be considered such including using materials and construction with low permeability, land raising or landscaping with low bunds (only if impacts are acceptable and not increasing flood risk elsewhere). Raising thresholds/floor levels (porches with higher thresholds than main entrances) and using flood gates with waterproof seals.

ii) In areas at risk of frequent or prolonged flooding, the following flood resilience measures could be considered. Use materials with, good drying/cleaning properties, or, sacrificial materials that can easily be replaced post flood. Use plastic water resistant internal doors. Design for water to drain after flooding and access to all spaces for drying and cleaning. Raise the level of electrical wiring, appliances and utility meters. Coat walls with internal cement based renders. Ground supported floors with concrete slabs coated with impermeable membrane.

iii) In areas of fluvial flooding it is important that safe access/egress is considered. Further guidance can be obtained from Flood Risk Emergency Plans for New Development Guidance (ADEPT/Environment Agency). All new development in Flood Zones 2 and 3 should not adversely affect flood routing and thereby increase flood risk elsewhere. Opportunities should be sought within the site design to make space for water such as:

- Removing boundary walls or replacing with other boundary treatments such as hedges, fences (with gaps)
- Considering alternatives to solid wooden gates, or ensuring that there is a gap beneath the gates to allow the passage of floodwater
- On uneven or sloping sites consider lowering ground levels to extend the floodplain without creating ponds. The area of lowered ground must remain connected to the floodplain to allow water to flow back to river when levels recede
- Where proposals entail floodable garages or outbuildings, consider designing a proportion of the external walls to be committed to free flow of floodwater.

6.95 The use of voids, stilts or undercroft parking as mitigation for a loss in floodplain storage should be avoided and are not considered acceptable methods of compensation.

6.96 Any proposed development within 8m of a main river watercourse will require an environmental permit from the Environment Agency, and any development that could impact the flow within an ordinary watercourse will require consent from Essex County Council as Lead Local Flood Authority.

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Flood Risk and Surface Water Drainage

Flood Risk from all sources will be managed in accordance with the sequential test and taking into account climate change. Where development has been clearly demonstrated that it is appropriate in a location at higher flood risk and that there are no other suitable sites at a lower flood risk it must be designed to be flood resilient and resistant and safe for its users for the lifetime of the development, taking climate change and the vulnerability of the residents into account.

In accordance with the sequential approach new development shall be located on areas with the lowest probability of flooding, taking climate change into account, and will not increase flood risk elsewhere. Proposals for new development (except water compatible uses) within Flood Zones 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the sequential test and exception test have been satisfied, taking climate change into account and that it is flood resilient and resistant and safe for its users for the lifetime of the development, taking climate change and the vulnerability of any residents into account.

For developments within Flood Zones 2 and 3, and for developments elsewhere involving sites of 1ha or more, development proposals must be accompanied by a site specific Flood Risk Assessment which meet the requirements of the NPPF and Planning Practice Guidance. Flood Risk Assessments submitted must take into account an assessment of flood risk across the life of the development taking climate change into account by using the most up to date allowances available.

For all developments (excluding minor developments and change of use) proposed in Flood Zone 2 or 3, a Flood Warning and Evacuation Plan should be prepared.

For developments located in areas at risk of fluvial flooding, safe access/egress must be provided for new development as follows in order of preference:

a) Safe dry route for people and vehicles
b) Safe dry route for people
c) If a. is not possible a route for people where the flood hazard is low and should not cause risk to people
d) If a-c is not possible planning permission will not usually be granted.

All new development in Flood Zones 2 and 3 should not adversely affect flood routing and thereby increase flood risk elsewhere.

All new development in Flood Zones 2 and 3 must not result in a net loss of flood storage capacity. Where possible opportunities must be sought to achieve an increase in floodplain storage.

All more Vulnerable and Highly Vulnerable development within Flood Zones 2 and 3 should set finished floor levels to at least 600mm above the known or modelled 1 in 100 annual probability (1% AEP) flood level including an allowance for climate change. It may be possible to reduce this to 300mm if there is a high level of certainty about the hydraulic flood risk model.

In areas at risk of flooding, flood resistance and resilience measures must be considered as part of the design.

Where applicable proposals for new development should:

i) Demonstrate that the scheme does not have an adverse impact on any watercourse, floodplain or flood defence

ii) Not impede access to flood defence and management facilities

iii) Demonstrate that the cumulative impact of development would not have a significant effect on local flood storage capacity or flood flows

iv) Where appropriate opportunities may be taken to reduce wider flood risk issues by removing development from the floodplain through land swapping

v) Where applicable retain at least an 10m wide undeveloped buffer strip alongside Main Rivers, or at least a 3m buffer strip on at least one side of an Ordinary watercourse, and explore opportunities for riverside restoration

vi) Ensure there is no adverse impact on the operational functions of any existing flood defence infrastructure and new development should not be positioned in areas which would be in an area of hazard should defences fail.

vii) Where feasible drainage features should be multifunctional such as providing benefits for nature and adding to Green Infrastructure

Where the development site would benefit from the construction of Flood Management Infrastructure such as Flood Alleviation Schemes, appropriate financial contributions will be sought.

Surface Water Management Plan

6.97 A Surface Water Management Plan (SWMP) investigates local flooding issues from a variety of sources including as a result of heavy rainfall. They consider where flood risk is considered to be most severe. SWMPs focus on areas of highest surface water flood risk identified in the Essex County Council Local Flood Risk Management Strategy. The Braintree and Witham SWMP was commissioned by Essex County Council as Lead Local Flood Authority in partnership with Braintree District Council and other risk management authorities. The provisions of the Braintree and Witham SWMP shall in general be supported unless material considerations indicate otherwise and, where of relevance, be taken into account and given great weight when determining planning applications. Proposals which undermine SWMP mitigation proposals shall in general be viewed negatively. Areas where the flood risk is considered to be most significant are identified as Critical Drainage Areas (CDAs).

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Surface Water Management Plan

The Council will require development to have regard to and contribute positively towards delivering the aims and objectives of the Braintree and Witham Surface Water Management Plan as updated.

Developments located in Critical Drainage Areas (CDAs), Local Flood Risk Zones (LFRZs) and for redevelopments of more than one property or area greater than 0.1 hectare should seek betterment to a greenfield runoff rate.

All developments in Critical Drainage Areas (excluding minor housing extensions less than 50m^2) which relate to a net increase in impermeable area must include at least one 'at source' SUDs measure (e.g. permeable surface). This is to assist in reducing the peak volume of discharge from the site.

Sustainable Urban Drainage Systems

6.98 The SuDs National Standards and Building Regulations Part H set out a clear hierarchy for surface water management, which states that new developments should manage surface water through SuDs, rather than connecting to the public system, and development should show that they have followed the surface water hierarchy. The Lead Local Flood Authority (LLFA), Risk Management Authorities and planners will be working together to achieve SuDs and early engagement with these bodies is key to ensuring that adequate surface water management measures are included in new developments.

6.99 Sustainable Drainage Systems (SuDs) are designed to reduce the potential impact of surface water drainage discharges from both new and existing developments. SuDS aim to replicate natural systems of surface water runoff through collection, storage and cleaning before releasing water slowly and reducing the possible risk of flooding. Existing conventional drainage systems can bring about rapid runoff which may result in flooding, pollution and potential contamination of groundwater sources. Climate change is expected to result in more episodes of shorter rainfall duration and greater water volume for which some existing infrastructure is likely to be inadequate. Examples of the type of system that can be provided for large-scale developments are reed beds and other wetland habitats that collect, store and improve water quality along with providing a habitat for wildlife. For smaller developments SuDs might include green roofs or rainwater harvesting techniques.

6.100 SuDs potentially have such an important influence on the layout of new development schemes that early engagement with the LLFA, Local Planning Authority and other relevant authorities are considered crucial to their success. Such contact should be commenced before a development scheme is submitted formally or informally to the Local Planning Authority. In order to assess that an acceptable drainage scheme is possible for the site all planning applications where SUDS are to be deployed must include a SuDs checklist form. The amount and quality of detail given by the applicant must be sufficient to show that a suitable SUD system is possible or the LLFA may recommend that the scheme be refused.

6.101 The Essex County Council SuDs Design Guide encourages the dual use of land. Whilst the counting of land for open space can sometimes be supported, not all SuDs features from useable open space for public use e.g. ditches or steep sided open water retention ponds although the Lead Local Flood Authority does not support steep sided SuDs features. There may be instances where public use of open spaces would harm the effective functioning of the SuDs and where maintenance requirements would necessitate a lack of public access e.g. land being fenced off, it should not be classed as public open space. Where there is a clear conflict between both roles, SuDs should not be counted as open space provision. Surface Water Risk Management Guidance has also been produced by Anglian Water.

6.102 Development proposals will be expected to demonstrate that they comply with the Non Statutory Technical Standards for Sustainable Drainage Systems (DEFRA 2015) which sets standards for quality of the drainage systems implemented or demonstrate why this is not practicable. These standards relate to:

- Capability of the drainage system to cope with flood events
- Discharge of water from the drainage system to a water body
- Discharge rates from greenfield and brownfield development sites
- Peak run off flow control
- Volume control
- Robustness of the drainage structure and that of adjacent structures/infrastructure
- Maintenance considerations
- Construction and accidental damage.

6.103 Applicants will be expected to design SuD systems which reflect the guidance produced by Essex County Council in accordance with the Flood and Water Management Act 2010, as well as other relevant national and technical guidance.

6.104 SuDs design quality will be expected to reflect the up to date standards encompassed by the relevant BRE and CIRIA standards. Essex SuDs Design Guide (as updated) and Non Statutory Technical Standards for Sustainable Drainage Systems to the satisfaction of the Lead Local Flood Authority.

6.105 SuDS techniques based on infiltration of surface water into the ground may not be appropriate, in accordance with Environment Agency policy on the protection of groundwater, for: (i) sites within Groundwater Source Protection Zones, which aim to protect groundwater from pollutants: (ii) sites with known pollutants/contamination or where historical usage indicates the potential presence of pollutants/contamination: (iii) sites where the depth to the water table is shallow and there is the risk of harm to an aquifer used for drinking water supplies. Where ground conditions are not suitable for shallow infiltration, this may result in deep infiltration systems. The Environment Agency considers that the use of deep infiltration systems (greater than 2m deep) poses an elevated risk to groundwater quality and should be avoided where possible. These will only be approved where there is no unacceptable risk to groundwater. An environmental permit may be required.

6.106 The Environment Agency's Source Protection Zone maps should be checked to ensure there is no risk to groundwater quality and before infiltration to groundwater is permitted there should be some level of treatment before surface water is infiltrated. A risk assessment should be undertaken when using Infiltration components in areas of contaminated land.

6.107 The Braintree and Witham Surface Water Management Plan (SWMP) is a framework to help understand the causes of surface water flooding and agree a preferred strategy for the management of surface water flood risk in Braintree and Witham. In this context surface water flooding describes flooding from sewers, drains, groundwater, and runoff from land, ordinary watercourses and ditches that occurs as a result of heavy rainfall. The SWMP identifies areas and properties currently at risk of internal flooding in a 1:100-year event. It outlines the residential and non-residential, and infrastructure currently at risk of surface water, ground water and ordinary watercourse flooding in the SWMP area.

Policy LPR 79

Sustainable Urban Drainage Systems

All new development of 10 dwellings or more and major commercial development, car parks and hard standings will incorporate Sustainable Drainage Systems (SuDs) appropriate to the nature of the site. Such systems shall provide optimum water runoff rates and volumes taking into account relevant local or national standards and the impact of the Water Framework Directive on flood risk issues, unless it can be clearly demonstrated that they are impracticable.

SuDs design quality will be expected to reflect the up-to-date standards encompassed in the relevant BRE and CIRIA standards, Essex County Council SuDs Design Guide (as updated) and Non-Statutory Technical Standards for Sustainable Drainage Systems, to the satisfaction of the Lead Local Flood Authority.

Large development areas with a number of new allocations will be required to develop a strategy for providing a joint SuDs scheme.

Surface water should be managed as close to its source as possible and on the surface where practicable to do so. Measures such as rain water recycling, green roofs, and permeable surfaces will be encouraged incorporating measures to prevent pollution where appropriate.

Only where there is a significant risk of pollution to the water environment, inappropriate soil conditions and/or engineering difficulties, should alternative methods of drainage be considered. If alternative methods are to be considered, adequate assessment and justification should be provided and consideration should still be given to pre and post runoff rates.

SuDS design should be an integral part of the layout and clear details of proposed SuDS together with how they will be managed and maintained will be required as part of any planning application. Only proposals which clearly demonstrate that a satisfactory SuDs layout with appropriate maintenance is possible, or compelling justification as to why SuDs should not be incorporated into a scheme, or are unviable, are likely to be successful. Contributions in the form of commuted sums may be sought in legal agreements to ensure that the drainage systems can be adequately maintained into the future. The SuD system should be designed to ensure that the maintenance and operation requirements are economically proportionate.

The dual use of land for Sustainable Urban Drainage and Open Space can be supported where neither use is compromised by the other. It may be supported in circumstances where land is safely usable by the public as open space, and where use as open space does not compromise the efficient and effective functioning of the SuDs in the short or longer term.

External Lighting

6.108 Although artificial lighting can be essential for reasons of safety, security and some leisure activities, insensitive lighting can cause an intrusive source of pollution. Glare and insensitive lighting can have serious implications for motorists who may become distracted or blinded by glaring lights spilling out on to a road network. This artificial light pollution can also impact on the character of rural and tranquil areas at night, settings of listed buildings and other heritage assets and also cause a negative impact upon biodiversity. Artificial lighting can also harm local character by introducing a suburban feel into rural areas. In addition to these particular problems, obtrusive light represents a waste of energy, money and resources.

6.109 While the Council recognises these environmental problems associated with artificial lighting, it also appreciates the importance of reducing crime, improving some aspects of road safety and providing leisure opportunities. Therefore, this section does not seek to prevent lighting as part of a new development but to ensure that lighting should be carefully directed and sensitively designed so as to reduce obtrusiveness, and that appropriateness will be evaluated on a case-by-case basis. This direction is in line with the 2024 NPPF, which identifies the need to minimise the impact of light pollution.

6.110 Lighting proposals that neighbour or are close enough to significantly affect areas of nature conservation importance, e.g. Sites of Special Scientific Interest, Local Nature Reserves and Local Wildlife Sites, will only be permitted in exceptional circumstances. External artificial lighting can have severe implications for the natural diurnal rhythms of a range of animals and plants. Therefore sites which are deemed important in terms of their suitability for wildlife must not be negatively affected in any way by artificial lighting.

6.111 The Supplementary Planning Document produced by Braintree District Council, External Artificial Lighting (2009), supports the implementation of the accompanying policy.

Policy LPR 80

External Lighting

Proposals for external lighting within development proposals and standalone lighting schemes, will be permitted where all the following criteria are met:

a) The lighting is designed as an integral element of the development and shall be capable of adoption by the Highway Authority when it is on the public highway

b) Low energy lighting is used in conjunction with features such as movement sensors, daylight sensors and time controls, and hours of illumination shall be controlled

c) The alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky

d) The lighting intensity is no greater than necessary to provide adequate illumination

e) Does not result in serious harm to local amenity, safety and security, intrinsically dark landscapes and nature conservation

f) There is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users. Illumination should not result in harm to neighbouring non-residential uses.

g) There is no harm to biodiversity, natural ecosystems, intrinsically dark landscapes and/or heritage assets.

7 Delivery and Implementation

7.1 The 2024 NPPF requires Local Planning Authorities to work with other authorities to assess the quality and capacity for a range of infrastructure requirements including but not limited to transport, water supply, wastewater and its treatment, energy, telecommunications, utilities, waste, health (essential healthcare infrastructure such as health centres and ambulance hubs that will serve multiple developments), social care, financial contributions to primary, secondary, early years education and childcare, and SEND, as required by the Local Education Authority, flood risk and coastal change management, and its ability to meet forecast demands as well as taking into account the need for strategic infrastructure including nationally significant infrastructure proposals within their areas. Braintree District Council will work with key infrastructure providers to ensure that the necessary infrastructure is available as and when it is required, in order to support growth within the District, and that development is not unduly delayed by the slow delivery of that infrastructure.

7.2 Where necessary developer contributions will be used to provide additional capacity generated by planned growth including through the reconfiguration of waste infrastructure: new, extensions or alterations to Recycling Centres for household waste (RCHW) and Waste Transfer Stations (WTS); provision of new plant and equipment: increasing capacity for waste segregation; provision of new logistical infrastructure, depots, vehicles and containers; provision of new waste treatment facilities; and activities that support waste minimisation, reuse and recycling.

7.3 In considering the potential requirements from development on ECC services and infrastructure, reference should be made to the ECC Developers' Guide to Infrastructure Contributions.

Policy LPR 81

Infrastructure Delivery and Impact Mitigation Policy

Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal. It must further be demonstrated that such capacity as is required will prove sustainable over time both in physical and financial terms.

Where a development proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Council and the appropriate infrastructure provider, having regard to the Infrastructure Delivery Plan. Such measures may include (not exclusively):

a) Financial contributions towards new or expanded facilities and the maintenance thereof
b) On-site construction of new provision
c) Off-site capacity improvement works and/or
d) The provision of land.

Developers and land owners must work positively with the Council, neighbouring authorities and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with their published policies and guidance.

The Council will consider introducing a Community Infrastructure Levy (CIL) and implement such for areas and/or development types where a viable charging schedule would best mitigate the impacts of growth. Section 106 will remain the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL.

For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Exemplar types of infrastructure are provided in the glossary appended to this plan.

Exceptions to this policy will only be considered where:

i) It is proven that the benefit of the development proceeding without full mitigation outweighs the collective harm;

ii) A fully transparent open book viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum level of developer profit and land owner receipt necessary for the development to proceed;

iii) A full and thorough investigation has been undertaken to find innovative solutions to the issues and all possible steps have been taken to minimise the residual level of unmitigated impacts. In addition, the development must enter into obligations that provide for appropriate additional mitigation in the event that viability improves prior to the completion of the development.

7.4 These matters will be monitored by each authority as part of its usual activities leading to the production of an annual monitoring report. They will, however, report separately on progress towards achievement of strategic targets included in the above policies and particularly progress on delivery of strategic growth locations with cross-boundary implications.

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPR4 – Location of Employment Land	Development of land for industry and offices	To deliver the development of at least 38.03ha hectares of employment land	Additional land could be allocated for employment development if required to provide a supply of available employment opportunities.	BDC Monitoring
LPR5 – Employment Policy Areas	Retention of land for business uses within defined Employment Policy Areas	To retain land in defined Employment Policy Areas within the uses identified in paragraphs a-e of that policy	Proactively manage the planning application process, land allocations and COUPAs	BDC Monitoring
LPR7– Business Parks	Retention of land for Use Class E1(g) business uses	No other uses should be permitted unless they are both essential and ancillary to the main use of any unit and do not occupy more than 5% of the floorspace of the main unit	Proactively manage the planning application process, land allocations and COUPAs	BDC monitoring
LPR8 – Rural Enterprise	Change of use of rural employment buildings to residential	Other than where Permitted Development applies, such change of use should not be permitted where there are strong economic reasons to retain the building in employment uses	Additional sites could be allocated if required to meet the needs of rural employment	BDC Monitoring
LPR10 - Retailing and Regeneration	Net change in retail floorspace for the District as a whole and for the three main towns	For the District as a whole over the period 2026-2043: an additional: 2460 sqm (gross) convenience floorspace 4220 sqm (gross) comparison floorspace	Additional sites could be allocated if required to meet the retail needs	BDC Monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
		12,060 sqm (gross) food and beverage floorspace 18,740 sqm (gross) culture and leisure floorspace		
LPR10 - Retailing and Regeneration	Regeneration of town centre sites	Regeneration of town centre sites: Braintree: Tesco Store, Car Park and Pound End Mill, Sainsburys store, B&M Store	Proactively manage the planning application process, land allocations and COUPAs	BDC Monitoring
LPR10 - Retailing and Regeneration	Retail Impact Assessments	To safeguard the viability and vitality of the town and local centres	Proactively manage the planning application process by reviewing Impact Assessments for proposed retail developments above the floorspace threshold defined in the policy	Impact Assessments required from applicants
LPR11 – Primary Shopping Areas	The proportion of units in a primary street frontage which are Class E uses, and the protection of continuous primary retail frontage	Change of use or new development should not result in less than 75% of units in a primary street frontage being Class E uses, and should not break a continuous primary retail frontage	Proactively manage the planning application process	BDC monitoring
LPR17 – Housing Provision and Delivery	The supply of new homes and the supply of sites available for future development	The delivery of a minimum of 19,261new homes between 2026-2043	Proactively manage the planning application process, land allocations and monitoring and review of supply	BDC annual monitoring of residential development and land supply

Policy	Indicator	Target	Contingency and Implementation	Data Source
			throughout the Plan Period	
LPR19 - Strategic Growth Location - Hayeswood, East of Great Notley, South of Braintree	Delivery of development services and facilities	The delivery of a minimum 1,650 new homes, of a mixed size and type; affordable housing; appropriate employment uses; primary and secondary education facilities; community facilities including a contribution to or provision of NHS facilities; a village centre with local retail and food outlets; public open space and informal and formal recreation; provision or contribution to a gypsy and traveller site	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPR20 - Strategic Growth Location - Land East of Broad Road, Braintree	Delivery of development services and facilities	The delivery of a minimum 1,000 new homes, of a mixed size and type; affordable housing; employment development; a new primary school; local retail facilities and contributions to other community facilities including local health facilities; public open space and informal and formal recreation including improvements to the River Walk to the south of the site and pedestrian and cycle way links to the town centre; provision or contribution to a gypsy and traveller site	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPR21 - Strategic Growth	Delivery of development	The delivery of a minimum 575 new	The delivery of facilities shall	BDC development

Policy	Indicator	Target	Contingency and Implementation	Data Source
Location - Former Towerlands Park Site	services and facilities	homes, of a mixed size and type; affordable housing; a new primary school; local retail facilities; community facilities including contributions to local NHS facilities; public open space and informal and formal recreation including landscaping to the rural edge	coincide with the completion of different phases of development to ensure local services are in place when they are needed	monitoring and monitoring of Section 106 Agreements
LPR22 - Strategic Growth Location - Panfield Lane, North West Braintree	Delivery of development, services and facilities	The delivery of a minimum 825 new homes of a mixed size and type appropriate to the area; affordable housing, 1 ha. of employment development, a new primary school with co-located early years and childcare nursery; a local centre including retail and other appropriate uses; community facilities and contributions to community facilities including sports facilities and health facilities, formal and informal recreation; public open space, public rights of way linking to the existing network, and a spine road connecting Springwood Drive to Panfield Lane.	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPR23 - Strategic Growth Location - East of Braintree	Delivery of development, services and facilities	Delivery of a minimum 2,500 homes, affordable housing, provision of a local centre, contributions to or provision of primary and secondary	The delivery of facilities shall coincide with the completion of different phases of development to ensure local	BDC development monitoring and monitoring of Section 106 Agreements

Policy	Indicator	Target	Contingency and Implementation	Data Source
		education facilities, community facilities, including sports facilities and health facilities, significant improvements to Galleys Corner and other road infrastructure, sustainable transport options, structural landscaping, formal and informal recreation, biodiversity net gain, provision of a Gypsy Traveller site.	services are in place when they are needed	
LPR24 - Strategic Growth Location - Land South and North East of Halstead (with Greenstead Green and Colne Engaine Parish)	Delivery of development, services and facilities	Delivery of a minimum 2,700 dwellings, affordable housing, link road linking A131 South and North of Halstead via the East and Colchester Road, contributions to off site highway improvements, contributions to or provision of new primary and secondary education facilities, early Years provision, community facilities including sports facilities and health facilities, one or more local centres, public open space, provision of gypsy and traveller site, structural landscaping	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPR25 - Strategic Growth Location - Land at South East Feering	Delivery of development services and facilities	The delivery of a minimum 835 new homes of appropriate mixed size and type; affordable housing; appropriate employment uses; new primary school with co-located	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in	BDC development monitoring and monitoring of Section 106 Agreements

Policy	Indicator	Target	Contingency and Implementation	Data Source
		early years and childcare or the expansion of Feering School; A new 56 place stand alone early years and childcare nursery or potentially co-located with any new primary school site; community centre or financial contribution towards off site provision; Community facilities including a contribution to or provision of infrastructure for new NHS Facilities; Retail Provision; Public open space and informal and formal recreation; Safe cycle and pedestrian access between all parts of the development, Kelvedon and Feering; Provision of or contributions towards a gypsy and traveller site; Contributions to highway and transport infrastructure; Provision of a new connection between Inworth Road and London Road.	place when they are needed	
LPR26 - Strategic Growth Location - Kings Dene - North, West and South West of Kelvedon	Delivery of development, services and facilities	Holistic development which follows the outline parameter plan, Design Code and Illustrative Masterplan including: a minimum of 2250 dwellings in the Plan period up to 2043, of mixed size and type, appropriate employment, gypsy and traveller site, Early years, Primary and	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements

Policy	Indicator	Target	Contingency and Implementation	Data Source
		Secondary school provision as required, community facilities including healthcare, NHS, Policy, Fire and rescue and ambulance, community spaces plus indoor and outdoor recreation, multifunctional green and blue spaces which respect the existing landscape and topography, improvement to Coggeshall road and access from the South via the A12, well connected internal roads with bus priority measures, effective movement strategy within and outside the site, new and improved pedestrian, cycle and bridleway connections, multiuser connections and enable closure of existing level crossing, improvements and contributions to the local and strategic road network		
LPR27 - Strategic Growth Location - Wood End Farm, Witham	Delivery of development services and facilities	The delivery of a minimum 400 new homes, of a mixed size and type; affordable housing; Public open space plus informal and formal recreation including an appropriate countryside edge to the development and buffering to the railway line; A new 30 place stand-alone early years and childcare nursery;	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements

Policy	Indicator	Target	Contingency and Implementation	Data Source
		Financial contributions to primary education provision as required by the Local Education Authority; Community facilities including a contribution to or provision of infrastructure for new NHS facilities.		
LPR28 - Strategic Growth Location - Land North of the A12, Hatfield Peverel	Delivery of development, services and facilities	The delivery of a minimum 1,150 new homes of an appropriate mixed size and type, affordable housing, improvements to local network, new link road connecting Hatfield Peverel and Witham, provision of a green buffer and structural landscaping between development and Witham, public open space, provision or contribution to education and childcare, new community facilities including sports facilities and NHS provision, direct cycle/footpath between Hatfield Peverel Station, the development and Wood End Farm, Witham	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPR31 - Comprehensive Redevelopment Area - Coggeshall Football Club, Coggeshall	Delivery of homes and new sports facilities	To delivery a minimum if 57 new homes of mixed size and type, and replacement football facilities.	Proactively manage the planning application process.	BDC Monitoring
LPR35 - Affordable Housing	The delivery of affordable housing as part	The target for the proportion of sites, according to the size	Proactively manage the planning	BDC development monitoring and

Policy	Indicator	Target	Contingency and Implementation	Data Source
	of development sites	and location of sites, is detailed in the policy	application process.	monitoring of Section 106 Agreements
LPR36 - Specialist Housing	The delivery of specialist housing for those who need it	To deliver a range of specialist housing suitable for the population of the District	Additional sites for specialist-only housing could be allocated	BDC development monitoring
LPR38 - Gypsy and Traveller and Travelling Showpersons Accommodation	The delivery of 37 pitches for Gypsy and Travellers and 11 Travelling Showpersons pitches	To deliver a range of specialist housing suitable for the population of the District	Bring forward the delivery of sites as part of strategic growth locations	BDC monitoring
LPR49 - New Road Infrastructure	The delivery of a series of new road infrastructure projects	To ensure suitable access and road infrastructure across the District including provision of new road infrastructure as set out in the policy.	Working with the Highways Authority and landowners to bring forward schemes	BDC/ECC monitoring
LPR53 - Provision of Open Space, Sport and Recreation	Availability of appropriate levels of open space for the District Amount of green space created or enhanced within new developments	Provision should be provided as per the Fields in Trust standards.	Work with landowners to bring sites forward for new recreation space	BDC Monitoring
LPR61 - Heritage Assets and their Settings	Number of heritage assets in the district.	To ensure that the most appropriate use of heritage assets to ensure its future is secured.	Work with landowners and developers to insure the most appropriate approach to the preservation of heritage assets.	BDC Monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPR60 - Demolition of Listed Buildings or Structures	The policy ensuring that heritage assets are only lost under the most exceptional circumstances.	To protect and preserve heritage assets for future generations.	Work with landowners and developers to insure the most appropriate approach to the preservation of heritage assets.	BDC Monitoring
LPR69 - Protection, Enhancement, Management and Monitoring of Biodiversity	Amount of land identified as Local Wildlife Site, SSSI or protected by other designations increase or decrease in local bio-diversity units	To protect existing levels of biodiversity, and to increase areas of protection.	Working with landowners and developers to identify suitable areas for protection.	BDC monitoring
LPR73 - Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	Safeguarding the natural environment	Reduce the risk of water pollution to the environment	Proactively manage the planning application process with the Environment Agency	Monitor Planning Applications where refusal recommended by the Environment Agency
LPR77 - Flooding Risk and Surface Water Drainage	Safeguarding the natural environment	To reduce the risk of flooding	Proactively manage the planning application process with the Environment Agency and LLFA	Monitor Planning Applications where refusal recommended by the Lead Local Flooding Authority

Monitoring Framework

Glossary

Initials	What they stand for
AMR	Annual Monitoring Report
BRE	Building Research Establishment
BREEAM	Building Research Establishment Environmental Assessment Method
CHP	Combined Heat and Power
CDA	Critical Drainage Area
CIL	Community Infrastructure Levy
CIRIA	CIRIA is a member-based UK research and information organisation dedicated to improvement in all aspects of the construction industry
DPD	Development Plan Document
DEFRA	Department for Environment, Food & Rural Affairs
EA	Environment Agency
ECC	Essex County Council
EIA	Environmental Impact Assessment
ELR	Employment Land Review
EQIA	Equalities Impact Assessment
FTTP	Fibre to the Premises (broadband)
GBI	Green and Blue Infrastructure
Ha	Hectare
HGV	Heavy Goods Vehicle
JSNA	Joint Strategic Needs Assessment
KSV	Key Service Villages
LCA	Landscape Character Assessment
LLFA	Lead Local Flood Authority
LFRZs	Local Flood Risk Zones
LNR	Local Nature Reserve
LTP	Local Transport Plan
LWS	Local Wildlife Site
NGA	Next Generation Access
NL	National Landscape
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
OAN	Objective Assessment of Housing Need
ONS	Office of National Statistics
PROW	Public Right Of Way
SANG	Sustainable Accessible Natural Greenspace
SCI	Statement of Community Involvement
SA/SEA	Sustainability Appraisal/Strategic Environmental Assessment

SE LEP	South East Local Enterprise Partnership
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SSHANA	Supported and Specialist Housing and Accommodation Needs Assessment
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage Systems
SWMP	Surface Water Management Plan
WCH Route	Walking Cycling Horseriding Route

Name	Reference	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	Total in Plan	Total Proposed	Post 2043
Halstead	HASA2179/ GGHR2142 (North) and GGHR2141/ GGHR2416/ COLE2100 (South)	0	0	0	0	100	150	150	250	250	250	250	250	250	250	250	250	200	2,850	2,850	0
East of Braintree	CRES2101/ BRAD2044E	0	0	0	0	0	0	50	100	150	200	200	200	200	200	200	200	200	1,900	2,660	760
Kings Dene	KELV2208/ KELV2217	0	0	0	50	100	100	100	150	150	200	200	200	200	200	200	200	200	2,250	5,600	3,350
North of A12 Hatfield Peverel	HATF2193/4	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	100	100	1,150	1,150	0
Existing Local Plan/ Planning permissions	(Permissions Trajectory tab)	769	1028	1043	937	811	738	842	583	479	436	411	375	290	225	125	0	0	16,667	16,667	0
Small Site Allocations	-	0	50	112	414	397	350	410	335	290	270	195	100	50	50	50	5	0	3,078	3078	0
Windfall	-	0	0	0	0	75	75	75	75	75	75	75	75	75	75	75	75	75	975	975	0
Total																					

Appendix 2 - New site Allocations with Housing (Not Strategic)

Reference	Address	Settlement	Size (Ha)	Capacity
BCBG2010	John Pease Manor Street	Braintree	0.69	45
BCBG2500	B&M Home Bargins	Braintree	0.46	30
BLAN2027	Land at Friars Farm	Black Notley	23.09	430
BOCN2028	Land to the west of the A131, High Garrett	Bocking	3.95	55
BOCN2031(part)	Land at High Garrett, Bocking	Bocking	7.7	115
BOCN2032	Land adj to the Coach House, Panfield Lane	Braintree	1.74	35
BOCN2033	Land East of A131	High Garrett	6.85	125
BOCN2042	61 Broad Road	Braintree	1.31	30
BURE2070	Land at Old Barn Road Mount Bures	Bures	0.71	8
COGG2084	Land South Colchester Rd	Coggeshall	12.80	200
COGG2085	Land to the south of West Street	Coggeshall	2.35	57
CRES2102	Mill Lane	Cressing	4.47	78
CRES2112	Land off Braintree Road, Tye Green, Cressing	Cressing	18.13	350
GGHR2143	Halstead Hall, Braintree Road	Halstead	2.87	50
GGHR2146	Land At Mount Hill	Halstead	3.56	55
GGHR2601	Land north of Russell's Road Halstead	Halstead	2.18	33
GNBN2154	Land of 110 London Road	Great Notley	0.70	20
GRYE2175	Land north of Little Yeldham Road	Little Yeldham	1.81	30
GRYE2176	Land West of Nuns Walk	Great Yeldham	0.52	10
GRYE2177	Land between 18-20 Toppesfield Road	Great Yeldham	0.44	5

Reference	Address	Settlement	Size (Ha)	Capacity
GRYE2178	Land South of Toppesfield Road	Great Yeldham	0.23	1
HATF2185	Land off Maldon Road	Hatfield Peverel	4.31	103
HATF2192	Adj Crabbs Hill Farm	Hatfield Peverel	0.87	20
HATR2203	Land south west of Windmill Rd	Halstead	3.00	70
KELV2214	West St Domincs London Road	Kelvedon	1.58	50
KELV2215A	Land North-East of Cranes Lane	Kelvedon	4.44	100
KELV2221	Land adj Davey House	Kelvedon	0.40	10
KELV2219	Railway Garage, Station Road, Kelvedon	Kelvedon	0.83	45
PANF2508	Land North West of Panfield Lane	Panfield	6.86	100
PANF2604	Land North West Of Towerlands Panfield Road Braintree	Braintree	8.54	150
RIVE2249	Land north of Rickstones Road	Rivenhall	3.48	45
SIBH2517	Wethersfield Road	Sible Hedingham	0.69	4
SILV2272	Land north of Western Road, Silver End	Silver End	20.6	375
STEB2285	Land west of North Street	Steeple Bumpstead	0.60	10
TOPP2294	Land off Park Lane	Toppesfield	0.10	2
TOPP2295	Land off Park Lane	Toppesfield	0.20	4
WITC2316	Land at Wood End Farm	Witham	2.68	78
WITN2252	Land North of Witham	Witham	10.4	65
WITN2312	Cut Throat Lane Carpark	Witham	0.74	52
WITS2515	Land north of Gershwin Boulevard	Witham	0.9	32
WITS2516	Ullswater, Maldon Road	Witham	1	1

Reference	Address	Settlement	Size (Ha)	Capacity
			Call For Sites	3078

Additional 'Residential Site 10 or more Dwellings sites' allocated (not submitted via the call for sites):

Planning Reference	Address	Settlement	Size (Ha)	Capacity
17/00679/OUT	Land North Of London Road	Kelvedon	13.99	300
18/01065/OUT	Land South Of Gilda Terrace And North Of Flitch Way	Braintree	3.30	120
19/02207/FUL	Land Adjacent To Fairacres 76 Church Lane	Braintree	0.84	14
21/02034/OUT	Land South Of Bovingdon Road	Braintree	3.98	70
24/00696/REM	Phase 4 Land North East Of Rectory Lane	Rivenhall	8.52	225
24/02300/REM	Land Off Bournebridge Hill	Greenstead Green	8.32	200
24/02576/REM	Land West Of Boars Tye Road	Silver End	5.37	94
25/00150/REM	Land East Of Braintree Road	Cressing	1.77	35
			Planning Apps:	**1,058**

Appendix 3 - Existing Allocations

Full Housing Trajectory Permissions up to 31st March 2026

Local Plan Site Allocation reference	Planning Application reference	OS Grid Ref Easting	OS Grid Ref Northing	Planning Status	Parish	Ward	Name and address of site	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	Actual 2021/22	Actual 2022/23	Actual 2023/24	Actual 2024/25	Actual 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	Total Identified Supply 2017-2043	Total Identified Supply 2017-2025	Total Identified Supply 2025-2043	Remaining capacity at 2043	Notes
Completed																																					
	11/1728 14/0777	576058	223990	Completed	Braintree	Bocking Blackwater	The Kings Head Inn 52 Bradford Street	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	
	17/2235	576257	223713	Completed	Braintree	Bocking Blackwater	8 Valley Road	0	-1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Demolition, replacement with 2 new homes, post Plan submission windfall
	17/1317 19/881/VAR	577334	224078	Completed	Braintree	Bocking Blackwater	Land adjacent 28 Cavendish Gardens	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	14/1587	577510	222618	Completed	Braintree	Bocking Blackwater	275 Coggeshall Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Erection of side extension to form separate dwelling
BOB20H	14/1116 17/0528	576993	223922	Completed	Braintree	Bocking Blackwater	Former Garage site at Falkland Court/Land north of Edinburgh Gardens	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			14	14	0	0	
BOB239	16/0315	576609	223374	Completed	Braintree	Bocking Blackwater	157 Coggeshall Road and land to rear (Ushers Meadow)	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			12	12	0	0	
	16/0663	576385	223721	Completed	Braintree	Bocking Blackwater	Land rear of 39-41 Julien Court Road, adj 11a Beaufort Gardens	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	18/0755	577946	223500	Completed	Braintree	Bocking Blackwater	10 Broadoaks Crescent	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
BOB 38H	15/0903	575921	223287	Completed	Braintree	Bocking Blackwater	Former Health Clinic site Coggeshall Road	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			14	14	0	0	
	17/0198 17/2270	576080	224135	Completed	Braintree	Bocking Blackwater	104a Bradford Street	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	
	17/0145 18/0280	575739	223292	Completed	Braintree	Bocking Blackwater	St Lawrence Surgery 4 Bocking End	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	New permission added 1 flat, increasing capacity from 4 to 5
	16/0593	576600	223812	Completed	Braintree	Bocking Blackwater	Land adjacent 11 Bedford Close	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	18/1260	577321	224164	Completed	Braintree	Bocking Blackwater	Land adj 52 Gilbert Way	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	21/03009/FUL	575778	223236	Completed	Braintree	Bocking Blackwater	First and second floor 3 Coggeshall Road	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall. Change of use from offices
	20/00425/FUL	576043	224046	Completed	Braintree	Bocking Blackwater	Dyers Cottage 68E Bradford Street	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of garage and orangery into 1 bedroom independent dwelling.
	22/03276/FUL 23/03035/DAC	575776	223235	Completed	Braintree	Bocking Blackwater	Building rear of 3 Coggeshall Road	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			7	7	0	0	Windfall permission allowed on appeal; conversion of commercial storage and distribution building, BC ref 24/00126/OTHBND, completed 24 Dec 2024
	18/1288/FUL 21/00798/FUL	577466	226856	Completed	Braintree	Bocking North	Ivory House, Land south of High Garrett House High Garrett	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. BC Initial Notice ref 20/00939/IN
	14/1624	576333	224616	Completed	Braintree	Bocking North	Land adj 15 Highfield Close	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	15/1241	575440	224496	Completed	Braintree	Bocking North	Land adjacent 20 Kings Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	15/0153	575859	225327	Completed	Braintree	Bocking North	Builders yard, Land east of Church Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	16/0040	576876	225250	Completed	Braintree	Bocking North	9 Thistley Green Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Redevelopment of dwelling, demolition took place earlier
	14/1151	575852	224720	Completed	Braintree	Bocking North	101 Church Lane	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	16/2140	576826	225262	Completed	Braintree	Bocking North	Evegate, and stables r/o Evegate, 1 Thistley Green Rd/Broad Rd	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			8	8	0	0	Specialist housing, supported housing for people with learning disabilities, 8 separate flats and 2 bungalows, all with own bathrooms, kitchens, etc; loss of 2 dwellings, net gain 8
	10/1522/FUL	575786	225607	Completed	Braintree	Bocking North	The Old Forge 32 Church Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/2098	575745	225051	Completed	Braintree	Bocking North	Land adj 155 Church Lane	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	16/0337 16/2021	577684	226227	Completed	Braintree	Bocking North	Rusty Barn Sunnyfields Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Barn conversion
	15/0901	577390	226572	Completed	Braintree	Bocking North	Land between 90 and 92 High Garrett (Polhawn Close)	1	3	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			8	8	0	0	
	05/2192	577646	226831	Completed	High Garrett	Bocking North	Land adj 15 Sunnyfields Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	19/00320/FUL 20/01417/VAR	577712	226549	Completed	Braintree	Bocking North	Trotters Rest Sunnyfields Road	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	
	15/1613/FUL	577982	227340	Completed	High Garrett	Bocking North	Conversion of Water Tower, land south of Three Counties Crematorium, Halstead Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
BOCN 134	15/1584/FUL 17/02026/VAR 20/01239/VAR	575872	224826	Completed	Braintree	Bocking North	Polly's Field, Land at Church Lane Bocking (sheltered housing)	0	0	0	0	99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			99	99	0	0	Elderly persons sheltered housing, Abbeyfield Society. Completed 20 Jan 2022.
BOCN 750	20/01391/FUL	577628	227163	Completed	Braintree	Bocking North	Parmenter Grange (formerly Foley House) 115 High Garrett	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			18	18	0	0	Post Plan submission windfall permission. Conversion to 18 apartments. Completed August 2022
	23/01426/FUL	575125	224965	Completed	Braintree	Bocking North	Annexe Barn Panfield Lane	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Change of use of annexe to separate dwelling
BOCN 127	21/01896/FUL 21/03702/VAR 22/01793/NMA	576429	224407	Completed	Braintree	Bocking North	Land off Elizabeth Lockhart Way	0	0	0	0	0	1	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	
	BC/24/00654/DEM	575080	225217	Completed	Braintree	Bocking North	Towerlands Cottage Panfield Road	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Demolished
	22/01130/FUL 23/02884/NMA	576951	225186	Completed	Braintree	Bocking North	Part garden of 75 Thistley Green Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Windfall permission. Erection of chalet bungalow. Building Regs ref 24/00002/DOM
	19/01680/FUL 20/01832/VAR 20/02022/DAC	576860	225315	Completed	Braintree	Bocking North	Sunrise (formerly Moongate) Thistley Green Road Braintree	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Post Plan submission windfall permission. Redevelopment of stable block completed Feb 2023; BC ref 23/00575/DOM
BOCN 137	19/00786/OUT 22/01469/REM 23/02213/S106A	575054	225227	Completed	Braintree	Bocking North	Phase 2 Towerlands Park	0	0	0	0	0	0	0	159	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			162	159	3		Outline permission granted 9 April 2021; Developer Dandara Eastern Ltd. Discharge of conditions underway, DAC on condition 3, phasing plan, submitted June 2021. Reserved Matters for Phase 1, 168 dwellings, submitted 26 Oct 2021 following pre application discussions. REM on Phase 0 (Ecological area) approved March 2022. Phase 2 REM submitted 25.05.2022, approved at Planning Committee 14 February 2023
	15/1430	575576	223355	Completed	Braintree	Bocking South	Land at 18 Panfield Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	16/1771	575141	223108	Completed	Braintree	Bocking South	William House Old St Michaels Drive	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	
	14/0919	575323	224371	Completed	Braintree	Bocking South	Sandon House Panfield Lane	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			7	7	0	0	Erection of 8 dwellings, net supply 7
	16/1669	575339	223346	Completed	Braintree	Bocking South	54 Sunnyside	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/0164	575306	224266	Completed	Braintree	Bocking South	262 Panfield Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/1198	575446	224017	Completed	Braintree	Bocking South	Garage site rear of 2-14 Arnhem Grove	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Post Plan submission windfall. Demolition of 2 blocks of garages and erection of affordable dwellings for rent comprising of 2 X one bedroom, 2 X two bedroom and 1 X three bedroom bungalows
	17/2223/FUL	575406	223650	Completed	Braintree	Bocking South	Land at Spalding Close	0	0	-28	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			6	6	0	0	Post Plan submission windfall. Demolition of 17 permanent homes, removal of 11 temporary homes, and erection of 34 new homes
	19/1603/FUL	575287	223533	Completed	Braintree	Bocking South	80 and 80A Panfield Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan submission windfall. Change of use from consulting room (D1 use, 80 Panfield Lane) and C3 (80A Panfield Lane) to 1 dwelling; nil net change
	19/976/FUL	575989	223755	Completed	Braintree	Bocking South	Gospel Hall 17 Bradford Street	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Change of use church hall to dwelling
	20/00518/FUL	575169	223900	Completed	Braintree	Bocking South	Garage court site Lancaster Way	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	Building Regulations Initial Notice submitted 20/00324/IN, developer Atlantis Quality Homes Ltd. Completed June 2021
BOCS 140	17/1973/FUL	574156	223030	Completed	Braintree	Bocking South	Rayne Gardens, north of Rayne Road	0	5	53	49	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			127	127	0	0	Developer Redrow Homes. Includes 38 affordable homes.
	17/1545	575688	224519	Completed	Braintree	Bocking South	Garage site rear of 102 Bailey Bridge Road	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Post Plan submission windfall permission. Housing Association; 2 houses and 2 bungalows; completed March 2022
	21/02586/FUL	575625	223222	Completed	Braintree	Bocking South	Flat above 12A Rayne Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/1337/COUPA	575572	223205	Completed	Braintree	Bocking South	The Old Coach House 22A Rayne Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	See BC/20/00488/MUL, this site and Gordon House, developer Karlin Homes Completed June 2022
BRC6H	17/0182/COUPA 19/0733/FUL	575562	223191	Completed	Braintree	Bocking South	Gordon House and Land to rear, 22 Rayne Road	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			13	13	0	0	Completed June 2022
BOS 10H	18/01917/FUL 22/00489/S106A	575932	224511	Completed	Braintree	Bocking South	Land rear of 49-57 Church Lane	0	0	0	0	-4	6	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			15	15	0	0	Developer Dimora Homes. Permission for 19 homes (15 = net) .
	23/01610/ELD	575955	224602	Completed	Braintree	Bocking South	Barn at 54 Church Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Windfall permission. Change of use of barn
	21/00420/FUL 21/02870/FUL 22/00084/VAR	575169	224008	Completed	Braintree	Bocking South	200-202 Panfield Lane	0	0	0	0	-1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Redevelopment of dwelling, 2 new dwellings, net gain +1. Existing dwelling demolished Autumn 2021
BOCS 700	19/01743/FUL 21/00680/VAR	576114	224344	Completed	Braintree	Bocking South	Land at Braintree College Church Lane	0	0	0	0	0	0	11	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			19	19	0	0	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. BC ref 20/00705/IN
BOCS 140A	18/00092/OUT 20/02213/DAC 21/02518/DAC 21/02863/REM 21/02945/DAC 21/03674/DAC 22/02628/DAC	574156	223030	Completed	Braintree	Bocking South	Land north of Rayne Road (Rayne Lodge Farm Phase 2)	0	0	0	0	0	0	22	11	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			42	33	9	0	Site added post Submission Plan 2017. 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 - developer Mulberry Homes. Reserved Matters had Resolution to Grant from Planning Committee 9 Aug 2022 and approved 16.08.2022. Building Regs Initial Notice submitted 01.09.2022 ref 22/00948/IN

BRC6H	22/02409/FUL	575561	223245	Completed	Braintree	Bocking South	Cox's Yard, Land north of Rayne Road, south of Bunyan Road	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			13	0	13	0	Developer Wyndcrest Ltd. Local Plan allocation. Redevelopment of Cox's Yard to include; demolition of existing showroom (No. 16 Rayne Road) and erection of building incorporating 1no. Class E Commercial, Business and Service unit and 3no. flats; refurbishment of No. 18 Rayne Road to create 2no. residential units; erection of 2no. semi-detached dwellings fronting Panfield Lane; wider demolition of existing commercial buildings within the site and erection of 8no. flats, for 16no. vehicles. (Total of 1no. Class E Commercial, Business and Service unit and 15no. residential units). Building Regs Initial Notice ref 22/01270/DEM
	15/1530	575912	222850	Completed	Braintree	Braintree Central & Beckers Green	The Old Police Station Fairfield Road	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			7	7	0	0	Conversion of former police station
	14/1607	575753	222817	Completed	Braintree	Braintree Central & Beckers Green	Land At Units 6A And 6B New Mills Silks Way	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Conversion of 2 office units
	15/0872	577350	222303	Completed	Braintree	Braintree Central & Beckers Green	Garage block off Mersea Way, Chelmer Road	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			12	12	0	0	
	17/0202	577156	223419	Completed	Braintree	Braintree Central & Beckers Green	370 Coggeshall Road	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Conversion from 2 flats to 1 house
BRC76	15/1596	576216	222788	Completed	Braintree	Braintree Central & Beckers Green	Crossman House Station Approach	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			21	21	0	0	Affordable housing scheme
	14/1009	575874	222721	Completed	Braintree	Braintree Central & Beckers Green	Dovehouse Yard, adj BT Depot, land off South Street	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	
	16/1048	575785	223079	Completed	Braintree	Braintree Central & Beckers Green	Upper floor of Hill House and 23 Market Place	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall
	17/1491	575803	223080	Completed	Braintree	Braintree Central & Beckers Green	First floor 13a Market Place	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	16/1704	576137	222808	Completed	Braintree	Braintree Central & Beckers Green	Land rear of 164-180 South Street	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			6	6	0	0	
	15/0670	575962	223240	Completed	Braintree	Braintree Central & Beckers Green	Walter Muir Memorial Hall 96 Coggeshall Road	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	
	16/0468	576998	222850	Completed	Braintree	Braintree Central & Beckers Green	Sherbrook Clockhouse Way	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Redevelopment of garage site
	17/120/COUPA	575596	223024	Completed	Braintree	Braintree Central & Beckers Green	First floor offices 71a High Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of offices
	15/1522	575590	222998	Completed	Braintree	Braintree Central & Beckers Green	1st and 2nd floor 100-102 High Street	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Flats above restaurant
	17/1763/FUL	576080	222821	Completed	Braintree	Braintree Central & Beckers Green	The Mulberries South Street	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Conversion of wardens flat/office space to 3 sheltered flats, net gain 2; Post Plan submission windfall
	16/1452 18/00986/FUL	575564	222999	Completed	Braintree	Braintree Central & Beckers Green	81-83 High Street	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			10	10	0	0	Conversion from former PH
	17/01894/FUL	576401	223025	Completed	Braintree	Braintree Central & Beckers Green	Baverstocks Manor Place Albert Road	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Post Plan submission windfall. Change of use from offices to 5 flats
	17/0550	583777	236500	Completed	Braintree	Braintree Central & Beckers Grn	5 Clockhouse Way	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion 1 dwelling to 2 flats
	18/0581 20/00602/FUL	575785	222867	Completed	Braintree	Braintree Central & Beckers Grn	Pound End Mill South Street	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			8	8	0	0	Post Plan submission windfall. Conversion from warehouse/storage use.
	17/1353	576794	223268	Completed	Braintree	Braintree Central & Beckers Grn	49 Cressing Road	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Redevelopment of outbuildings.
	18/1272/COUPA	576557	223003	Completed	Braintree	Braintree Central & Beckers Grn	Unit 6 The Mazes East Street	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			8	8	0	0	Post Plan submission windfall. Change of use from office
	18/01468/FUL	575743	222802	Completed	Braintree	Braintree Central & Beckers Grn	Wok around the Clock New Mills Silks Way	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Change of use from takeaway to 1 X 1bed and 1 X 2bed flats
BRC 77H	18/1432/FUL	576248	222801	Completed	Braintree	Braintree Central & Beckers Grn	Timber yard east of Crossman House Station Approach	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			14	14	0	0	
	18/1985/FUL	575895	222789	Completed	Braintree	Braintree Central & Beckers Grn	82 South Street	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion 1 dwelling to 2, net gain +1
	19/0839/FUL	575632	223192	Completed	Braintree	Braintree Central & Beckers Grn	First floor store at 5 Rayne Road	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall.
	19/0930/FUL	577060	222823	Completed	Braintree	Braintree Central & Beckers Grn	Land to rear of 34-38 Clockhouse Way	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Erection of bungalow, Completed 6 May 2021
	18/1434/FUL 19/1677/VAR	576082	223051	Completed	Braintree	Braintree Central & Beckers Grn	The Golden Lion 69-71 Manor Street	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall permission. Conversion of former PH; completed October 2021
BCBG 144	15/1366/OUT 18/00613/REM 17/02045/VAR 18/01148/VAR	576577	223137	Completed	Braintree	Braintree Central & Beckers Grn	Carier Business Park East Street	0	0	0	13	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			74	74	0	0	Developer Myriad Housing Ltd.
	16/0848	577373	223387	Completed	Braintree	Braintree Central & Beckers Grn	136a Bartram Avenue North	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	20/01847/COUPA	576051	223026	Completed	Braintree	Braintree Central & Beckers Grn	32B Manor Street	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Change of use from hairdresser to 1 bed flat
BRC 5	18/01337/FUL 20/0254/NMA 21/03169/NMA	575899	223003	Completed	Braintree	Braintree Central & Beckers Grn	Land rear of Braintree Town Hall Centre	0	0	0	0	23	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			35	35	0	0	Not included in Submission Plan 2017 trajectory; mixed use comprehensive development allocation, residential element not known at that stage. Mixed use scheme to include health facility, travelodge, pharmacy, bus interchange and car parking, 23 by new build, completed March 2022 and 12 from conversion Conversion of drill hall completed May 2022of the former drill hall. Travelodge and live-well hub completed Feb 2022. 1-12 and 14-24 Saunders House completed 25 March 2022
	19/0500/FUL	575966	222721	Completed	Braintree	Braintree Central & Beckers Grn	Land at 40 Station Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission.
	20/01006/FUL	575693	223061	Completed	Braintree	Braintree Central & Beckers Grn	62-64 High Street	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			6	6	0	0	Post Plan submission windfall permission. Change of use first and second floors to 6 flats
	14/00676/FUL 20/01528/NMA	577621	222692	Completed	Braintree	Braintree Central & Beckers Grn	Land at Leywood Close	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			14	14	0	0	Sheltered housing, 14 apartments, elderly persons or adults requiring supported living by reason of disability,
	19/0536/FUL	575482	222953	Completed	Braintree	Braintree Central & Beckers Grn	11A Augustus Mews High Street	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Change of use of office to residential; appeal allowed 10.09.2019
	20/00698/FUL	575678	223117	Completed	Braintree	Braintree Central & Beckers Grn	29A Bank Street	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall permission. Change of use from office to 2 flats.
	21/03749/FUL 23/00880/DAC	575759	223159	Completed	Braintree	Braintree Central & Beckers Grn	Former Fire Station/Restaurant Land at Water Tower Swan Side	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Post Plan Submission Windfall; Change of use of former fire station from resturant (Use Class E(b)) to 3 x 1 bedroom and 1 x studio flats
	21/01836/FUL	575649	223057	Completed	Braintree	Braintree Central & Beckers Grn	Top floor above 57 High Street	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission
	20/01952/FUL	575587	223018	Completed	Braintree	Braintree Central & Beckers Grn	75 High Street	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall permission. Conversion of offices to 2 X 1- bed flats; Building Regulations Initial Notices ref 21/00296/IN and 23/01153/IN, completed May 2024
	18/00204/FUL 19/01207/VAR	575646	223039	Completed	Braintree	Braintree Central & Beckers Grn	76-78 High Street	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			7	7	0	0	Post Plan submission windfall permission. 3 from conversion of first floor offices/storage and 4 new build in grounds, completed 03.06.2024
	21/03742/FUL	575685	222957	Completed	Braintree	Braintree Central & Beckers Grn	Trafalgar House St Michaels Lane	0	0	0	0	0	0	0	-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-3	-3	0	0	Post Plan submission windfall net loss; conversion from 6 bedsits for young people (C3b) to 3 self contained flats for Rough Sleeping Accommodation programme (C3a). Specialist accommodation.
	21/02311/FUL	575728	223067	Completed	Braintree	Braintree Central & Beckers Grn	2-4 Great Square	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Post Plan Submission windfall, conversion of offices to create 4 no. self-contained residential flats comprising 3 x 2 bedroomed units 1 x 1 bedroom units. Building Regs ref 24/00724/OTHRVC
	21/02001/FUL	575756	223160	Completed	Braintree	Braintree Central & Beckers Grn	Flat 11 The Water Tower Swan Side	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan Submission Windfall; conversion of 1 X 3 bed flat to 1 X 1 bed and 1 X 2 bed flats, net gain + 1 Buiding regs ref 22/00436/DWEBND
	21/02001/FUL	575756	223160	Completed	Braintree	Braintree Central & Beckers Grn	Flat 11 and Flat 13 The Water Tower Swan Side	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	see above
	20/00199/FUL	575991	221989	Completed	Braintree	Braintree South	22 Challis Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Conversion of 1 dwelling to 2
	20/00655/OUT 20/01627/REM	575952	222676	Completed	Braintree	Braintree South	Flitch End St Johns Avenue	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			8	8	0	0	Post Plan submission windfall permission. Completed 1 Nov 2021
	14/00607	576254	222355	Completed	Braintree	Braintree South	16 Strawberry Close	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of 1 dwelling into 2 dwellings
	16/00445	576221	221443	Completed	Braintree	Braintree South	Land Between 48 And 50 Goldingham Drive	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	15/00972	575931	222043	Completed	Braintree	Braintree South	Former Depot Challis Lane	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	
	16/01836	575780	222474	Completed	Braintree	Braintree South	Extension adj former Rifleman PH Rifle Hill	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	18/01035/FUL	575780	222474	Completed	Braintree	Braintree South	The Rifleman Rifle Hill	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	15/01321	575954	222644	Completed	Braintree	Braintree South	Riverside site St John's Avenue	0	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			48	48	0	0	
	19/02325/FUL	576375	222399	Completed	Braintree	Braintree South	Adjacent 31 Skitts Hill	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission.
	16/1887	576298	222126	Completed	Braintree	Braintree South	54 Beadon Drive	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission, allowed on appeal 29.09.2017. Conversion of 1 dwelling to 2; net gain +1.
	20/00083/FUL 21/01994/VAR	576390	221898	Completed	Braintree	Braintree South	Adj 29 Park Drive	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission.
	17/01428	576172	221737	Completed	Braintree	Braintree South	Garage site at Chaucer Crescent	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall permission. Social rented bungalows
	21/00254/FUL	576375	222406	Completed	Braintree	Braintree South	29 Skitts Hill	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Conversion of 1 dwelling to 2.

	22/01877/FUL	576406	222007	Completed	Braintree	Braintree South	Adjacent 1 Park Drive Braintree	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Windfalll permission, Building Regs ref 23/00636/DOM.completed June 2024
	15/00505	575508	222575	Completed	Braintree	Braintree West	Land adj 34 Godlings Way	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	18/1714/FUL	575836	221865	Completed	Braintree	Braintree West	Caretakers house John Ray Infants School Notley Road	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan submission windfall loss. Change of use to children's day nursery, loss taken place
BRC 82	12/1344	575495	222838	Completed	Braintree	Braintree West	Old Shell Court Blandford House site 7 London Road	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			10	10	0	0	Conversion completed December 2020, 4 new build dwellings completed earlier.
	19/1073/FUL	574468	222948	Completed	Braintree	Braintree West	305 Rayne Road	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan submission windfall loss. Change of use to children's home C2 use 3 bedrooms for children plus 2 staff rooms;
	02/2109	574851	222738	Completed	Braintree	Braintree West	24 Maple Avenue	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	20/00280/FUL 20/01916/VAR	575282	222490	Completed	Braintree	Braintree West	91 London Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Demolition of domestic garage and erection of 2 bed bungalow. Completed May 2022
	21/00638/FUL	575606	222584	Completed	Braintree	Braintree West	Land Adjacent 19 Clairmont Close	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission.
BRAW 153	18/02015/FUL 21/00924/VAR 21/02790/VAR	574528	222819	Completed	Braintree	Braintree West	Broomhills Estate, south of Rayne Road	0	0	0	0	0	16	59	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			81	81	0	0	Developer Croudace Homes.
	18/00133/FUL 24/02256/DAC	574927	223050	Completed	Braintree	Braintree West	Land adjacent 213 Rayne Road	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Windfall permission, granted on appeal, Building Regs ref 24/00790/DOMBN
	18/1552/COUPA 19/1062/FUL	570647	240122	Completed	Birdbrook	Bumpstead	Bailey Hill Farm Finkle Green	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall permission. Barn conversions
	18/1646/COUPA 19/01346/FUL 20/00361/DAC 21/02022/NMA 21/02761/NMA	570396	240369	Completed	Birdbrook	Bumpstead	Tye Barn Wash Farm Finkle Green Birdbrook	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Post Plan submission windfall permission. Change of use from storage and distribution; commenced January 2021
	22/01977/FUL	566305	241224	Completed	Helions Bumpstead	Bumpstead	Cowslip Cottage Steeple Bumpstead Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Windfall; Change of use of Cowslip Cottage from a residential annexe to an independent dwelling
	13/00036	567839	241052	Completed	Steeple Bumpstead	Bumpstead	Land adj Broadgate House 15 Church Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	21/00926/FUL	567584	241005	Completed	Steeple Bumpstead	Bumpstead	Part garden May Tree House 22 Water Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	19/00489/FUL 21/01604/VAR	564534	241326	Completed	Steeple Bumpstead	Bumpstead	East Lodge Helions Great Hall Sages End Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of East Wing to separate dwelling BC reference 17/01000/IN (1 dwg)
	19/02316/PIP 21/02009/OUT 22/02309/REM 22/03400/DAC 23/02044/DAC	567385	240738	Completed	Steeple Bumpstead	Bumpstead	Land At Side Of 50 Water Lane	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	Post Plan submission windfall. PIP for 7-9 dwellings Allowed on appeal; subsequent outline permission for 9 Jan 2022. Building Regs Initial Notice ref 22/02309/REM. Developer Aviary Developments, completed 18.06.2024
STEB 395	18/00408/FUL 20/01192/DAC 21/01067/DAC 21/02171/DAC	567684	241094	Completed	Steeple Bumpstead	Bumpstead	Land South of Freezes Farm, North Street/Water Lane	0	0	0	0	0	26	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			28	28	0	0	Construction began 01.03.2021. Building regs intial Notice ref 20/00297/IN, Plots 14 and 28 outstanding
	18/2029/FUL 20/00328/VAR	569402	244186	Completed	Sturmer	Bumpstead	Part garden 11 Crunch Croft	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	10/1248	569578	244008	Completed	Sturmer	Bumpstead	Wheelchase, formerly the site of The Spinning Wheel Rowley Hill	0	2	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	
	17/01293/FUL 19/01975/FUL 21/01593/NMA 21/01327/FUL	581793	222225	Completed	Bradwell	Coggeshall	Bradwell Hall Farm Barns, Barn B Church Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Part of a group of barn conversions development
	15/01494/FUL 17/00772/VAR 17/1869	581881	225111	Completed	Bradwell	Coggeshall	Barn at Woodhouse, Compasses Road Pattiswick	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Self build project. Completed 1 April 2021
	17/1187	580525	223033	Completed	Bradwell	Coggeshall	Land adj 2 Forge Crescent	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Part garden.
	17/1294 19/01975/FUL	581793	222225	Completed	Bradwell	Coggeshall	Bradwell Hall Farm Barn C The Tithe Barn Church Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	18/0123/COUPA 18/111/FUL	581793	222225	Completed	Bradwell	Coggeshall	Bradwell Hall Farm Barn A Church Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	17/1660	581908	225073	Completed	Bradwell	Coggeshall	Barns at Woodhouse, Compasses Road Pattiswick	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Barns conversion
	20/00972/FUL	580572	223071	Completed	Bradwell	Coggeshall	The Forge The Street	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Erection of 2 x 3 bedroomed dwellings following demolition of existing building.
	12/01034/FUL	582399	222206	Completed	Bradwell	Coggeshall	Bradwell Trout Farm The Slades Cuthedge Lane	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	19/01801/FUL 20/00628/DAC	579992	223196	Completed	Bradwell	Coggeshall	Corner Bungalow Hollies Road	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan submission windfall permission, redevelopment, nil net gain, new home completed 07.05.2024, self build project
	19/01801/FUL 20/00628/DAC	579992	223196	Completed	Bradwell	Coggeshall	Corner Bungalow Hollies Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission, redevelopment, nil net gain, new home completed 07.05.2024, self build project
	17/02242/FUL	580862	222471	Completed	Bradwell	Coggeshall	The Old Dairy Church Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Conversion from previous commercial use
	13/00635/FUL	586377	222771	Completed	Coggeshall	Coggeshall	Aintree House 44 Colchester Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	11/00243/FUL	584976	221036	Completed	Coggeshall	Coggeshall	Scrips Farm Bungalow Cuthedge Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	18/0139 15/0027/COUPA	584218	222641	Completed	Coggeshall	Coggeshall	Plots 1 and 2, conversion of Barn C at Highfields Farm West Street	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Completed Oct 2021, self build project. BC ref 18/00751/IN
	17/02190/FUL	584908	223426	Completed	Coggeshall	Coggeshall	Land east of Tilkey Road	0	1	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Post Plan submission windfall. Developer Nevill Developments. Erection of 3 bungalows and 2 X 2-storey dwellings
COGG 181	18/1673	585754	223387	Completed	Coggeshall	Coggeshall	Turner Mews Land between A120 and Tey Road	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	
	15/0605	585665	222693	Completed	Coggeshall	Coggeshall	Stable block at The Mount 71 East Street	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Self build/custom build project
	BC/20/00533/MULBN	585154	222822	Completed	Coggeshall	Coggeshall	33-35 Queen Street	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan submission windfall permission, net loss. Conversion of 2 dwellings to 1
	12/0174	584697	222790	Completed	Coggeshall	Coggeshall	The Old Mill House 55 Robinsbridge Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Redevelopment of dwelling; demolition February 2016
COGG 506	17/00359/OUT 19/01047/REM 20/00560/NMA	584247	222335	Completed	Coggeshall	Coggeshall	Dutch Nursery West Street	0	0	0	0	41	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			48	48	0	0	Includes 19 affordable homes.
	20/02078/FUL	584572	222465	Completed	Coggeshall	Coggeshall	65 West Street	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Redevelopment of workshop site.
	22/00122/FUL	585095	222753	Completed	Coggeshall	Coggeshall	24 Queen Street	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan submission windfall net loss, conversion of 2 flats to 1 house
	19/1824/COUPA	586405	224328	Completed	Coggeshall	Coggeshall	Barn at Maltbeggars Farm Tey Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Building Regulations Initial Notice ref BC/20/00835/IN
	21/01376/FUL	584861	223002	Completed	Coggeshall	Coggeshall	9 Tilkey Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Building Regs Initial Notice ref 22/00097/IN, completed March 2023
	19/02255/FUL 21/00398/VAR	585049	222789	Completed	Coggeshall	Coggeshall	Maple House 7A Queen Street	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Redevelopment of workshop buildings. Building Regulations Initial Notice ref BC/20/00567/IN
	19/01590/FUL 23/01263/FUL 24/00437/DAC	585074	222648	Completed	Coggeshall	Coggeshall	9-13 Church Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan submission windfall. Mixed use conversion of commercial premises, change of use from commercial on ground floor and 2 flats on first floor, to 1 X 3 bed dwelling, 1 X 1 bed flat on first floor, 1 commercial unit on ground floor and 1 commercial unit at ground and first floor - nil net change in number of dwellings, current application seeks to extend life of extant permission. Building Regs Initial Notice ref 23/01112/IN, completed July 2024
	21/01152/FUL	584852	222585	Completed	Coggeshall	Coggeshall	The Mill House Kings Acre	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Change of use from office; Building Regs application ref 22/00351/DWECON
	24/00082/FUL	585259	222739	Completed	Coggeshall	Coggeshall	16 Albert Place	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Redevelopment of bungalow, nil net change, new dwelling 2 storey; Building Regs ref 24/00298/IN, completed April 2024
	24/00082/FUL	585259	222739	Completed	Coggeshall	Coggeshall	16 Albert Place	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Redevelopment of bungalow, nil net change, new dwelling 2 storey; Building Regs ref 24/00298/IN, completed April 2024
	24/01925/FUL	585004	222602	Completed	Coggeshall	Coggeshall	3 Market Hill	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Windfall loss, conversion from mixed use retail ground floor with first floor flat to sui generis tap room/bar
	24/02685/FUL	585072	222650	Completed	Coggeshall	Coggeshall	9 - 13 Church Street	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Windfall permission but nil net gain; Refurbishment and change of use of three commercial units with two associated first floor flats, to form 1 No. 3 bed dwelling; 1 No. first floor 1 bed flat; 1 No. commercial unit at ground floor; and 1 No. commercial unit at ground and first floor - retrospective permission, see Building Regs Initial Notice record 23/01112/IN, completed 11 July 2024
	24/02685/FUL	585072	222650	Completed	Coggeshall	Coggeshall	9 - 13 Church Street	0	0	0	0	0	0	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-2	-2	0	0	Windfall permission but nil net gain; Refurbishment and change of use of three commercial units with two associated first floor flats, to form 1 No. 3 bed dwelling; 1 No. first floor 1 bed flat; 1 No. commercial unit at ground floor; and 1 No. commercial unit at ground and first floor - retrospective permission, see Building Regs Initial Notice record 23/01112/IN, completed 11 July 2024
	15/01575	578633	223917	Completed	Stisted	Coggeshall	Jenkins Farm Barns Kings Lane	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	
	18/01665/OUT 21/00822/FUL 21/02369/REM 22/00764/VAR	579818	225297	Completed	Stisted	Coggeshall	Land adj 63 Rectory Road	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall. Plots 1 and 3 completed, plot 2 completed April 2023

	14/01170	578701	229239	Completed	Gosfield	Gosfield & Greenstead Green	Glen Cottage Park Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Redevelopment of dwelling; nil net gain
	16/00721 16/01421	578593	229402	Completed	Gosfield	Gosfield & Greenstead Green	Land between 31-33 Greenfields	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	14/1616	578034	230064	Completed	Gosfield	Gosfield & Greenstead Green	Adj 27 Meadway	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/1854	578138	230307	Completed	Gosfield	Gosfield & Greenstead Green	Land at Canberra Hedingham Road Gosfield	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Allowed on appeal, part garden site.
	18/0766	576148	229437	Completed	Gosfield	Gosfield & Greenstead Green	Park Hall Farm Parkhall Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Change of use barn and stables
	20/00611/OUT 21/01753/REM 21/03430/VAR	578790	230491	Completed	Gosfield	Gosfield & Greenstead Green	Woodstock Halstead Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	20/01517/FUL	578563	229457	Completed	Gosfield	Gosfield & Greenstead Green	Brock House 23a Greenfields	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Building Regs Initial Notice ref 22/00245/IN
	19/1931/OUT 20/01898/REM 21/00972/FUL	577943	227736	Completed	Gosfield	Gosfield & Greenstead Green	Hornbeam House Land adj White Ash House Braintree Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Allowed on appeal 17.07.2020. Building Regs Initial Notice ref 21/00628/IN
GOSF 251	17/0610/OUT 18/02007/FUL 22/01172/VAR	578295	229390	Completed	Gosfield	Gosfield & Greenstead Green	Land South of The Limes/Off The Street	0	0	0	0	0	1	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			17	17	0	0	Post Plan submission windfall. Developer Arbora Homes Limited
GOSF 253	17/1068/OUT 20/00653/REM	578113	230159	Completed	Gosfield	Gosfield & Greenstead Green	Land to the West of Hedingham Road	0	0	0	0	0	18	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			35	35	0	0	Post Plan submission windfall; developer Abbey Developments
	19/00998/OUT 20/02244/REM 23/02418/VAR	578454	228710	Completed	Gosfield	Gosfield & Greenstead Green	Land at Gosfield Tennis Club Braintree Road	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Post Plan submission windfall. Allowed on appeal 22.05.2020; Building Regs ref 23/00842/DOMBN Completed March 2025
	20/00929/FUL	577949	229512	Completed	Gosfield	Gosfield & Greenstead Green	11 The Cedars Church Road	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Post Plan submission windfall. Building Regs Initial Notice ref 21/00362/IN completed May 2025
	16/01031	580719	234389	Completed	Great Maplestead	Gosfield & Greenstead Green	Part garden Buttercups Cottage Church Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	21/03045/FUL	581187	233925	Completed	Great Maplestead	Gosfield & Greenstead Green	Lynwood Toldish Hall Road	0	0	0	0	0	0	-1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Demolition of dwelling, erection of 2 new dwellings. Building Regs Initial Notice ref 22/00507/IN
	15/00914/FUL 21/00865/NMA 21/02302/VAR	580737	234756	Completed	Great Maplestead	Gosfield & Greenstead Green	Site of Treeways, Highview House, Lavernder House and Crabtree House Church Street	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Redevelopment of dwelling and erection of 2 dwellings in part garden. Building Control Initial Notice submitted for first dwelling BC/16/00451/IN - redevelopment of Treeways, which is completed as new dwelling High View House; Initial Notice amended 2 February 2021. The two additional dwellings were completed Aug 2022.Buildings Regs ref 21/00193/IN, developer Seven Developments Ltd, Lavendar House and Crabtree House
	16/00655	581246	233943	Completed	Greenstead Green	Gosfield and Greenstead Green	Land adjacent 2 Toldish Hall Cottages Toldish Hall Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	15/00365	582863	227436	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Whitings Farm Burtons Green	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	10/00771	581215	233937	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Site of outbuilding 1 Toldish Hall Cottages Toldish Hall Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/00538	582275	228158	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Site of outbuilding land adjacent 1 The Haven Church Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	15/00874/FUL	581233	233985	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Land adj 1 Toldish Hall Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	19/00184/VAR	579253	230354	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	The Coach House Russells Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion from holiday let
	15/00367/FUL	581444	227879	Completed	Greenstead Green	Gosfield & Greenstead Green	Old Thatch Ravens Hall Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Redevelopment of dwelling; nil net gain. Building Control Initial Notice reference BC/18/00358/IN. Self build/custom build project. New dwelling completed August 2022
	19/0473/FUL	580216	231133	Completed	Greenstead Green	Gosfield and Greenstead Green	Stone Lakes Sloe Hill	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Appeal allowed 17.10.2019; Post Plan submission windfall.
	21/00934/COUPA	579717	229985	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Russells Farm Russells Road	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall, Prior approval for conversion of barns. Building Regulations Initial Notices ref 21/00795/IN (2) 21/00796/IN (1) completed April 2023
	19/02042/PIP 21/00263/TDC 21/03295/TDC	579444	231026	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Land at Forest Nursery White Ash Green	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall; Permission in Principle granted on appeal 10.11.2020; technical details approved 12.04.2021. Building Regs Initial Notice ref 22/00424/IN
	19/01845/OUT 21/03189/REM	583426	234474	Completed	Little Maplestead	Gosfield & Greenstead Green	Land adj Kistum Cottage Cock Road (Nightingale House)	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Outline permission allowed on appeal 15.09.2020. Building Regs ref 22/00397/DOM completed Sept 2023
	24/01530/FUL	583433	234557	Taken place	Little Maplestead	Gosfield & Greenstead Green	Maplecross Sudbury Road	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Windfall loss, change of use to storage
	21/02218/FUL 22/01166/VAR 23/01540/DAC	579542	230936	Completed	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Land South West of Westwell White Ash Green	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Post Plan submission windfall, allowed on appeal. Construction commeced June 2023, 22/00666/DOMBN, completed May 2025
	25/02722/ELD	575950	221590	Taken Place	Black Notley	Great Notley and Black Notley	The Annexe Black Notley Lodge Notley Road	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	1		Windfall - ELD approved.
	16/00738	576703	220547	Completed	Black Notley	Great Notley and Black Notley	Land adjacent 11 Dewlands	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	09/00256	574405	220512	Completed	Black Notley	Great Notley and Black Notley	283 London Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
BLAN 115	16/00605/FUL	574449	220380	Completed	Black Notley	Great Notley and Black Notley	Land at Bakers Lane and London Road	35	48	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			96	96	0	0	Developer Crest Nicholson Eastern.
	20/00138/FUL	576607	220852	Completed	Black Notley	Great Notley and Black Notley	91 The Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Retrospective permission for redevelopment of dwelling, nil net change
	19/1907/FUL	576317	220897	Completed	Black Notley	Great Notley & Black Notley	54 Witham Road Black Notley	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	19/1500/FUL	574597	220384	Completed	Black Notley	Great Notley & Black Notley	The Barn Bakers Lane	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of swimming pool outbuilding; Post Plan submission windfall permission.
	19/01048/FUL 22/01804/VAR	576006	221036	Completed	Black Notley	Great Notley & Black Notley	Buck Farm Barn Buck Hill	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
BLAN 633	20/01515/FUL 21/02026/VAR	574719	221049	Completed	Black Notley	Great Notley and Black Notley	Land rear of 197 London Road	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			10	10	0	0	S106 provides for commuted sum affordable housing contribution. Building Regs Initial Notice ref 21/01032/IN
	22/03035/FUL	577008	220155	Completed	Black Notley	Great Notley & Black Notley	Three Wheels 223 Witham Road	0	0	0	0	0	0	-1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Windfall permission; Demolition of dwelling and erection of 3 new dwellings; completed May 2024 - see 24/02042/DAC
	14/01339	573457	221963	Completed	Braintree	Great Notley and Black Notley	Barn at Stamford's Farm Braintree Green	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	14/00985 17/01205	573322	222254	Completed	Braintree	Great Notley and Black Notley	Builders yard, Braintree Green	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/01848/FUL	573307	222304	Completed	Braintree	Great Notley and Black Notley	Outbuilding adjacent George Gardens Braintree Green	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of outbuilding.
	17/02192/FUL	574914	221653	Completed	Braintree	Great Notley and Black Notley	Land adj 126 London Road Braintree	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Post Plan submission windfall. Developer Fernfield Homes
	18/0975/FUL	573350	222239	Completed	Braintree	Great Notley and Black Notley	Adjacent Kenella Braintree Green	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission.
	19/02225/OUT 20/02239/REM	574893	221740	Completed	Braintree	Great Notley & Black Notley	Land Adjacent King William PH London Road Braintree	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Post Plan submission windfall. Building Regs Initial Notice ref 21/00865/IN. Developer Aedis Homes (Braintree) Ltd
GNBN 264	15/1193/FUL	574812	222182	Completed	Great Notley	Great Notley and Black Notley	Land between London Road, Pods Brook and A120	0	0	42	38	81	42	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			215	215	0	0	Developer Countryside Properties. Site completed June 2023.
	12/1046	574341	220571	Completed	Great Notley	Great Notley and Black Notley	176 & land rear of 174 & 176 London Rd	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	14/0599	574301	220409	Completed	Great Notley	Great Notley and Black Notley	Land rear of 190 London Road (adj 1 Partridge Walk)	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	14/0369	574350	220520	Completed	Great Notley	Great Notley and Black Notley	Plots 3 and 4 The Laurels 180 London Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	15/1225	573775	219989	Completed	Great Notley	Great Notley and Black Notley	Great Slampseys Farm Barn Blackley Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Barn conversion
	17/0421	574748	221362	Completed	Great Notley	Great Notley and Black Notley	Land rear of 158 London Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	16/1541	574279	220778	Completed	Great Notley	Great Notley and Black Notley	17 Ennerdale Avenue	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Redevelopment of garage
	19/1157/FUL	574532	220996	Completed	Great Notley	Great Notley and Black Notley	Land adjacent 5 Coniston Close	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission.
GRN7X/ GNBN262	18/00635/FUL 20/0349/VAR	575044	221992	Completed	Great Notley	Great Notley & Black Notley	Land adjacent Malting Cottage 106 London Rd	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Post Plan submission windfall.
	15/00176/FUL 20/00383/VAR 21/01478/VAR	574187	220169	Completed	Great Notley	Great Notley & Black Notley	Highfields 224 London Road Great Notley	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Demolition of 1 dwelling an erection of 6 dwellings, net gain 5.
	21/01944/FUL	574187	220169	Completed	Great Notley	Great Notley & Black Notley	Site of former care home Highfields London Road (forms plots 7 and 8)	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Forms Plots 7 and 8. Care home demolished previously. Completed Nov 2022
	20/01032/FUL 21/00880/DAC 22/00241/DAC	574329	220486	Completed	Great Notley	Great Notley & Black Notley	Norrells 184 London Road	0	0	0	0	-1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Demolition of bungalow, erection of 2 houses, net gain 1

	21/03003/FUL 22/00296/DAC 22/00421/VAR	574882	221426	Completed	Braintree	Great Notley & Black Notley	153 London Road	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Redevelopment, nil net gain. Building Regs Initial Notice ref 22/00227/IN, completed March 2024
	21/03003/FUL 22/00296/DAC 22/00421/VAR	574882	221426	Completed	Braintree	Great Notley & Black Notley	153 London Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Redevelopment, nil net gain. Building Regs Initial Notice ref 22/00227/IN, completed March 2024
	21/01347/FUL 22/00402/DAC	574836	221357	Completed	Braintree	Great Notley & Black Notley	Land rear of 163 London Road	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall.
	16/1662	581286	230564	Completed	Halstead	Halstead St Andrews	73 High Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	15/1012 17/0729	581394	230733	Completed	Halstead	Halstead St Andrews	Land rear of 16 High Street	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	
	13/1460 15/1558	581739	230996	Completed	Halstead	Halstead St Andrews	Adjacent 1 Sudbury Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	16/1017	581365	230169	Completed	Halstead	Halstead St Andrews	Land adjacent 63 Kings Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Brownfield site
	16/0361	581638	230393	Completed	Halstead	Halstead St Andrews	Land adjacent The Griffin PH Parsonage Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
HAS11H	15/1312	582474	230117	Completed	Halstead	Halstead St Andrews	Portway Place, Central Park site Colchester Road	57	28	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			103	103	0	0	
	17/1028	581636	230711	Completed	Halstead	Halstead St Andrews	Bartholemew House Colchester Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	17/1980/FUL	581321	230594	Completed	Halstead	Halstead St Andrews	Rear of 57 High Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	18/1187/FUL	581384	230635	Completed	Halstead	Halstead St Andrews	First floor over 31 High Street	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Conversion of upper floor of former bank premises
	18/1111/FUL	581312	230589	Completed	Halstead	Halstead St Andrews	Upper floors 59-61 High Street	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Conversion of upper floor
	16/2145 18/1296/VAR	582485	230238	Completed	Halstead	Halstead St Andrews	Land adjacent 1 Brook Farm Close	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	15/01095/FUL 17/0638 18/1276/FUL 18/0026/FUL	581940	230584	Completed	Halstead	Halstead St Andrews	Land adjacent 85 Colchester Road	0	0	5	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	Revised plans increased total capacity from 5 to 9, allowed on appeal.
HAS2	BTE/14/0171 BTE/15/0328 BTE/16/1577	581516	229783	Completed	Halstead	Halstead St Andrews	Balls Chase/Tidings Hill, Ozier Field and Stanstead Road	1	12	6	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			23	23	0	0	This is part of a large complex site (most of which is now buit), developed over many years and with overlapping permissions, developed incrementally in parcels.
	19/00752/FUL	582507	230105	Completed	Halstead	Halstead St Andrews	Brook Farm House Colchester Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of outbuilding, allowed on appeal 08.04.2020.
	18/1971/FUL 20/00908/VAR	581284	230755	Completed	Halstead	Halstead St Andrews	Land at Francombe Upper Chapel Street	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	19/1861/FUL	582356	230475	Completed	Halstead	Halstead St Andrews	The Lewises Fenn Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of 1 dwelling to 2; net gain +1.
	19/01940/FUL	581255	230520	Completed	Halstead	Halstead St Andrews	First floor above 99 High Street	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion from retail
	18/01550/FUL	581636	230711	Completed	Halstead	Halstead St Andrews	Bartholemew House Colchester Road	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Post Plan submission windfall. Conversion to 5 flats, net gain 4
	16/1973/FUL 19/1991/VAR	581492	230759	Completed	Halstead	Halstead St Andrews	3 Market Hill and land to the rear	0	0	0	0	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Erection of 2 dwellings permitted under BTE/17/0725 part supersedes the 2016 planning application and so is now listed separately.
HASA 293	17/0575/OUT 18/1749/FUL 19/01391/VAR	582271	231477	Completed	Halstead	Halstead St Andrews	Land east of Sudbury Road	0	0	0	66	76	59	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			218	218	0	0	Post Plan submission windfall. Developer Bellway Homes.
	17/0725/FUL 20/00176/DAC 22/00530/DAC	581492	230759	Completed	Halstead	Halstead St Andrews	3 Market Hill and land to the rear	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Building Regulations Initial Notice 21/00054/IIN
	22/01155/FUL 23/02293/DAC	582189	231208	Completed	Halstead	Halstead St Andrews	58 Churchill Avenue	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Windfall permission
	17/2273 18/1533/FUL	581283	229599	Completed	Halstead	Halstead Trinity	Land adjacent Lyndale Tidings Hill	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	18/1162/FUL	580438	230828	Completed	Halstead	Halstead Trinity	Land adj 27/29 Sloe Hill	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Referred to on plans as Plot 4.
	13/0836	580844	229630	Completed	Halstead	Halstead Trinity	Parkfields Baptist Church White Horse Avenue	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	
	17/0356	581461	230165	Completed	Halstead	Halstead Trinity	32 and 34 Kings Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Change of use from office.
	13/0663	580487	230095	Completed	Halstead	Halstead Trinity	Blamsters Farm Mount Hill (specialist housing)	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	
	16/0119	580672	229725	Completed	Halstead	Halstead Trinity	Land adj 24 White Horse Avenue	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/1432	580917	230453	Completed	Halstead	Halstead Trinity	Halstead Police Station Trinity Street	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Post Plan submission windfall.
	16/0606 17/1287	580426	230834	Completed	Halstead	Halstead Trinity	Land adjacent 21 Sloe Hill	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Revised plans increased capacity from 1 to 3
	17/0742	581166	230502	Completed	Halstead	Halstead Trinity	First floor 9A Bridge Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
GGHR 307	14/1580 17/1952	580550	229585	Completed	Halstead	Halstead Trinity	Oakwood Hill Phase 1 Land south of Oak Road Halstead	0	39	78	54	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			183	183	0	0	Developer Bloor Homes.
GGHR 307	19/2330/FUL	580574	229654	Completed	Halstead	Halstead Trinity	Land South West Of Oak Road Halstead	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Post Plan submission windfall. Developer Bloor Homes; plots 184-188 as part of larger Oak Road site, revised plans changed proposal from non residential to 5 additional dwellings.
GGHR 307	17/1665	580550	229585	Completed	Halstead	Halstead Trinity	St Andrews Gate Phase 2 Land south of Oak Road Halstead	0	11	58	28	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			100	100	0	0	Developer David Wilson Homes/Barratt Homes.
	17/1578/FUL	581163	229697	Completed	Halstead	Halstead Trinity	Garage site rear of 24-30 Ronald Road	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall. Housing Association; Building Regs Initial Notice ref BC/20/00935/IN; Completed Feb 2022
	18/2148/FUL	580676	229718	Completed	Halstead	Halstead Trinity	Land adj 24a White Horse Avenue	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Appeal allowed 27.11.2019; Building Regs ref BC/20/00326/IN Completed April 2022
	18/1119/FUL 20/02124/NMA	581503	230176	Completed	Halstead	Halstead Trinity	Phase 1, Plc Hunwick Ltd site Kings Road	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			7	7	0	0	Plots 5 and 6 completed August 2022 Plots 3 and 3 completed Oct 2022
	17/1340/FUL	581046	230530	Completed	Halstead	Halstead Trinity	28-30 Trinity Street	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			6	6	0	0	Post Plan submission windfall.
	18/0509/OUT 20/01483/FUL 21/01591/VAR	580603	230605	Completed	Halstead	Halstead Trinity	Site adjacent 83 Chapel Hill	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Post Plan submission windfall. Appeal allowed outline permission 26.06.2019. Full permission granted 02.03.2021 also modfied BTE/15/1349 which was for redevelopment of dwelling. Developer Nevill Developments Ltd.
	15/1349/FUL 21/02270/FUL	580603	230605	Completed	Halstead	Halstead Trinity	Site of 83 Chapel Hill (Plots 6 and 7)	-1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Original permission was for redevelopment with nil net change. Existing dwelling demolished. Subsuequent permission was for replacement to be 2 dwellings rather than one.
	18/1541/FUL 20/01170/FUL 21/02830/VAR	580844	229630	Completed	Halstead	Halstead Trinity	Parkfields Baptist Church White Horse Avenue	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Post Plan submission windfall; redevelopment of church. Revised application for 4 dwellings (increased capacity by 1), approved 01.04.2021. Building Regs Initial Notice ref 21/01131/IN
	20/01440/FUL 21/02240/DAC 21/02975/VAR	580922	230582	Completed	Halstead	Halstead Trinity	Land Adjacent Pitchards Trinity Street Halstead	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Building Regs Initial Notice ref 21/00992/IN
	20/00975/FUL	580742	230404	Completed	Halstead	Halstead Trinity	Land adjacent 1 Windmill Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	21/00320/FUL	581418	229820	Completed	Halstead	Halstead Trinity	Sundern Tidings Hill	0	0	0	0	0	0	-1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan submission windfall but nil net change. Demolition of chalet bungalow and erection of 2 storey house. Building regs Initial Notice ref 21/01281/IN. New dwelling completed 09.04.2024
	19/01488/FUL 21/01520/DAC	580667	230579	Completed	Halstead	Halstead Trinity	Former Bird in Hand PH 54 Chapel Hill	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall; conversion of former PH into 3 flats; Building Regs Initial Notice ref BC/20/00767/IN completed Sept 2024
	23/01686/PLD	581342	229880	Completed	Halstead	Halstead Trinity	7 Brewery Drive	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Change of use from C3 dwelling to C2 use class, care home for 2 adults with learning disabilities
HATR 304	18/00774/OUT 20/02238/REM 21/02658/S106A 21/03418/NMA	580708	230162	Completed	Halstead	Halstead Trinity	Land West of Mount Hill	0	0	0	0	0	0	29	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			71	71	0	0	Post Plan submission windfall. Reserved Matters approved 28.05.2021. Developer 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 confirms construction started 01.11.2021
	16/01562/FUL 19/02273/FUL 21/02526/FUL	580542	230690	Completed	Halstead	Halstead Trinity	Crowbridge Farm Barn	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	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
	21/02874/FUL 22/02674/DAC 23/00420/DAC	581414	229838	Completed	Halstead	Halstead Trinity	Pearmains, Part side garden of Runnymede Tidings Hill	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Post Plan submission windfall; erection of 1 X 4 bed dwelling in part of side garden to Runnymede, Building Regs ref 22/01149/IN
	16/1016	576838	216792	Completed	Fairstead	Hatfield Peverel & Terling	Old School House Fairstead Hall Road	-1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Demolition of dwelling, erection of new dwelling; nil net change.
	20/00161/VAR	576204	218089	Completed	Fairstead	Hatfield Peverel & Terling	Great Warley Hall Ranks Green Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Amendment of occupancy condition to allow independent occupancy of a converted barn originally permitted as an annexe, for independent rental.
	23/02824/ELD	574683	217425	Completed	Fairstead	Hatfield Peverel & Terling	The Barn at Ashcroft Ranks Green Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Barn conversion to 2 bedroom bungalow
	16/0958	579780	210356	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Cosycats 5 Sportsmans Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of 1 dwelling to 2
	15/0962	579074	211544	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Land at St Andrews Road	21	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			25	25	0	0	
	17/1681/FUL	580518	211276	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Grounds of Massenet Wickham Bishops Road	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			6	6	0	0	Specialist supported housing. Post Plan submission windfall.
	15/0865/OUT 17/0183	579052	211803	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Land rear of 1 The Limes	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Site previously used as commercial woodyard.
	14/0488 16/01081/VAR	578987	211662	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Land rear of Swan View The Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	

	17/2304/FUL	578525	211441	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Hatfield Place The Street	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Windfall loss from change of use to non-residential
	15/1287	581721	210989	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Paddock Farm Spring Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan Submission windfall permission but nil net gain. Replacement of temporary dwelling with permanent dwelling
	18/0905/FUL	579225	211232	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Outbuilding at Shepherds Cottage Church Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan Submission windfall permission
	18/0851/FUL 19/1970/VAR	579907	211441	Completed	Hatfield Peverel	Hatfield Peverel & Terling	The Heathers, The Wheatsheaf The Green	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			7	7	0	0	Post Plan Submission windfall permission. Allowed on appeal 15.5.2019.
HATF 313	17/0973/FUL 19/01900/NMA	578776	211835	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Sorrells Field Bury Lane ("Mulberry Green")	0	0	0	3	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			50	50	0	0	
	15/0289/FUL 18/00745/NMA	579096	211842	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Land part garden of Acres Down Station Road Hatfield Peverel	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Erection of bungalow
	17/0403/FUL 20/01891/NMA 21/02609/NMA	578960	211634	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Magnolia Cottage Land adjacent 5 Church Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Allowed on appeal.
	20/01465/FUL 21/01859/VAR 22/00157/NMA 21/03263/NMA	579879	211453	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Land To The Rear Of Heathers And Candletree The Green	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			7	7	0	0	Post Plan submission windfall
	22/00592/FUL	581868	210756	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Smallands Cottage Former Annexe Spring Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Windfall, change of use to separate dwelling
	19/02248/FUL	579115	211578	Completed	Hatfield Peverel	Hatfield Peverel & Terling	42 St Andrew's Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Completed May 2023
	21/01181/COUPA	579805	210425	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Priory Farm Sportsmans Lane	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall, barn conversion by prior approval. Completed May 2023
	21/00899/FUL 22/00002/VAR	579498	211688	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Land rear of Ashgrove Maldon Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall, 2 bedroom bungalow. Building Regs ref 22/00460/DOM completion certificate June 2023
HATF 608	16/2096/OUT 19/00494/REM	578768	212021	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Former Arla Dairy Site (Hatfield Grove)	0	0	0	14	78	51	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			145	145	0	0	Developer Bellway Homes
HATF 317	16/2156/OUT 20/00906/REM 21/02916/VAR 22/01750/NMA	579773	211818	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Land north east of Gleneagles Way	0	0	0	0	0	49	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			100	100	0	0	Post Plan submission. Developer BDW Eastern Counties (David Wilson Homes). Final 2 plots completed January 2024
	22/01703/FUL	579187	211782	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Rickstones The Street	0	0	0	0	0	-1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	
HATF 630	17/00341/OUT 19/01803/FUL 21/02837/VAR	5785931	211859	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Hatfield Bury Farm Bury Lane	0	0	0	0	0	-4	34	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			46	46	0	0	Developer Bellway Homes. Capacity 50 homes, net supply 46. Building Regulations Initial Notice ref 20/00256/IIN.
HATF 314	16/01813/OUT 20/00002/S106A 20/00004/S106A 20/01329/VAR 20/01906/REM 22/00396/NMA	578922	211426	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Priory Grange, Land south of Stonepath Drive	0	0	0	0	0	58	47	33	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			140	138	2		Post Plan submission windfall. Developer Bellway Homes, plot construction started June 2021. Final 2 plots completed June 2025
	14/1589	576051	214892	Completed	Terling	Hatfield Peverel & Terling	Adj Elmhurst Waltham Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	20/0462/FUL	577359	215145	Completed	Terling	Hatfield Peverel & Terling	The Lincoln New Road	0	0	0	0	-1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall, redevelopment of bungalow to 2 dwellings, net gain +1.
	20/02068/FUL 21/02366/FUL 22/00215/VAR	577428	215291	Completed	Terling	Hatfield Peverel & Terling	Rosemead Fairstead Road	0	0	0	0	0	-1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan submission windfall, but replacement dwelling, nil net change
	18/01268/COUPA	577639	219158	Completed	White Notley	Hatfield Peverel & Terling	Barn at Pennetts Farm The Green	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Barn conversion.
	18/01019/FUL 22/00029/DAC	577269	219653	Completed	White Notley	Hatfield Peverel & Terling	Green Farm The Green	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan submission windfall, but replacement dwelling, nil net change
	18/01019/FUL 22/00029/DAC	577269	219653	Completed	White Notley	Hatfield Peverel & Terling	Green Farm The Green	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall, but replacement dwelling, nil net change
	20/01358/COUPA	577269	219653	Completed	White Notley	Hatfield Peverel & Terling	Barns at Green Farm The Green	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	3	0	Windfl permission, change of use of barns by prior approval
	20/00562/FUL 22/01167/DAC 22/01863/DAC 23/00331/VAR	578943	218706	Completed	White Notley	Hatfield Peverel & Terling	Redevelopment of buildings at Newlands Farm Station Road	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Demolition of the existing buildings to the north east of the site and erection of 2 No. detached residential dwellings (1 x 3 bedroom & 1 x 6 bedroom). Building Regulations ref 22/00998/IN
	13/0577	577952	235715	Completed	Castle Hedingham	Hedingham	The Rising Sun 71 Nunnery Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Conversion of PH plus dwelling to dwelling only
	17/2079	578517	235517	Completed	Castle Hedingham	Hedingham	1 Queen Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of 1 dwelling to 2
	18/0311/FUL	578367	235336	Completed	Castle Hedingham	Hedingham	40A Queen Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan Submission windfall permission. Change of use of former annexe to independent dwelling
	16/1494	577805	235580	Completed	Castle Hedingham	Hedingham	Redevelopment of grain store at Nunnery Farm Nunnery Street ("Elms" and "Pledges")	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	18/516/FUL	577320	236108	Completed	Castle Hedingham	Hedingham	Barn at Newmans Farm Yeldham Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Allowed on appeal 17.06.2019
	15/0403	577805	235580	Completed	Castle Hedingham	Hedingham	Nunnery Barns Nunnery Farm Nunnery Street	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	19/0972/FUL 20/0633/DAC	578503	235712	Completed	Castle Hedingham	Hedingham	Land at 3 Castle Close	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Part garden. Building Regulations Initial Notice ref 22/00117/IIN
	13/00687/FUL 19/01388/FUL 16/01285/DAC	578653	235630	Completed	Castle Hedingham	Hedingham	3A Castle Close, Land rear of 1 and 3 Castle Lane	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Building Regulations Initial Notice ref 21/01244/IIN
	23/02173/FUL 23/02921/DAC	578692	236934	Completed	Castle Hedingham	Hedingham	Lippingwells Cottage & Lippingwells Farmhouse Rushley Green	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Conversion 2 dwellings to 1; windfall
	24/01708/FUL	578547	235590	Completed	Castle Hedingham	Hedingham	9 Falcon Square first floor	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Windfall loss, conversion of first floor residential use to museum admin and storage area
	19/0486/FUL 22/01557/DAC 22/01282/VAR	579176	236042	Completed	Castle Hedingham	Hedingham	Rosemary Farm Rushley Green	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Post Plan submission windfall. Change of use barn and holiday lets. Building Regs application reference 22/00786/DWECON
SIB2H (part)	13/00416	578083	234889	Completed	Sible Hedingham	Hedingham	Earl's Garden (Premdor site) Station Road	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			51	51	0	0	
	17/1332	574315	234462	Completed	Sible Hedingham	Hedingham	Birds Green Farm Barn Morris Green Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	13/1369	577965	234504	Completed	Sible Hedingham	Hedingham	Outbuildings at Sugar Loaves PH 175 Swan Street	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	14/01160/FUL	577786	232914	Completed	Sible Hedingham	Hedingham	Baykers Lamb Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Erection of link extension between existing residential outbuildings and conversion to separate dwelling
	16/1133	578205	234117	Completed	Sible Hedingham	Hedingham	Adjacent Sydney Villa 124 Swan Street	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	
	14/0335	578041	234442	Completed	Sible Hedingham	Hedingham	165 Swan Street	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	
	08/2093 15/0969	574844	232835	Completed	Sible Hedingham	Hedingham	Oak House Morris Green Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Redevelopment in 2018/2019, nil net change
	SIB2H (part) 14/0688 16/1628	578059	234813	Completed	Sible Hedingham	Hedingham	Rockways site Station Road	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			38	38	0	0	
	17/1725	578123	234186	Completed	Sible Hedingham	Hedingham	Land rear of 123 Swan Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	16/0991/COUPA	577136	233805	Completed	Sible Hedingham	Hedingham	Barn at Hostage Farm Wethersfield Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	12/1614	578708	232068	Completed	Sible Hedingham	Hedingham	Oak Tree Barn at Tilekiln Farm Braintree Road A1017	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Barn conversion
	18/0161/FUL	578158	234170	Completed	Sible Hedingham	Hedingham	Studio flat over 121c Swan Street	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	16/0238/FUL 18/02212/FUL	578230	232141	Completed	Sible Hedingham	Hedingham	Barn at Hole Farm Braintree Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	19/1136/COUPA	576389	233862	Completed	Sible Hedingham	Hedingham	Cuckoos Farm Wethersfield Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	15/01599/FUL	577793	577793	Completed	Sible Hedingham	Hedingham	Plots 3 & 4 St Peter's View Rectory Meadow (Wheelwrights Cottage & Woodmans Cottage)	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	15/01598/FUL	577793	234168	Completed	Sible Hedingham	Hedingham	Plots 1 & 2 St Peter's View Rectory Meadow (Blacksmiths Cottage & The Lodge)	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	21/01065/FUL	576442	235229	Completed	Sible Hedingham	Hedingham	Tufton Hall Farmhouse Graves Hall Road	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan submission windfall loss. Change of use to use for holiday lets
	19/00290/OUT 21/03294/REM 22/02304/DAC	577232	234625	Completed	Sible Hedingham	Hedingham	Bluebell Cottage Land at Littlefields Prayors Hill	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Appeal allowed 30.06.2020
	15/0662/FUL	577747	233949	Completed	Sible Hedingham	Hedingham	Greenoaks, 83A Alexandra Rd	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Self build/custom build project.
	21/00377/FUL	577833	233924	Completed	Sible Hedingham	Hedingham	Land Rear Of 5 Recreation Road (The Nook, Hills Road)	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Windfall permission, allowed on appeal 15.01.2022, Building Regs ref 23/00814/DOMBN
	22/01902/FUL	577984	234888	Completed	Sible Hedingham	Hedingham	35 Station Road	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Windfall; conversion of 1 dwelling to 2, net gain of 1
	22/01902/FUL	577984	234888	Completed	Sible Hedingham	Hedingham	35 Station Road	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Windfall; conversion of 1 dwelling to 2 (1 X 2 bed, 1 X 3 bed), net gain of 1, completed Aug 2024
	25/00545/FUL	578222	234113	Completed	Sible Hedingham	Hedingham	Annexe at 124 Swan Street	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Windfall, conversion of annex to independent dwelling. Taken place, retrospective permission for property that is being rented out separately
	16/0346	586898	219550	Completed	Feering	Kelvedon	Land Adjacent 38 Hunt Close	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	13/0005/COUPA 16/0418	588790	221748	Completed	Feering	Kelvedon & Feering	Units 1 and 2 Tey Grove Gt Domseys Farm Domsey Chase	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			11	11	0	0	Conversion of offices to 11 X 2-bed dwellings.
	21/02679/COUPA	587409	219436	Completed	Feering	Kelvedon & Feering	Arthur J. Gallagher House Threshelfords Business Park Inworth Road	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			12	12	0	0	Post Plan submission windfall. Conversion of offices via prior approval. Building Regulations Initial Notice ref 22/00594/IIN, completed 05.04.2023
FEER 233A	16/0569/OUT 19/01222/REM	587407	219587	Completed	Feering	Kelvedon & Feering	Land north east of Inworth Road (Part of Strategic Growth Location Land south of Feering/west of A12)	0	0	0	7	59	70	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			162	162	0	0	Developer Bloor Homes. Includes 65 affordable

	21/02027/COUPA 22/01424/DAC	587247	222159	Completed	Feering	Kelvedon & Feering	Stack Barn, Searchlight Barn and Fares View Barn land adj Cockerells Farm Skye Green Road	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall. Barn conversion by prior approval. Building Regs ref 22/00319/DWECON Completed Nov 2023
	18/00485/COUPA 18/01161/FUL 19/00395/LBC 22/00579/FUL 23/01537/DAC	588171	219815	Completed	Feering	Kelvedon & Feering	New Lodge, Land Between The Coach House And The Anchorage Prested Hall Chase	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Originally proposed to be conversion but later permission changed proposal to redevelopment of the barn, 22/00579/FUL permitted March 2023, Building Regulations ref ref 22/00642/IN
	16/00229/FUL 24/01524/ELD	588307	219629	Completed	Feering	Kelvedon & Feering	Prested Hall Prested Hall Chase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Replacement dwelling
	14/1556	585908	218659	Completed	Kelvedon	Kelvedon & Feering	Land at 29-43 Thorne Road	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			11	11	0	0	Redevelopment; demolition of 8 bungalows and erection of 4 flats and 9 houses; net gain +5. demolition took place earlier
	14/1559	586115	219014	Completed	Kelvedon	Kelvedon & Feering	Land at 31-45 Church Road	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			18	18	0	0	Redevelopment; demolition of 8 Unity flats and erection of 17 flats and 1 bungalow; net gain +10; demolition took place earlier
	14/1558	585856	218719	Completed	Kelvedon	Kelvedon & Feering	Land at 14-18 Thorne Road and 1-15 Croft Road	3	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			15	15	0	0	Redevelopment; demolition of 12 flats and erection of 6 flats and 9 houses; net gain +3
	16/0106	586079	218630	Completed	Kelvedon	Kelvedon & Feering	Land rear of 52-56 High Street	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	15/1541	586535	219141	Completed	Kelvedon	Kelvedon & Feering	Part garden 2 Swan Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	15/1593	586012	218514	Completed	Kelvedon	Kelvedon & Feering	Land adj 30 High Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	14/1557	586117	218930	Completed	Kelvedon	Kelvedon & Feering	Land at 20-42 Church Road	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			18	18	0	0	Redevelopment; demolition of 12 flats and erection of 18 houses; net gain +6
	17/2009	585973	218468	Completed	Kelvedon	Kelvedon & Feering	12 High Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall, change of use
	15/1498 14/1526	585986	218428	Completed	Kelvedon	Kelvedon & Feering	Grangewood Centre 10-12 High Street and adjacent land	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			25	25	0	0	
	14/0832	584876	217201	Completed	Kelvedon	Kelvedon & Feering	Barn at Hole Farm London Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Barn conversion.
	18/1938/FUL	586224	218847	Completed	Kelvedon	Kelvedon & Feering	102 High Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	18/1591/FUL	586165	218808	Completed	Kelvedon	Kelvedon & Feering	Kelvedon House 86 High Street	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			8	8	0	0	Post Plan submission windfall. Conversion to 4 flats plus 4 new build houses. Previously special needs education use.
	10/0053	586056	219569	Completed	Kelvedon	Kelvedon & Feering	Land adjacent 5 Observer Way	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Self build project
	23/00812/FUL 23/02840/DAC	586000	218637	Completed	Kelvedon	Kelvedon & Feering	Brimpton House 59A High Street	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5	5	0	0	Building Regs Initial Notice ref 23/01036/IN, completed Dec 2024
	15/1049	585537	217948	Completed	Kelvedon	Kelvedon & Feering	Corbiere London Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Redevelopment; nil net gain, Self build project.
	15/1501 19/00252/FUL	585949	218444	Completed	Kelvedon	Kelvedon & Feering	4, 6 and 8 High Street	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	
	24/02185/ELD	586141	217994	Completed	Kelvedon	Kelvedon & Feering	Outbuilding at Bridgefoot Farm Maldon Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	13/00811/FUL 21/02630/VAR 22/00087/DAC	584615	219404	Completed	Kelvedon	Kelvedon & Feering	The Lawn House Felix Hall Park Hollow Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	New build bungalow within walled garden, replacing apartment within Felix Hall; nil net gain. New bungalow completed May 2024
	13/00811/FUL 21/02630/VAR 22/00087/DAC	584615	219404	Completed	Kelvedon	Kelvedon & Feering	The Lawn House Felix Hall Park Hollow Road	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	New build bungalow within walled garden, replacing apartment within Felix Hall; nil net gain
	14/0484	570461	225668	Completed	Great Saling	Rayne	Farm Buildings off Piccotts Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	19/00511/FUL 20/00896/VAR	570186	225723	Completed	Great Saling	Rayne	Great Saling Water Tower Grove Villas	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	21/01326/FUL 21/03168/VAR 22/02019/DAC	570266	223011	Completed	Great Saling	Rayne	Medlars Blake End	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Building Regulations Initial Notice ref 22/00060/IN, completed April 2024
	17/0231	573070	222698	Completed	Rayne	Rayne	Rayne House 3 The Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of offices
	14/1642	573147	222976	Completed	Rayne	Rayne	Century Barn Rayne Hall Farm Shalford Rd	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	16/0604	573094	222603	Completed	Rayne	Rayne	Adjacent 1 Gore Terrace Gore Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/1993/FUL	573010	222340	Completed	Rayne	Rayne	Land south of East End Fairy Hall Lane	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall
	17/1553/FUL	571925	223378	Completed	Rayne	Rayne	Barn at Pound Farm Shalford Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	16/00636/FUL	572212	222179	Completed	Rayne	Rayne	Little Sandyhurst Gatewoods Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Redevelopment; nil net gain. Building Control Initial Notice ref BC/18/00461/IN
	15/00613 21/01472/FUL	572969	222611	Completed	Rayne	Rayne	Land rear of 8 The Street ("Oak Tree Place")	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Self build project
	23/01680/FUL	573028	222627	Completed	Rayne	Rayne	1-2 Gore Lane	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of 1 dwelling to 2, completed Jan 2024
	21/00981/FUL	572897	221733	Completed	Rayne	Rayne	Common Farm Long Lane Rayne	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Demolition of workshop, stables, greenhouse, store, detached machinery and log store. Convert workshop into a two-bedroom detached chalet bungalow BC ref NICEIC22/08883
	17/01372/COUPA 19/1259/COUPA	572034	222524	Completed	Rayne	Rayne	Northern building King & Co. Dunmow Road	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall permission.
	21/03132/COUPA	572034	222524	Completed	Rayne	Rayne	King & Co. Dunmow Road	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	windfall permission. COUPA was for conversion of bulding to 2 dwellings; according to report 25/01051/COUPA 1 dwelling from northern part of building has been completed; conversion of the southern part of the building was not completed and is now superseded by new prior approval July 2025 conversion to 1 dwelling, 25/01051/COUPA
	24/00370/FUL	571991	222430	Completed	Rayne	Rayne	Long View Dunmow Road	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Redevelopment, nil net gain. Building Regs ref 24/00777/IN. Demolition commenced Feb 2025 (ref 25/00056/DEM)
CRESS 192	16/00397/OUT 17/01671/REM 19/01605/FUL	578089	220371	Completed	Cressing	Silver End and Cressing	Avondale, Land east of Mill Lane	0	19	57	40	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			118	118	0	0	Developer Bellway Homes. Included 47 affordable.
	15/0068	577907	220553	Completed	Cressing	Silver End and Cressing	Land adjacent 72 Mill Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	14/0131	577951	220895	Completed	Cressing	Silver End and Cressing	20 Mill Lane	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	14/1595 17/1563	579273	220887	Completed	Cressing	Silver End and Cressing	Land adj 7 The Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	18/2003/ELD	578232	220150	Completed	Cressing	Silver End and Cressing	Woodpecker Barn Mill Lane	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	18/1287/FUL	578166	220817	Completed	Cressing	Silver End and Cressing	Garage area and land at 15-16 The Close Tye Green	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			17	17	0	0	Post Plan submission windfall. Demolition of 12 unity-housing flats and 20 garages and construction of 17 affordable homes (2 1-bed bungalows, 11 2-bed houses and 4 3-bed homes for rent and shared ownership;
	18/1287/FUL	578166	220817	Completed	Cressing	Silver End and Cressing	Garage area and land at 15-16 The Close Tye Green	0	0	0	0	-12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-12	-12	0	0	Post Plan submission windfall. Demolition of 12 unity-housing flats and 20 garages and construction of 17 affordable homes (2 1-bed bungalows, 11 2-bed houses and 4 3-bed homes for rent and shared ownership;
	15/00527/OUT 16/01693/REM 17/02201/FUL 22/00017/VAR	577740	221258	Completed	Cressing	Silver End and Cressing	Plots 1 and 2 Queenswood Braintree Road Tye Green	-1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Demolition of bungalow, erection of 2 chalet bungalows, net gain 1. Demolition took place 2017/2018
	18/01498/FUL 21/01940/OUT 21/03411/REM	577989	221101	Completed	Cressing	Silver End and Cressing	Land adjacent Leyfield Braintree Road	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			6	6	0	0	Post Plan submission windfall, appeal allowed 08.08.2019. Subsequent hybrid permission for full permission for 6, and outline for 2 self build custom build, followed by REM approval
	21/01940/OUT 21/03411/REM	577989	221101	Completed	Cressing	Silver End and Cressing	Land adjacent Leyfield Braintree Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall, appeal allowed 08.08.2019. Subsequent hybrid permission for full permission for 6, and outline for 2 self build custom build bungalows for which REM then approved
	18/0937	582806	217631	Completed	Rivenhall	Silver End and Cressing	23 Church Road	0	-1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Redevelopment of dwelling to 2 dwellings, net gain 1. Post Plan submission windfall
RIVE 366B	18/00947/OUT 18/02316/REM	582168	216656	Completed	Rivenhall	Silver End and Cressing	Land south of Rickstones Road	0	0	0	10	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			58	58	0	0	Post Plan submission windfall permission. Developer Bellway Homes.
	11/0799	582560	218321	Completed	Rivenhall	Silver End and Cressing	Ford Farm Church Road ("Turners")	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	21/00031/OUT 22/01921/PDEM	583309	216071	Taken place	Rivenhall	Silver End and Cressing	Burghey Brook Farm London Road Rivenhall End	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Loss of dwelling in connection with development of land for employment uses
SILV 385	15/1004 17/1074	580772	220238	Completed	Silver End	Silver End and Cressing	Land West of Boars Tye Road	0	40	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			59	59	0	0	
	16/0780	580674	220227	Completed	Silver End	Silver End and Cressing	Land north of 145 Broadway	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
SIL7H	15/1392	581054	219905	Completed	Silver End	Silver End and Cressing	Car park at Sheepcotes Lane	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			15	15	0	0	
SILV 386	16/1653/OUT 18/01172/VAR 19/00634/REM 20/00139/NMA 21/00327/NMA	580874	220519	Completed	Silver End	Silver End and Cressing	Land East of Boars Tye Road	0	0	0	0	7	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			50	50	0	0	Developer Sanctuary Homes.
SILV 383	18/00442/OUT 19/02095/VAR 20/01343/REM	581541	219238	Completed	Silver End	Silver End and Cressing	Land South of The Garden Field Western Road	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			45	45	0	0	Post Plan submission windfall. Developer Croudace Homes.
	20/02050/FUL	581359	219295	Completed	Silver End	Silver End and Cressing	Garages/Land adjacent Jubilee Cottage, adjacent 5 Western Road	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Building Regs application ref 22/00680/DOM
	20/01451/FUL 24/01586/DAC 25/01736/VAR	581172	220031	Completed	Silver End	Silver End and Cressing	Land to rear of Rascasse Sheepcotes Lane	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			8	0	8	0	Windfall permission. C3 use class supported living units. Building Regs ref 23/00287/IN. 24/00450/FUL submitted Feb 2024 confirms the development was under construction and nearing completion - 25/01736/VAR seeks to vary to 9 units and suggests they may have been completed, but no completion certificate in BC Idox records (ABI, Shore Engineering)

	15/01255/OUT 17/0861 17/1712	576400	244268	Completed	Ashen	Stour Valley North	Plots 1 and 2 Land adjacent Mallards Ashen Road	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	16/1950	576630	244475	Completed	Ashen	Stour Valley North	Land adjacent 12 Ashen Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	23/00622/ELD	580085	241647	Completed	Belchamp Otten	Stour Valley North	Annexe At Little Acre The Street	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Windfall; use of annexe as a separate dwelling
	16/0972	578366	241409	Completed	Belchamp St Paul	Stour Valley North	1 & 2 Old Pastures Knowl Green	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Conversion of 2 dwellings to 1, net loss of 1
	22/01404/FUL	579060	244218	Completed	Belchamp St Paul	Stour Valley North	Land north of Shearing Place Shearing Place Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Planning permission for a temporary agricultural building was granted Oct 2019 for a 3 year period but was not included in the supply calculations. 19/01361/FUL; the July 2022 permission permitted permanent retention of the dwelling that is now there and is included here on that basis..
	22/02519/FUL 24/00492/DAC	579146	242404	Completed	Belchamp St Paul	Stour Valley North	Pannells Cole Green	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Windfall permission. Building Regs ref 24/00377/IN completed June 2025
	BC/21/00973/OTHBND	581985	240551	Completed	Belchamp Walter	Stour Valley North	2 and 3 Croft Cottages Hall Road	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Conversion 2 dwellings into 1 via Building Regulations
	19/0605/FUL 21/00817/FUL	580515	240589	Completed	Belchamp Walter	Stour Valley North	Site of Barn on land opposite Birds Farm Puttock End	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Redevelopment of agricultural building, new build development
	21/00510/COUPA 21/03349/FUL	581683	241174	Completed	Belchamp Walter	Stour Valley North	Crows Farm North Road	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Prior approval for conversion to 3 dwellings superseded by permission for conversion to 1X 5 bedroom dwelling
	11/0372	584730	243043	Completed	Borley	Stour Valley North	Barn at Borley Place School Road (Cherry Tree Barn)	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Barn conversion.
	16/2040	584310	243691	Completed	Foxearth	Stour Valley North	Brook Hall Barns Brook Hall Lane North	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	
	14/0940	583130	246217	Completed	Foxearth	Stour Valley North	Foxearth Fisheries Glemsford Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	15/0766 16/01262/NMA	583292	244566	Completed	Foxearth	Stour Valley North	Tuckers Mill Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Demolition/replacement; bungalow was demolished. Self build project
	15/1002	584623	245246	Completed	Liston	Stour Valley North	Park Farm Foxearth Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of barn to dwelling
	18/01767/FUL 20/01072/DAC	585266	244097	Completed	Liston	Stour Valley North	Place Farm Barns Foxearth Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Barn conversion
	16/0865	577390	240439	Completed	Little Yeldham	Stour Valley North	86 Mashey Road	-1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Demolition/replacement; nil net change
	17/2217/COUPA 18/0185/FUL	577176	239088	Completed	Little Yeldham	Stour Valley North	Land adj 67 Little Yeldham Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Change of use from B8 storage
	20/01142/FUL 20/02148/FUL	577191	239184	Completed	Little Yeldham	Stour Valley North	70 Little Yeldham Road Little Yeldham	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Demolition of workshop and erection of dwelling. Work completed May 2023
	15/1021	580020	245511	Completed	Pentlow	Stour Valley North	Bower Hall Cottage Bower Hall Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Demolition/replacement; nil net change
	15/00036/COUPA	581640	245377	Completed	Pentlow	Stour Valley North	Foot of the Folly Barn School Barn Farm	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Prior approval, Building Control ref 16/01102/DWECON
	17/1212	573689	241137	Completed	Ridgewell	Stour Valley North	Plots1-4 Pine Side Ashen Road	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Post Plan submission windfall
	16/1844	573828	240846	Completed	Ridgewell	Stour Valley North	The Workshop Hall Lane	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Change of use workshop to dwelling
	16/0199/OUT 17/00101/VAR 18/01858/REM 19/1353/VAR	573187	240786	Completed	Ridgewell	Stour Valley North	Land adjacent to The Cottage Stambourne Road	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	
RIDG 359	17/1325/OUT 19/00635/FUL	573882	241342	Completed	Ridgewell	Stour Valley North	Land SE side of Ashen Road, at junction with Tilbury Road	0	0	0	10	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			17	17	0	0	Developer Beacon Hill Homes.
	16/2047	576299	239492	Completed	Tilbury Juxta Clare	Stour Valley North	39 Tilbury Road	-1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	
	14/0535	576241	239982	Completed	Tilbury Juxta Clare	Stour Valley North	Plot 3 The Barn Tilbury Hill	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/1830/VAR	587493	234450	Completed	Alphamstone	Stour Valley South	Goulds Barn Goulds Road	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	14/0023/COUPA	588178	234358	Completed	Alphamstone	Stour Valley South	The Tractor Shed Clees Hall Goulds Road	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	12/1634 16/1486	587404	234136	Completed	Alphamstone	Stour Valley South	Lower Goulds Farm Barn Goulds Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	21/00089/ELD	586209	234888	Completed	Alphamstone	Stour Valley South	Kings Farm Bishops Lane	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of agricultural building
	15/0791	584095	240177	Completed	Bulmer	Stour Valley South	Plots 1 and 2 site of Inglefield Bulmer Street	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Demolition of one dwelling, erection of two; demolition was 2015/2016
	18/00760/OUT 19/01004/FUL	584933	238916	Completed	Bulmer	Stour Valley South	Land adjacent 1 Bulmer Tye Bulmer	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall permission. BC ref 20/00956/DOM
	22/02323/FUL 23/00515/DAC	583985	240040	Completed	Bulmer	Stour Valley South	Griggs Farm Barn Bulmer Street	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of barn. Building Regs Initial Notice ref 22/00842/IN
	23/00373/FUL 23/01500/DAC 23/01502/DAC 23/01500/VAR 24/02336/DAC	584705	241134	Completed	Bulmer	Stour Valley South	4 & 5 Smeetham Hall Lane	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Redevelopment of 2 dwellings, nil net gain. Building Regs Initial Notice ref 23/01140/IN, completed Jan 2025
	23/00373/FUL 23/01500/DAC 23/01502/DAC 23/01500/VAR 24/02336/DAC	584705	241134	Completed	Bulmer	Stour Valley South	4 & 5 Smeetham Hall Lane	0	0	0	0	0	0	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-2	-2	0	0	Redevelopment of 2 dwellings, nil net gain. Building Regs Initial Notice submitted 23/01140/IN, existing dwellings demolished
	15/1020 & 15/1292	590215	233748	Completed	Bures Hamlet	Stour Valley South	Windyridge Colne Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
BURE 526	17/00582/OUT 18/02201/REM	590272	233753	Completed	Bures Hamlet	Stour Valley South	Land rear of Windyridge Colne Road	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	Post Plan submission windfall. Developer Balkerne Gate Developments (South East) Ltd.
	15/1470	590479	234006	Completed	Bures Hamlet	Stour Valley South	The Swan PH and outbuilding 1 Station Hill	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	
	19/0638/FUL	589887	232264	Completed	Bures Hamlet	Stour Valley South	Valley Green Farm Valley Green Mount Bures	0	0	-1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan submission windfall permission but nil netgain. Replacement dwelling completed March 2022. Council Tax records show previous dwelling demolished 2019
	24/00166/FUL	590440	233761	Completed	Bures Hamlet	Stour Valley South	20 The Paddocks	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Windfall permission, demolition of existing bungalow and erection of 2 new bungalows, net gain 1
	17/2021	582017	236198	Completed	Gestingthorpe	Stour Valley South	Honeywood Yard Little Maplestead Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan submission windfall permission but redevelopment, nil net change
	20/00483/OUT 20/02203/REM 21/01460/DAC	581058	239031	Completed	Gestingthorpe	Stour Valley South	Canine Cottage Nether Hill	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Completed April 2022.
	19/1589/FUL	589586	234880	Completed	Lamarsh	Stour Valley South	The Cottages Bures Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan submission windfall permission but redevelopment, nil net change. Building Regs Initial Notice ref 19/01049/IN
	20/01475/ELD	585956	238534	Completed	Little Henny	Stour Valley South	The Coach House The Ryes	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	20/01076/COUPA	585696	238145	Completed	Little Henny	Stour Valley South	Barn, Acorn Cottage Pitfield Green	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission; conversion of agricultural buildings
	21/01256/FUL	581600	244783	Completed	Pentlow	Stour Valley North	Sweet Briars Pinkuah Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan submission windfall permission but nil net change, redevelopment of dwelling. Building Regs Initial Notice ref 21/01172/IN. New dwelling completed May 2023
	20/00480/FUL 21/03577/VAR 22/01927/VAR	580015	245492	Completed	Pentlow	Stour Valley North	The Great Barn, Storage Barn NE of Bower Hall, Bower Hall Lane	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Barn conversion, Post Plan submission windfall permission.
	16/0897	586255	236602	Completed	Twinstead	Stour Valley South	Land adjacent Court House Church Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/1493	585919	236630	Completed	Twinstead	Stour Valley South	Hares Leap Church Road	-1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan submission windfall permisssion but nil net gain, redevelopment of dwelling
	18/01620/COUPA	586329	236565	Completed	Twinstead	Stour Valley South	Twinstead Hall Farm Barn 1 Church Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	19/0442/COUPA	586246	235484	Completed	Twinstead	Stour Valley South	Lorkins Farm Lorkin's Lane	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	23/01496/ELD	586166	235388	Completed	Twinstead	Stour Valley South	Former workshop Barn At Lorkins Farm Lorkin's Lane	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Windfall, conversion of workshop
	19/00207/COUPA	586329	236565	Completed	Twinstead	Stour Valley South	Twinstead Hall Farm Barn 2 Church Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Completed May 2021
	16/2127	585141	235757	Completed	Twinstead	Stour Valley South	Land between the Waggon and Horses and Hollies, Pebmarsh Rd (Dovetail House)	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Nearing completion
	19/1298/COUPA 20/00179/COUPA	587134	236466	Completed	Twinstead	Stour Valley South	Ansells Barn Hill Farm Lorkin's Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	17/0339	583046	236210	Completed	Wickham St Paul	Stour Valley South	Oaklea The Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Demolition/replacement, nil net gain
	16/0198/COUPA 17/00603/FUL	583780	236491	Completed	Wickham St Paul	Stour Valley South	Barns at land at Field Numbers 6542 to 7633 Old Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Barn conversion
	19/2238/FUL	584537	235582	Completed	Wickham St Paul	Stour Valley South	Catley Cross Veterinary Centre	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan submission windfall loss. Change of use from staff accommodation to office use and consulting room
	19/1777/COUPA 20/00475/FUL	583513	235780	Completed	Wickham St Paul	Stour Valley South	Park Farm Park Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission
	17/1409/FUL	583945	235486	Completed	Wickham St Paul	Stour Valley South	Mallards Stonehouse Farm Barn Park Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. BC conversion,
	18/0032	583921	236500	Completed	Wickham St Paul	Stour Valley South	Sarsens Barn and Badgers Croft, Barns at Nether House Farm Old Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall permission.
	19/01698/FUL	582914	236177	Completed	Wickham St Paul	Stour Valley South	Woodview, Land adj Kingsmead School Road	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Building Regs Completion certificate issued 02.04.2024
	20/00180/OUT 22/02784/REM	583259	236414	Completed	Wickham St Paul	Stour Valley South	Land To The Rear Of Orchard House The Green	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Post Plan submission windfall. Building Regs Initial Notice ref 23/00592/IN, plots completed Dec 24/Jan 25
	15/1051	584473	230322	Completed	Colne Engaine	The Colnes	Bramble Rise Brook Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Redevelopment of bungalow, demolition took place Jan 2016
	17/2081	584438	230315	Completed	Colne Engaine	The Colnes	Colne Heights Brook Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	17/1209	583297	230602	Completed	Colne Engaine	The Colnes	Barn at Westwoods Halstead Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall
	17/1503/FUL	584770	230376	Completed	Colne Engaine	The Colnes	Land adj 19 Brook Street	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission. Part garden
	17/1397/OUT 19/01551/REM	584496	230327	Completed	Colne Engaine	The Colnes	Land adj Bramble Rise Brook Street	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission.

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	15/00728/FUL	570937	235162	Completed	Finchingfield	Three Fields	Finchingfield Farm Howe Street	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Replacement of temporary dwelling with permanent dwelling; nil net change.
	15/00728/FUL	570937	235162	Completed	Finchingfield	Three Fields	Finchingfield Farm Howe Street	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Replacement of temporary dwelling with permanent dwelling; nil net change.
FINC 235	18/01442/OUT 18/01443/OUT 21/00669/FUL 23/01031/DAC	568188	232734	Completed	Finchingfield	Three Fields	Land West of Hill House Brent Hall Road	0	0	0	0	0	0	0	5	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			11	5	6	0	Post Plan submission windfall. Appeal allowed 28.01.2020. Full permission granted 06.04.2022. Building Regs Initial Notice submitted March 2022, 22/00296/IN. Plots 8-11 certified completed 1 August 2024 (= 2 shared ownership 2 affordable rent)
	15/0183/FUL	567508	230806	Completed	Great Bardfield	Three Fields	The Willows Bridge Street	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	17/1127	568536	230617	Completed	Great Bardfield	Three Fields	School Farm Barn Mill Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
GRBA 255A	18/0187/REM	567841	229965	Completed	Great Bardfield	Three Fields	Land off Braintree Road	0	0	33	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			37	37	0	0	Developer Croudace Homes.
	20/00507/FUL 20/01843/NMA	567356	230394	Completed	Great Bardfield	Three Fields	Ash House Black Gables Dunmow Road	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan submission windfall. Redevelopment of derelict bungalow to 2 X 4-bed 2-storey dwellings, net gain +1.
GRBA 254	19/01950/FUL 19/02259/FUL 21/00751/NMA	567754	230179	Completed	Great Bardfield	Three Fields	Units 9,10, 13 and 21-26 Bardfield Centre Braintree Road	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			7	7	0	0	
GRBA 254	19/01950/FUL 19/02259/FUL 21/00751/NMA	567754	230179	Completed	Great Bardfield	Three Fields	Units 6,7 and 8, Bardfield Centre Braintree Road (Smiths Yard)	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Conversion of commercial units 6/7, 8 (with minor extensions to units 6/7) to form 2 dwellings
GRBA 254	13/00011/COUPA	567793	230183	Completed	Great Bardfield	Three Fields	Units 17-19 Bardfield Centre Braintree Road	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Change of use from 4 offices to 4 flats
	13/0012 17/1326/ELD 19/00782/VAR	567273	228386	Completed	Great Bardfield	Three Fields	Bushett Farm Oxen End	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			7	7	0	0	Conversion of the listed barn to form three dwellings; conversion of the cart lodge/store building to form one dwelling, and three new-build dwellings.
	20/01147/FUL	570033	228629	Completed	Great Bardfield	Three Fields	Barn 1 Plots 1 and 2, Park Hall Farm Braintree Road	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Revised plans for Barn 1 increased capacity by 1
	20/00507/FUL 20/01843/NMA	567356	230394	Completed	Great Bardfield	Three Fields	Ash House Black Gables Dunmow Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Redevelopment of derelict bungalow to 2 X 4-bed 2-storey dwellings, net gain +1. Demolition taken place.
	16/1313/FUL	570006	228609	Completed	Great Bardfield	Three Fields	Barns at Park Hall Farm Braintree Road, Maple Barn, Honeysuckle Barn	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall.
	21/01887/COUPA	569959	228659	Completed	Great Bardfield	Three Fields	Long Meadow Barn and Fairfield Barn Barns Plots 5 and 6 Park Hall Farm Braintree Road	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Conversion of barn to 2 dwellings via Prior Approval. 22/00778/IN
	21/00388/COUPA	566348	232707	Completed	Great Bardfield	Three Fields	Great Pitley Farm Beslyns Road	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of barn by Prior Approval.
	19/01731/FUL 21/00520/VAR	567673	231133	Completed	Great Bardfield	Three Fields	Old Granary Cottage Bridge End	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Demolition of outbuilding and erection of dwelling.
	20/02231/FUL	567697	230555	Taken place	Great Bardfield	Three Fields	Co-Op 1-2 St Johns Terrace Brook Street	0	0	0	0	0	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-2	-2	0	0	Post Plan submission windfall loss. Change of use No.2 and the first floor of no.1 St Johns Terrace from residential to retail use.
	20/01415/FUL	567863	230077	Completed	Great Bardfield	Three Fields	Outbuilding at 8 Alienor Avenue (has become 8A)	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of outbuilding to 1-bed house
	21/02014/FUL 21/03611/DAC	567758	230161	Completed	Great Bardfield	Three Fields	Units 1-5 The Bardfield Centre Braintree Road	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall permission. Change of use of commercial unit to 2X2-bed dwellings. Building Regs Initial Notice ref 22/00655/IN completed July 2024
	17/0470/COUPA	572615	224989	Completed	Panfield	Three Fields	Flint House Hall Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	20/00062/FUL	573600	224986	Completed	Panfield	Three Fields	Land adj Budleigh Cottage Hall Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	21/00567/FUL	573608	225840	Completed	Panfield	Three Fields	Great Priory Farm Barn Braintree Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of barn.
	13/00523	572383	229145	Completed	Shalford	Three Fields	Shalford Hall Farm Barns The Street	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	15/00641	572360	228101	Completed	Shalford	Three Fields	Land adjacent Larchwood Three Fields	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	12/00350	570900	227450	Completed	Shalford	Three Fields	Deersbrook Farm Littles Lane	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	18/0278/REM 18/1124/FUL	572532	228265	Completed	Shalford	Three Fields	Plots 1-6 Part garden White Court Braintree Road	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			6	6	0	0	Earlier permission for 4, revised plans increased capacity
	16/0448	571126	227206	Completed	Shalford	Three Fields	Bays Farm Barns (Buildings 1 and 3) Shalford Green Road	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	15/0049/COUPA 16/1677 17/058	573405	227316	Completed	Shalford	Three Fields	Goldsticks Farm Barn Braintree Road (NE of Goldsticks Farm Cottage)	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	18/1761/FUL	573405	227316	Completed	Shalford	Three Fields	Goldsticks Farm Barn Braintree Road (barn SE of Goldsticks Farm Cottage)	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of barn
	19/01744/FUL 20/01641/FUL 20/02001/FUL	571954	226690	Completed	Shalford	Three Fields	Land opposite Jaspers, Jaspers Green	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall. Appeal allowed for for outline permission for 1 dwelling, subsequent full application for 3 dwellings granted permission.
	20/00008/OUT 22/02166/REM 22/03015/NMA	572115	227882	Completed	Shalford	Three Fields	Fox House Church End	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Windfall. Allowed on appeal. Building Regs Initial Notice submitted 23/00115/IN
	BTE/16/0406	573936	231235	Completed	Wethersfield	Three Fields	Land adj Wrights Lower Green Rd Blackmore End	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	12/00729	571117	231319	Completed	Wethersfield	Three Fields	Congregational Church High Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	16/01917	571178	231321	Completed	Wethersfield	Three Fields	The Farriers Tillbrooks Garage High Street	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall.
	14/01236	573826	228057	Completed	Wethersfield	Three Fields	Garage block at Great Codham Hall Codhams Lane	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
WETH414	17/02253	570822	231211	Completed	Wethersfield	Three Fields	Land at Silver Street	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	
	14/01517	574282	229378	Completed	Wethersfield	Three Fields	Land at King and Co. Beazley End	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	11/0948	571101	231450	Completed	Wethersfield	Three Fields	Land adj 58 Saffron Gardens	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	20/00580/PLD	570975	231225	Completed	Wethersfield	Three Fields	Hope Hill House Silver Street	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Residential care for 2 children plus 2 live in carers, change of use from C3 dwelling. Post Plan submission windfall loss.
	16/1636/FUL	573749	230248	Completed	Wethersfield	Three Fields	Barn NW of Hyde Farm Gosfield Road Blackmore End	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Barn conversion
	19/0302/FUL 20/0334/VAR	570949	231167	Completed	Wethersfield	Three Fields	Land at 22 West Drive	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	18/02072/FUL 20/00668/VAR	573721	230998	Completed	Wethersfield	Three Fields	The Bull Inn Blackmore End	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion of former PH into dwelling; completed 25.05.2022
	22/01367/VAR	570906	231184	Completed	Wethersfield	Three Fields	Black Gables Silver Street	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Change of use of former annexe converted from outbuildings to separate dwelling
	21/00668/FUL	570840	231209	Completed	Wethersfield	Three Fields	Land West Of The Old Coach House Silver Street	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Building Regulations Initial Notice ref 21/00561/IN, development completed August 2022
	21/00674/FUL	574248	228868	Completed	Wethersfield	Three Fields	Bramble Cottage, Land adj Lime Tree Cottage Beazley End Wethersfield	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Building Regs application ref 22/00226/DOM
	19/01674/FUL 22/00517/DAC 22/00517/DAC 22/02368/DAC	575193	230866	Completed	Wethersfield	Three Fields	Bakers Farm Barn Bakers Farm Lane Blackmore End	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall. Barn conversions. Building Regs Initial Notice ref 22/00631/IN
	15/0004/FUL	571476	231430	Completed	Wethersfield	Three Fields	Adjacent 1 Upper Barn Cottages	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	24/01754/ELD	573588	229543	Completed	Wethersfield	Three Fields	Gainsford Farm Mumfords Hill Wethersfield	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	20/00681/FUL 22/01776/DAC	573213	230293	Completed	Wethersfield	Three Fields	Cottonwood Lodge Widleybrook Lane	0	0	0	0	0	-1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Post Plan submission windfall. Redevelopment of dwelling, nil net gain. Building Regs Initial Notice ref 22/00479/IN, completed Sept 2024
	16/201/COUPA	582041	215049	Completed	Witham	Witham Central	Avenue Lodge The Avenue	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Change of use from office
	16/688/COUPA	581989	214380	Completed	Witham	Witham Central	First floor 96-98 Newland Street	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Change of use from office
	16/753/COUPA 16/1617	582041	215049	Completed	Witham	Witham Central	Guithavon House Guithavon Street	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	Conversion of offices.
	14/0741	582200	214420	Completed	Witham	Witham Central	Adj Gueth Cottage Maldon Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	
	16/0438	581907	214456	Completed	Witham	Witham Central	Chase End Lawn Chase	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Redevelopment of garage
WCH 8	15/0237	582582	215097	Completed	Witham	Witham Central	Land adj Coach House Way	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			11	11	0	0	
	14/0008/COUPA	582302	214669	Completed	Witham	Witham Central	Mencap offices, 6 Freebournes Court Newland Street	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	
	18/0425/COUPA 18/0424/COUPA	581989	215096	Completed	Witham	Witham Central	Sherbourne House 71 Collingwood Road	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			10	10	0	0	Conversion from offices. Post Plan submission windfall.
	14/1618 18/0257	582449	213973	Completed	Witham	Witham Central	Adj 127 Maldon Road	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
WITC 424	16/2198/COUPA 17/2315/COUPA	582112	214707	Completed	Witham	Witham Central	East of England Strategic Health Authority Offices 8 Collingwood Road	0	0	98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			98	98	0	0	Conversion of offices; revised plans, capacity increased from 61 to 98
	16/2114/FUL	582083	214500	Completed	Witham	Witham Central	66c Newland Street	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion from offices. Post Plan submission windfall.
	14/1176 19/1107/VAR 18/0476/VAR	581913	214946	Completed	Witham	Witham Central	Land rear of 4-8 Guithavon Valley	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	19/02194/VAR	581146	213617	Completed	Witham	Witham Central	Former Annexe At 17 Tiberius Gardens Witham	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
WITC 423	16/01563/PDEM	580830	213231	Completed	Witham	Witham Central	Lodge Farm Cottages, at South West Witham Growth Location, off Hatfield Road	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-2	-2	0	0	Two cottages demolished in preparation for development of the SW Witham Growth Location
WITC 423	15/0430 18/1912/REM 20/00089/NMA	580742	213140	Completed	Witham	Witham Central	Phase 2 South West Witham Growth Location, off Hatfield Road	0	0	19	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			61	61	0	0	
WITC 423	19/02228/REM 20/01573/DAC	580742	213140	Completed	Witham	Witham Central	Phase 3A Land adjacent Lodge Farm Hatfield Road	0	0	0	5	60	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			72	72	0	0	Completed April 2022
WIS10	16/1907 19/1209/FUL 19/2323/NMA	581355	213645	Completed	Witham	Witham Central	Site of New Ivy Chimneys and land to rear, Hatfield Road	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			10	10	0	0	
	19/02135/FUL	582409	214795	Completed	Witham	Witham Central	26 Foster Court	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	Change of use from warden accommodation to retirement flat, post Plan submission windfall but nil net change
	BC/18/00598	582212	214893	Completed	Witham	Witham Central	25 The Avenue	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			-1	-1	0	0	Post Plan submission windfall net loss. Conversion 2 flats to 1 house via Building Regs

WITC 754	19/1118/COUPA 19/02200/FUL	581997	214988	Completed	Witham	Witham Central	Warwick House 48 Collingwood Road	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			11	11	0	0	Post Plan submission windfall permission. Conversion of offices
	19/02289/FUL	582140	214610	Completed	Witham	Witham Central	First floor The Venue 1A Collingwood Road	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall permission.
	21/02038/FUL	582131	214500	Completed	Witham	Witham Central	First floor above AKA Restaurant 47-49 Newland Street (47a Newland Street)	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Change of use to 1 X 2 bed flat.
WIS10	14/1529	581334	213622	Completed	Witham	Witham Central	Old Ivy Chimneys Hatfield Road	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Conversion of former offices.
	20/01379/FUL	582291	214657	Completed	Witham	Witham Central	3 Freebournes Court	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall permission for conversion of offices
	21/01348/FUL	581840	214454	Completed	Witham	Witham Central	Clifton House Mill Lane	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Building Regulations Initial Notice submitted 22/00160/IN
WITC 753	18/2304/FUL 20/00820/DAC	581739	214219	Completed	Witham	Witham Central	Former Bramston Sports Centre Bridge Street	0	0	0	0	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			58	58	0	0	Post Plan submission windfall permission. Sheltered housing, developer Churchill Retirement Living. 39 X 1 bed 19 X 2 bed.
WITC 421	18/02010/FUL	582078	214205	Completed	Witham	Witham Central	Gimsons	0	0	0	0	-1	21	47	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			77	77	0	0	Site capacity 78 (77 net, with demolition of Gimsons). The site was actually completed in full by end of 2023/24, but 10 completions omitted in error in the trajectory, so added to 2024/25 column to correct the total.
	21/00318/FUL 23/01113/VAR 25/00882/VAR	581801	214046	Completed	Witham	Witham Central	57 Bridge Street	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Erection of 2 bedroom bungalow
	20/01366/FUL	582208	214458	Completed	Witham	Witham Central	Land adjacent 4A/B/C/D Maldon Road	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Completed September 2024
	16/0982/COUPA	581974	215346	Completed	Witham	Witham North	Cullen Mill 49 Braintree Road.Block D	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			16	16	0	0	Change of use from offices
	16/1227/FUL	581974	215346	Completed	Witham	Witham North	Cullen Mill Phase 2, 49 Braintree Road	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	Post Plan submission windfall.
	17/0449	581992	215355	Completed	Witham	Witham North	Unit 1 Cullen Mill 49 Braintree Road	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Conversion of café to 2 dwellings, Post Plan submission windfall.
	19/1509/FUL	581974	215346	Completed	Witham	Witham North	Phase 4 Cullen Mill 49 Braintree Road	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			9	9	0	0	Post Plan submission windfall. Conversion of offices.
WIN7H	BTE/14/1644	582404	216173	Completed	Witham	Witham North	Plots 12-31, The Spinney, Former Forest Road Community Hall site	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			20	20	0	0	Affordable housing development (Plots 1-11 completed 2016/17)
	BTE/17/2069/FUL	581848	215337	Completed	Witham	Witham North	Stefre House White Horse Lane	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	Change of use from education to 4 flats, Post Plan submission windfall.
	16/0371/FUL 19/1350/VAR 20/00519/NMA	581956	215707	Completed	Witham	Witham North	Site of Cerine 105 Braintree Road/14 Templars Close	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			4	4	0	0	
	14/0403	582031	215380	Completed	Witham	Witham North	Land adjacent 32 Albert Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Demolition of garage, erection of dwelling
RIV2H	15/0799	582749	216213	Completed	Witham	Witham North	Phase 1 NE Witham Growth Location, East of Forest Road	71	43	85	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			222	222	0	0	Developer Bellway Homes.
RIVE 360	17/01092/FUL 20/1825/NMA	582749	216213	Completed	Witham	Witham North	Phase 2 NE Witham Growth Location, East of Forest Rd	0	0	0	75	57	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			163	163	0	0	Developer Bellway Homes.
	19/1230/FUL	581961	215512	Completed	Witham	Witham North	55 Braintree Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of 1 dwelling to 2, net gain +1
	20/01177/VAR	581855	215260	Completed	Witham	Witham North	14 Chipping Hill	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Change of use of annexe to separate dwelling by removal of occupancy condition.
	20/02161/FUL 20/02161/FUL	581885	215321	Completed	Witham	Witham North	Adjacent Kelsale White Horse Lane	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Erection of detached bungalow. Building Regulations Initial Notice ref 21/00656/IN
WITN 426	15/01273/OUT 19/00026/FUL 20/02073/NMA 21/03396/VAR 22/00224/NMA 21/03247/S106A	581569	216530	Completed	Witham	Witham North	Land north of Conrad Road	0	0	0	0	0	2	84	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			150	150	0	0	Developer Sanctuary Group. Building Regs reference 21/00349/DOM
WITN 755	18/0011/FUL 20/01851/NMA	581931	215348	Completed	Witham	Witham North	The Old Pool Club 49 Braintree Road	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			10	0	10	0	Post Plan submission windfall. Redevelopment to provide 8 X 1 bed flats and 2 X 2 bed flats. Buikding regs ref 24/00634/DOMBN. Completed July 2025
	BTE/14/0917	582394	213042	Completed	Witham	Witham South	Land adjacent 12 Chantry View	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	
	20/0146/FUL 21/00318/FUL 21/03408/DAC 23/01113/VAR 25/00882/VAR	581807	214040	Completed	Witham	Witham South	Land rear of 59 Bridge Street	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Completed 21.01.2024
	17/0622/FUL	581470	214539	Completed	Witham	Witham West	Land adjacent 18 Highfields Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	19/1986/COUPA	581447	214995	Completed	Witham	Witham West	Aviva 80 Chelmer Road	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Change of use from shop to 2 flats
	16/2191/COUPA	581442	215002	Completed	Witham	Witham West	Rafi News 82 Chelmer Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion from retail via Prior Approval
	17/1679/FUL 20/01680/VAR	581268	215256	Completed	Witham	Witham West	Land adj (part garden) 141 Highfields Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall permission.
	17/1199/FUL	580667	215480	Completed	Witham	Witham West	Former garage court Land adj 78 Speedwell Close	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	Post Plan submission windfall. Affordable housing. Building Regulations Initial Notice ref 20/00936/IN completed May 2022
	20/00185/FUL	580744	215164	Completed	Witham	Witham West	Former car park adj The Victoria PH	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			2	2	0	0	Post Plan submission windfall. Building Regs Initial Notice ref 22/00272/IN
	BTE/17/1958/FUL	575981	238328	Completed	Great Yeldham	Yeldham	The Police Station High Street	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			8	8	0	0	Post Plan submission windfall.
	18/0992/FUL 19/1626/NMA 19/00915/VAR	576155	239042	Completed	Great Yeldham	Yeldham	Barn at Brook Farm Cottage Tilbury Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of barn to residential
	18/0668/COUPA 18/01386/FUL	575213	239001	Completed	Great Yeldham	Yeldham	Mannscross Stables Stambourne Road	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Change of use from stable workshop
	17/0350/FUL	576264	238545	Completed	Great Yeldham	Yeldham	Land adjacent 24 Carleton Close	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Custom build development
	18/0428/COUPA 18/02166/FUL	575211	238981	Completed	Great Yeldham	Yeldham	Mannscross Workshop Stambourne Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Change of use from light industrial workshop.
GREY 275	14/01254/OUT 18/01475/REM 20/00039/REM	576008	238030	Completed	Great Yeldham	Yeldham	Strawberry Fields, Station View Former Hunnable Industrial Estate	0	0	0	21	13	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			60	60	0	0	Developer Linden Homes.
GREY 274	18/00312/FUL 21/00867/NMA 21/03396/VAR 22/00224/NMA	575819	238293	Completed	Great Yeldham	Yeldham	Nuns Walk Field	0	0	0	0	0	13	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			33	33	0	0	Revised plans submitted, capacity increased to 33. Developer Rose Builders;
	BTE/15/1380	570940	238899	Completed	Stambourne	Yeldham	Land adj Penfields Chapel End Way	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			3	3	0	0	
	BTE/17/0736 BTE/18/00632/FUL	571176	239050	Completed	Stambourne	Yeldham	Lavender Barn/Post Mill Barn Mill Road	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall.
	19/02084/FUL	570167	238445	Completed	Stambourne	Yeldham	Moat Hall Farm Cornish Hall End Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of former stable building into a dwelling
	10/1438	573465	237275	Completed	Toppesfield	Yeldham	Unit 3 The Stables Berwick Hall Farm Barns Park Lane	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Conversion completed Feb 2021; Of the 3 permitted dwellings from conversion of the barns, 2 had been converted earlier and this was the remaining conversion
	20/00526/COUPA	572882	233859	Completed	Toppesfield	Yeldham	Flowers Hall Farm Barn Gainsford End	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			1	1	0	0	Post Plan submission windfall. Conversion of barn, Building regulations Initial Notice ref 22/00119/IN. Completed 20.12.2023
	22/02261/FUL 24/01718/DAC 25/00234/DAC	575167	223103	Completed	Braintree	Bocking South	140 Rayne Road	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4		Windfall permission, erection of 4 flats. Building Regs ref 24/00604/DOM
	20/01844/FUL 21/00974/FUL	575454	229422	Completed	Gosfield	Gosfield & Greenstead Green	Beardswood Farm Parkhall Road	0	0	0	0	0	-1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	1		Post Plan submission windfall, but replacement dwelling; nil net change. Building Regs Initial Notice ref 22/00504/DOM. Demolition taken place, new dwelling under construction.
							Total dwellings completed on completed sites	492	439	814	810	1026	868	607	475	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			5,605	5,531	74	0	
Under construction																																							
	22/00450/FUL 23/03052/DAC 24/01495/DAC 25/00830/VAR	576333	223660	Under construction	Braintree	Bocking Blackwater	31A Julien Court Road Braintree	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3		Windfall permission, construction of 3 bungalows in part garden. Building Regs Initial Notice ref 24/00745/IN, construction started 25.11.2024
BOCN 137	19/00786/OUT 21/03210/ADV 21/03231/REM 21/03608/REM 22/03145/NMA	575054	225227	Under construction	Braintree	Bocking North	Phase 1 Towerlands Park	0	0	0	0	0	0	140	11	7	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	168	151	17		Outline permission granted 9 April 2021; Developer Dandara Eastern Ltd. Total site area of whole site is approximately 35 hectares. Discharge of conditions underway, DAC on condition 3, phasing plan, submitted June 2021. Reserved Matters for Phase 1, 168 dwellings, approved 13 April 2022. REM on Phase 0 (Ecological area) approved. Construction started 1 June 2022 Building Regs Initial Notice ref 22/00456/IN
	19/00851/FUL 19/02319/FUL 21/02189/VAR 21/03163/DAC 22/00005/DAC 23/02630/VAR	577592	227227	Under construction	Braintree	Bocking North	3 Foley Paddocks High Garrett	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall permission, allowed on appeal. Building Regulations Initial Notice ref 21/01143/IN

BOCN 135	17/01304/OUT 22/70002/PPA 22/01808/REM 22/02220/S106A 24/01526/VAR 25/00613/S106A	576986	226494	Under construction	Braintree	Bocking North	Millview Park Land off Church Street, North of Grove Field High Garrett	0	0	0	0	0	0	0	3	46	45	52	53	48	0	0	0	0	0	0	0	0	0	0	0	0	0	247	3	244		Post Plan submission windfall. Allowed on appeal 17.08.2020. Building Regs Initial Notice submitted 25 August 2021. DAC approved 5 May 2022 on Site Wide Design Guide,Reserved Matters, approved 03.04.2023. Developer Redrow Homes
	21/01754/FUL 22/01252/DAC 23/00665/NMA 24/01731/DAC	577177	226290	Under construction	Braintree	Bocking North	Land adjacent 29 High Garrett	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall permission, part garden. Building Regs Initial Notice submitted 22/00542/IN
	19/02207/FUL 24/00263/VAR 24/02216/DAC 24/02410/DAC 25/00463/DAC 25/00758/DAC	575902	224728	Under construction	Braintree	Bocking North	Land adjacent Fairacres 76 Church Lane	0	0	0	0	0	0	0	0		0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	14		Post Plan submission windfall permission, granted on appeal May 2022
BOS 6H	15/01319/OUT 22/02800/DAC 24/00440/NMA 24/00624/DAC 25/00151/DAC	575171	224503	Under construction	Braintree	Bocking South (Phase 1)	Land West of Panfield Lane	0	0	0	0	0	0	0	0		0	0	54	72	63	0	0	0	0	0	0	0	0	0	0	0	0	0	189	0	189		The Growth Location includes non-residential development as well as housing; Total site area 44.11 ha., includes a total of 24.59 ha. for residential development, of which the 189 with full permissin is part; total dwelling capacity 825. Phase 1 full permission for 189 homes and outline only for remaining 636 homes. This phase Includes 38 affordable homes. Building Regs Initial Notice submitted for first 100 homes Nov 2022 22/01150/IN. Construction of first plot started March 2023
	06/01210/FUL	576555	222961	Under construction	Braintree	Braintree Central & Beckers Grn	Land to rear of 17-19 Manor Street	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Proposal was for development of 4 flats in car park area; commenced with foundations inspection August 2009 but no progress and development of site appears to have stalled; updated trajectory does not include supply from the site. Suggest deletion.
	11/00348/FUL 12/00089/PLD	575852	222793	Under construction	Braintree	Braintree Central & Beckers Grn	Land rear of 68-70 South Street	0	0	0	0	0	0	0	0		0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Under construction (access road upgraded; LDC obtained confirming development commenced).
	20/00332/FUL 20/00977/DAC 20/02120/FUL	575758	223074	Under construction	Braintree	Braintree Central & Beckers Grn	First floor above Braintree Pharmacy 10 Great Square	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall permission. Work started 1 June 2020
	22/00809/FUL 23/00592/VAR	575648	223068	Under construction	Braintree	Braintree Central & Beckers Grn	First floor 55 High Street	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Post Plan Submission windfall permission, conversion of first floor part of estate agents' premises, construction started 26.09.2022, BC ref 22/00311/IN
	21/02000/FUL	575766	223163	Under construction	Braintree	Braintree Central & Beckers Grn	Flat 15 The Water Tower Swan Side	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall permission, conversion of 1 X maisonette to 2 X 1-bed flats. Building Regs application submitted 23/00941/OTHBND
	22/02787/FUL 23/02105/DAC 23/02355/DAC	577011	222828	Under construction	Braintree	Braintree Central & Beckers Grn	South View Bungalow Clockhouse Way	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall permission; Redevelopment of outbuilding adjacent bungalow
	23/01415/FUL 22/00453/FUL 24/00394/DAC 24/01318/DAC	577544	222657	Under construction	Braintree	Braintree Central & Beckers Grn	Stonecroft 2 Leywood Close Braintree	0	0	0	0	0	0	0	0		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4		Originally Windfall permission, brownfield site, demolition of buildings associated with former care home. Subsequent permission allowed on appeal increased capacity from 4 to 5, Appeal Reference 22/00088/REF, but Building Regs Initial Notice submitted 24/00187/IN refers to 4 units, constructin started 1 May 2024
	23/02121/FUL	575620	223022	Under construction	Braintree	Braintree Central & Beckers Grn	86 - 88 High Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall permission, conversion of first floor office space into 1-bed flat
	21/01225/FUL 24/01609/VAR	576384	221506	Under construction	Braintree	Braintree South	Adj 75 Goldingham Drive	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall permission. Part garden
BRAW 751	19/01793/FUL 22/02186/DAC	574765	223016	Under construction	Braintree	Braintree West	263 Rayne Road	0	0	0	0	0	0	0	0		6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	12	0	Post Plan submission windfall permission for demolition of all buildings and removal of commercial uses and construction of two buildings containing 12 flats. Building Regulations Initial Notice submitted 22/00638/IN
	21/00160/FUL	574970	222990	Under construction	Braintree	Braintree West	Land Rear Of 25 George Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall permission. Erection of 1-bed bungalow.
	19/01871/FUL	574946	222998	Under construction	Braintree	Braintree West	Land adjacent 24 Brandon Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall permission. Erection of bungalow
	09/01300/FUL 16/01658/NMA 21/00039/NMA 16/01824/VAR 21/00634/FUL 21/01604/VAR 22/01341/FUL	564543	241320	Under construction	Helions Bumpstead	Bumpstead	Barn at Helions Farm Sages End Road	0	0	0	0	0	0	0	0		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	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. BC reference 15/00851/IN. East Lodge, 6 bedroom dwelling, is now completed and occupied; Main Barn ("Helions Great Hall") 3 bedroom dwelling is under construction and nearly complete; West and Central Wing ("Helions Court") 4 bedroom dwelling is under construction
	18/01103/OUT 21/00600/REM 21/02106/VAR 21/03395/DAC 24/00005/DAC 24/00241/DAC	565631	242229	Under construction	Helions Bumpstead	Bumpstead	Land north west of Haverhill Road	0	0	0	0	0	0	0	0		5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	Post Plan submission windfall. Reserved Matters submitted March 2021, approved 8 June 2021. Building Regs Initial Notice submitted, ref 21/01095/IN
	16/01525/OUT 21/01540/FUL	567487	240921	Under construction	Steeple Bumpstead	Bumpstead	Land North of Helions Road	0	0	0	0	0	0	7	1		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	8	1	0	Redevelopment of agricultural machinery depot. Building Regs Initial Notice ref 22/00115/IN, NHBC reference 50812716. Site area 0.83 ha. but land at rear to remain undeveloped. Developer Troy Homes Ltd. started Nov 22/Dec 22/Jan 23, Plot 6 not yet reported complete;
	19/01195/FUL 21/02040/DAC 21/03612/FUL 22/01482/DAC 24/01969/DAC 24/00572/VAR	568981	242071	Under construction	Steeple Bumpstead	Bumpstead	Maltings House Sturmer Road	0	0	0	0	0	-1	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	1	0	Windfall permission but redevelopment of dwelling, nil net change
	22/00485/COUPA	567897	239458	Under construction	Steeple Bumpstead	Bumpstead	Wildings Farm Barn Wildings Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall permission, barn conversion via Prior Approval. Building Regs Initial Notice ref 22/00485/IN
	11/00949/FUL 23/01022/FUL 24/01125/DAC	569750	242064	Under construction	Steeple Bumpstead	Bumpstead	Rylands Farm Barn, Broad Green	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Barn conversion. Building Regs ref 24/00477/OTHDOM
	20/01462/FUL	582409	226422	Under construction	Coggeshall	Coggeshall	Barn at Great Nuntys Nuntys Lane	0	0	0	0	1	0	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	2	0	Change of use of barn and re-construction of collapsed barns to form 2 x 4 and 1 x 5 bedroomed two-storey detached residential. Superseded permission for conversion for 1 dwelling. Conversion of barn to 1 dwelling Building Regs completion late 2021, 18/00266/IN - reconstruction to create 2 dwellings 23/00015/IN outstanding
	12/01600/FUL	583279	221679	Under construction	Coggeshall	Coggeshall	Stablehands Cottage adj Curds Hall Farmhouse Cut Hedge Lane Kelvedon Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Conversion of former hunting lodge
	10/1121 18/01755/FUL	584540	222417	Under construction	Coggeshall	Coggeshall	The Vineyard West Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Vineyard centre completed, but dwelling that was part of the same permission is not yet built.
	14/00115/FUL 20/00719/FUL 20/02064/DAC	584264	222719	Under construction	Coggeshall	Coggeshall	Barn B Highfields Farm	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Self build/custom build project. Redevelopment of barn under full permission
COGG 182	17/02246/OUT 20/00038/REM 19/02072/VAR 20/00519/NMA 22/02727/NMA 23/01174/NMA 24/01510/VAR	585839	223041	Under construction	Coggeshall	Coggeshall	Land north of Colchester Road	0	0	0	0	0	0	97	58	53	50	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	296	296	296		Windfall. Developer Vistry Homes. Conditions include reserved matters to be submitted within 18 months of outline approval, and development to take place within 2 years of approval of last of the reserved matters to be approved. Variation application approved with new S106 16.09.2020. Building Regulations Initial Notice submitted Feb 2022 for Phase 1, 161 dwellings, 22/00088/IN.
	21/03055/FUL 23/00715/VAR	585627	224698	Under construction	Coggeshall	Coggeshall	Purley Farm House Colne Road	0	0	0	0	0	-1	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	1		Redevelopment, nil net gain. Building Regs Initial Notice for 4 bed dwelling submitted June 2022 ref 22/00616/IN Existing dwelling demolished January 2023

	24/01298/FUL	585283	223242	Under construction	Coggeshall	Coggeshall	2 Paycocke Way	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1	0	Windfall permission, conversion of house to 2 flats
	24/01298/FUL	585283	223242	Under construction	Coggeshall	Coggeshall	2 Paycocke Way	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission, conversion of house to 2 flats
	17/01406/FUL 24/00951/ELD	579712	225520	Under construction	Stisted	Coggeshall	Great Oaks, Glebe Barns Rectory Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall permission. Self build/custom build project. Lawful development certificate was for new build works redevelopment of building, superseding the previously permitted conversion. Building Regs Initial Notice ref 18/00986/IN
	18/01586/OUT 21/00630/DAC 21/03737/FUL 22/02584/DAC	578129	230354	Under construction	Gosfield	Gosfield & Greenstead Green	Longwood House Land Adjacent Silverlink Cottage Hedingham Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall. Removal of existing outbuilding and erection of a new dwelling and garage. Site area 0.08 ha. Construction started 19 Sept 2022. Building Regs ref 22/00593/IN
	20/00887/COUPA 22/00069/FUL 22/01711/DAC 23/00058/DAC	575492	229422	Under construction	Gosfield	Gosfield & Greenstead Green	Meadow Hall Barn at Beardswood Farm Parkhall Road	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall. Permission for redevelopment of barn superseded earlier prior approval for conversion; Building Regs ref 24/00649/DOMBN
GOSF 217	17/0119/OUT 20/00500/REM 22/02762/VAR 23/00079/PDEM 23/02276/VAR	578401	228541	Under construction	Gosfield	Gosfield & Greenstead Green	10 New Road and land to the rear	0	0	0	0	0	-1	0	3	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	2	5		Development of 8 homes on mainly industrial site, loss of 1 dwelling; net gain 7. Development started Aug 2022 gain 7 new homes. Demolition notice Feb 2023. Reserved Matters approved 5 May 2021. Site area 0.49 ha. Building Regs Initial Notice submitted June 2022; 22/00613/IN. Plots 1, 3 , 6 and 7 completed
	20/1275/COUPA 22/02532/COUPA	575454	229422	Under construction	Gosfield	Gosfield & Greenstead Green	Barn B (Fallow View Barn) at Beardswood Farm Parkhall Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall. Change of use of agricultural buildings
	22/02973/FUL 23/02008/DAC 25/00176/VAR 25/00690/DAC	578289	229686	Under construction	Gosfield	Gosfield & Greenstead Green	Adjacent/rear of 12 Park Cottages The Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, Building Regs Initial Notice submitted 24/00389/IN; 25/00176/VAR confirms site work started
	22/01511/FUL 24/00626/VAR	579303	230222	Under construction	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Land at Russells Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall permission, allowed on appeal November 2023
	19/00493/OUT 23/00923/NMA 23/00929/FUL 23/00923/NMA 24/02300/REM 25/00773/NMA	579796	228619	Under construction	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Bournewood Park, Land off Bournebridge Hill Greenstead Green	0	0	0	0	0	0	0	0	0	50	50	50	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	197	0	197	0	Site added post Submission Plan 2017. Allowed on appeal 16 November 2022. 30% affordable housing. Inspector added conditions to speed up housing delivery; REM to be submitted within 2 years, development to be commenced within 1 year of Reserved Matters approval. Reserved Matters for 197 dwellings approved 9 May 2025, 24/02300/REM, developer Hopkins Homes.
	20/01793/OUT 22/00475/REM 22/01416/DAC	582452	234095	Under construction	Little Maplestead	Gosfield & Greenstead Green	Land south of Saxbys Gestingthorpe Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall. Outline permission allowed on appeal 01.12.2021. Building Regs ref 22/00775/DOM
	20/01452/FUL 22/00325/VAR 24/00800/DAC 24/02277/DAC	583497	234438	Under construction	Little Maplestead	Gosfield & Greenstead Green	Land adj Brambles Collins Road	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall. Building Regs ref 24/00088/DOM, completed July 2025
	11/00821/FUL 17/00616/VAR	582962	236531	Under construction	Wickham St Paul	Gosfield & Greenstead Green	Shellards Farm Barn Shellards Lane	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Site is under construction under revised plans
BLAN 112	16/02055/OUT 17/02064/REM 19/01378/DAC 19/01379/DAC	574291	220245	Under construction	Black Notley	Great Notley & Black Notley	Land adjacent Peacehaven, London Road/Bakers Lane	0	0	0	0	0	1	1	1		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	3	1		Outline permission indicated 2 plots would be self build. Plot 4 outstanding, Plot 1 completed January 2023. Plot 2 completed Dec 23. Plot 3 completed Sept 2024
	05/00740/FUL	581222	231796	Under construction	Halstead	Halstead St Andrews	The Stables The Howe Howe Chase	0	0	0	0	0	0	0	0		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		Conversion of stables into 2 dwellings. Building Control records show last inspection 2008.
	17/01418/FUL	581471	230669	Under construction	Halstead	Halstead St Andrews	First and second floors 7a High Street	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		Post Plan submission windfall permission. 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)
	17/00660/FUL 21/02468/FUL	581821	230702	Under construction	Halstead	Halstead St Andrews	Land adjacent The Chase Pretoria Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall. 2017 application permission expired May 2021; new application submitted July 2021 and approved Nov 2021, 3 bedroom dwelling, Building Regs ref 24/00847/DOMBN
HATR 306	18/01876/OUT 21/03101/FUL 23/03054/NMA	581032	229358	Under construction	Halstead	Halstead Trinity	Land North of Oak Road (Oak Field Tidings Hill)	0	0	0	0	0	0	4	42	20	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	46	34		Post Plan submission windfall. Developer Bellway Homes. Outline planning application for 70 homes granted 19 Dec 2019 but given a 2 year expiry date to encourage the site to come forward more quickly and 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 31.05.2022, granted with s106 signed 08.06.2022. Building Regulations Initial Notice submitted 04.04.2022, 22/00320/IN.
HATR 299	19/02304/OUT 21/02718/REM 22/01376/VAR 23/00017/VAR	581503	230176	Under construction	Halstead	Halstead Trinity	Phase 2 Former PLC Hunwicks site Kings Road	0	0	0	0	0	0	0	0	5	12	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	21		Outline permission April 2021. Reserved Matters approved April 2022. 4 X 2 bed houses (plots 8 to 11), 5 X 4/5 bed houses plots 12-16) completed May-July 2025 (ref 22/00815/DOMBN and 23/00500/DOMBN); 12 flats - under construction (ref 22/01171/DOM)
	19/02079/FUL 22/03312/DAC	580710	230497	Under construction	Halstead	Halstead Trinity	Former ATS building 41 Chapel Hill	0	0	0	0	0	0	0	0		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3		Conversion from commercial use to 3 flats. Building Regs ref 23/00520/DWEBND
HATR 752	16/00850/FUL 23/01535/PLD 24/01746/VAR	581406	230316	Under construction	Halstead	Halstead Trinity	Former Courtauld Boiler Building Factory Lane West	0	0	0	0	0	0	0	0		0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	22		Post Plan submission windfall. Change of use former boiler building to 22 flats. Discharge of conditions approved; Building Regs Initial Notice submitted, 21/00041/IN
	20/00542/FUL 21/01692/DAC	581942	210942	Under construction	Hatfield Peverel	Hatfield Peverel & Terling	Blackwater Barn at Smallands Hall Farm Spring Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall; barn conversion, Building Regs ref 21/00663/OTHDOM
	15/1103/OUT 19/01504/REM 25/00890/ELD	579332	21187	Under construction	Hatfield Peverel	Hatfield Peverel & Terling	Cowards Garage (Universal Garage site) The Street	0	0	0	0	0	0	0	0		0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0	
	15/00003/COUPA 17/00387/FUL 20/02194/OUT 21/00471/FUL 21/02768/VAR 22/00925/FUL 22/03143/VAR 23/01276/FUL 23/02512/DAC 24/01181/VAR	578777	218137	Under construction	White Notley	Hatfield Peverel & Terling	Land adj Stanfield Meadow Vicarage Avenue	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		Planning permission for redevelopment to 2 X 3 bed dwellings superseded permission for conversion
	23/02650/FUL 24/01703/DAC	578546	218114	Under construction	White Notley	Hatfield Peverel & Terling	Orchard House Adj Roselea Church Mead Church Hill	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, Building Regs ref 24/00512/IN
	22/01553/FUL	577766	235617	Under construction	Castle Hedingham	Hedingham	Nunnery Farm Barn Nunnery Farm Nunnery Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall. Conversion of barn. Building Regs ref 25/00131/OTHFP
	23/01388/FUL 25/01197/DAC	578628	235679	Under construction	Castle Hedingham	Hedingham	Land adjacent 13 Bayley Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, erection of 1 X 2 storey 3-bedroom dwelling. Construction started May 2025, ref 25/00498/IN
	04/01469/FUL	577908	234301	Under construction	Sible Hedingham	Hedingham	Adj The Village Hall	1	0	0	2	0	0	0	0		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	2		
	15/01600/FUL 18/01020/DAC 21/00830/FUL 21/02620/DAC	577783	234190	Under construction	Sible Hedingham	Hedingham	Plots 5 (The Barn Millwood) and 6 St Peter's View Rectory Meadow	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		
	15/01601/FUL 18/00903/DAC	577793	234168	Under construction	Sible Hedingham	Hedingham	Plot 7 St Peter's View Rectory Meadow	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		
	17/00026/FUL 18/00824/FUL 21/00153/FUL 21/00888/DAC	577788	233432	Under construction	Sible Hedingham	Hedingham	Cobbs Fenn	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		
	17/0410/FUL 21/03149/FUL 22/01340/DAC 22/01342/DAC	577795	233920	Under construction	Sible Hedingham	Hedingham	3 Hills Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall. Redevelopment of outbuildings. Building Regs Initial Notice submitted 22/00254/IN, construction began 19 April 2022
	21/00783/FUL 22/02159/FUL 24/01202/PLD 24/01206/VAR	576401	233803	Under construction	Sible Hedingham	Hedingham	Land opposite Cuckoos Farm Wethersfield Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall. Barn conversion
	11/01638/FUL 21/00464/FUL 25/01106/FUL	585779	218512	Under construction	Kelvedon	Kelvedon & Feering	Outbuilding at The Red House Church Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		
KELV 335	17/0418/OUT 19/00607/NMA 19/00303/VAR 19/00679/REM 19/01025/FUL	586051	219364	Under construction	Kelvedon	Kelvedon & Feering	Station Field, Land west of Kelvedon Station Station Road (Monks Farm)	0	0	0	0	1	31	107	61	29	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	238	238	38		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. 30 built and 171 plots under construction at end January 2023
	19/2260/FUL 20/01136/DAC	585963	218358	Under construction	Kelvedon	Kelvedon & Feering	The Old Bakery St Marys Square High Street	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		Post Plan submission windfall. Change of use from B1 office to 2 X 1 bed flats; Building Regulations Initial Notice ref 20/00368/IN

KELV 626	17/02271/OUT 20/02128/REM 22/01954/NMA	586242	219574	Under construction	Kelvedon	Kelvedon & Feering	Land adjacent Watering Farm Coggeshall Road	0	0	0	0	0	0	0	26	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	26	9	0	Post Plan submission windfall. Outline application approved 4.1.2019. Reserved Matters approved by Planning Committee 22 July 2022 Developer Mulberry Homes, BC ref 23/00387/IN
KELV 332	21/02241/FUL	585888	218370	Under construction	Kelvedon	Kelvedon & Feering	St Dominics Close Land adj St Dominics Residential Home The Cloisters London Road	0	0	0	0	0	0	0	3	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	3	4	0	Seven X 2 bed close care bungalows, plots 2, 4 and 6 completed Feb 2025; decision issued 04.04.2023; developed in association with erection of 21 bed care home. Granted 4 April 2023. Building Regs ref 22/00654/IN, plots 2, 4 and 6 completed
	24/02700/FUL	584899	217177	Under construction	Kelvedon	Kelvedon & Feering	Barn at Hole Farm London Road Kelvedon	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, conversion of barn, under construction (barn is adjacent to the barn that has already been converted under 14/00832/FUL
	21/02354/FUL 22/01852/DAC	586060	218566	Under construction	Kelvedon	Kelvedon & Feering	Easterford Nursery Easterford Road	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		Post Plan submission windfall. Demolition of former nursery, erection of 2 x 3 bedroom semi-detached dwellings. Building Regs ref 24/00693/IN
	14/00272/OUT 16/00263/REM	569891	227091	Under construction	Bardfield Saling	Rayne	Kitchen Farm Bardfield Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		
	16/2136/COUPA 17/00590/FUL 20/00757/FUL 21/03271/DAC 23/03053/DAC 24/00393/FUL	568657	226259	Under construction	Bardfield Saling	Rayne	Gentlemans Farm Barns The Street	0	0	0	0	0	0	0	3		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	2		Construction started Nov 2023. Change of use of agricultural buildings/home office Unit 2 Fallow Barn and Unit 4 The Stables now complete; also Balfour Barn. Units 1 and 3 now covered by 24/00393
	24/00370/FUL 25/01666/NMA	571991	222430	Under construction	Rayne	Rayne	Long View Dunmow Road	0	0	0	0	0	0	0	0	-1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment, nil net gain. Building Regs ref 24/00777/IN. Demolition commenced Feb 2025 (ref 25/00056/DEM)
CRESS 192 CRESS 193	16/02144/OUT 19/00739/REM 19/01464/DAC 19/02288/DAC 20/00227/FUL 20/00247/DAC 20/00284/DAC 20/00291/DAC 21/00030/DAC	578365	220410	Under construction	Cressing	Silver End and Cressing	Land adjacent to Braintree Road	0	0	0	0	10	51	23	94	45	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	225	178	47	0	Post Plan submission windfall permission. Developer Countryside Properties; outline application for up to 225 homes approved Dec 2018. 40% affordable housing (= 90 homes). Reserved Matters approved 25.09.2019. Plot construction started February 2021; 10 plots completed and 81 plots under construction at end March 2022. 46 built and 178 plots under construction December 2022.
	15/01283/FUL	578146	220906	Under construction	Cressing	Silver End and Cressing	Jodanchri Longacre Road	0	0	0	0	0	0	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		Conversion 1 dwelling to 3, net gain 2: BC ref 23/00228/OTHBND and 16/00150/MUL
CRESS 201	18/00920/FUL 20/01100/VAR 20/01101/VAR 21/01172/DAC 21/01173/DAC 21/01263/DAC 21/01774/DAC 22/02600/VAR 23/01602/NMA 23/01956/NMA	578906	220393	Under construction	Cressing	Silver End and Cressing	Land at Appletree Farm Polecat Road	0	0	0	0	0	15	22	0	2	29	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	37	41		Developer was Inland Homes; Building Regulations Initial Notice ref 21/00297/I. Developer went into administation; development has now recommenced.
CRESS 203 CRESS 209	18/00549/OUT 21/03214/REM 21/03656/DAC 21/70006/PPA 21/03514/S106A 23/00906/DAC 23/02600/S106A	578302	221686	Under construction	Cressing	Silver End and Cressing	The Maples, Land between Long Green and Braintree Road, Long Green	0	0	0	0	0	0	0	50	95	19	50	50	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	283	283	233		Post Plan submission windfall. Allowed on appeal 14.12.2020. Developer Persimmon Homes, REM validated 11.11.2021, PPA, Reserved Matters approved March 2023; plot construction began April 2023
	21/00175/FUL 24/02425/NMA	577933	221152	Under construction	Cressing	Silver End and Cressing	Land rear of 1-8 Leyfield Braintree Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall. Building Regs Initial Notice ref 24/00564/DOMBN, 5 bedroom house, plot construction commenced 07.08.2024
	22/00720/FUL 25/00949/NMA 25/00898/DAC	577933	221152	Under construction	Cressing	Silver End and Cressing	Raven House Land Adjoining And To The Rear Of 1 To 8 Leyfield Braintree Road Cressing	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission for 4 bed dwelling, Building Regs ref 25/00215/DOMBN, Raven House
	19/01947/OUT 22/01541/REM 23/01652/DAC 23/02061/VAR 23/02697/VAR 25/01682/VAR	582282	216639	Under construction	Rivenhall	Silver End and Cressing	Land Adjacent Glebe Farm Rectory Lane	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3		
	21/03025/FUL 23/02119/DAC 24/00454/DAC	583325	215219	Under construction	Rivenhall	Silver End and Cressing	Colemans Cottage Fishery Little Braxted Lane Rivenhall End	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall permission, dwelling for site manager, Buildings Regs application submitted 23/00504/DOM (commenced 3 June 2024)
	21/02933/FUL 24/01567/NMA 24/00234/DAC 25/01050/DAC	582439	216620	Under construction	Rivenhall	Silver End and Cressing	The Meadows Grounds of Rectory Lodge Rectory Lane	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3		Allowed on appeal 17.08.2023; 3 X 2 bed bungalows. Building Regs Initial Notice submitted March 2024 24/00209/IN, site construction commenced June 2024
	20/02060/OUT 23/01901/VAR 23/01555/FUL 24/00696/REM 24/00697/REM 25/00396/DAC 25/00487/DAC 25/01904/DAC	582579	216663	Under construction	Rivenhall	Silver End and Cressing	Phase 4 Land NE of Rectory Lane	0	0	0	0	0	0	0	0	0	24	68	67	44	22	0	0	0	0	0	0	0	0	0	0	0	0	0	225	0	225	0	Allowed on appeal 5 Jan 2023; includes 30% affordable housing. Discharge of conditions for Design Code approved. Reserved Matters considered at Planning Committee 20.08.2024; approval decision issued 23.08.2024. Building Regs Initial Notice submitted 24/00717/IN. Now under construction
SILV 389	15/00280/OUT 18/01751/REM 21/01810/FUL 21/02509/NMA	581440	219370	Under construction	Silver End	Silver End and Cressing	Land off Western Road	0	0	0	36	42	68	48	41	78	21	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	354	354	119	0	Developer Redrow Homes. Site construction commenced March 2019.
	17/01436/FUL 19/00445/DAC	581409	219325	Under construction	Silver End	Silver End and Cressing	Land adjacent 37 Western Road	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall permission. Self build project
	21/00850/OUT 24/01134/ADV 24/02143/FUL 24/02576/REM 25/00863/DAC	580472	220355	Under construction	Silver End	Silver End and Cressing	Land West of Boars Tye Road	0	0	0	0	0	0	0	0	0	10	40	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94	0	94	0	Allowed on appeal 19 Jan 2023; includes 40% affordable housing. Building Regs Initial Notice ref 25/00417/IN. REM approved 27.06.2025
	02/02132/FUL	577335	24145	Under construction	Belchamp St Paul	Stour Valley North	Wakes Hall Farm Barn	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Self build project.
	23/03005/FUL 24/01762/DAC	579008	242066	Under construction	Belchamp St Paul	Stour Valley North	Lamberts Farm Gages Road	0	0	0	0	0	0	0	0		-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1	0	Windfall permission, Demolition of existing dwelling, garage, and erection of 6No. Dwellings. Building regs ref 25/00508/IN. Under construction, work started July 2025
	25/00707/FUL	579060	244218	Under construction	Belchamp St Paul	Stour Valley North	Land Adj Shearing Place Shearing Place Road	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission but nil net gain; Demolition of an existing rural workers dwelling and erection of a replacement dwelling
	20/01696/FUL	583629	242374	Under construction	Belchamp Walter	Stour Valley North	Home Farm Otten Road	0	0	0	0	0	0	-1	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	1		Post Plan submission windfall permission but replacement dwelling, nil net change. Application form states it is to be self-build/custom build. Demolition now taken place. Building Regulations application submitted 23/00761/IN
	22/00394/COUPA 22/03079/FUL 24/00941/FUL	581513	240457	Under construction	Belchamp Walter	Stour Valley North	West end of farm building, Waits Farm Bells Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Barn conversion, Post Plan submission windfall permission, Building Regs ref 24/00410/IN
	16/01996/FUL 21/01214/VAR 18/00989/VAR 23/02074/FUL 25/01476/VAR	583791	243058	Under construction	Borley	Stour Valley North	Purkins Farm Barns Lower Farm Road	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		One barn, "Westview" being marketed as to be completed end of June 2025
	20/01056/FUL 24/01322/DAC 24/02311/DAC	583976	242793	Under construction	Borley	Stour Valley North	Red House The Green	0	0	0	0	0	0	-2	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-2	1		Post Plan submission windfall permission but conversion 2 dwellings to 1, net loss -1; Building Regs Initial Notice ref 23/01072/IN submitted Nov 2023
	23/02936/COUPA	584784	242955	Prior Approval	Borley	Stour Valley North	Cherry Tree Barn Borley Barns Hall Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Building Regs ref 22/00534/DWEBND under construction
	17/01912/FUL 18/01857/DAC 19/00275/DAC	577878	239449	Under construction	Little Yeldham	Stour Valley North	Barns at Sewells Farm North End Road	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3		Post Plan submission windfall permission. Building Control Initial Notice submitted BC/19/00775/IN
	19/00504/FUL 21/03309/DAC 22/02014/DAC 23/00932/VAR	577063	239056	Under construction	Little Yeldham	Stour Valley North	Barn at The Old Hyde Little Yeldham Road	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		Post Plan submission windfall permission. Conversion of barn to 2 dwellings
	18/0016/FUL 19/00672/DAC 19/02020/DAC 20/01876/DAC 20/01910/DAC 22/01610/LBC 23/00919/FUL 23/00920/FUL	576778	242385	Under construction	Ovington	Stour Valley North	Barn adj Granary Hall Clare Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Barn conversion, Post Plan submission windfall permission. Building Control Initial Notice submitted 21/00053/IN and DAC - 22/01610/LBC granted, supporting design and access statement confirms work is in progress.
	17/01638/FUL 19/01322/VAR	583836	239932	Under construction	Bulmer	Stour Valley South	Land adj Back House Croft Bulmer Street	0	0	0	0	0	1	0	0		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	2		Post Plan submission windfall permission. BC ref 19/00339/IN. Plot 2 reported completed, plots 1 and 3 outstanding
	18/1666/FUL 22/01807/VAR	584930	239046	Under construction	Bulmer	Stour Valley South	Dove House, Adjacent May Hill House Park Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall permission

	19/1901/OUT 21/02222/REM	584841	238893	Under construction	Bulmer	Stour Valley South	Land adjacent 3 Park Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall.
	18/1180/FUL 19/00671/DAC 21/02121/DAC 21/03384/DAC 24/01777/DAC	590456	234050	Under construction	Bures	Stour Valley South	Adj Secretaries Water Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall permission. Building Regulations Initial Notice submitted 19/00503/IN
	20/00324/OUT 20/01933/FUL 22/03160/VAR 23/01906/REM 23/01604/DAC 23/01883/DAC 24/02414/DAC	590522	233947	Under construction	Bures Hamlet	Stour Valley South	C Ambrose Motors 7 - 9 Colchester Road	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3		Post Plan submission windfall. Site area 0.1 ha. Building Regs application submitted 23/00703/DOM
	24/00166/FUL 24/02644/DAC	590440	233761	Under construction	Bures Hamlet	Stour Valley South	20 The Paddocks	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		Windfall permission, demolition of existing bungalow and erection of 2 new bungalows, net gain 1, Building Regs ref 24/00807/IN
	19/01007/COUPA 24/02674/FUL	589822	234325	Under construction	Bures Hamlet	Stour Valley South	Pine View Lamarsh Hill	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Conversion of outbuilding; Building Regs ref 20/01149/IN
	16/00382/FUL 19/01219/VAR 19/01738/VAR	581043	239043	Under construction	Gestingthorpe	Stour Valley South	Field side Lodge Land adjacent Boulders Nether Hill	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Revised plans submitted and approved. Plot construction commenced Dec 2019
	20/02053/FUL 23/02717/DAC 23/02779/DAC 23/02726/VAR 23/01927/DAC 23/02717/DAC 23/02779/DAC 23/02726/VAR 24/01822/DAC 24/02050/ELD 24/02050/ELD	580254	237051	Under construction	Gestingthorpe	Stour Valley South	Parkgate Farm Delvyns Lane	0	0	0	0	0	0	0	0		5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5		Post Plan submission windfall permission. Conversion of agricultural building. Building Regs application ref 24/00656/OTHDOM, commenced 13 Sept 2024
	17/00603/FUL	583777	236500	Under construction	Wickham St Paul	Stour Valley South	The Leys Naggs Farm Barn Old Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall permission. Barn conversion. Self build project. Nearing completion
	16/00189/FUL 95/00275/FUL 22/01000/NMA 22/02032/VAR 23/02606/DAC	585091	230373	Under construction	Colne Engaine	The Colnes	Ex Haulage yard at 1 Mill Lane	0	0	0	0	0	0	0	0		2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5		Discharge of conditions application confirmed start. Plots 2 3 4 and 5 commenced May 2023, Initial Notice NHBC ref 50653293
	21/02003/FUL 22/00491/FUL 23/01292/VAR	584759	230135	Under construction	Colne Engaine	The Colnes	Black Barn and Cart Lodge at Brook Farm Station Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall permission. Conversion of barn to 1 X 4 bed dwelling; superseded Plot 4 (Building B) of 20/1817 /COUPA and also superseded 21/2003 for 1 bungalow
	21/01309/OUT 23/00333/REM 24/00885/DAC 24/01876/DAC	584644	230305	Under construction	Colne Engaine	The Colnes	Land South of Brook Street	0	0	0	0	0	0	0	0		2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3		Building Regs ref 24/00369/DOMBN3
	21/02804/FUL 24/02578/NMA 25/01263/DAC	584758	230191	Under construction	Colne Engaine	The Colnes	Barns C and D Brook Barns Brook Farm Coppins Yard Station Road Colne Engaine	0	0	0	0	0	0	0	1		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	1		Post Plan submission windfall permission. Plots 1 to 3 (Building A, conversion to 3 dwellings) prior approval ref 20/01817/COUPA was superseded by full permission 21/02804/FUL granted Oct 2022. 24/02578/NMA refers to "The Granary", one of the barns. "The Cart Lodge" was completed May 2024, Building Regs Initial Notice ref 23/00360/IN.
EARC 225	20/02205/REM 15/1580/OUT 20/02206/DAC 20/02207/DAC 21/00497/DAC 21/70009/PPA 22/00861/ADV 22/02174/NMA 24/01437/VAR	585313	228908	Under construction	Earls Colne	The Colnes	Land Rear Of 12 To 24 Halstead Road	0	0	0	0	0	16	37	24	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	77	3		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. Site preparation work underway May 2022. Completions began February 2023
	21/02722/FUL 21/03665/DAC 22/02997/DAC	586444	228634	Under construction	Earls Colne	The Colnes	Springtrees Tey Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall permission. Building Regs for 1 dwelling 25/00058/IN
	23/01947/FUL 24/00200/DAC 24/00883/DAC	585995	228938	Completed	Earls Colne	The Colnes	Land rear of Colne Place High Street	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4		Windfall permission; Building Regs submitted 24/00083/DOM. Plots 1 and 2 completed April 2025, Plot 3 completed June 2025
	16/01111/FUL 17/00808/DAC 19/01074/DAC 22/02149/FUL 23/01816/DAC	585074	233528	Under construction	Pebmarsh	The Colnes	Clay Cottage Land adj Ivy Cottage Clay Hills	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Self build project
	08/1645 19/00637/VAR	569767	235199	Under construction	Finchingfield	Three Fields	Hobtoes Farm Mill Lane	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Redevelopment of bungalow, nil net gain
	14/01280/FUL 20/02240/ELD	571049	232685	Under construction	Finchingfield	Three Fields	Cottons Farm Sculpins Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		
	16/0867/FUL 18/00799/FUL 21/03528/FUL 22/03278/FUL 24/00575/DAC 24/01457/VAR 24/02280/DAC	568116	232760	Under construction	Finchingfield	Three Fields	Great Wincey Farm Brent Hall Road	0	0	0	0	0	0	0	2		1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	2	3		Total of 6 dwellings, net 5; Plot 1 is redevelopment of 1 existing dwelling; Plot 2 is redevelopment of an existing non-res building; and Plots 3-6 are 4 dwellings from conversion of existing buildings from office use, Plot 6 completed Nov 2024 (The Stables), and Threshers Barn completed Nov 2024
	19/01065/FUL 20/00922/FUL	568204	231903	Under construction	Finchingfield	Three Fields	Normans Cottage Bardfield Road	0	0	0	0	0	0	-1	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	1		Post Plan submission windfall permission. Redevelopment of dwelling, nil net change
	22/00714/FUL 24/02570/DAC 25/00063/ELD	570467	229907	Under construction	Finchingfield	Three Fields	Mandalay Farm Pump Lane Walthams Cross	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall. Change of use and extension of existing barns to form 1No. three bedroom dwelling.
	23/00237/FUL	570707	230312	Under construction	Finchingfield	Three Fields	Ashwell Hall Farm Barn Ashwell Hall Road Walthams Cross	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall. Change of use of existing barn to form 1No. dwelling.
	14/01308/FUL 15/00054/DAC 16/01257/VAR 16/01919/DAC	569484	230600	Under construction	Great Bardfield	Three Fields	Chiefs Farm Cottage Walthams Cross	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Self build project
	21/03331/FUL 23/01319/VAR 24/00845/DAC 24/02198/DAC 25/00280/DAC 25/01452/VAR	567420	230582	Under construction	Great Bardfield	Three Fields	Moomin House, Barn To Northwest Of Bell Cottage Bell Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall permission, redevelopment of barn and outbuilding, construction started August 2024, Building regs Initial Notice ref 24/00759/IN
	22/00973/FUL 25/00729/NMA 25/00022/DAC	566348	232707	Under construction	Great Bardfield	Three Fields	Great Pitley Farm Beslyns Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Redevelopment of chalet bungalow, nil net gain, Building Regs ref 24/00526/IN. Construction started August 2024
	22/00973/FUL 25/00729/NMA 25/00022/DAC	566348	232707	Under construction	Great Bardfield	Three Fields	Great Pitley Farm Beslyns Road	0	0	0	0	0	0	0	0		-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1		Redevelopment of chalet bungalow, nil net gain, Building regs ref 24/00526/IN
	21/00567/FUL 25/00243/VAR 25/02841/DAC	573666	225831	Under construction	Panfield	Three Fields	Great Priory Farm Barn Braintree Road	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, conversion of barn to dwelling
	21/02953/FUL 24/00475/DAC	573389	227339	Under construction	Shalford	Three Fields	Goldsticks Farm Barn Braintree Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall; barn conversion. Building Regs Initial Notice submitted 24/00271/IN
	22/01647/FUL 25/00046/DAC	573568	226736	Under construction	Shalford	Three Fields	Barns at Sheering Hall Braintree Road	0	0	0	0	0	0	0	0		0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5		Windfall permission, conversion of 3 barns to 5 dwellings, construction started Jan 2024
	22/03306/COUPA 24/02419/FUL	570661	228903	Under construction	Shalford	Three Fields	Barn 2 Hunts Farm Hulls Lane	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall prior approval for barn conversion now superseded by full permission for conversion 24/02419/FUL, granted June 2025
	18/00392/FUL 20/00327/FUL 20/01328/DAC	573749	230248	Under construction	Wethersfield	Three Fields	Barn S of Hyde Farm Hyde Lane Blackmore End (Chestnut Barn)	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall. Barn conversion. Building Regs ref 19/00996/IN
	19/02240/OUT 21/03145/REM 23/00087/VAR	573332	231385	Under construction	Wethersfield	Three Fields	Georgeanne House School Green Blackmore End	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Windfall, but replacement dwelling, nil net change. Building Regs ref 22/01289/IN
	19/01155/FUL 22/00447/DAC	573873	230875	Under construction	Wethersfield	Three Fields	Brook Cottage Blackmore End	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Post Plan submission windfall. Building Regulations Initial Notice submitted 22/00630/IN
WITC 423	17/00931/REM	580719	213366	Under construction	Witham	Witham Central	Phase 1A of South West Witham Growth Location, off Hatfield Road	0	80	0	0	0	0	0	0		11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	80	11		Developer Redrow Homes. Reserved Matters approved 18.09.2017. First plots started Sept 2017. 91 total, 80 completed.
WITC 423	18/00884/REM	577639	219158	Under construction	Witham	Witham Central	Phase 1B South West Witham Growth Location, off Hatfield Road	0	15	68	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	83	1		Developer Redrow Homes. Reserved matters permission granted 4 September 2018, total of 84 dwellings. 15 built 2018/19; by end of March 2020, 83 completed.

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	23/01460/FUL	575961	223069	Full	Braintree	Braintree Central & Beckers Grn	Agricultural House 27 The Avenue	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall permission, conversion from offices to 3 flats
	23/01808/FUL	575785	222867	Full	Braintree	Braintree Central & Beckers Grn	Adjacent Pound End Mill South Street	0	0	0	0	0	0	0	0		0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Windfall permission
	23/02300/FUL 25/00542/NMA 25/00543/VAR 25/01109/NMA 25/00878/DAC 25/01566/DAC	575744	223111	Full	Braintree	Braintree Central & Beckers Grn	2-10 Leather Lane & 14-17A Great Square	0	0	0	0	0	0	0	0		0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	Windfall permission; conversion of first floor from ancillary commercial and office use
	23/02300/FUL 25/00542/NMA 25/00543/VAR 25/01109/NMA 25/00878/DAC 25/01566/DAC	575744	223111	Full	Braintree	Braintree Central & Beckers Grn	2-10 Leather Lane & 14-17A Great Square	0	0	0	0	0	0	0	0		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission, erection of upward extension to provide 2 flats
	24/00015/FUL	575916	223242	Full	Braintree	Braintree Central & Beckers Grn	76-80 Coggeshall Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission; Conversion of Offices (Class E(g)(i) to 1 No. Dwelling (Class C3)
	23/02261/FUL	576177	222820	Full	Braintree	Braintree Central & Beckers Grn	180A South Street	0	0	0	0	0	0	0	0		0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	Windfall, conversion vacant building previously in office use to 4 X 1 bed flats (site 1) and erection of new block of 2 X 1 bed flats (site 2)
	23/02929/FUL	575748	223072	Full	Braintree	Braintree Central & Beckers Grn	Halifax Plc Great Square	0	0	0	0	0	0	0	0		0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	Windfall permission, Change of use of former bank and ancillary office space (Use Class E(c)(i)) to 2No. commercial units (Use Class E) and 5No. residential flats. (5No. 2-bedroom).
	24/02206/COUPA	575540	222965	Prior Approval	Braintree	Braintree Central & Beckers Grn	97A High Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, prior approval for change of use from commercial, business and service (use class E) to 1 X 1-bedroom flat, first floor above retail premises
	24/02400/FUL	575709	222984	Full	Braintree	Braintree Central & Beckers Grn	26 New Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, change of use from office
	24/02381/FUL	575707	222989	Full	Braintree	Braintree Central & Beckers Grn	24 New Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0			1	0	1	0	Windfall permission, change of use from office
	24/02623/FUL 25/01004/VAR	576860	223339	Full	Braintree	Braintree Central & Beckers Grn	Land rear of 310 Coggeshall Road	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, demolition of outbuilding and erection of bungalow
	24/02605/FUL	576554	223027	Full	Braintree	Braintree Central & Beckers Grn	Unit 1 The Mazes East Street	0	0	0	0	0	0	0	0		0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0	Demolition of Unit 1 and erection of 9 dwellings.
	25/00221/FUL	575737	223091	Full	Braintree	Braintree Central & Beckers Grn	11A Great Square	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	Windfall; Conversion of part first floor to 2 No. 1 bed flats and the erection of a single storey upward extension to accommodate 3 No. 2 bed flats and 1No. 1 bed flat.
	25/01248/FUL	575643	222977	Full	Braintree	Braintree Central & Beckers Grn	Building to Rear of 76 High Street	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	Windfall permission; conversion of former commercial building to 1 X 1 bedroom dwelling
	18/00601/FUL 25/00200/FUL	575671	223174	Full	Braintree	Braintree Central & Beckers Grn	13-17 Bank Street	0	0	0	0	0	0	0	0		0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	Post Plan submission windfall permission. Conversion of upper floors from commercial use that was ancillary to ground floor retail that has now been converted to a restaurant
	21/02399/COUPA 23/00090/FUL	575419	222734	Prior Approval	Braintree	Braintree West	39 & 41A London Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall permission. Change of use from offices to a 2 bed bungalow, Building Regs Reference 23/00628/OTHDOM
	24/02451/FUL 25/01041/DAC	575392	222345	Full	Braintree	Braintree West	Ashwoods 17 Marshalls Road	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission. Building regs ref 25/00482/IN
	25/00050/COUPA	569765	239577	Prior Approval	Birdbrook	Bumpstead	Land North West Of Whitehouse Farm Finkle Green	0	0	0	0	0	0	0	0		0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	Windfall permission for conversion of agricultural buildings
	22/03259/FUL 24/00081/DAC	563890	240958	Full	Helions Bumpstead	Bumpstead	Perry Appleton Farm Sages End Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, barn conversion
	23/02949/FUL	565625	242160	Full	Helions Bumpstead	Bumpstead	Outbuilding at Essex Cottage Pale Green Haverhill Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission. Conversion, extension and alteration of outbuilding to create a 1No. 2-bedroom dwelling.
	21/02541/FUL 23/01058/FUL 24/01254/VAR	567913	241105	Full	Steeple Bumpstead	Bumpstead	Site of Old Builders Yard 16 Church Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Demolition of outbuilding and erection of 3 bed house - not windfall, earlier permission expired in 2019.
	22/01520/COUPA 24/02165/DAC 24/01170/FUL 25/00465/VAR	569493	242606	Prior Approval	Steeple Bumpstead	Bumpstead	Upper House Farmhouse Sturmer Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Prior approval was Windfall, now has full permission for barn conversion. Building Regs Initial Notice ref 24/00533/IN
	24/01554/FUL 25/00338/DAC 25/00656/BNGDAC	567879	240779	Full	Steeple Bumpstead	Bumpstead	The Surgery Bower Hall Drive	0	0	0	0	0	0	0	0		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission, Demolition of redundant surgery and erection of 2 No. dwellings. Building Regs ref 25/00221/IN
	22/03162/COUPA 25/01001/COUPA	569026	242063	Prior Approval	Steeple Bumpstead	Bumpstead	Maltings Poultry Farm Maltings Lane	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	Prior approval for conversion of agricultural buildings
	25/01572/COUPA	569130	238390	Prior Approval	Steeple Bumpstead	Bumpstead	Prouds Farm Eggshell Lane	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	0	Windfall permission, prior approval for conversion of agricultural buildings
	23/00366/FUL 24/01116/DAC	570277	243682	Full	Sturmer	Bumpstead	Annexe At 8 Abbotts Cottages The Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission; demolition and replacement of 8A Abbotts Cottages with a four-bedroom dwelling. Building Regs ref 24/00850/IN
	21/01050/OUT 23/01026/FUL 24/01287/DAC	580174	223232	Full	Bradwell	Coggeshall	Land at Bridge Hall Barn Hollies Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall. Site area 0.4 ha. New build
	21/01772/OUT 23/02675/NMA 23/01751/REM	580413	223061	Reserved Matters approved	Bradwell	Coggeshall	Land South of Coggeshall Road	0	0	0	0	0	0	0	0		6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	Post Plan submission windfall. Site area 0.49 ha.; outline permission for 5 houses and 1 bungalow
	23/01614/FUL 24/01837/VAR	580001	223072	Full	Bradwell	Coggeshall	Land Adjacent Hanwick Farm Hollies Road	0	0	0	0	0	0	0	0		7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	7	0	
	20/01897/OUT 22/02664/REM	580419	222884	Reserved Matters approved	Bradwell	Coggeshall	Land at Rectory Meadow	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Post Plan submission windfall. Redevelopment of commercial buildings. Site area 0.36 ha.
	21/00819/FUL	584456	222419	Full	Coggeshall	Coggeshall	West Street Vineyard restaurant	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission. Change of use part of restaurant to dwelling
	20/01917/FUL 25/01025/DAC 25/01291/DAC	581770	225741	Full	Coggeshall	Coggeshall	Barn adjacent Warley Farm Cottages Nuntys Lane Pattiswick	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, barn conversion
	20/01077/OUT 23/00070/REM 23/01590/REM 25/00197/VAR 25/00198/VAR 25/00201/DAC 25/00796/DAC	585795	222580	Reserved Matters approved	Coggeshall	Coggeshall	8 Feering Road	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall. Redevelopment, nil net change
	23/01868/FUL 24/00901/DAC	584823	223492	Full	Coggeshall	Coggeshall	102 Tilkey Road	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall. Redevelopment, nil net change. Building Regs Initial Notice ref 24/00475/IN
	24/00462/FUL	586946	222667	Full	Coggeshall	Coggeshall	Surrex Barn Old Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, barn conversion, Building Regs ref 24/00391/IN
	20/00148/OUT 22/02913/DAC 23/02896/REM 25/00042/DAC	586962	222816	Reserved Matters approved	Coggeshall	Coggeshall	16 Old Road Coggeshall	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Allowed on appeal 23.06.2021; redevelopment of agricultural buildings. Reserved Matters approved April 2024, Building Regs ref 24/00875/IN
COGG 174	21/00671/FUL 23/03012/DAC 23/03013/DAC 23/03014/DAC 23/03015/DAC 24/00121/DAC 24/00646/DAC 24/00829/DAC 24/01150/DAC 24/01151/DAC 24/01425/DAC 24/00538/VAR 25/00392/DAC	585659	222622	Full	Coggeshall	Coggeshall	Cooksfield, East Street	0	0	0	0	0	0	0	0		4	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	20	0	Full permission granted 4 October 2023, new Building Regs Initial Notice now submitted June 2025, ref 25/00447/IN
	24/01447/FUL 25/00324/DAC	584682	223536	Full	Coggeshall	Coggeshall	125 Tilkey Road	0	0	0	0	0	0	0	0		-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1	0	Redevelopment, nill net gain. New dwelling self build, secured by S106 Agreement, Building Regs ref 25/00060/IN
	24/01447/FUL 25/00324/DAC	584682	223536	Full	Coggeshall	Coggeshall	125 Tilkey Road	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Redevelopment, nill net gain. New dwelling self build, secured by S106 Agreement
	18/01814/COUPA	583212	221649	Prior Approval	Coggeshall	Coggeshall	Dutch Barn Curds Hall Cut Hedge Lane	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, prior approval deemed given June 2024
	24/01043/COUPA	584980	222485	Full	Coggeshall	Coggeshall	The New Forge 13A Bridge Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, change of use by prior approval from commercial, business and service (office, Use Class E) to dwelling
	25/00378/COUPA	578024	229846	Prior Approval	Coggeshall	Coggeshall	Second floor of 2 Church Street	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including 1 No.2 bedroom flat.
	24/01835/FUL	585405	223185	Full	Coggeshall	Coggeshall	4 Beards Terrace	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall; conversion of 1 dwelling to 2, net gain 1
	24/01835/FUL	585405	223185	Full	Coggeshall	Coggeshall	4 Beards Terrace	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1	0	Windfall; conversion of 1 dwelling to 2, net gain 1

	25/00828/FUL	585037	222605	Full	Coggeshall	Coggeshall	11 Market Hill	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, Change of use of existing rear shop and back office (Class E) to a one bedroom self contained dwelling
	25/02063/FUL	585267	222876	Full	Coggeshall	Coggeshall	73 Church Street	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2		
	21/02840/FUL 24/01164/DAC 25/02731/FUL 25/02759/LBC	579757	225460	Full	Stisted	Coggeshall	Glebe House Barn Rectory Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall, barn conversion
	23/02143/FUL	578518	223456	Full	Stisted	Coggeshall	133 Coggeshall Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, Conversion of existing annexe, garage and cart lodge to a 1 x 3-bedroom dwelling
	23/02415/FUL 24/02638/DAC	578921	227053	Full	Stisted	Coggeshall	Boultwoods Farm Barns A and B Rayne Hatch Lane	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission, barn conversion
	25/01702/FUL	580995	225848	Full	Stisted	Coggeshall	Rayleigh Orchard Tumblers Green	0	0	0	0	0	0	0	0	0	0	0	0	1	0										0	0	1	1	1			
	25/00334/FUL	579698	233984	Full	Great Maplestead	Gosfield & Greenstead Green	Barn at Purls Hill Farm House Purls Hill	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1		
	21/00616/FUL	578730	230458	Full	Gosfield	Gosfield & Greenstead Green	69 Halstead Road	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment, nil net gain; allowed on appeal
	16/1982/OUT 20/00700/REM 22/03368/FUL	578489	229078	Full	Gosfield	Gosfield & Greenstead Green	Land adj Octavia House Bridge Meadow The Street	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Part garden; Building Regs initial notice 22/01186/IN
	25/00373/FUL	578024	229846	Full	Gosfield	Gosfield & Greenstead Green	6 Woodland Way	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, Change of use from annexe and dwelling to a single dwelling
	24/02733/FUL	575477	229462	Full	Gosfield	Gosfield & Greenstead Green	Fallow View Barn Parkhall Road	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	Windfall permission for conversion of barn to dwelling
	25/01434/FUL	578363	230442	Full	Gosfield	Gosfield & Greenstead Green	Shardlowes Farm Hedingham Road	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	Windfall permission, conversion of swimming pool changing rooms building to dwelling
	24/00340/FUL	580896	234689	Full	Great Maplestead	Gosfield & Greenstead Green	Barn at Chifneys Lucking Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, conversion of barn to 3 bedroom dwelling
	24/01780/COUPA	580792	235121	Prior Approval	Great Maplestead	Gosfield & Greenstead Green	Barns at Monks Lodge Farm Gestingthorpe Road	0	0	0	0	0	0	0	0		0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall permission, conversion of barns to 3 dwellings. Building Regs Initial Notice submitted ref 24/00830/IN
	21/01253/FUL 24/01854/FUL	582278	228108	Full	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Cypress Lodge Church Road Greenstead Green	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall but redevelopment, nil net change. Demolition of bungalow and replacement with 2 storey house. Building Regs Initial Notice submitted July 2022, 22/00830/IN, new application 24/01854/FUL
	21/02449/FUL 24/00755/DAC 24/00928/DAC 24/00723/DAC 24/00689/DAC 24/00763/DAC 24/01082/DAC 24/01783/DAC 25/01080/PLD	580295	229802	Full	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Halstead Hall Braintree Road Greenstead Green	0	0	0	0	0	0	0	0		0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	20	0	Windfall, includes 12 market houses (2 X 2 bed 7 X 3 bed 3 X 4 bed), and 8 bungalows of which 6 (4 X 2 bed 2 X 3 bed) are housing association and 2 are 2 bed market bungalows. Development also includes a 25 bed dementia care unit C2 use class. Site includes redevelopment of outbuildings and extension and refurbishment of existing redundant building.
	22/01230/FUL 22/02389/DAC 22/02471/DAC 22/02605/DAC 22/02733/DAC	579358	229682	Full	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Chaseways Russells Road	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall but redevelopment of dwelling, nil net gain. Granted 29.06.2013 Building Regs reference 22/00887/IN
	24/00260/FUL	580665	229365	Full	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Upper Beakley Farm Oak Road Halstead	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, demolition of barn and erection of dwelling
	25/01412/COUPA	582377	232331	Prior Approval	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Coach House Ashford Lodge Sudbury Road	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, change of use from coach house formerly used as office space, to dwelling
	23/01545/FUL 24/01376/VAR	583569	234551	Full	Little Maplestead	Gosfield & Greenstead Green	Land between Coppice and Maplestead Court Sudbury Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, allowed on appeal 18.03.2024
	25/02268/FUL	575053	229095	FUL	Gosfield	Gosfield & Greenstead Green	Land adjacent Woodlands Parkhall Road	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4		Windfall Permission granted 240326
	22/00839/FUL 24/02354/VAR	577011	220099	Full	Black Notley	Great Notley & Black Notley	231 Witham Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission. Building Regs ref 24/00842/IN
	23/01758/FUL	575301	220773	Full	Black Notley	Great Notley & Black Notley	Adjacent The Cottage Bakers Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission
	23/02845/FUL 25/00340/VAR	574359	220232	Full	Black Notley	Great Notley & Black Notley	The Friary Bakers Lane	0	0	0	0	0	0	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission, demolition of commercial buildings and erection of 2 dwellings
	23/01695/COUPA	573611	222212	Full	Braintree Green	Great Notley & Black Notley	Naylinghurst Braintree Green	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, barn conversion by prior approval
	24/00748/FUL 25/01028/FUL	574776	221092	Full	Black Notley	Great Notley & Black Notley	Land adjoining Tennis Courts Ludham Hall Lane	0	0	0	0	0	0	0	0		0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Windfall pertmission, erection of 3 detached houses and 1 detached bungalow
	22/02413/FUL 24/00994/DAC	574290	220375	Full	Great Notley	Great Notley & Black Notley	Springfield 192 London Road	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment pf existing dwelling, erection of 5 bed house; nil net change
	22/00043/FUL 25/01343/FUL	581916	230837	Full	Halstead	Halstead St Andrews	Land at East Mill	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall in first permission
	22/00279/FUL 25/00833/DAC	581355	230602	Full	Halstead	Halstead St Andrews	Store rear of 45 High Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission. Redevelopment of warehouse building
	25/01170/FUL	580507	230874	Full	Halstead	Halstead Trinity	Land adj 24 Sloe Hill	0	0	0	0	0	0	0	0		0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		
	23/02586/COUPA	581213	230510	Prior Approval	Halstead	Halstead Trinity	4-6 Bridge Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, prior approval for change of use first floor from commercial use class E to 1 dwelling
	24/01871/FUL	574716	216275	Full	Fairstead	Hatfield Peverel & Terling	Annexe at Barleyfields Fuller Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, extend and alter annexe to create separate dwelling
	22/02278/FUL 24/02711/DAC	580175	210296	Full	Hatfield Peverel	Hatfield Peverel & Terling	Shalom, Peverel Avenue, Nounsley	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, part garden, bungalow; Building Regs ref 24/00944/IN
	22/02040/FUL 23/02796/DAC	578930	211184	Full	Hatfield Peverel	Hatfield Peverel & Terling	Barn at Crabbs Hill Farm Crabb's Hill	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, barn conversion. Building Regs ref 23/00470/IN
	23/00793/FUL 25/00017/DAC 25/01018/DAC	578545	210111	Full	Hatfield Peverel	Hatfield Peverel & Terling	Fairfields Farm Mowden Hall Lane	0	0	0	0	0	0	0	0		2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	Windfall. Change of use, extensions and alterations of 4No. existing barns to create 3No. dwellings. Demolition of 2No. existing agricultural barns and erection of 2No. dwellings.
	23/03069/FUL 24/01734/DAC 23/03069/FUL	578657	211941	Full	Hatfield Peverel	Hatfield Peverel & Terling	Land at 2-3 Bury Lane	0	0	0	0	0	0	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission; Building regs ref 24/00082/IN
	25/02590/FUL	578684	211952	Full	Hatfield Peverel	Hatfield Peverel & Terling	4 Bury Lane	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		
	23/03040/FUL 25/01235/VAR 25/00913/DAC	579846	211575	Full	Hatfield Peverel	Hatfield Peverel & Terling	Land Rear Of Redlynch Cottages Maldon Road	0	0	0	0	0	0	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission, erection of 2 bungalows
	23/02998/FUL 25/00726/DAC 25/01085/DAC	581767	211316	Full	Hatfield Peverel	Hatfield Peverel & Terling	Lynfield Spring Lane	0	0	0	0	0	0	0	0		-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1	0	Redevelopment, loss of 5 bed and erection of 3 bed dwelling, nil net change
	23/02998/FUL 25/00726/DAC 25/01085/DAC	581767	211316	Full	Hatfield Peverel	Hatfield Peverel & Terling	Lynfield Spring Lane	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Redevelopment, loss of 5 bed and erection of 3 bed dwelling, nil net change
	24/02666/COUPA	579138	211780	Full	Hatfield Peverel	Hatfield Peverel & Terling	Brettons Field 4 The Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, change of use from Use Class E commercial business and service
	21/02857/OUT 25/00437/REM	579857	211654	Reserved Matters approved	Hatfield Peverel	Hatfield Peverel and Terling	Small Acres Maldon Road	0	0	0	0	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	16	0	Windfall site. Outline application for demolition of existing dwelling and erection of 17 dwellings, net gain 16. Includes 6 affordable dwellings. Reserved Matters for 17 dwellings submitted 3 March 2025, Chigwell Developments. Building Regs Initial Notice submitted for this and adjacent rear of Redlynch Cottages site, 25/00371/IN, 19 dwellings
	25/02057/FUL	579436	211720	Full	Hatfield Peverel	Hatfield Peverel & Terling	Aberpennar Maldon Road	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		
	21/03696/FUL 24/01982/DAC 24/02392/DAC	580432	210323	Full	Nounsley	Hatfield Peverel & Terling	Land north of Butlers Ulting Road	0	0	0	0	0	0	0	0		6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	Windfall permission granted on appeal 24.03.2023. Building Regs ref 24/00770/IN
	24/00196/OUT 25/00192/FUL 25/01408/DAC 25/01582/DAC	579706	210503	Full	Nounsley	Hatfield Peverel & Terling	Twin Oaks, Land adjacent Priory Farm Cottages Sportsmans Lane	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall; Self Build Scheme, secured by s106 - Erection of 1 No. dwelling, detached garage and summer house. Building Regs reference 25/00687/DOMFP
	22/01602/COUPA 24/00788/COUPA	576883	218916	Prior Approval	White Notley	Hatfield Peverel & Terling	Barn at Webbs Farmhouse Pole Lane	0	0	0	0	0	0	0	0		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Post Plan submission windfall; barn conversion
	23/02471/FUL	578930	218760	Full	White Notley	Hatfield Peverel & Terling	Adjacent Station House Station Road	0	0	0	0	0	0	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission
	25/01115/COUPA	577215	219623	Prior Approval	White Notley	Hatfield Peverel & Terling	Barn at Green Farm The Green	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfll permission, change of use of barn by prior approval
	25/02319/FUL	579496	211834	Full	Hatfield Peverel	Hatfield Peverel & Terling	Stuarts Maldon Road	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2		Windfall
	24/01547/FUL	578510	235556	Full	Castle Hedingham	Hedingham	3 King Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, change of use from commercial use class E c ii
	24/01708/FUL	578547	235590	Full	Castle Hedingham	Hedingham	10 Falcon Square	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, conversion of GP surgery to dwelling
	22/01457/COUPA 22/02518/FUL 24/02715/FUL 25/01647/DAC	579581	232213	Full	Sible Hedingham	Hedingham	Foxborough Agricultural Barn Halstead Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall. Redevelopment of barn (now demolished) to dwelling; self build project (secured by S106)
	22/03446/COUPA	575021	233201	Prior Approval	Sible Hedingham	Hedingham	Barn at Sugar Lane Farm Sugar Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, barn conversion by prior approval

	22/03184/FUL	578199	234139	Full	Sible Hedingham	Hedingham	Post Office 130 Swan Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, conversion of 1 dwelling into 2, net gain 1; Building Regs ref 23/00779/IN
	22/02623/FUL 24/00843/NMA 24/00708/DAC	578651	232963	Full	Sible Hedingham	Hedingham	Land adjacent 29/31 Queen Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, allowed on appeal April 2023, barn conversion to 3 bed dwelling, Building Regs ref 24/00242/IN
	23/02257/FUL 24/01690/DAC	575553	233235	Full	Sible Hedingham	Hedingham	Stable Buildings at Moss Farm Wethersfield Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, conversion of stable buildings to 1 X 3 bed dwelling
	23/01048/FUL	578014	233656	Full	Sible Hedingham	Hedingham	43 Hawkwood Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, allowed on appeal, erection of 1 X 3 bed dwelling
	24/02505/FUL	576414	234902	Full	Sible Hedingham	Hedingham	Grassells High Street Green	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, but nil net gain, redevelopment; self build, secured by S106 Agreement
	24/02505/FUL	576414	234902	Full	Sible Hedingham	Hedingham	Grassells High Street Green	0	0	0	0	0	0	0	0		0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1	0	Windfall, but nil net gain, redevelopment; self build, secured by S106 Agreement
	25/02061/FUL	576398	233776	Full	Sible Hedingham	Hedingham	Land opposite Cuckoos Farm Wethersfield Road	0	0	0	0	0	0	0	0		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Windfall
	24/01308/COUPA	588274	221639	Prior Approval	Feering	Kelvedon & Feering	Popps Cottage Little Tey Road	0	0	0	0	0	0	0	0		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall permission; prior approval for conversion of agricultural building to 3 dwellings, Building Regs ref 24/00696/IN
	25/00439/FUL	587295	219734	Full	Feering	Kelvedon & Feering	Police Houses London Road	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall permission, change of use of police station to 3 X 3 bedroom dwellings
	25/00439/FUL	587295	219734	Full	Feering	Kelvedon & Feering	Rear of Police Houses London Road	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission, erecction of 2 X 2 bedroom new build dwellings
	23/02014/FUL	586172	218823	Full	Kelvedon	Kelvedon & Feering	90 High Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, change of use from martial arts academy
	24/01204/FUL 25/00860/DAC	586476	219170	Full	Kelvedon	Kelvedon & Feering	Part first floor 180 High Street	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, change of use from commercial use to flat
	24/00668/COUPA 23/01065/FUL	586028	218663	Full	Kelvedon	Kelvedon & Feering	The Old Bank 63 High Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, conversion from commercial use - Building Regs ref 24/00823/IN
	20/01668/OUT 23/02308/FUL 24/02304/DAC	586160	218905	Full	Kelvedon	Kelvedon & Feering	Land at Church Road, r/o 113-127 High Street	0	0	0	0	0	0	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Post Plan submission windfall. Site area 0.09 ha.
	25/00432/FUL 25/01416/DAC	586141	217994	Full	Kelvedon	Kelvedon & Feering	Bridgefoot Farm Maldon Road	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall but nil net gain; replacement dwelling
	25/00432/FUL 25/01416/DAC	586141	217994	Full	Kelvedon	Kelvedon & Feering	Bridgefoot Farm Maldon Road	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1	0	Windfall but nil net gain; replacement dwelling
	25/00359/FUL	586188	218448	Full	Kelvedon	Kelvedon & Feering	Adjacent 32 Easterford Road	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, 3 bedroom house
	25/02799/COUPA	586407	219149	ior Approval Giv	Kelvedon	Kelvedon & Feering	213 High Street	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		
	22/01611/FUL	569237	225971	Full	Bardfield Saling	Rayne	Land At Taborsfield House Woolpits Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall; barn conversion
	23/01752/FUL	569281	226015	Full	Bardfield Saling	Rayne	Taborsfield House Woolpits Road	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment of dwelling, nil net change
	24/02645/FUL	568647	227016	Full	Bardfield Saling	Rayne	Adjacent 1 New Villas New Green	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission
	20/01751/FUL 22/02285/FUL	572348	221747	Full	Rayne	Rayne	North of Mill House School Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall. April 2023 permission for 3 bed new build dwelling superseded earlier permission for conversion of stables and barn to a 2 bedroom dwelling. Building Regs ref 21/01209/IN
	23/01055/FUL 25/00503/FUL 25/02071/NMA 25/02031/NMA	572306	221784	Full	Rayne	Rayne	Land adjacent (South of) Mill House School Road	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission, allowed on appeal 09.05.2024 for 1, and subsequent permission for 2 includes 1 self build dwelling secured by s106 Agreement. Building Reg Initial Notice ref 25/00628/IN
	23/01055/FUL 24/01428/VAR 25/00503/FUL 25/01803/BNGDAC	572254	221784	Full	Rayne	Rayne	Land North West of School Road	0	0	0	0	0	0	0	0		0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission, allowed on appeal 09.05.2024 for 1, and subsequent permission for 2 includes 1 self build dwelling secured by s106 Agreement
	25/01051/COUPA	572034	222524	Full	Rayne	Rayne	Southern building King and Co. Land adjacent to Woodstock Dunmow Road	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Prior approval for change of use of agricultural building. Not windfall; supersedes in part (southern building) 21/03132/COUPA for conversion of 2 buildings to 2 dwellings, northern building converted, prior approval for southern building expired and this 2025 COUPA takes its place.
	25/01606/FUL	571500	222051	Full	Rayne	Rayne	Fentons Farm barn Fentons Road	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	Windfall permissin, conversion of barn
	23/02534/FUL	577756	220669	Full	Cressing	Silver End and Cressing	Land West of Mill Lane	0	0	0	0	0	0	0	0	0	0	25	25	28	0	0	0	0	0	0	0	0	0	0	0	0	0	78	0	78	0	Windfall, Allowed on appeal, Development of 78 bungalows consisting of 47 bungalows for market sale with an age restriction (over-55's) and 31 affordable housing bungalows with no age restriction
	23/00249/FUL	580874	220038	Full	Silver End	Silver End and Cressing	Land to Rear of Boars Tye Residential Home/rear of 34 Boars Tye Road Silver End	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission; 3 bedroom detached bungalow
	25/01154/COUPA	579523	240680	Full	Belchamp Otten	Stour Valley North	Land South of Fowes Lane	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, prior approval for change of use of agricultural building
	24/02596/FUL	584668	245547	Full	Foxearth & Liston	Stour Valley North	Land adj Lapwing Cottages, Liston Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		
	25/02030/COUPA	583506	238197	Prior Approval	Bulmer	Stour Valley South	Building North of Bulmer Orchards, Hedingham Road.	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
	23/02369/FUL	583918	239970	Full	Bulmer	Stour Valley South	Back House Croft Bulmer Street	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission
	23/02273/FUL 24/02159/DAC	583970	239994	Full	Bulmer	Stour Valley South	Land adjacent Griggs Farm	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, 1 X 3 bed dwelling. Building Regs Initial Notice ref 24/00874/IN
	24/00529/COUPA	583514	238015	Prior Approval	Bulmer	Stour Valley South	The Piggeries Hedingham Road	0	0	0	0	0	0	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall, conversion of agricultural buildings by prior approval to 2 dwellings
	24/00090/FUL	589886	232263	Full	Bures Hamlet	Stour Valley South	Valley Green Farm Valley Green Mount Bures	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, change of use agricultural building to rural workers dwelling
	22/01008/COUPA 23/01340/FUL 23/02116/DAC 24/00737/FUL 25/00187/DAC	585919	237516	Full	Great Henny	Stour Valley South	Dove House Farm Amos Hill	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall permission for conversion of agricultural building was superseded by full permission for redevelopment; latest permission is for a 6 bedroom dwelling
	23/00727/COUPA 23/03068/FUL	587949	237602	Full	Great Henny	Stour Valley South	Grove Farm Barn Lamarsh Road	0	0	0	0	0	0	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission for conversion of barns by prior approval, followed by full permission for same conversion
	24/01800/COUPA 25/00329/FUL 25/01904/DAC	587123	237435	Full	Great Henny	Stour Valley South	Earlhams, Losh House Lane	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission via prior approval for conversion of farm building superseded by full permission for redevelopment with erection of 1 new self build dwelling, secured by s106 Agreement, 25/00329/FUL
	23/00591/COUPA 23/02831/FUL	587967	239165	Prior Approval	Middleton	Stour Valley South	Gate House Lower Road	0	0	0	0	0	0	0	0		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall permission for conversion of barns by prior approval to 5 dwellings superseded in 2024 by full permission for conversion to 3
	14/00852/FUL 24/00030/FUL	586210	236507	Full	Twinstead	Stour Valley South	Twinstead Manor Coach House	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Conversion to 1 dwelling superseded earlier permission for conversion to 2 dwellings
	25/01115/COUPA	583196	236445	Prior Approval	Wickham St Paul	Stour Valley South	Couter Paddock The Green	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall. Prior Approval required and given for Change of use from Commercial, Business and Service (Use Class E) to 1No. Dwellinghouse (Use Class C3).
	25/01686/FUL			Full	Colne Engaine	The Colnes	Black Batts Barn Rear of 21 Green Farm Road	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		
	23/01977/FUL	583711	229800	Full	Colne Engaine	The Colnes	Choats Cottage Elms Hall Road	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment, nil net gain
	24/02188/COUPA	586173	229735	Full	Colne Engaine	The Colnes	Land opposite Millbrooks Farm Mill Lane	0	0	0	0	0	0	0	0		0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Windfall permission; prior approval for the change of use of agricultural building
	22/01729/FUL 24/02716/DAC	584997	229429	Full	Earls Colne	The Colnes	Adjacent 11 Station Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall site, subdivision of site, demolishing part of buildings/garage and erection of dwelling; Building Regs ref 25/00038/IN
	24/00306/FUL 25/01770/DAC	584725	229589	Full	Earls Colne	The Colnes	Land North Of Pudsies Barn Station Road	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall; Erection of self-build mixed use single storey building comprising 3 bed home and dog & cat rescue care facilities; Regularisation of existing use as animal rescue centre
	22/03437/FUL	585197	233260	Prior Approval	Pebmarsh	The Colnes	Barn at Land Known As Millfield Acre Water Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Post Plan submission windfall permission. Barn conversion. Building Regs Initial Notice submitted 23/01134/IN
	22/01038/COUPA 24/01026/COUPA	584283	232420	Prior Approval	Pebmarsh	The Colnes	Hunts Hall Colne Road	0	0	0	0	0	0	0	0		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Post Plan submission windfall permission. Barn conversion

	23/00068/COUPA 23/02756/FUL	586065	232662	Full	Pebmarsh	The Colnes	Site of Barn at Cricks Farm Hill House Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission originally as conversion of silos to 2 dwellings by prior approva, superseded by full permission allowed on appeal for redevelopment to 1 single storey self build dwelling, but not tied by S106 to self build and no SB condition
	23/00522/COUPA	584283	232420	Full	Pebmarsh	The Colnes	Hunts Hall Colne Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, barn conversion by prior approval
	23/02292/COUPA	585825	233641	Full	Pebmarsh	The Colnes	Greathouse Farm The Street	0	0	0	0	0	0	0	0		5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	Windfall permission, conversion of agricultural buildings by prior approval
	24/00329/FUL	585734	234865	Full	Pebmarsh	The Colnes	Large Barn At Cripple Corner	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission for conversion of outbuilding, allowed on appeal 26.02.2025
	25/01329/FUL	585977	233807	Full	Pebmarsh	The Colnes	Cross End Cottage Cross End	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
	25/00915/FUL	587085	232212	Full	White Colne	The Colnes	Baggaretts Farm, Dawes Hall Road	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1		
	21/00992/COUPA 21/02974/FUL 24/02200/DAC 24/02538/FUL 25/01126/DAC	587953	231728	Full	White Colne	The Colnes	Brambles Farm Brambles Lane	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall permission. Prior approval for the change of use of agricultural building to 5 dwellings asperseded by Full permission for conversion to 5 approved 04.02.2022; current application for redevelopment to 3 dwellings pending determiniatomn
	22/00770/FUL	588520	231064	Full	White Colne	The Colnes	Weirstock Farm Wakes Colne Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, change of use of equestrian barn to 1 X 3 bedroom dwelling
	23/00769/FUL 24/02267/DAC	587170	229012	Full	White Colne	The Colnes	The Bungalow 47 Colchester Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, change of use from office use to 3-bed dwelling
	22/02902/OUT 24/01379/REM 25/00725/VAR	586764	229114	Reserved Matters approved	White Colne	The Colnes	Land To The Rear Of 5 Colne Park Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, 3 bedroom bungalow. Building Regs ref 25/00332/IN
	22/00909/OUT 22/03137/PDEM 24/02422/FUL	586747	229450	Full	White Colne	The Colnes	Bungalow at Brooms Farm Colne Park Road	0	0	0	0	0	-1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	1	0	Post Plan submission windfall. Bungalow demolished December 2022. Application now approved for 1 self build bungalow, secured by s106 Agreement
	25/00662/FUL	588136	230020	Full	White Colne	The Colnes	Little Grange Boley Road White Colne	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	Windfall permission for redevelopment, existing dwelling to be demolished once new dwelling is constructed. Nw dwelling is self build, secred by s106 Agreement
	25/00662/FUL	588136	230020	Full	White Colne	The Colnes	Little Grange Boley Road White Colne	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1	-1	0	Windfall permission for redevelopment, existing dwelling to be demolished once new dwelling is constructed. Nw dwelling is self build, secred by s106 Agreement
	23/00869/FUL 24/01080/DAC 24/01117/DAC	568336	232852	Full	Finchingfield	Three Fields	The Mount, Former Finchingfield United Reformed Church The Green	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall, change of use from offices
	23/02351/COUPA 25/01169/COUPA	569303	234564	Full	Finchingfield	Three Fields	Obournes Farm Upper Howe Street	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall, conversion of agricultural buildings by prior approval to 2 large dwellings and 1 small dwelling; current prior approval application for revised scheme proposig conversion to 6 dwellings
	25/00081/COUPA	570916	235174	Full	Finchingfield	Three Fields	Finchingfield Farm Howe Street	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall, conversion of agricultural buildings by prior approval to 2 dwellings
	25/02266/COUPA	567144	231488	Full	Great Bardfield	Three Fields	Littles Farm, Beslyns Road	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		1	0	Windfall
	22/00790/FUL	567232	230199	Full	Great Bardfield	Three Fields	Millbank Dunmow Road	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Post Plan submission windfall permission but nil net change, redevelopment of dwelling. Building Regs Initial Notice submitted 23/00332/IN
	19/00205/FUL 23/02703/FUL 24/02426/VAR	567733	230183	Full	Great Bardfield	Three Fields	30 The Bardfield Centre Braintree Road and High Barn	0	0	0	0	0	1	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	2	0	Post Plan submission windfall permission. Part supersedes 19/00205/FUL which was for Conversion of barn into a dwelling, conversion of adjacent former commercial building into a dwelling and erection of 1 new build dwelling. Conversion of barn completed, remainder now covered by 23/02703/FUL, 24/02426/VAR
	24/02436/FUL	567733	230183	Full	Great Bardfield	Three Fields	High Barn 27 The Bardfield Centre Braintree Road	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission
	24/00983/COUPA 25/0235/FUL	567695	229891	Full	Great Bardfield	Three Fields	The Barn at South Acre Braintree Road	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission,prior approval
	25/01355/FUL	568597	229826	Full	Great Bardfield	Thre Fields	Springfield House Braintree Road	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Demolition of existing delling and erection of replacement dwelling, new dwelling self build, secured with S106 Agreement
	25/01355/FUL	568597	229826	Full	Great Bardfield	Thre Fields	Springfield House Braintree Road	0	0	0	0	0	0	0	0		-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1	0	Demolition of existing delling and erection of replacement dwelling, new dwelling self build, secured with S106 Agreement
	24/02719/FUL	574359	225687	Full	Panfield	Three Fields	Little Priory Barns Braintree Road Panfield	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission for barn conversion to 4 bed dwelling
	25/02237/COUPA			Prior Approval Required	Panfield	Three Fields	Kynaston Farm Kynaston Road	0	0	0	0	0	0	0	0		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		
	20/01043/FUL 22/02625/FUL 22/03410/DAC 24/01038/DAC 24/01911/DAC	572383	229145	Full	Shalford	Three Fields	Shalford Hall Farm The Street	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall. Building Regs ref 24/00366/IN
	22/01583/COUPA	571373	227465	Prior Approval	Shalford	Three Fields	Barn at Dynes Farm Shalford Green	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall; barn conversion, granted 25 July 2022
	24/01974/FUL 25/00680/DAC 25/00877/BNGDAC	571916	226741	Full	Shalford	Three Fields	Greenways Jaspers Green	0	0	0	0	0	0	0	0		-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1	0	Windfall but redevelopment, nil net gain. Building Regs ref 25/00079/IN
	24/01974/FUL 25/00680/DAC 25/00877/BNGDAC	571916	226741	Full	Shalford	Three Fields	Greenways Jaspers Green	0	0	0	0	0	0	0	0		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall but redevelopment, nil net gain; Building Regs ref 25/00079/IN
	25/01269/COUPA	570661	228903	Prior Approval	Shalford	Three Fields	Barn 1 Hunts Farm Hulls Lane	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission for conversion of barn by prior approval
	22/00395/FUL	573101	229407	Full	Wethersfield	Three Fields	Unit 1 at land adjacent to Pony Acres Rotten End	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission, allowed on appeal April 2023, barn conversion to 3 bed dwelling
	24/01563/COUPA 25/02597/FUL	571049	232685	Full	Wethersfield	Three Fields	Cottons Farm Sculpins Lane	0	0	0	0	0	0	0	0		0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	Windfall permission for conversion of agricultural buildings by approval
	25/01478/FUL	574602	228969	Prior Approval	Wethersfield	Three Fields	Dutch Barn Fishers Farm Beazley End	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Conversion of agricultural buildings by prior approval
	25/01407/COUPA	573857	231527	Prior Approval	Wethersfield	Three Fields	Lower Green Farm Lower Green Road Blackmore End	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	7	0	Windfall permission for conversion of agricultural buildings by approval
	25/00618/FUL	573588	229543	Full	Wethersfield	Three Fields	Gainsfield Farm Mumfords Hill	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	Windfall but redveelopment, demoltion of existing dwelling and erection on new dwelling
	25/00618/FUL	573588	229543	Full	Wethersfield	Three Fields	Gainsfield Farm Mumfords Hill	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1	-1	0	Windfall but redveelopment, demoltion of existing dwelling and erection on new dwelling
	21/03365/FUL 22/01764/FUL 24/01696/DAC	581997	214988	Full	Witham	Witham Central	Outbuilding at Warwick House 48 Collingwood Road	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Post Plan submission windfall. Redevelopment of former office use building to 3 dwellings. Building Regs Initial Notice submitted 24/00285/IN
	22/00385/FUL	582047	214384	Full	Witham	Witham Central	95 Newland Street	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall permission
	24/01520/COUPA 25/02226/COUPA	582240	214512	Full	Witham	Witham Central	First floor 18 The Grove	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall permission, change of use by prior approval
	25/01887/COUPA	582277	214484	Prior Approval	Witham	Witham Central	22 The Grove Centre	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5		5	0	
	25/01868/COUPA	582286	214519	Prior approval	Witham	Witham Central	7 The Grove Centre	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		1	0	
	23/02958/FUL	582241	214710	Full	Witham	Witham Central	Roslyn House 16 Newland Street	0	0	0	0	0	0	0	0		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Post Plan submission windfall. Conversion from offices. Previous permission for conversion to 1 dwelling expired August 2023.
	25/01468/FUL	581950	214275	Full	Witham	Witham Central	137 Newland Street	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
	24/00721/FUL	582079	214428	Full	Witham	Witham Central	65 Newland Street	0	0	0	0	0	0	0	0		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall permission, demolition of 1970's office building and construction of 3 X 2-bedroom dwellings
	24/01819/FUL	582013	215890	Full	Witham	Witham North	14 Rickstones Road	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment, nil net gain. Demolition of bungalow, erection of 3 bed 2-storey dwelling
WITN 429	19/00014/FUL	582163	216135	Full	Witham	Witham North	Rickstones Neighbourhood Centre, land at Dorothy Sayers Drive/Laburnum Avenue	0	0	0	0	0	0	0	0		14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	14	0	Full planning application for redevelopment with net gain of 14 homes (loss of 7 existing flats, development of mixed use development including 21 flats); the application had a Resolution to Grant from Planning Committee 8 Feb 2022, granted 3 Jan 2023
	23/02244/COUPA 24/00579/VAR	581931	215324	Prior Approval	Witham	Witham North	Unit 7 Cullen Mill 49 Braintree Road	0	0	0	0	0	0	0	0		12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	12	0	Windfall permission; Change of use from Commercial Business and service Use Class E to 12 dwellings. Building Regs Initial Notice submitted 24/00292/IN
	23/02865/FUL	581825	215224	Full	Witham	Witham North	29A & 29B Chipping Hill	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall net loss, conversion of 2 flats to 1 house (reverting to original single dwelling)
	23/02865/FUL	581825	215224	Full	Witham	Witham North	29A & 29B Chipping Hill	0	0	0	0	0	0	0	0		-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2	0	-2	0	Windfall net loss, conversion of 2 flats to 1 house (reverting to original single dwelling)
	23/02368/FUL 24/01468/DAC	581145	214357	Full	Witham	Witham West	Land Between Eustace Court And 34 Blunts Hall Road	0	0	0	0	0	0	0	0		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Windfall permission. Building regs Initial Notice ref 24/00694/IN
	23/02032/FUL 24/00316/DAC	569958	238174	Full	Stambourne	Yeldham	1 and 2 Revels Cottage Cornish Hall End Road	0	0	0	0	0	0	0	0		-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	-1	0	Windfall net loss, redevelopment of 2 dwellings to 1 new dwelling Building Regs Initial Notice submitted Feb 2024 24/00086/IN
	22/01358/FUL	571650	239202	Full	Stambourne	Yeldham	Hill Farm Barn Mill Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall, barn conversion
	24/00330/FUL 24/01572/DAC	572264	238673	Full	Stambourne	Yeldham	Land adjacent 1 Church Road	0	0	0	0	0	0	0	0		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall permission
	23/00337/FUL	573941	237508	Full	Toppesfield	Yeldham	Garage at Church Farm Barn Church Lane	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall; demolition of garage and erection of a 2-bedroom dwelling.
	23/01399/FUL	573946	237511	Full	Toppesfield	Yeldham	Church Farm Barn Church Lane Toppesfield	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall permission; demolition of former grain store and erection of 2 No. 3 bedroom cottages
	21/00574/OUT 23/01053/REM	572655	235666	Reserved Matters approved	Toppesfield	Yeldham	Mission Hall Gainsford End Road	0	0	0	0	0	0	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Windfall; allowed on appeal; redevelopment of redundant place of worship

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WIS 09	12/1071/OUT	581249	213244	Outline	Witham	Witham South	Land south of Maltings Lane, Gershwin Park, Land North East Of Reid Road	0	0	0	0	0	0	0	0	0	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0	32	0	Remainder of new neighbourhood site; the residual capcity from the outline consent is 63, but it is expected that the site will come forward for a C2 Use Class care home and C3 Use Class development. Full planning application 21/03618/FUL submitted 10.12.2021 for 70 bed care home and 44 C3 dwellings, together with some retail units, refused at Planning Committee 31.05.2022 on design and amenity grounds, over development
							Sites with outline planning permission, major development sites	0	0	0	0	0	0	0	0	0	99	348	448	477	448	318	391	208	104	61	36	0	0	0	0			2938	0	2938	0	
Sites With a Resolution to Grant																																								
								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	
							Sites with a Resolution to Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	
Other sites Without Planning Permission																																								
BRC 34H		576014	222813	Without	Braintree	Braintree Central & Beckers Grn	Land rear of 138-142 (Kwik Fit) South Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	0	10	0	
BRE 17H		577602	222336	Without	Braintree	Braintree Central & Beckers Grn	Land at 302 Cressing Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	0	10	0	
BRS 35H	26/01068/FUL	576033	221930	FULL	Braintree	Braintree South	The Rose and Crown PH site Masefield Road	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	Application granted for 5 dwellings July 2026.
BLAN 114	18/00008/SCO 21/70001/PPA	575312	221026	Without	Black Notley	Great Notley and Black Notley	Hayeswood, Land east of Great Notley, Strategic Growth Location	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	150	200	200	200	200	200	200	150	50	50	0	1,650	0	1,650	0	Total estimated site capacity 1750. Consortium of 4 developers now established and delivery forecast as advised by developer representative. Design Code and Masterplan now at an advanced stage of negotiation with officers. Planning application and EIA being prepared, REM expected to follow on a phased basis.
HASA 295		582381	230571	Without	Halstead	Halstead St Andrews	The old wood yard site Fenn Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	30	0	0	0	0	0	0	0	0	0	0	50	0	50	0	Planning application in preparation
HASA 287		581448	230520	Without	Halstead	Halstead St Andrews	Land east of the High Street, off St Andrews Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	12	0	0	0	0	0	0	0	0	0	0	27	0	27	0	Outline planning application BTE/18/02084/OUT for up to 73 dwellings was dismissed at appeal 09.12.2019 - APP/Z1510/W/19/3224638 refers, Parkland Developments. Taking into account the appeal decision findings on constraints affecting the site including heritage, and access, residential development potential is likely to be limited to small scale. 25/02741/FUL under consideration for 27 dwellings.
HASA 289	15/01457/FUL	582391	230844	Without	Halstead	Halstead St Andrews	Land East of Cherry Tree Close	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16	0	16	0	A full planning application, for affordable housing was submitted 11 April 2022 but has now been withdrawn. 26/01911/FUL under consideration (16)
HASA 286	16/0802/OUT 19/01499/REM	581494	229886	Without	Halstead	Halstead St Andrews	Land at at Greenways Balls Chase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	0	14	0	Reserved Matters approved 05.05.2020; developer James Wicks. Expired 05.05.2022
HTR 6H	25/01451/FUL	581066	230357	FULL	Halstead	Halstead Trinity	Senior Citizens Centre site New Street	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Site area 0.18 ha. Cleared brownfield site within development boundary. Now has permission for 4 under 25/01451 020925
SIBH 377	18/02154/FUL	577385	234595	Without	Sible Hedingham	Hedingham	Former Tanners Dairy Prayors Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	24	0	0	0	0	0	0	0	0	0	0	44	0	44	0	Current Full planning application from Halstead Residential Limited for 51 dwellings, pending consideration (revised plans submitted July 2023, outstanding issues including on drainage, design and layout, being worked through). Appeal lodged.
FEER 232, FEER 233B	24/00814/SCO	590242	224111	Without	Feering	Kelvedon & Feering	Strategic Growth Location, Land south of Feering/west of A12	0	0	0	0	0	0	0	0	0	0	0	0	20	100	100	100	100	100	100	100	100	15	0	0	0	0	835	0	835	0	Site promoter Crown Estates expected to submit outline planning application Q4 2024/25; work now expected to start on site when A12 work completed. Screening opinion adopted 19 August 2024
FEER 230		590242	224111	Without	Feering	Kelvedon & Feering	Strategic Growth Location, Land parcel Land off Inworth Road, south of Feering/west of A12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	40	0	40	0	Prospective developer Countryside Properties
	17/01372/COUPA 19/1259/COUPA 21/03132/COUPA 25/01051/COUPA	572034	222524	Without	Rayne	Rayne	King & Co. Dunmow Road	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1		Original prior approval for 5, 3 completed from conversion of northern buildings; southern building prior approval for 2 expired Dec 2024 as not completed within 3 years; current prior approval application for conversion to 1 dwelling
SILV 388		580083	219575	Without	Silver End	Silver End and Cressing	Crittall Works site	0	0	0	0	0	0	0	0	0	0	0	20	25	20	0	0	0	0	0	0	0	0	0	0	0	0	65	0	65	0	There have been discussions betwen the Council and the landowner at several times over past years, most recently 2019/2020. The Council wishes to see the site brought back into beneficial use as a mixed use development, including retaining and reusing the non designated heritage assets on the site. The site is within a Conservation Area, and a Master Plan for the development is required. Landowner Parham Holdings declined request to provide information on deliverability, expected timing or constraints unless the Council paid £250. Taking this into account, the forecast delivery has been set back to the end of the Plan Period.
EARC 705	17/01769/OUT	585186	228857	Without	Earls Colne	The Colnes	Land East of Morleys Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15	0	15	0	Post Plan submission windfall. Expired May 2021
WITN 425 WITN 613		581938	215268	Without	Witham	Witham North	Chipping Hill Industrial Estate	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	30	0	30	0	This is a brownfield site currently occupied by existing residential and commercial uses, and has been included in response to a submission from the Call for Sites. Although nearby commercial uses at Braintree Road have been converted to residential, there has been no further discussion on this site and the estimated timing has been set back to the end of the Plan Period.
							Other identified sites without planning permission	0	0	0	0	0	0	0	0	0	0	0	21	50	124	280	376	300	300	300	300	300	215	150	50	0	0	2816	0	2816	0	
							Plus windfall allowance, without permission	0	0	0	0	0	0	0	0	0	0	0	75	75	75	75	75	75	75	75	75	75	75	75	75	0	0	975	0	975		
							Total forecast supply, C3 use class	493	534	882	848	1,080	1,088	1,146	931	521	730	987	1,009	937	811	738	842	583	479	436	411	375	290	225	125	0	0	16,501	7,002	9,499	0	
C2 Communal Accommodation rooms																																								
	19/0696/FUL	576987	222782	Completed	Braintree	Braintree Central & Beckers Green	Extension to the Poplars Clockhouse Way Braintree	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	Granted 12.06.2019; Building Regulations Initial Notice submitted
	20/01652/FUL 22/01146/NMA	576598	222270	Completed	Braintree	Braintree South	Riverdale care home 65 Duggers Lane Braintree	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	0	0	Reconfiguration of internal accommodation of care home to increase the number of bedrooms from 32 to 40 - CQC report March 2023 confirms now 40
BOCS 700	19/01743/FUL 20/01983/DAC 21/00680/VAR	576114	224344	Completed	Braintree	Bocking South	Land at Braintree College Church Lane	0	0	0	0	0	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	75	0	0	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., developer Avery Health Care Ltd. Building Regulations Initial Notice submitted May 2021.
	BC/23/00947/OTHCOM	580584	230401	Completed	Halstead	Halstead Trinity	Blackthorns Elderly Persons Home 21 - 29 Dooley Road	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	0	Conversion of day centre into 3 additional bedrooms in elderly persons home. Completed Feb 2024
	15/01186/FUL 23/02088/DAC	580932	211520	Completed	Hatfield Peverel	Hatfield Peverel & Terling	Willowmead Nursing Home Wickham Bishops Road	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	0	0	Demolition of existing 62 bed care home and erection of new 87 bed care home, net increase of 25 rooms, granted May 2016. Completion certificate issued 17 Nov 2023
	CC/BTE/02/21	581843	216574	Completed	Witham	Witham North	Land adjacent New Rickstones Academy Sixth Form Conrad Road Witham	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	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"
	21/02566/FUL	586063	228886	Loss taken place	Earls Colne	The Colnes	Colne Place 97 High Street	0	0	0	0	-32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-32	-32	0	0	Conversion of 32 room care home for elderly persons to 9 C3 use class dwellings
	23/01686/PLD	581342	229880	Completed	Halstead	Halstead Trinity	7 Brewery Drive	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	Change of use from C3 dwelling to C2 use class, care home for 2 adults with learning disabilities
	22/01686/FUL 25/02399/LBC	585245	229240	Full	Earls Colne	The Colnes	Colne House Station Road	0	0	0	0	0	0	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	27	0	Internal and external alterations to Colne House, demolition of existing 5 bed annex building, construction of two-storey extension with underground link to provide net 27 additional specialist care bedrooms
	19/1860/FUL 23/01595/FUL	575875	223271	Full	Braintree	Bocking Blackwater	Extension to Braintree Nursing Home building 11 Coggeshall Road	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	0	Previous permission expired Dec 2022. New permission 23/01595/FUL granted 12.09.2023, loss of 2 existing rooms, 12 new rooms created with extension, net gain +10 rooms.
	25/00540/FUL	577692	227209	Full	High Garrett	Bocking North	1 Halstead Road	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Windfall loss of C3 but nil net gain overall, change of use of dwelling to a 2 bedroom children's care home
	18/01367/FUL 24/00755/DAC 24/02689/NMA	580295	229802	Under construction	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Halstead Hall Braintree Road Greenstead Green	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Single storey rear extension to provide adiitional spaces to service nursing home, 22/01179/IN, Single storey extension to create kitchen, laundry and staff room, internal alterations to form 2 no additional bedrooms, 2 no ground floor WC's and 1 no en-suite

	21/02449/FUL	580295	229802	Full	Greenstead Green & Halstead Rural	Gosfield & Greenstead Green	Halstead Hall Braintree Road Greenstead Green	0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0	Demolish outbuildings, extend and refurbish existing redundant building to form 25 bed dementia unit. Application submitted 22.08.2022 for 37 units, states a 25 unit scheme is not viable, refused, appeal submitted.
	23/01994/FUL	569121	244945	Full	Sturmer	Bumpstead	Woodlands Hotel Coupals Road	0	0	0	0	0	0	0	0	0	0	0	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	0	64	0	Windfall permission; Demolition of the existing buildings on site, and the erection of a 64no. bed care home (Use Class C2);granted 22.09.2025
	17/00679/OUT 24/02384/REM 24/02385/FUL 25/00733/REM 25/00793/REM 24/02383/VAR 25/01641/REM	585410	218139	Outline	Kelvedon	Kelvedon and Feering	Land North of London Road	0	0	0	0	0	0	0	0	0	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	0	66	0	Outline planning application allowed on appeal January 2023, 300 dwellings and care home, variation application increased number of bedrooms from 64 to 66; Reserved Matters submitted 22 July 2025, ref 25/01641/REM
KELV 332	21/02241/FUL	585888	218370	Under construction	Kelvedon	Kelvedon & Feering	Land adj St Dominics Residential Home The Cloisters London Road	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	21	0	Draft allocation, planning application also includes 7 supported living bungalows - Resolution to Grant from Planning Committee 29 Nov 2022; decision issued 4 April 2023. Building Regulations Initial Notice submitted, ref 22/00654/IN
							Total rooms				0	-30	18	103	2	0	75	78	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	310	93	217	0	
						(Number of rooms divided by 1.8 gives the C2 equivalent contribution)	Converted to contribution to supply				0	-17	10	57	1	0	39	41	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166	52	114	0	
								493	**534**	**882**	**848**	**1,063**	**1,098**	**1,203**	**932**	**521**	**769**	**1,028**	**1,043**	**937**	**811**	**738**	**842**	**583**	**479**	**436**	**411**	**375**	**290**	**225**	**125**	**0**	**0**	**16,667**	**7,054**	**9,613**	**0**	

Appendix 4 - Strategic Policies

Policy Number	Title
LPR 1	Spatial Strategy for Braintree District
LPR 2	Development boundaries
LPR 3	Strategic Employment
LPR 11	Retailing and regeneration
LPR 18	Housing Provision and Delivery
LPR 19	Hayeswood, East of Great Notley, South of Braintree
LPR 20	Land East of Broad Road, Braintree
LPR 21	Former Towerlands Park Site
LPR 22	Panfield Lane, North West Braintree
LPR 23	East of Braintree
LPR 24	Land South and North-East of Halstead
LPR 25	Land at South East Feering
LPR 26	West of Feering - Kings Dene
LPR 27	Wood End Farm, Witham
LPR 28	Land North of the A12, Hatfield Peverel
LPR 39	Affordable Housing
LPR 44	Gypsy and Traveller and Travelling Showpersons' Accommodation
LPR 52	Sustainable Transport
LPR 55	New Road Infrastructure
LPR 57	Built and Historic Environment
LPR 73	Natural Environment and Green Infrastructure
LPR 74	Protected Sites
LPR 81	Climate Change

Appendix 5 - Braintree Local Plan 2033 Superseded Policies

New Policy Number	Policy	Replaces Policy
LPR1	Spatial Strategy for Braintree District	SP3
LPR2	Development Boundaries	LPP1
LPR3	Strategic Employment	SP5
LPR4	Location of Employment Land	LPP2
LPR5	Employment Policy Area	LPP3
LPR6	Kelvedon Park	LPP4
-	Allshots Farm, Rivenhall	LPP5
LPR7	Business Parks	LPP6
LPR8	Rural Enterprise	LPP7
LPR9	Tourist Development within the Countryside	LPP8
LPR10	Retailing and Regeneration	LPP9
LPR11	Primary Shopping Areas	LPP10
LPR12	District Centre - Great Notley	LPP11
LPR13	Braintree Village Designer Outlet Centre	LPP12
LPR14	Leisure and Entertainment	LPP13
LPR15	Retail Warehouse Development	LPP14
LPR16	Retail Site Allocations	LPP15
LPR17	Housing Provision and Delivery	SP4, LPP16
LPR18	Strategic Sites	-
LPR19	SGL - Hayeswood, East of Great Notley, South of Braintree	LPP17
LPR20	SGL - Land East of Broad Road, Braintree	LPP18
LPR21	SGL - Former Towerlands Park Site, Braintree	LPP19
LPR22	SGL - Panfield Lane, North West Braintree	LPP20
LPR23	SGL - East of Braintree	-

New Policy Number	Policy	Replaces Policy
LPR24	SGL - Land South and North-East of Halstead (Within Greenstead Green and Colne Engaine Parish)	-
LPR25	SGL - Land at South East Feering	LPP21
LPR26	SGL -West of Feering - Kings Dene	-
LPR27	SGL - Wood End Farm, Witham	LPP22
LPR28	SGL - Land North of the A12, Hatfield Peverel	-
LPR29	Comprehensive Redevelopment Area - B&M Retail Unit, Rayne Road	-
LPR30	Comprehensive Redevelopment Area - Land East of Halstead High Street	LPP23
-	Comprehensive Redevelopment Area - Factory Lane West/Kings Road, Halstead	LPP25
LPR31	Comprehensive Redevelopment Area - Coggeshall Football Club, Coggeshall	-
-	Comprehensive Redevelopment Area - Kings Chase, Witham	LPP26
LPR32	Comprehensive Redevelopment Area - Cut Throat Lane Carpark, Witham (WITN3212)	-
-	Comprehensive Redevelopment Area - Newlands Precinct, Witham	LPP27
-	Comprehensive Redevelopment Area - Rickstones Neighbourhood Centre, Witham	LPP28
LPR33	Land on the East Side of the A131 High Garrett (BOCN2033)	-
LPR34	Supplementary Plan - Former Airbase RAF Wethersfield	-
LPR35	Affordable Housing	LPP31
-	Affordable Housing in Rural Areas	LPP32
LPR36	Specialist Housing	LPP33
-	Specialist Housing - Mount Hill, Halstead	LPP24
LPR37	Self and Custom Build Housing	-

New Policy Number	Policy	Replaces Policy
LPR38	Gypsy and Traveller and Travelling Showpersons' Accommodation	LPP34
LPR39	Housing Mix and Density	LPP35
LPR40	Residential Extensions, Alterations and Outbuildings	LPP36
LPR41	Replacement Dwellings in the Countryside	LPP37
LPR42	Rural Workers Dwellings in the Countryside	LPP38
LPR43	Infill Development in Hamlets	LPP39
LPR44	Residential Conversion of Buildings in the Countryside	LPP40
LPR45	Garden Extension	LPP41
LPR46	Sustainable Transport	SP6, LPP42
LPR47	Parking Provision	LPP43
LPR48	Transport Related Policy Areas	LPP44
LPR49	New Road Infrastructure	LPP45
-	Broadband	SP6, LPP46
LPR50	Built and Historic Environment	LPP47
LPR51	An Inclusive Environment	LPP48
LPR52	Health and Wellbeing Impact Assessment	LPP49
LPR53	Provision for Open Space, Sport and Recreation	SP6, LPP50
LPR54	Equestrian Facilities	LPP51
LPR55	Layout and Design of Development	SP7, LPP52
LPR56	Conservation Areas	LPP53
LPR57	Shop Fronts, Fascias and Signs in Conservation Areas	LPP55
LPR58	Illuminated Signs in Conservation Areas	LPP56
LPR59	Demolition in Conservation Area	LPP54
LPR60	Demolition of Heritage Assets	LPP58

New Policy Number	Policy	Replaces Policy
LPR61	Heritage Assets and their Settings	LPP57
LPR62	Archaeological Evaluation, Excavation and Recording	LPP59
LPR63	Educational Establishments	SP6, LPP60
LPR64	Local Community Services and Facilities	LPP61
LPR65	Cemeteries and Churchyards	LPP62
LPR66	Natural Environment and Green Infrastructure	LPP63
LPR67	Protected Sites	SP2, LPP64
LPR68	Tree Protection	LPP65
LPR69	Protection, Enhancement, and Management of Biodiversity	LPP66
LPR70	Landscape Character and Features	LPP67
LPR71	Green Buffers	LPP68
LPR72	Protected Lanes	LPP69
LPR73	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	LPP70
LPR74	Climate Change	LPP71
LPR75	Energy Generation and Efficiency	LPP72
LPR76	Renewable Energy Schemes	LPP73
LPR77	Flood Risk and Surface Water Drainage	LPP74
LPR78	Surface Water Management Plan	LPP75
LPR79	Sustainable Urban Drainage Systems	LPP76
LPR80	External Lighting	LPP77
LPR81	Infrastructure delivery and impact mitigation policy	LPP78

Proposals Maps

Inset

1A	Braintree North
1B	Braintree South
1C	Braintree Central
1D	Braintree - High Garrett
1E	Braintree East
2A	Witham North
2B	Witham South
3	Ashen
4	Belchamp Otten
5	Belchamp St Paul
6	Belchamp Walter
7	Blackmore End
8	Black Notley Village
9	Bradwell
10	Bulmer
11	Bulmer Tye
12	Bures Hamlet
13	Castle Hedingham
14	Coggeshall
15	Coggeshall Surrex
16	Colne Engaine
17	Cornish Hall End
18	Cressing
19	Cressing (Tye Green)
20	Earls Colne West
21	Earls Colne East and White Colne
22	Earls Colne Airfield
23	Feering
24	Finchingfield
25	Foxearth
26	Gestingthorpe
27	Gosfield and Airfield

28	Great Bardfield
29	Great Notley and Black Notley
30	Great Maplestead
31	Great Saling
32	Great Yeldham
33	Greenstead Green
34	Halstead
34A	Halstead Town Centre
35	Hatfield Peverel
36	Helions Bumpstead
37	Kelvedon
38	Kelvedon West - Kings Dene
39	Lamarsh
40	Little Maplestead
41	Little Yeldham
42	Mount Bures
43	Nounsley
44	Panfield
45	Pebmarsh
46	Rayne
47	Ridgewell
48	Rivenhall
49	Rivenhall - Allshots Farm
50	Rivenhall End
51	Shalford
52	Shalford Church End
53	Sible Hedingham
54	Sible Hedingham, Wethersfield Road
55	Silver End
56	Stambourne Chapel End Way
57	Stambourne Dyers End
58	Steeple Bumpstead
59	Stisted
60	Sturmer
61	Sturmer West and Helions Bumpstead North

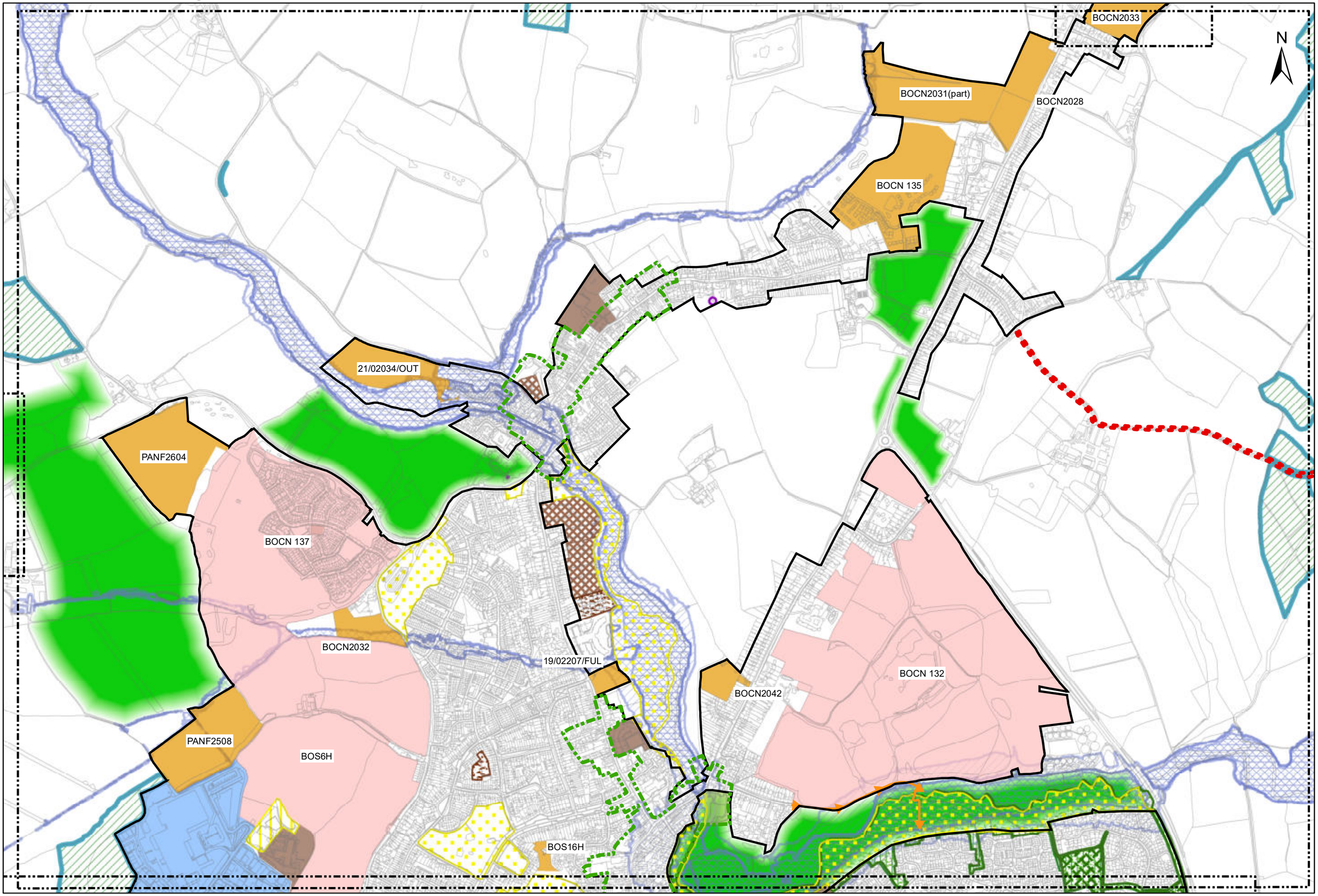
62 Terling
63 Toppesfield
64 Wethersfield
65 Wethersfield Airfield
66 White Notley
67 Wickham St Paul
68 Landscape Character Assessment
69 Proposals Map
70 Minerals and Safeguarding

Key: Draft Local Plan Review - Regulation 19

- Development Boundary
- District Boundary
- Inset map
- Strategic Growth Location
- Residential Site 10 or more Dwellings
- Specialist Housing
- Self Build and Custom Housing
- Proposed Gypsy/Traveller Site
- Road Proposal
- Safeguarded Spine Road
- Proposed WCH Route
- Protected Lane
- Town Centre
- Primary Shopping Area
- Primary Frontage
- Secondary Frontage
- Formal Recreation
- Informal Recreation
- Biodiverdity Net Gain (BNG)
- Green Buffer
- Visually Important Space
- Structural Landscaping
- Local Greenspace
- SANG - proposed
- Employment Policy Area
- Business Parks
- Comprehensive Development Area
- Special Employment Area
- Transport Related Policy Area
- Retail and Town Centre Uses
- Designer Outlet Centre
- Retail Warehousing
- District Centre
- Local Centre
- Supplementary Plan - Wethersfield Airfield
- Leisure and Entertainment
- Community Uses
- Car Park
- Education
- Allotments
- Cemetery/Church Yard
- Conservation Area
- Local Nature Reserve
- Scheduled Monuments (NHLE)
- Site of Special Scientific Interest
- Local Wildlife Site
- Historic Parks & Gardens (NHLE)
- Flood Zone 2
- Flood Zone 3
- Floodzone 3B

Local Plan Review Reg 19 - Braintree North

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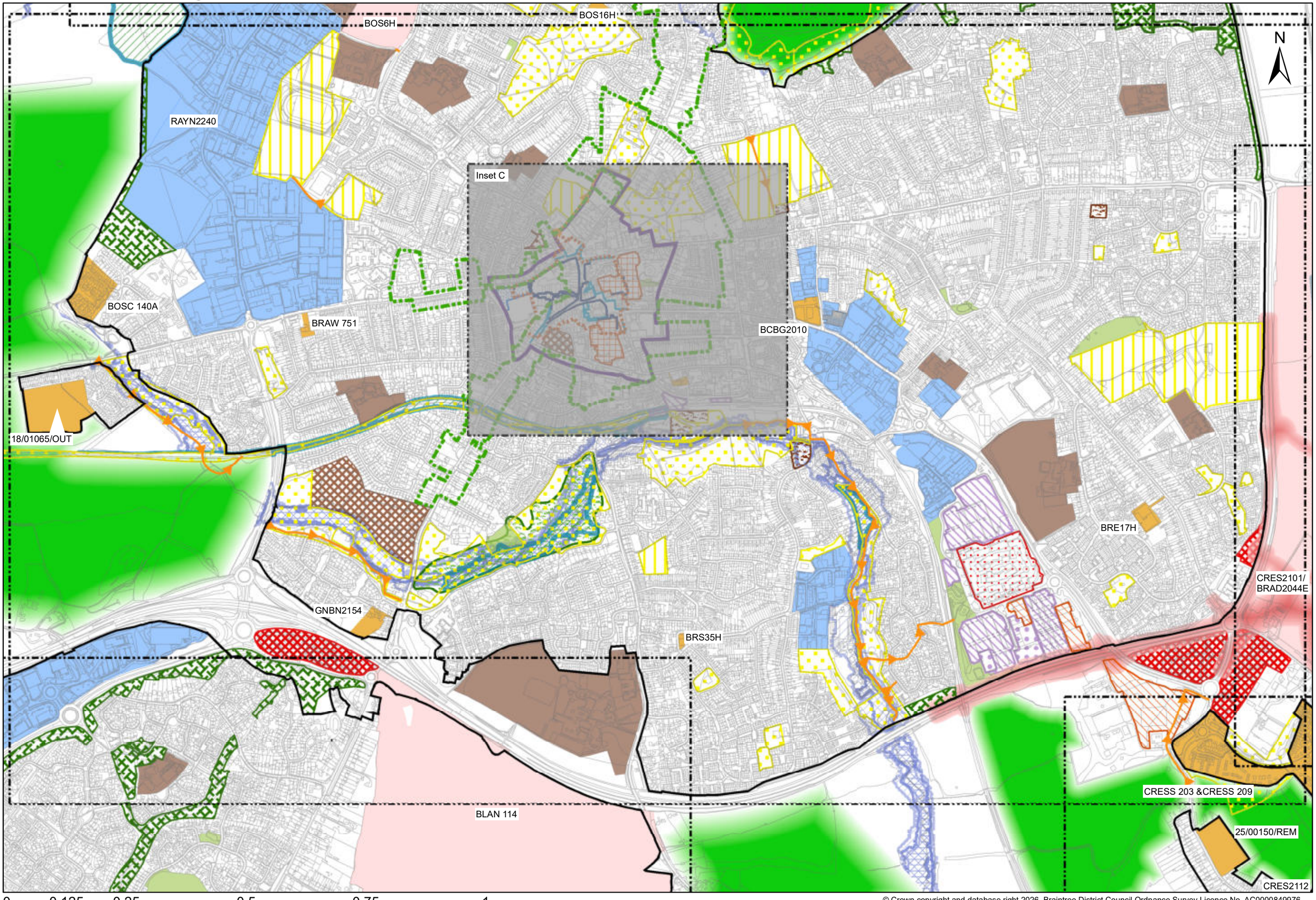
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21/08/2026

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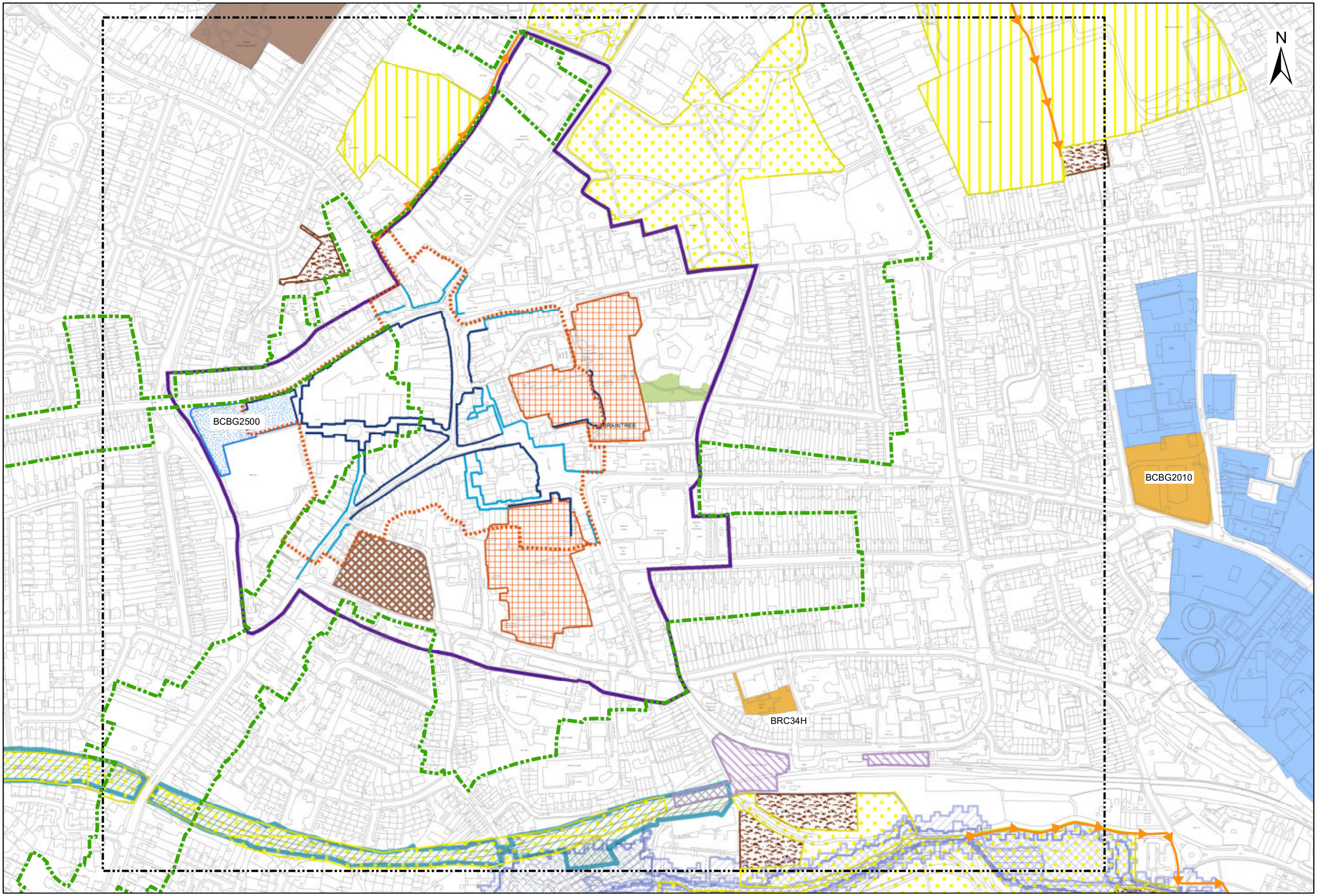
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04/09/2026

Local Plan Review Reg 19 - Braintree Town Centre

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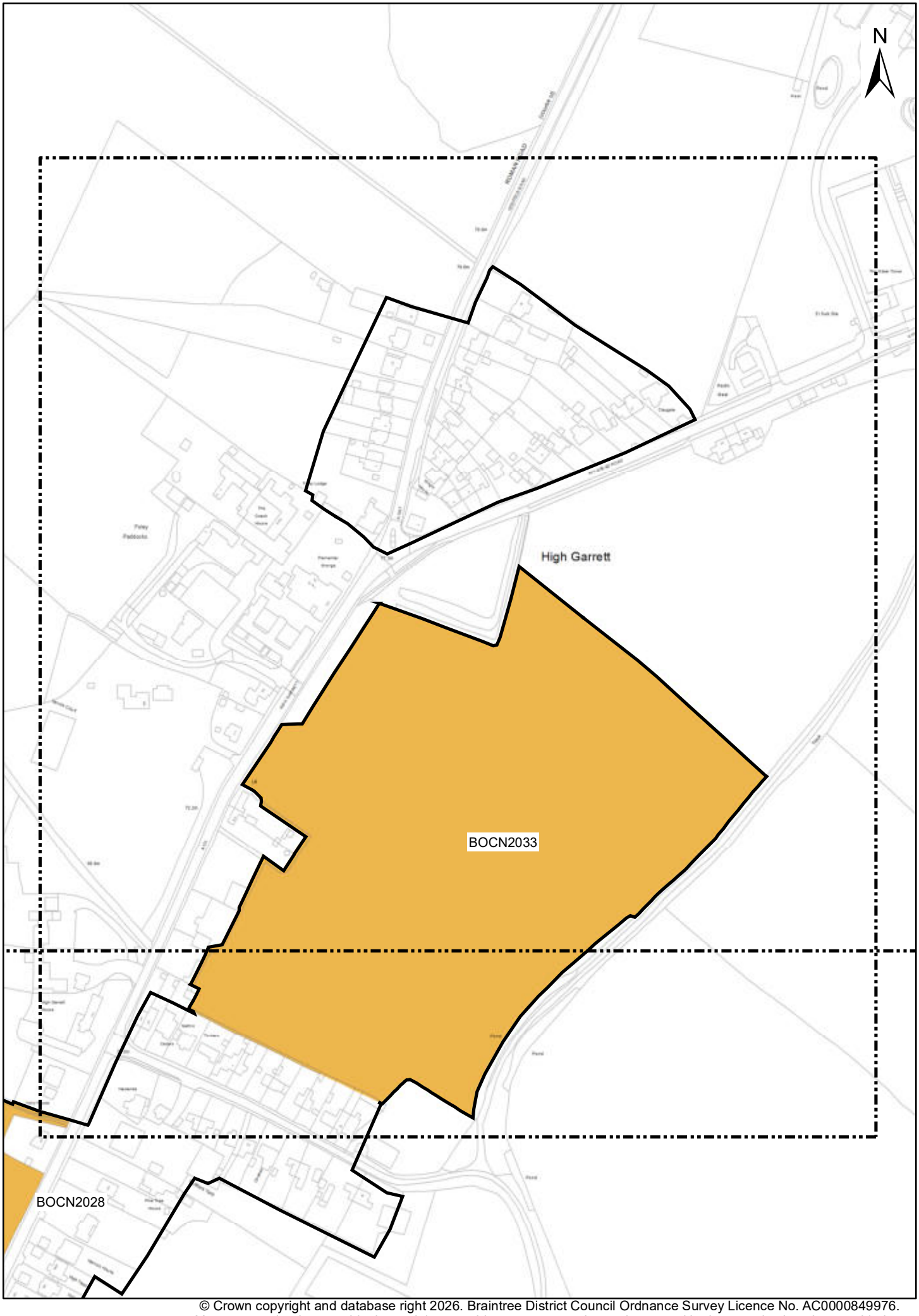
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03/09/2026

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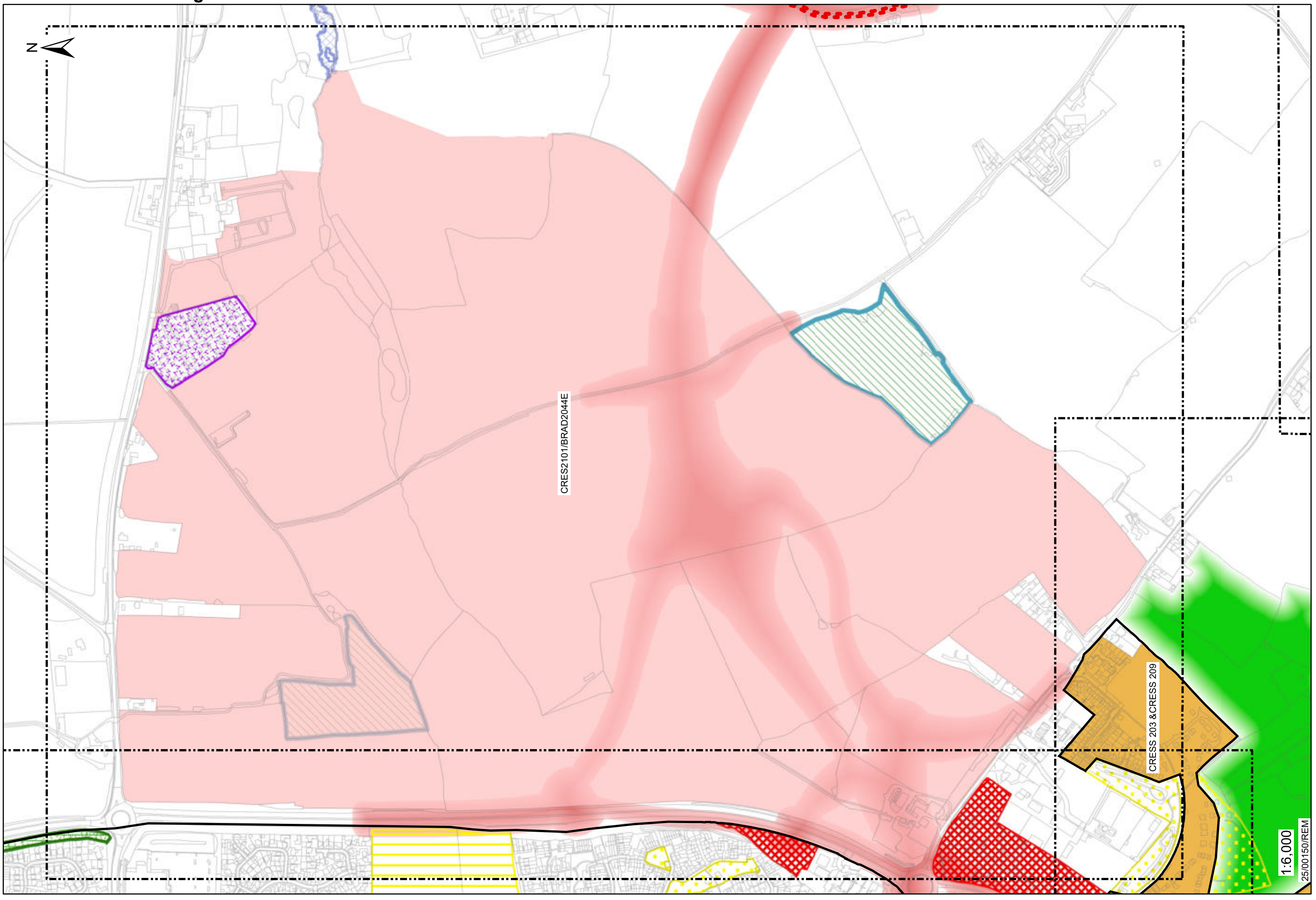


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Local Plan Review Reg 19 - Braintree East

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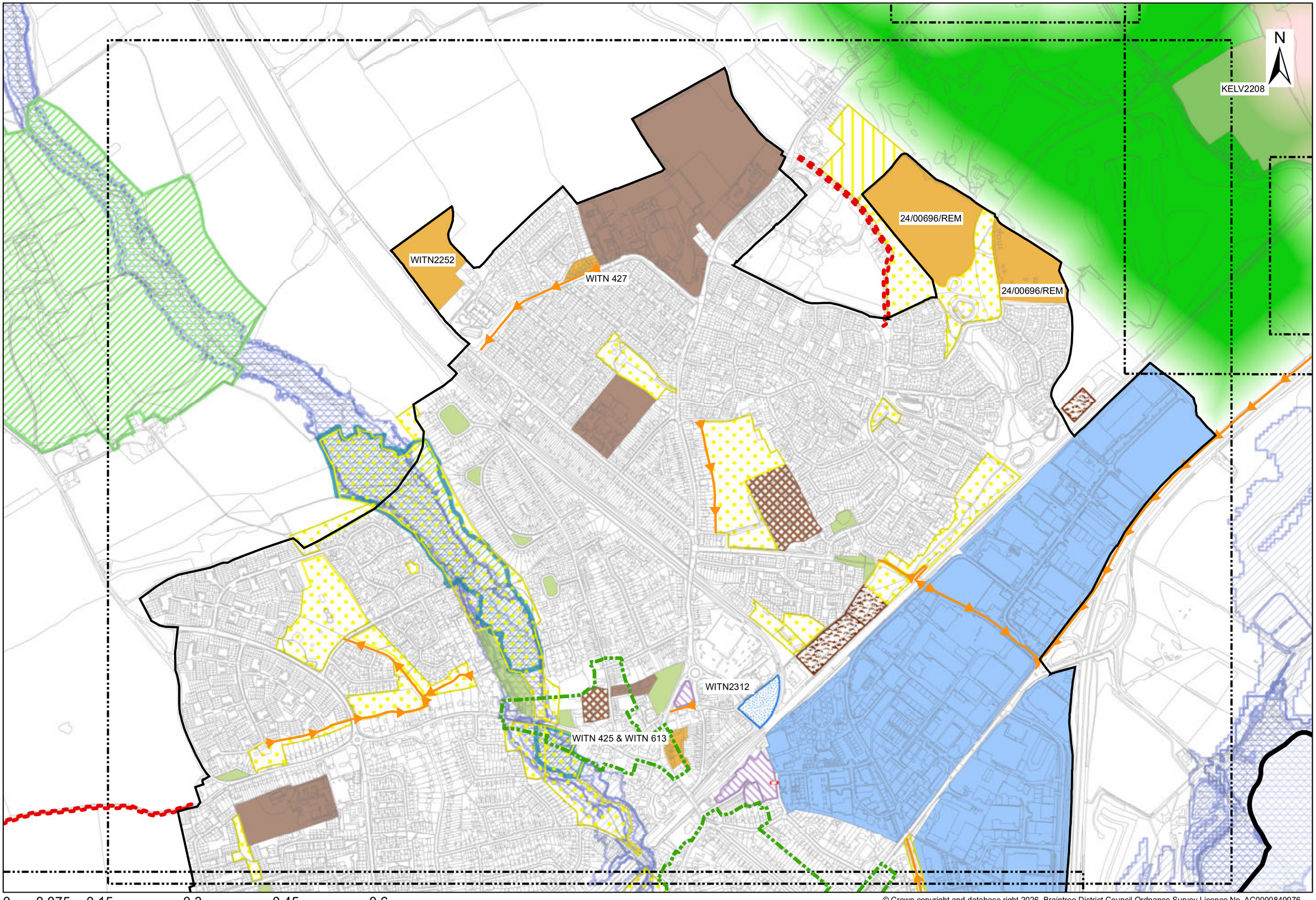


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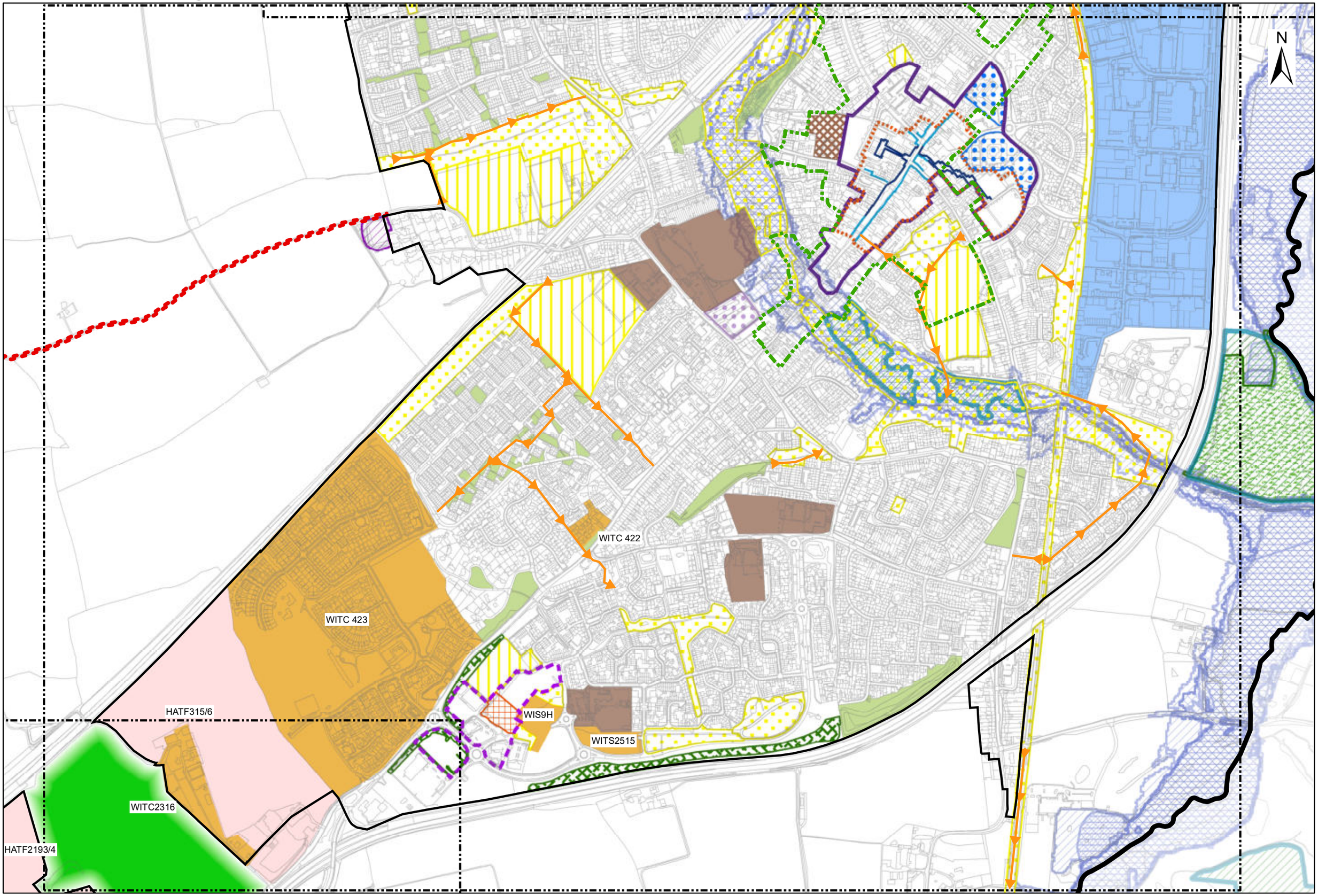
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07/09/2026

Local Plan Review Reg 19 - Witham South **Inset 2B**



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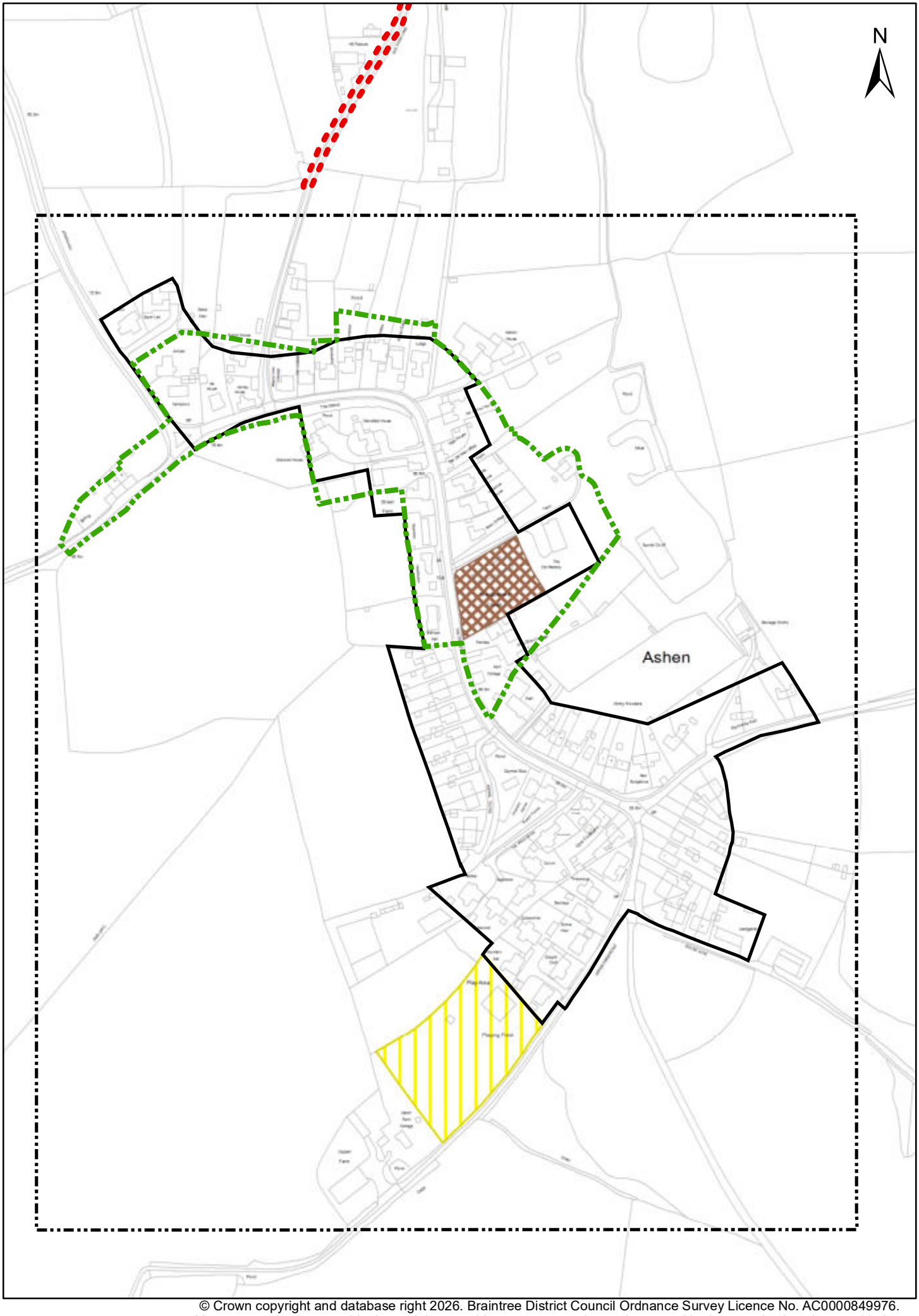
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07/09/2026

Local Plan Review Reg 19 - Ashen

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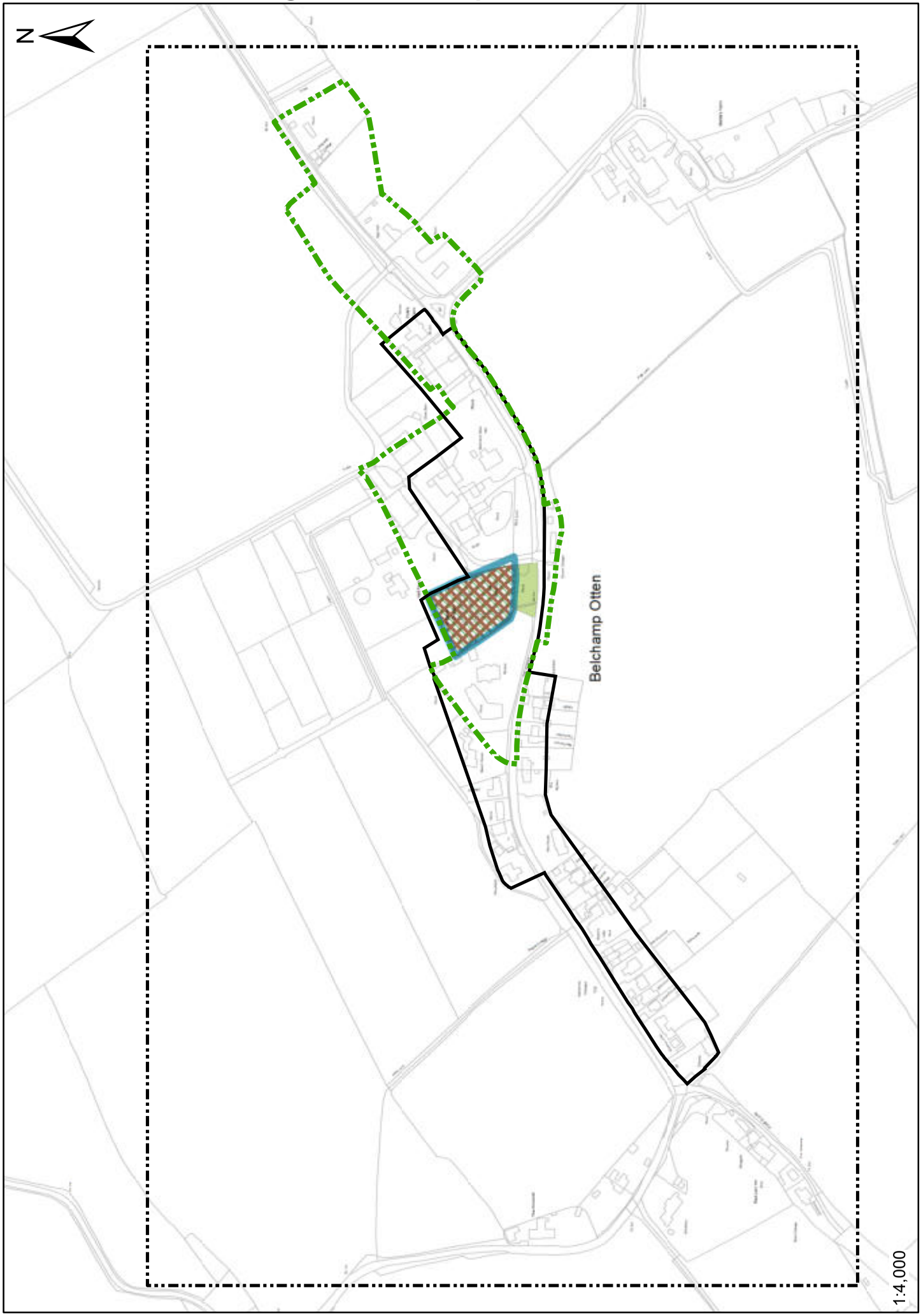


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Local Plan Review Reg 19 - Belchamp Otten

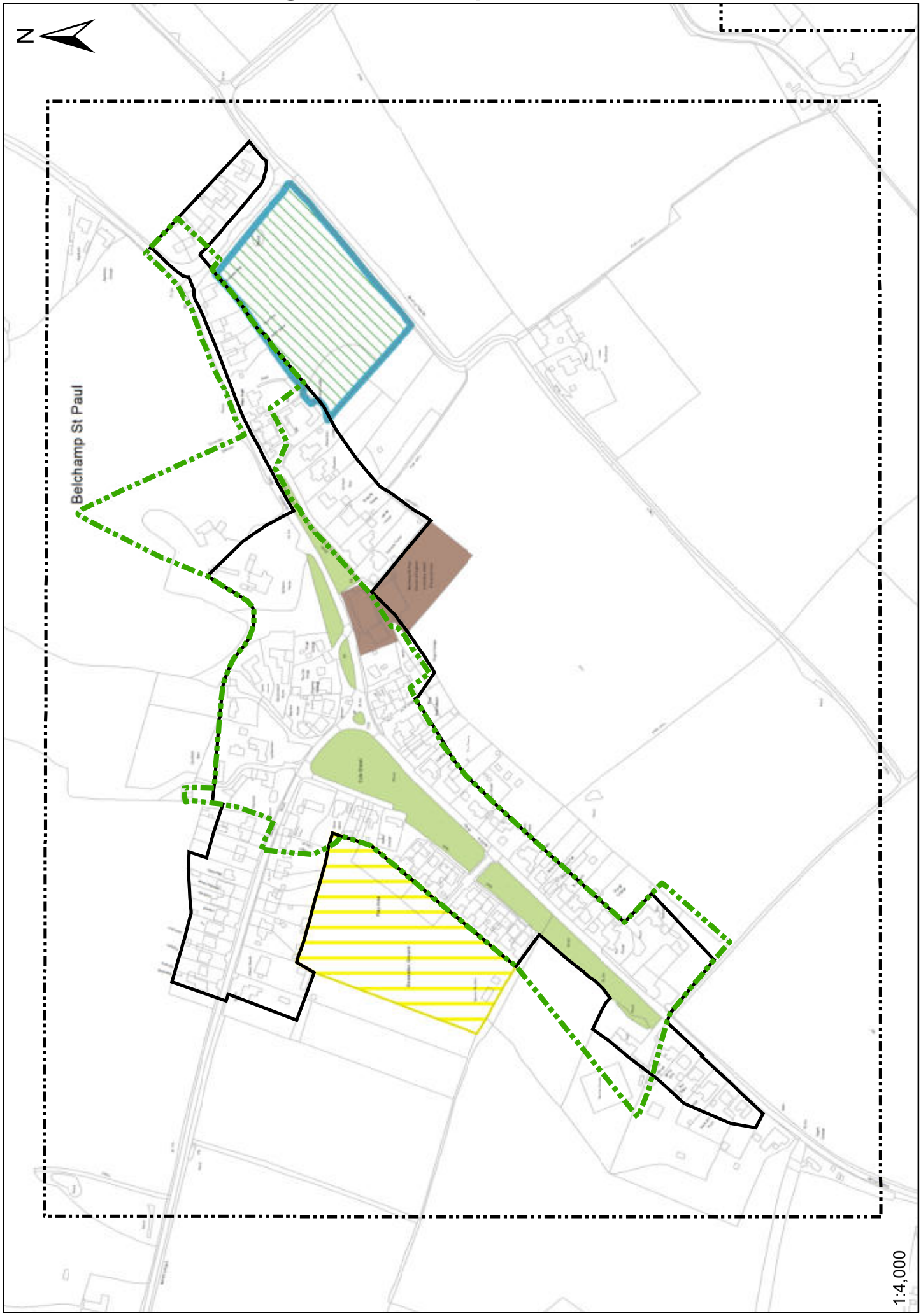
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Local Plan Review Reg 19 - Belchamp St Paul

Inset 5

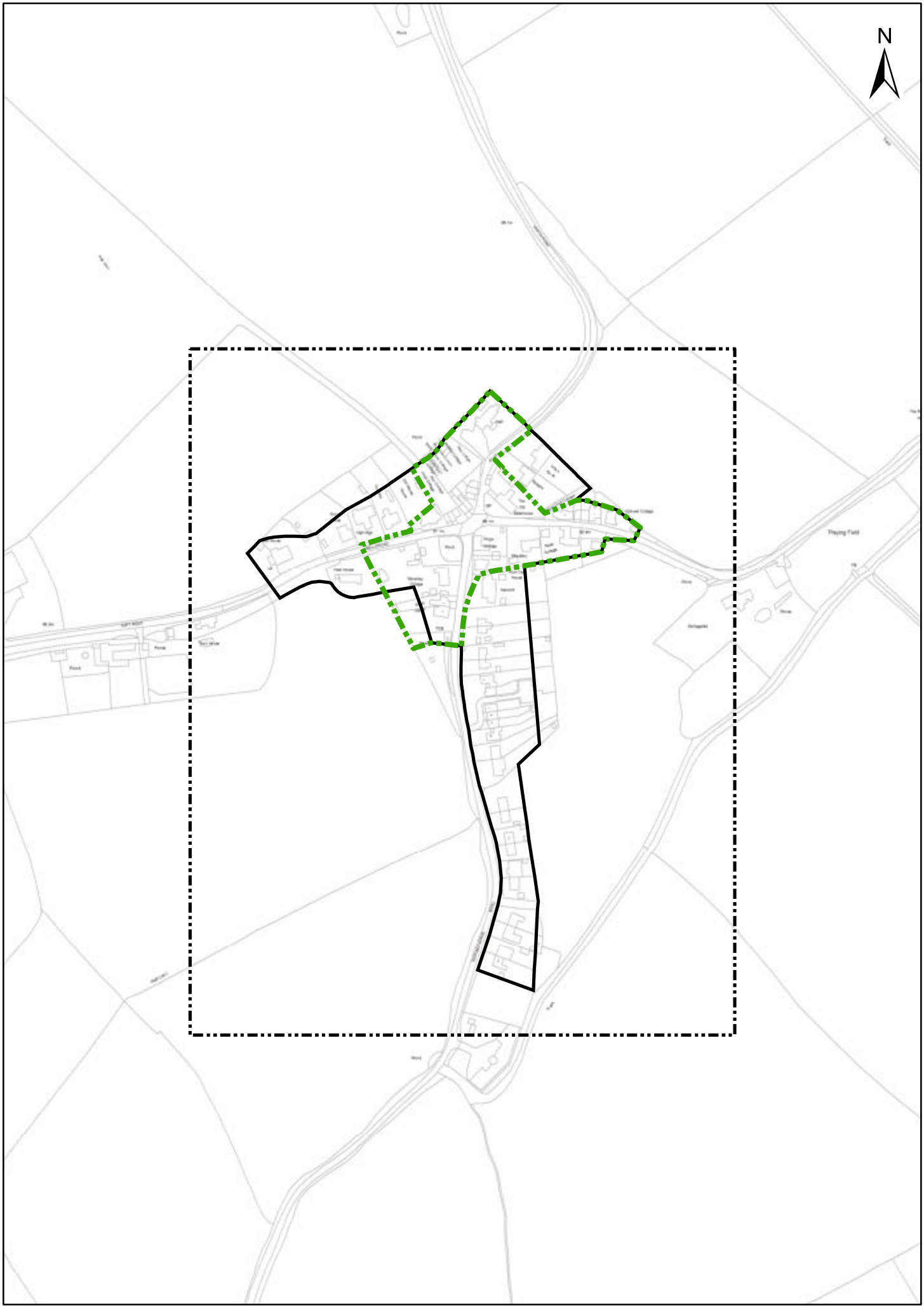


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25/08/2026

Local Plan Review Reg 19 - Belchamp Walter

Inset 6

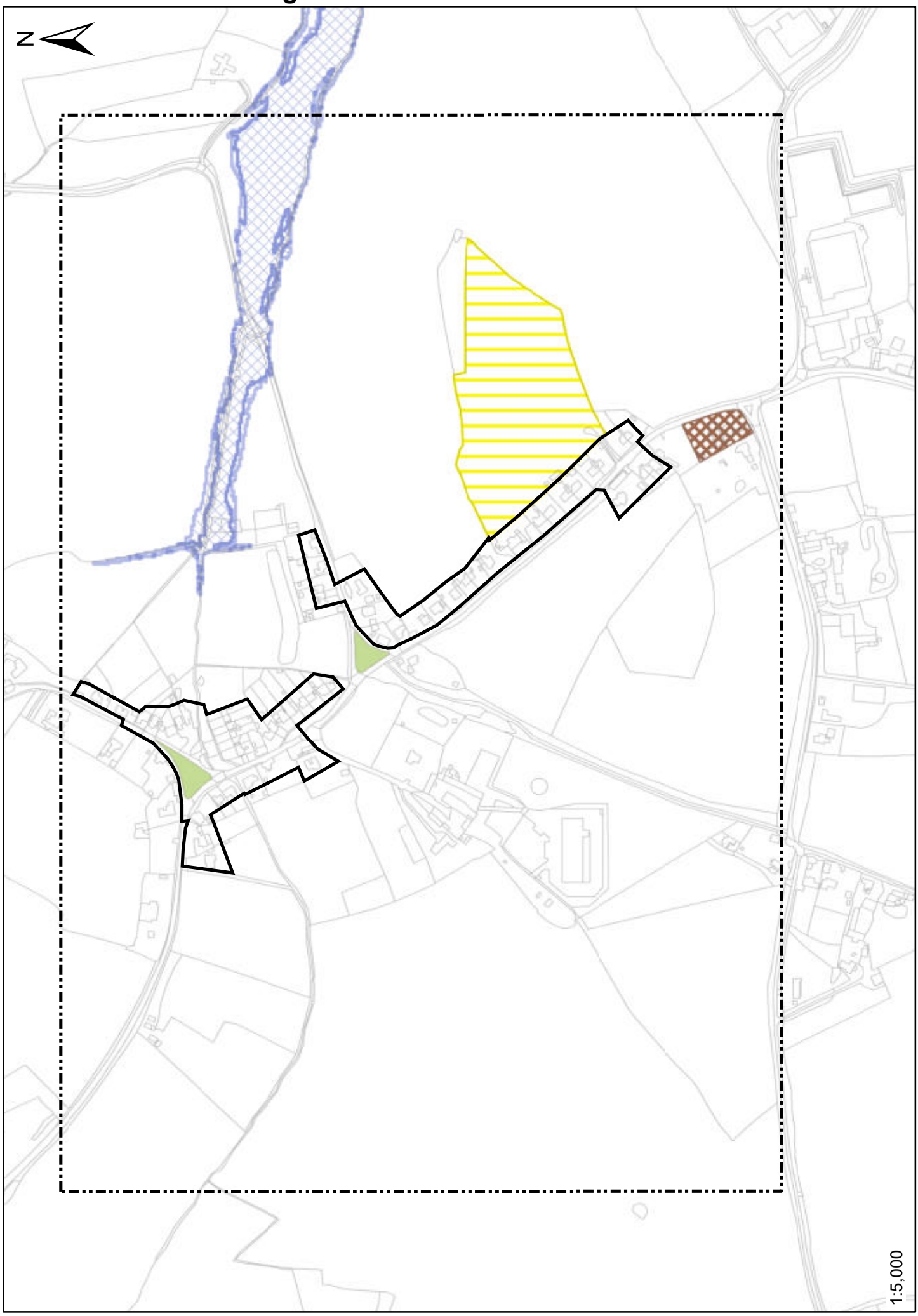


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Local Plan Review Reg 19 - Blackmore End

Inset 7

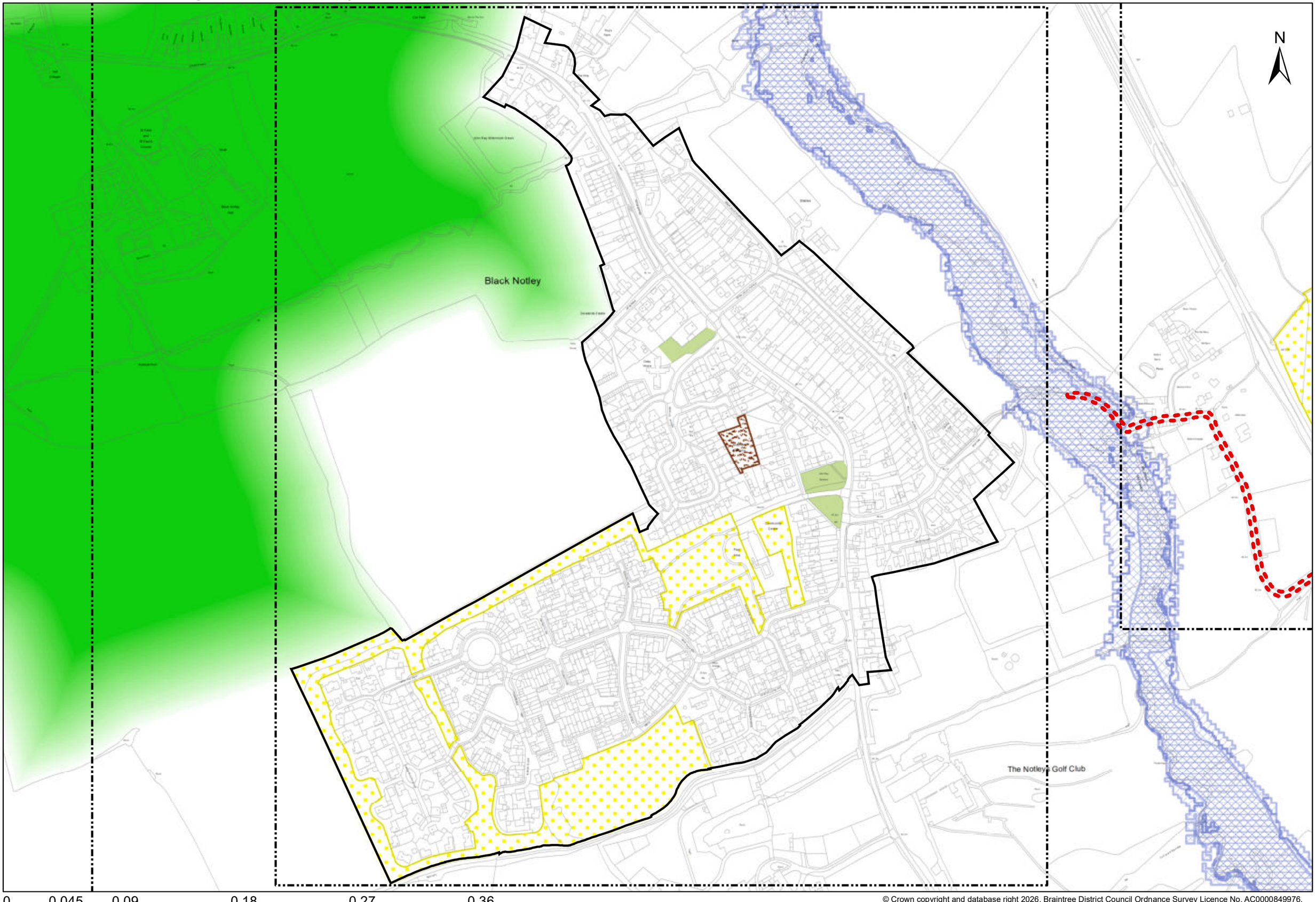


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25/08/2026

Local Plan Review Reg 19 - Black Notley

Inset 8



0 0.045 0.09 0.18 0.27 0.36 Miles

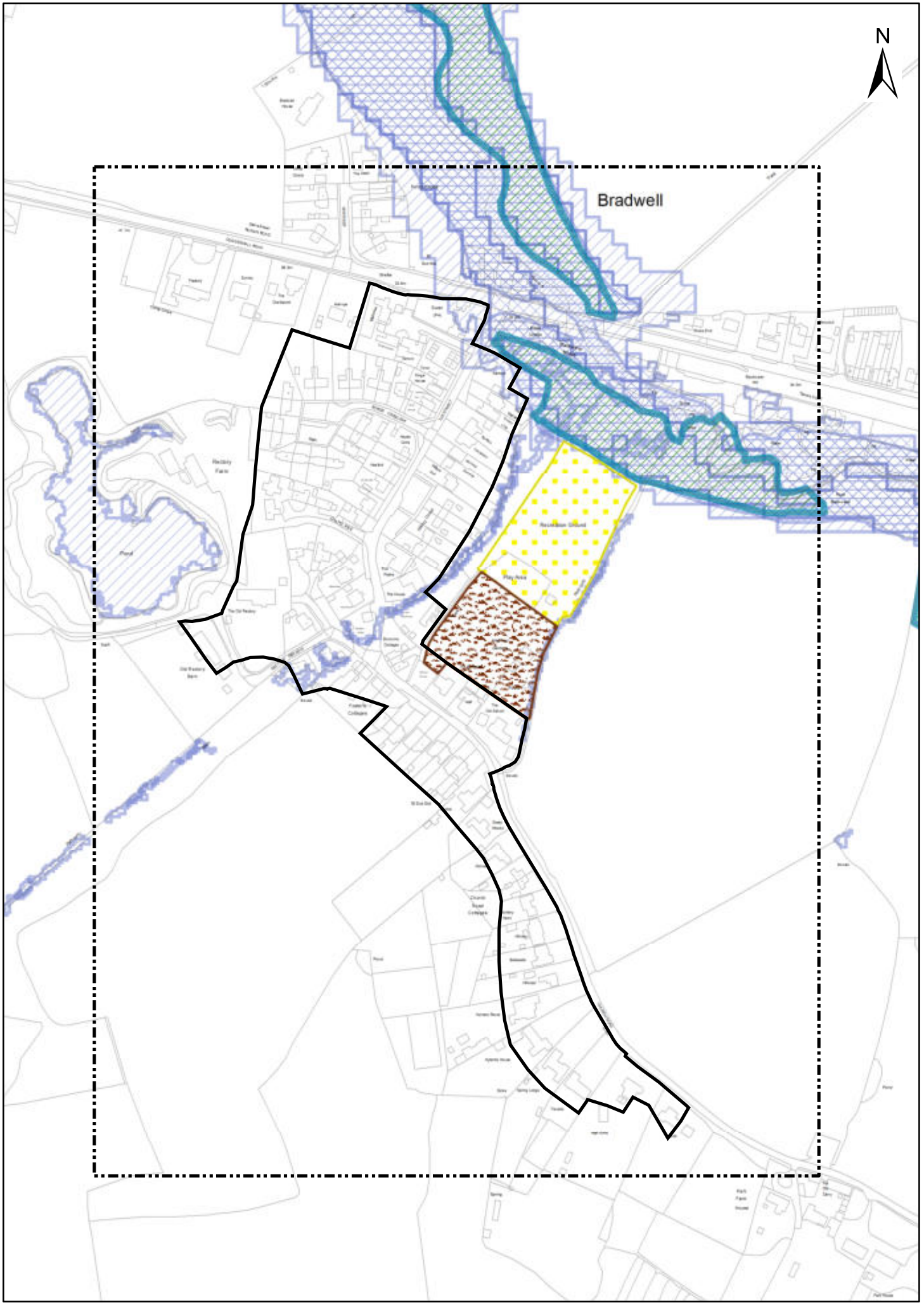
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21/08/2026

Local Plan Review Reg 19 - Bradwell

Inset 9

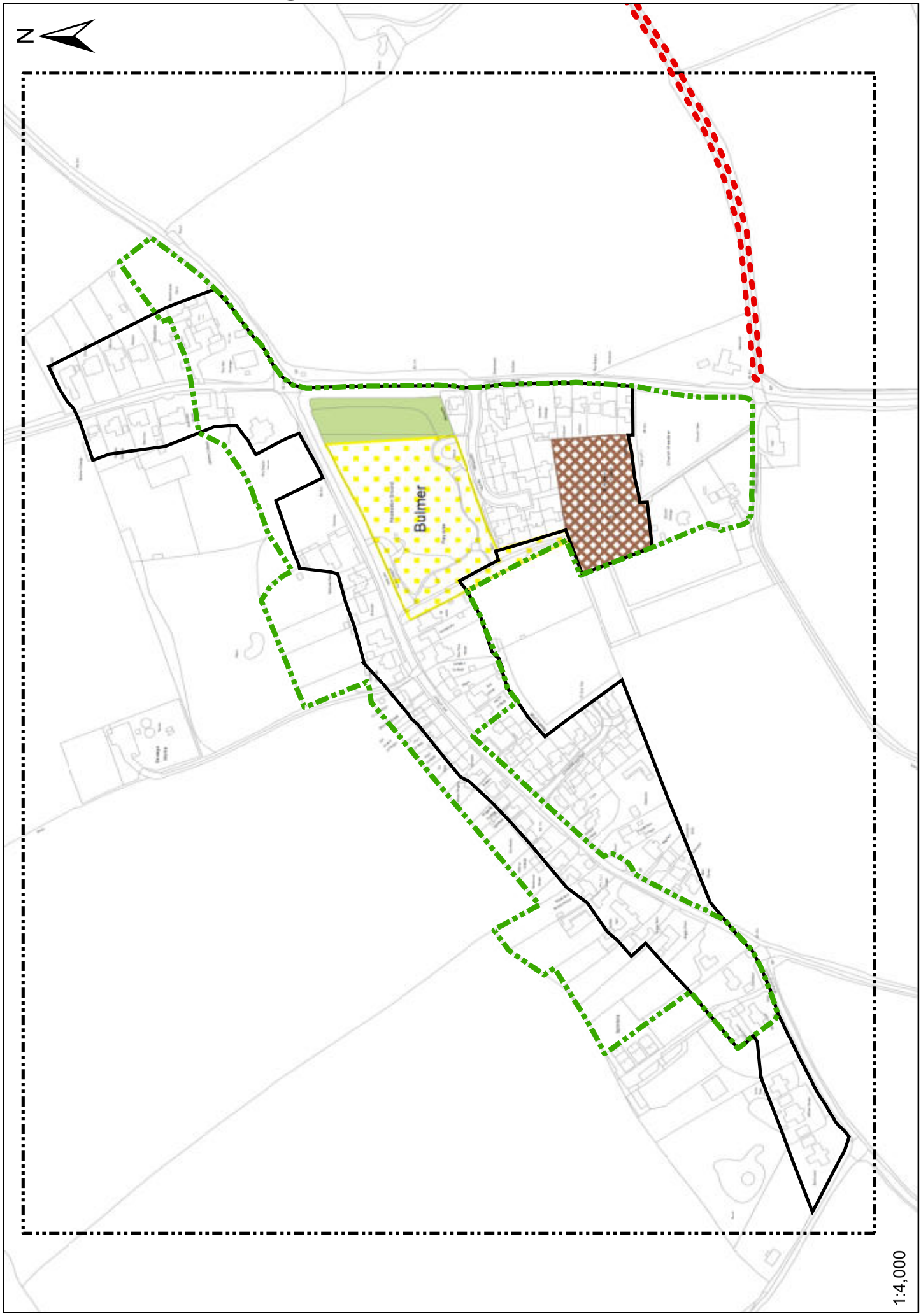


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Local Plan Review Reg 19 - Bulmer

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Local Plan Review Reg 19 - Bulmer Tye

Inset 11

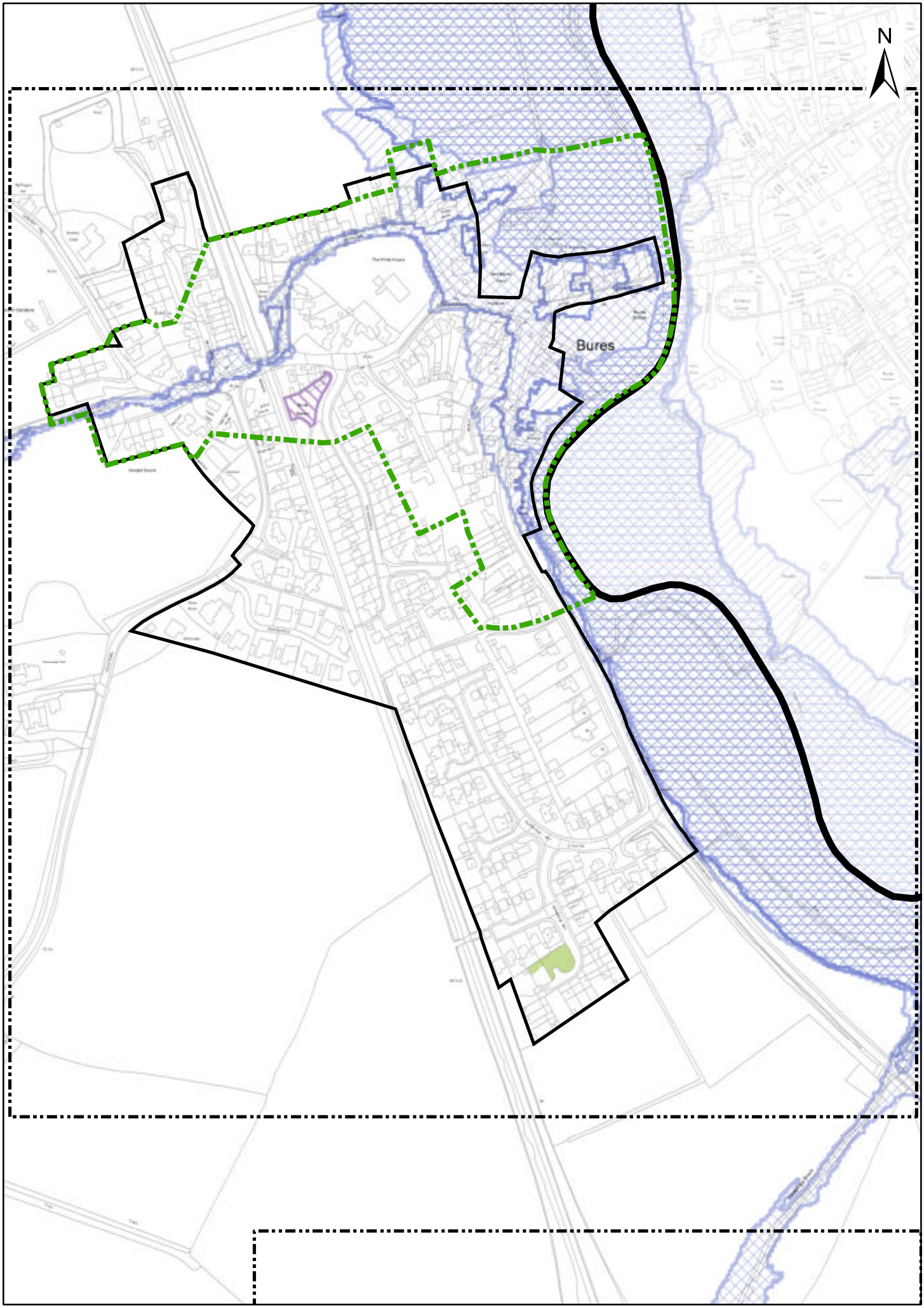


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21/08/2026

Local Plan Review Reg 19 - Bures Hamlet

Inset 12

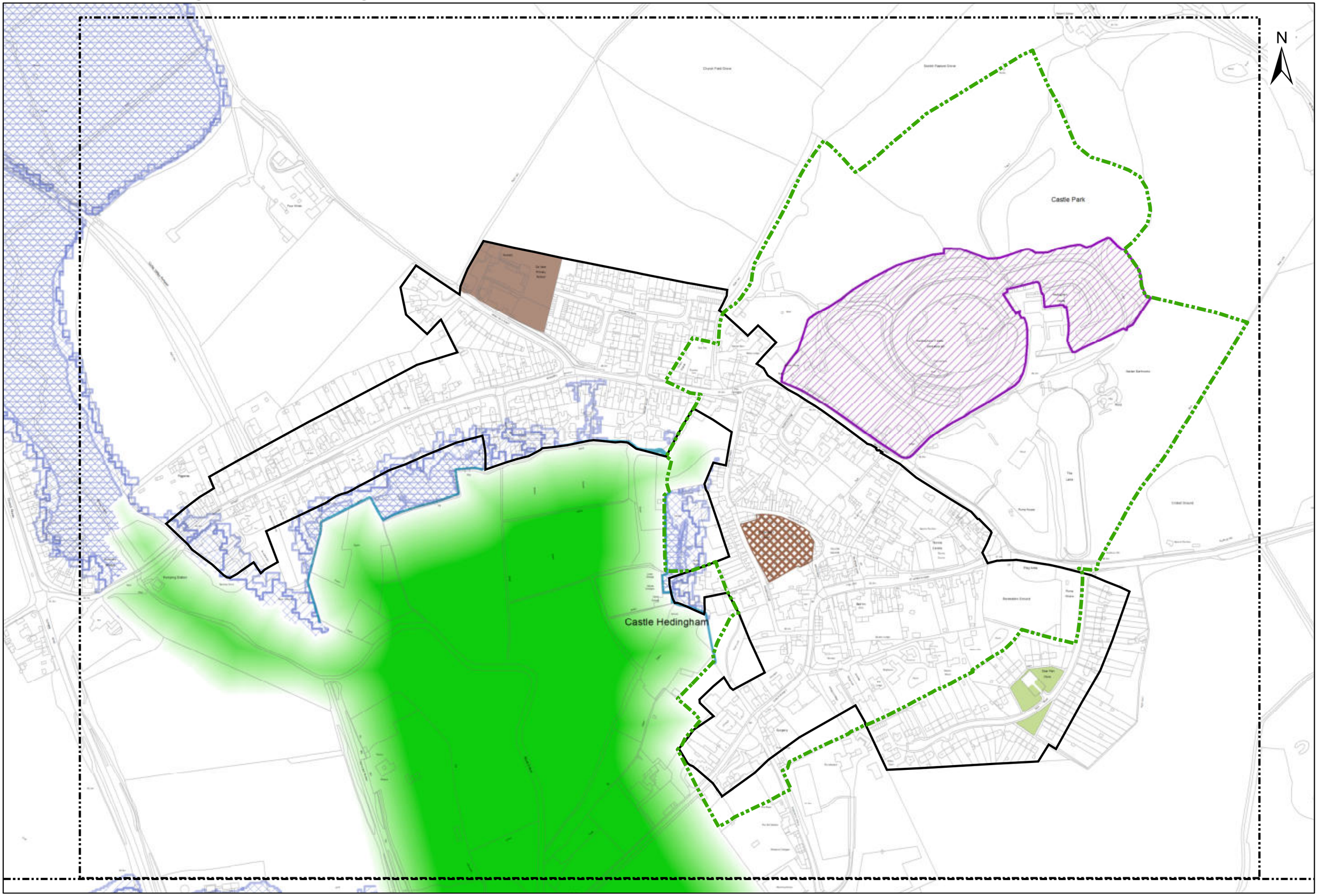


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Local Plan Review Reg 19 - Castle Hedingham

Inset 13



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21/08/2026

Local Plan Review Reg 19 - Coggeshall

Inset 14

N

COGG 182

COGG 174

COGG2084

COGG2085

COGG2085

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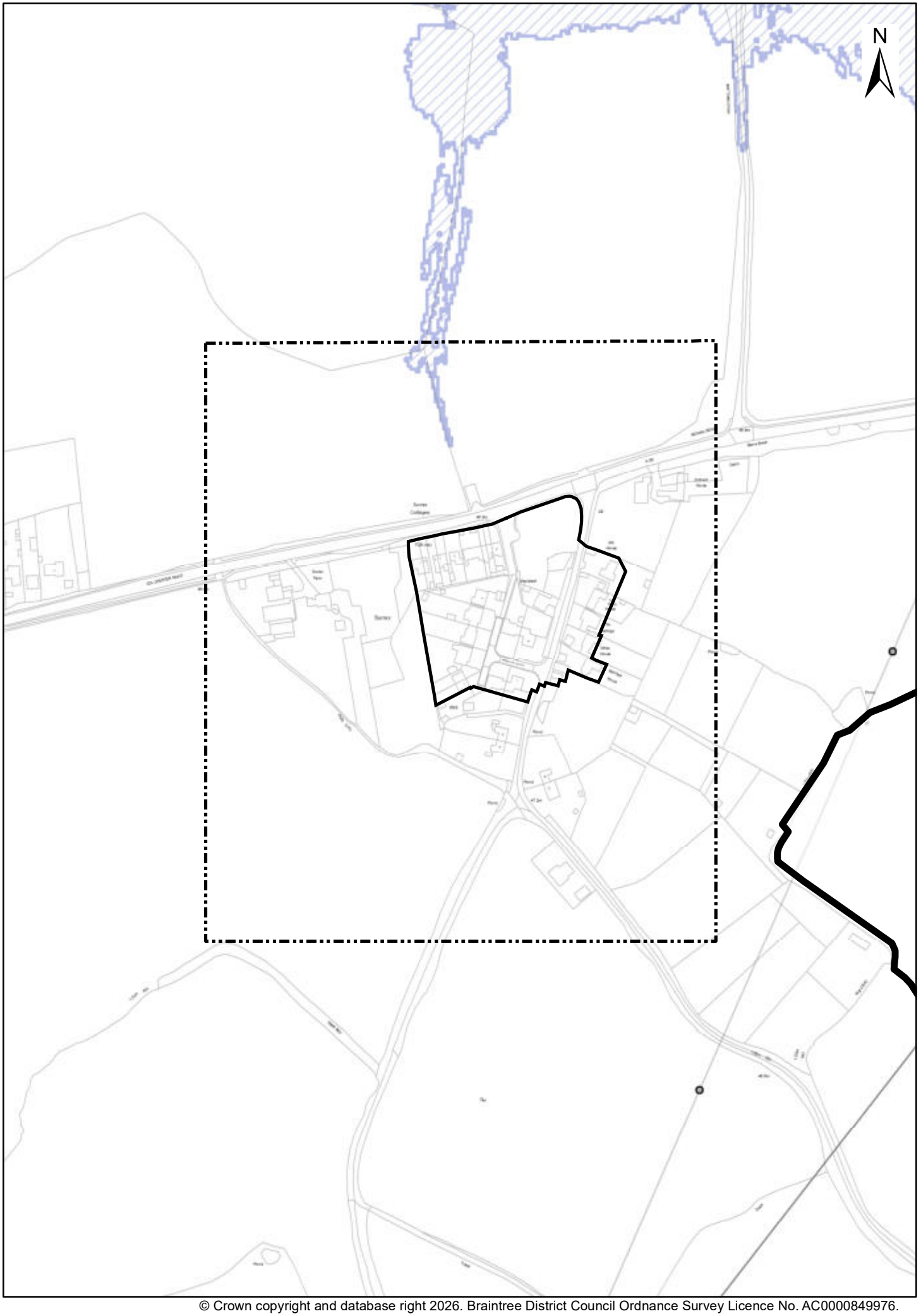
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21/08/2026

Local Plan Review Reg 19 - Coggeshall Surrex

Inset 15

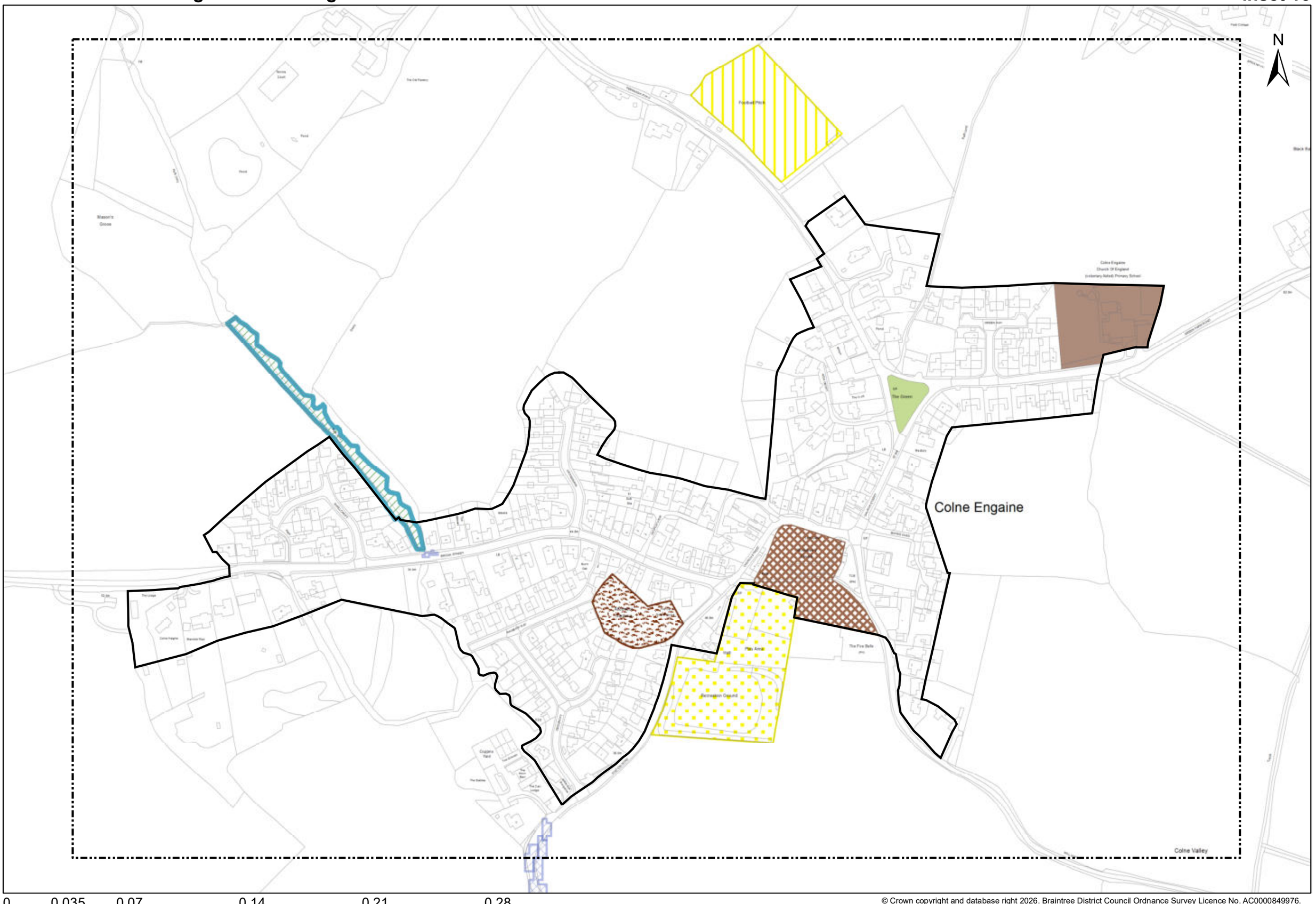


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Local Plan Review Reg 19 - Colne Engaine

Inset 16



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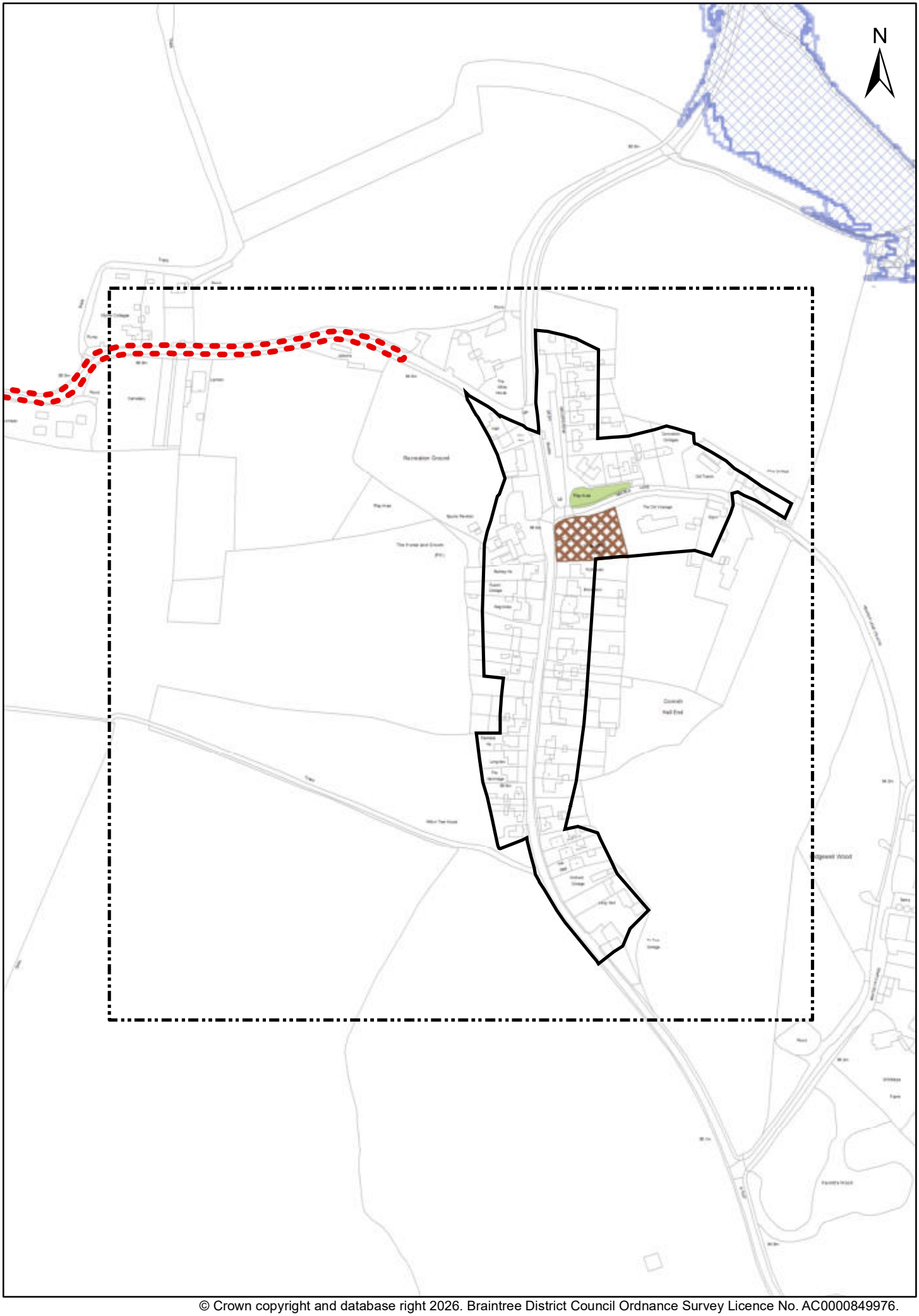
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21/08/2026

Local Plan Review Reg 19 - Cornish Hall End

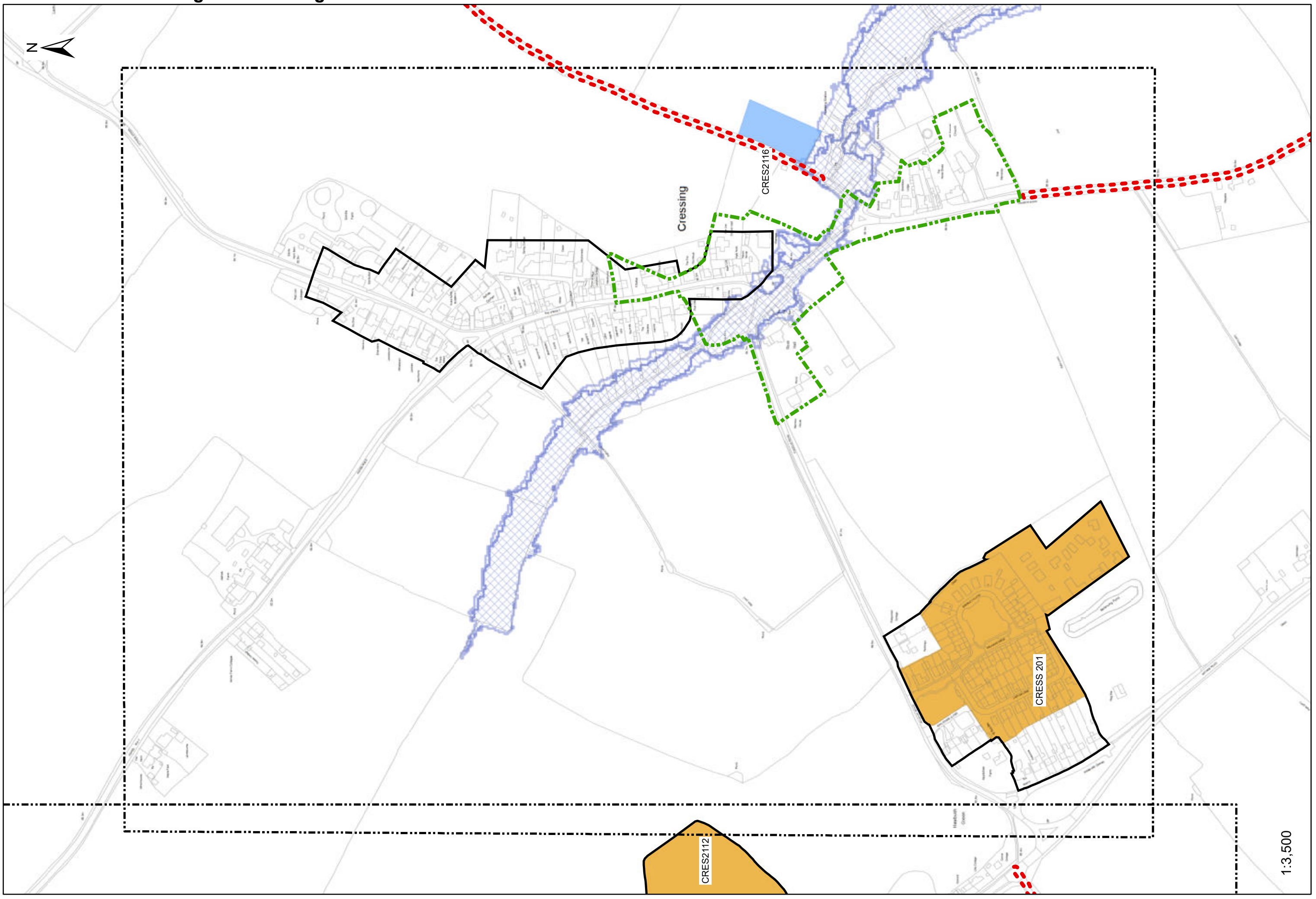
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Local Plan Review Reg 19 - Cressing **Inset 18**



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21/08/2026

Local Plan Review Reg 19 - Cressing Tye Green

Inset 19

N

CRES2101

CRESS 203 &CRESS 209

25/00150/REM

CRES2112

CRESS 193

CRES2102

1:6,000

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21/08/2026

Local Plan Review Reg 19 - Earls Colne West

Inset 20

N

EARC 705

EARC 225

EARL2123

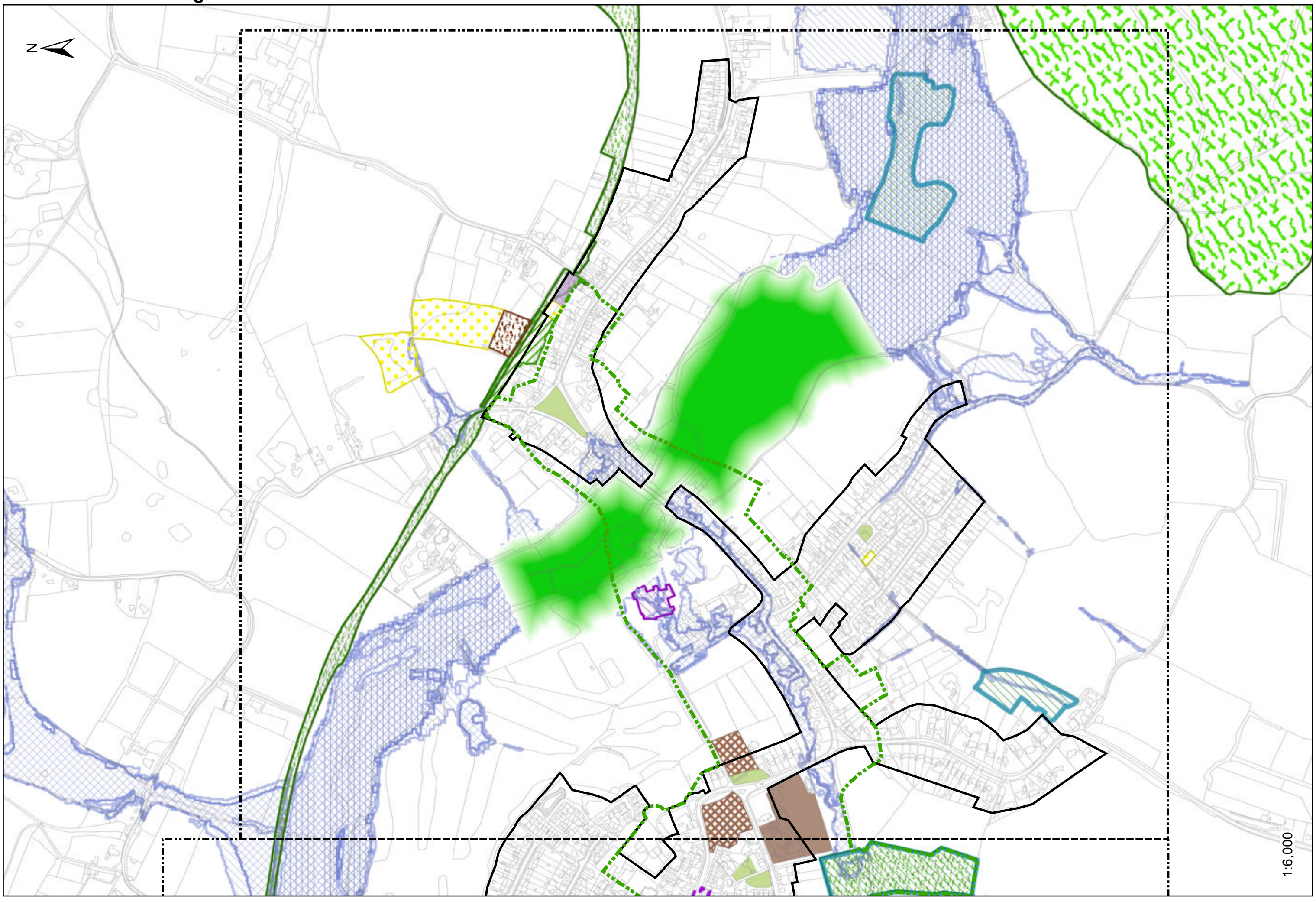
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27/08/2026

Local Plan Review Reg 19 - Earls Colne East and White Colne

Inset 21

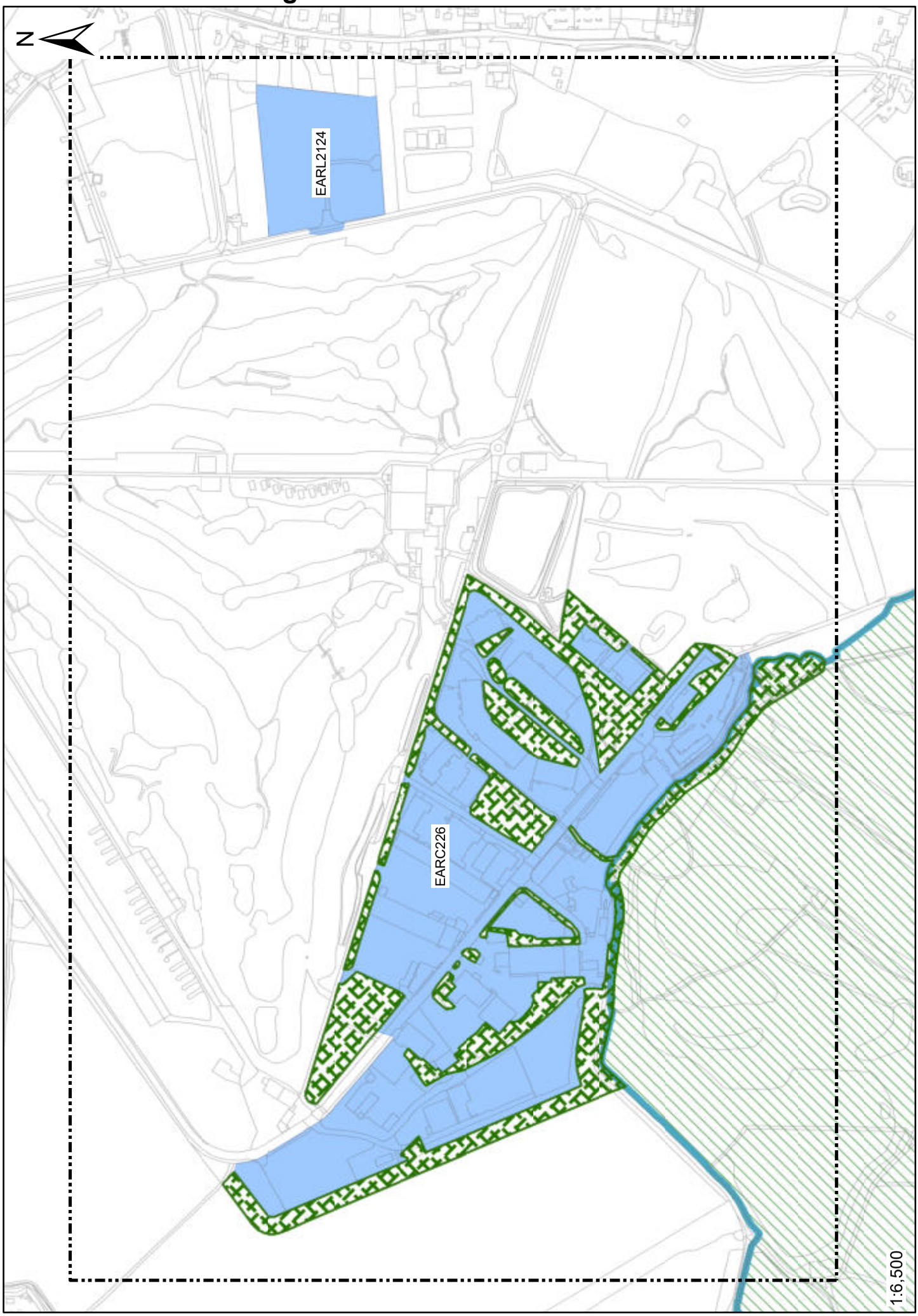


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21/08/2026

Local Plan Review Reg 19 - Earls Colne Airfield

Inset 22



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25/08/2026

Local Plan Review Reg 19 - Feering

Inset 23

N

FEER 232

FEER 233B

FEER 230

FEER 233B

KELV2219

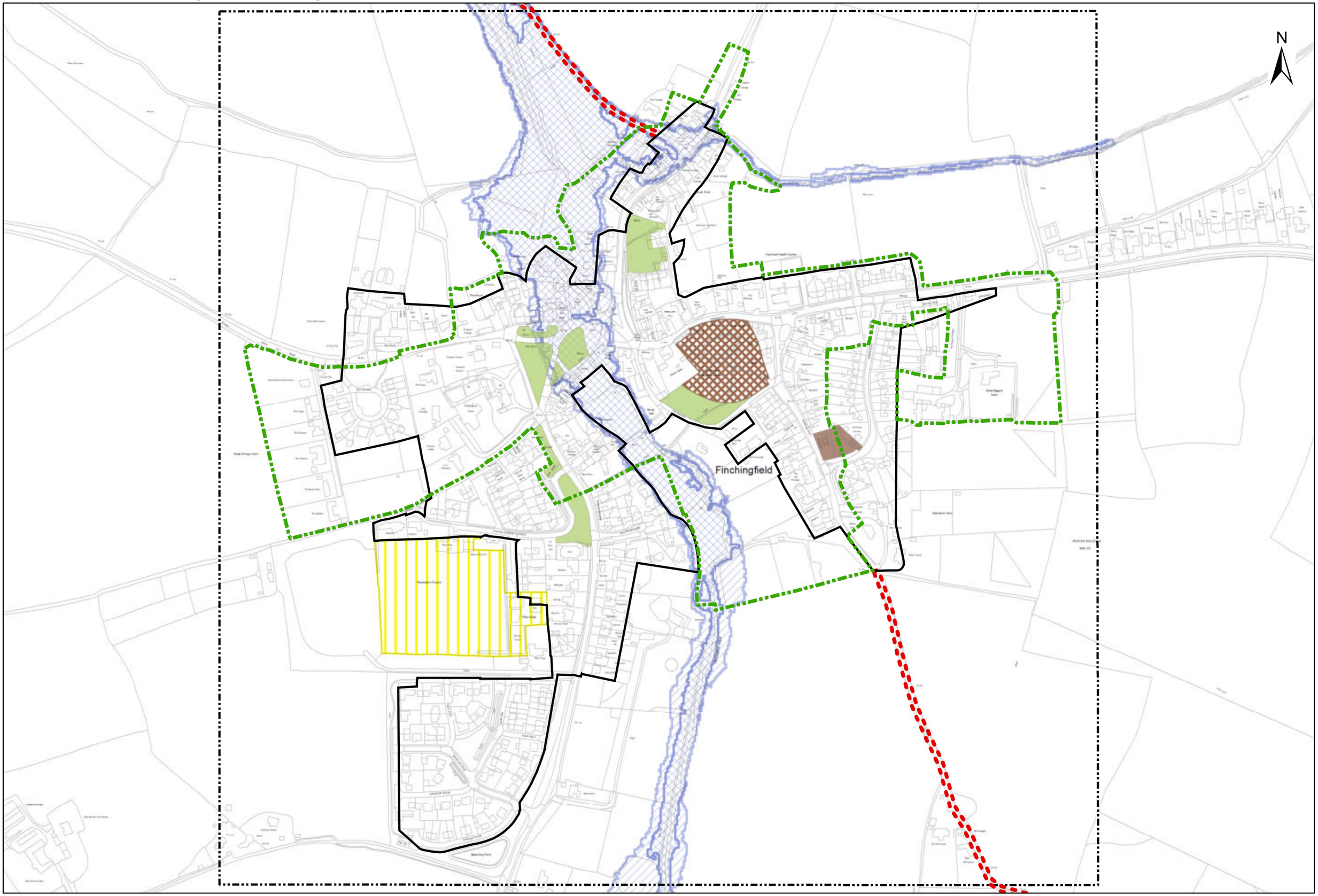
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26/08/2026

Local Plan Review Reg 19 - Finchingfield

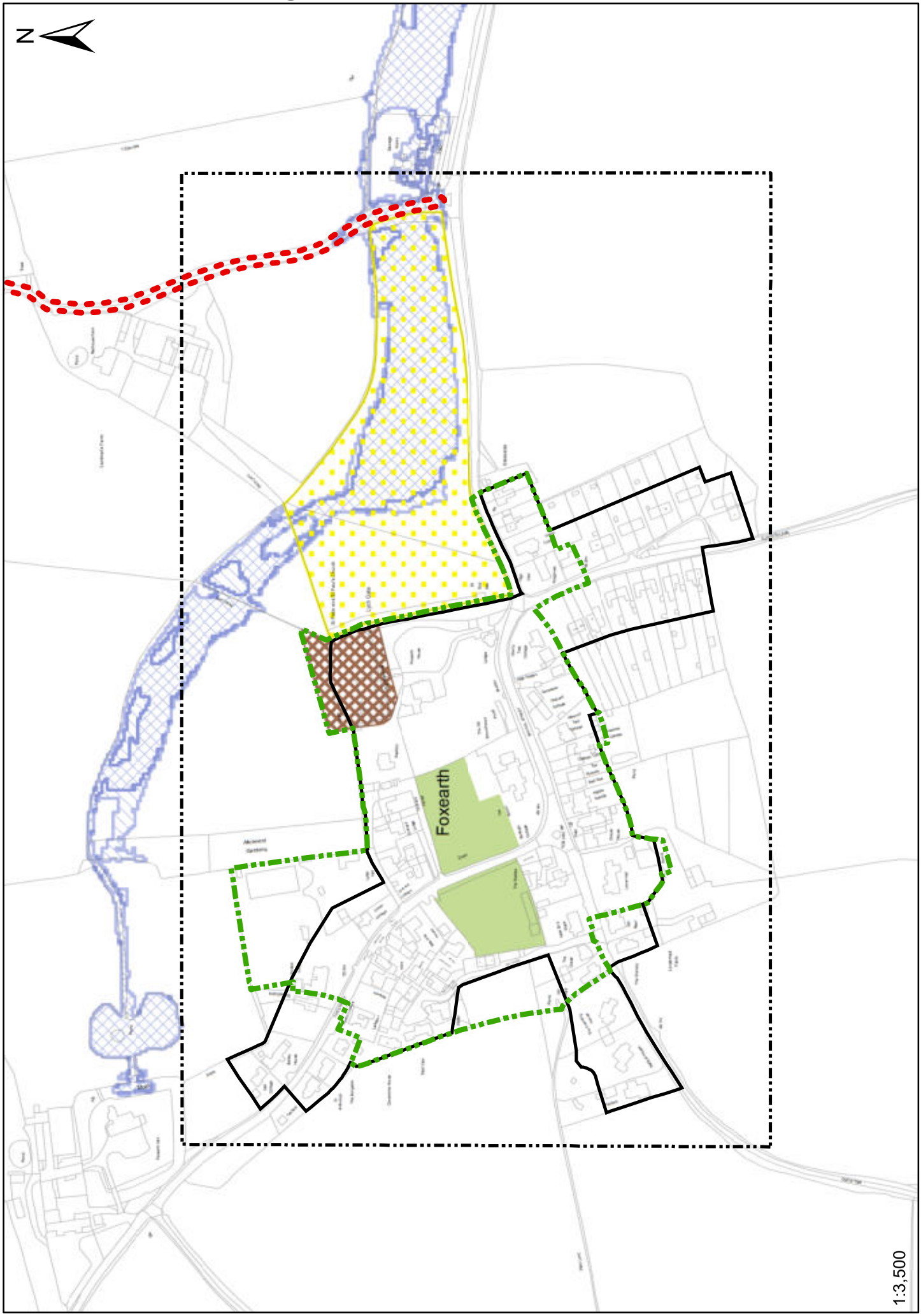
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Local Plan Review Reg 19 - Foxearth

Inset 25



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Local Plan Review Reg 19 - Gosfield and Airfield

Inset 27

N

GOSF2156

GOSF249

ELR2

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21/08/2026

Local Plan Review Reg 19 - Great Bardfield

Inset 28

N

Great Bardfield

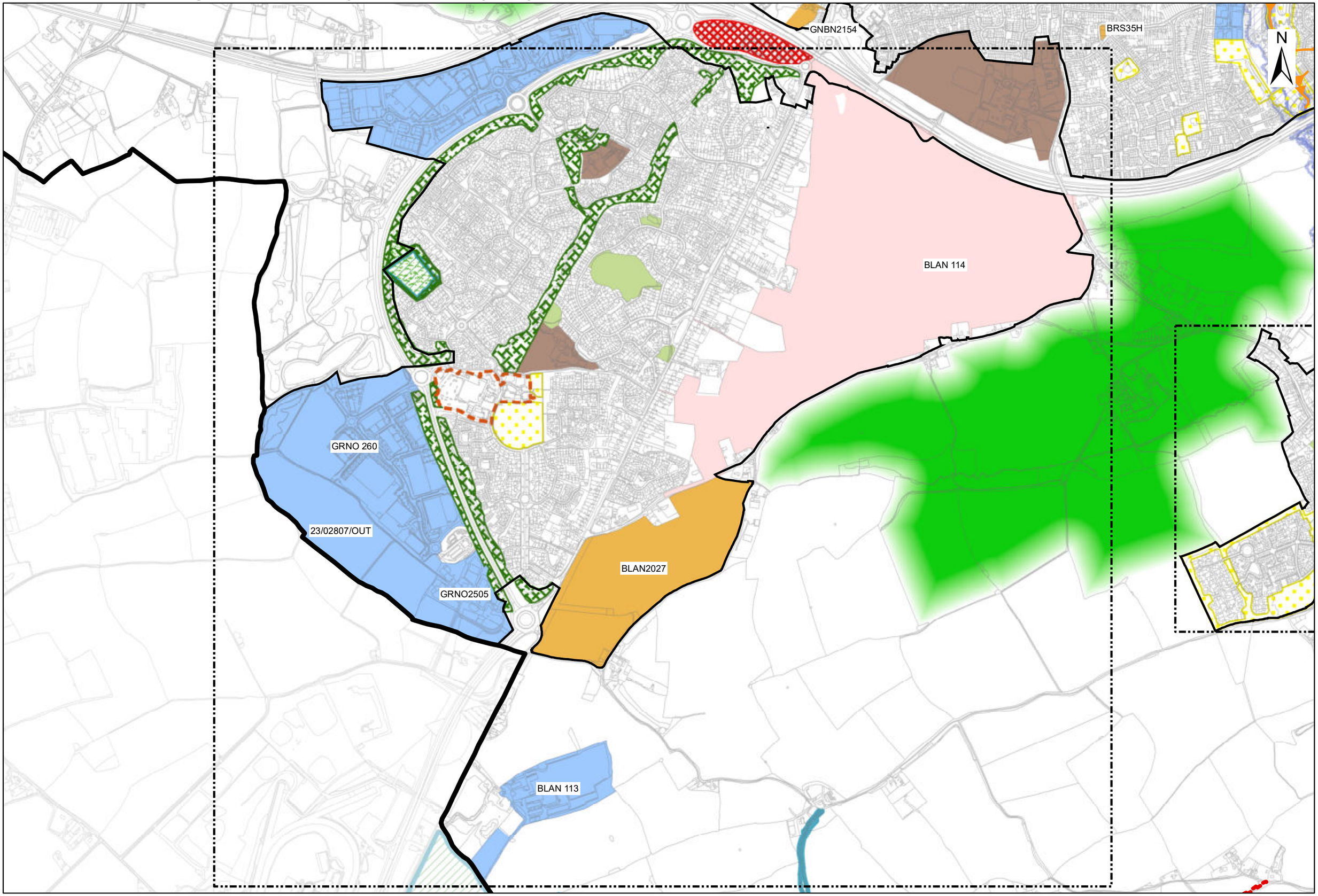
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21/08/2026

Local Plan Review Reg 19 - Great Notley & Black Notley (Hayeswood)

Inset 29



0 0.125 0.25 0.5 0.75 1 Miles

1:11,500

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27/08/2026

Local Plan Review Reg 19 - Great Maplestead

Inset 30

N

Great Maplestead

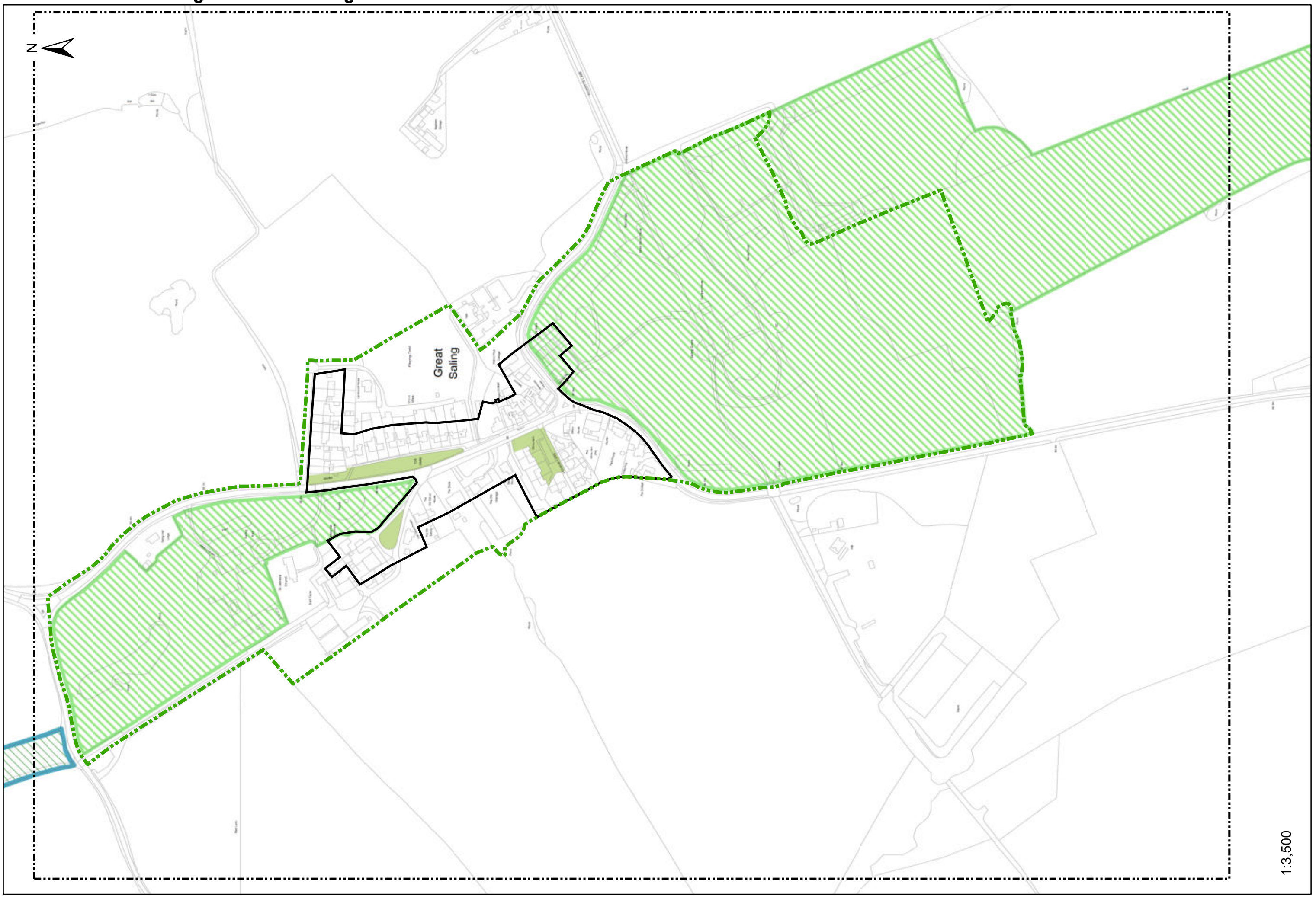
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25/08/2026

Local Plan Review Reg 19 - Great Saling

Inset 31

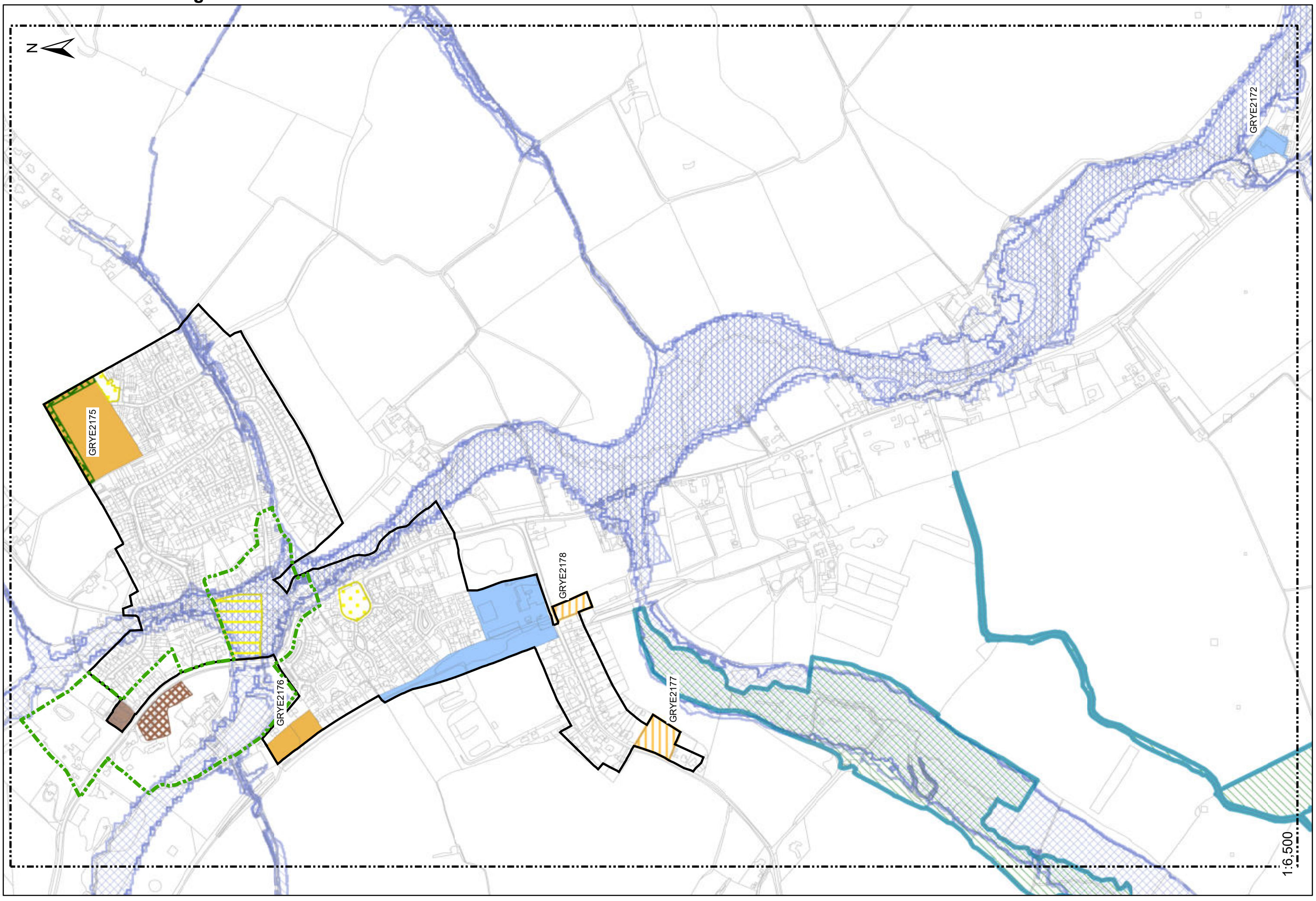


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25/08/2026

Local Plan Review Reg 19 - Great Yeldham

Inset 32

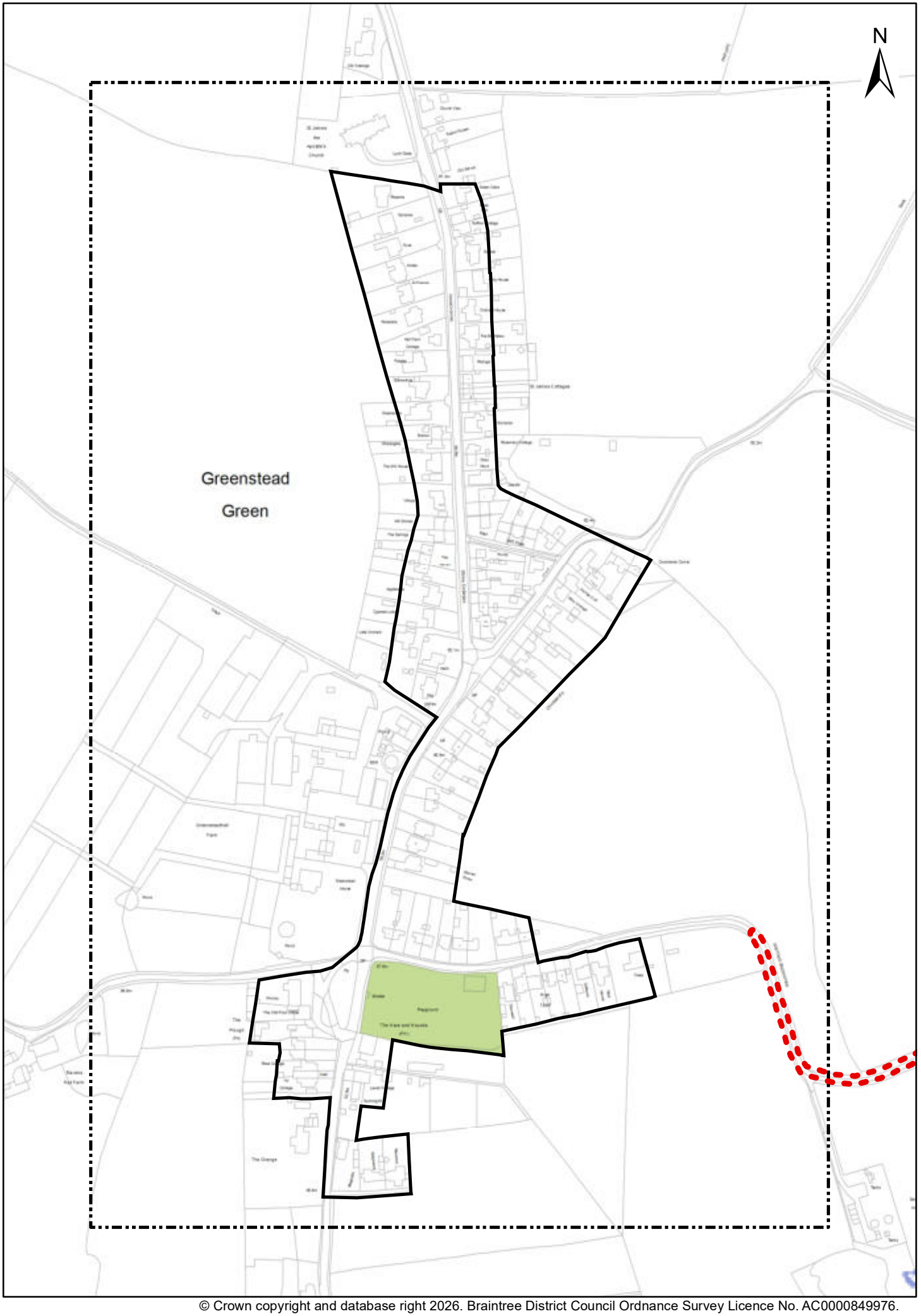


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25/08/2026

Local Plan Review Reg 19 - Greenstead Green

Inset 33

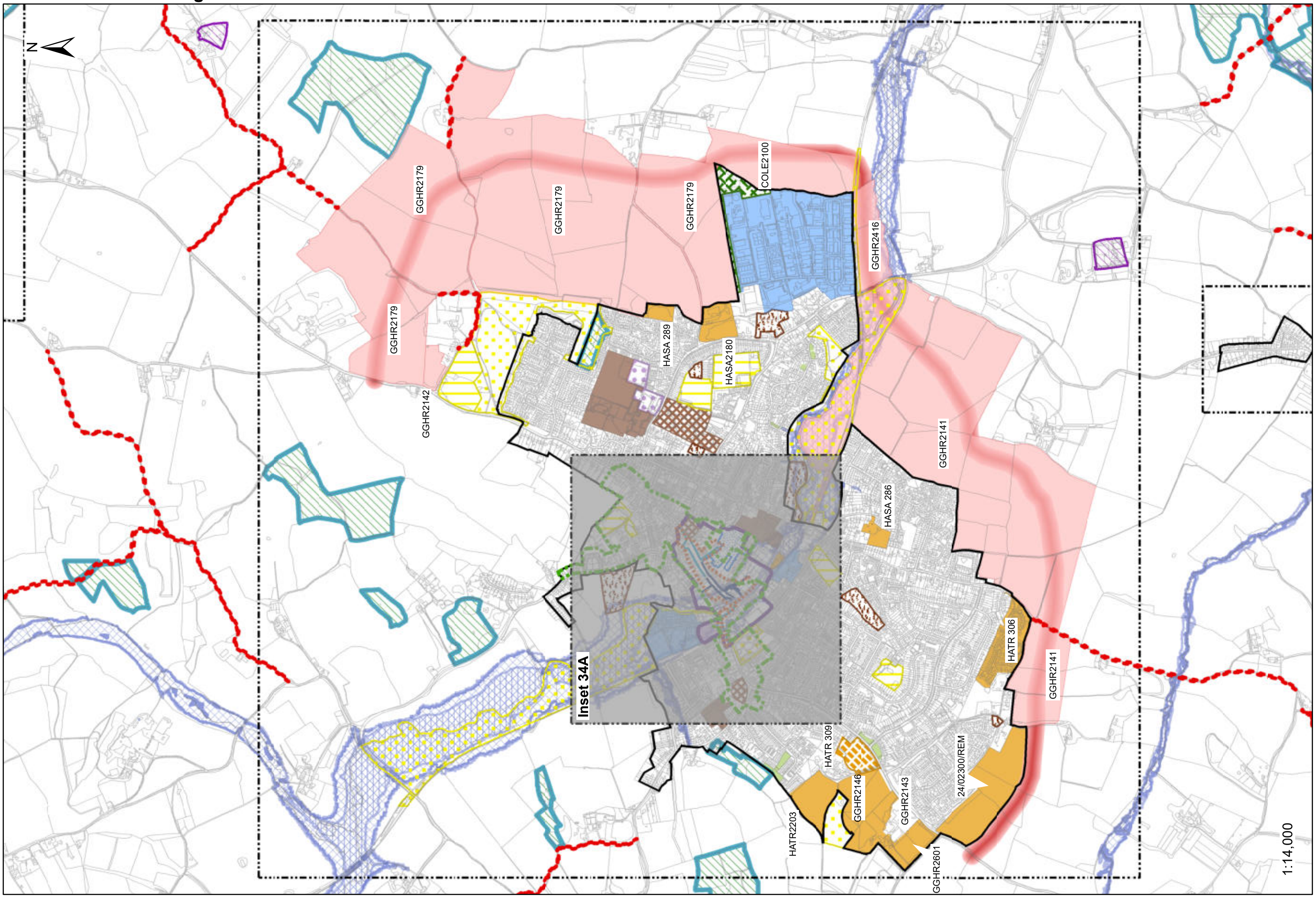


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Local Plan Review Reg 19 - Halstead

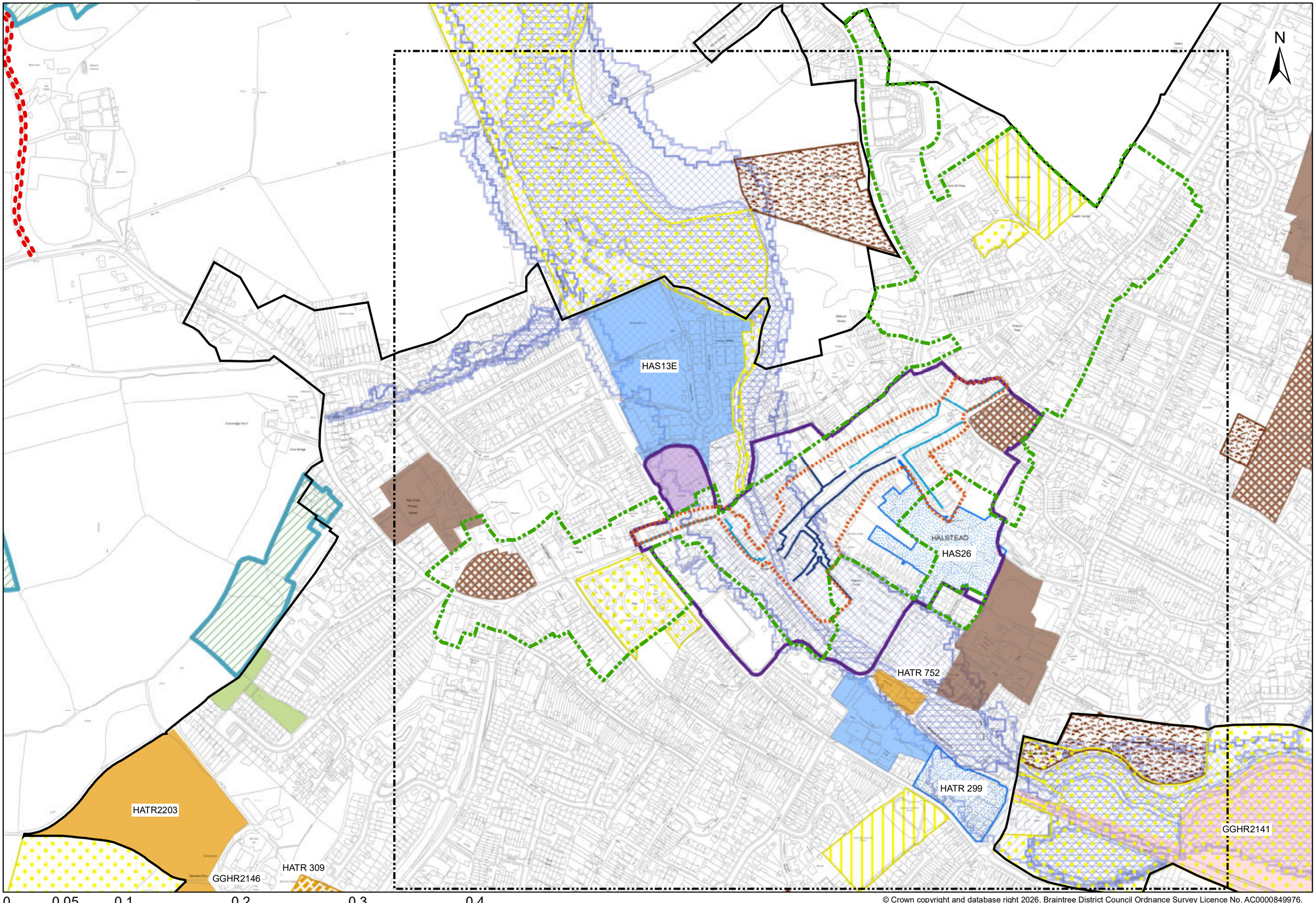
Inset 34



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Local Plan Review Reg 19 - Halstead Town Centre

Inset 34A



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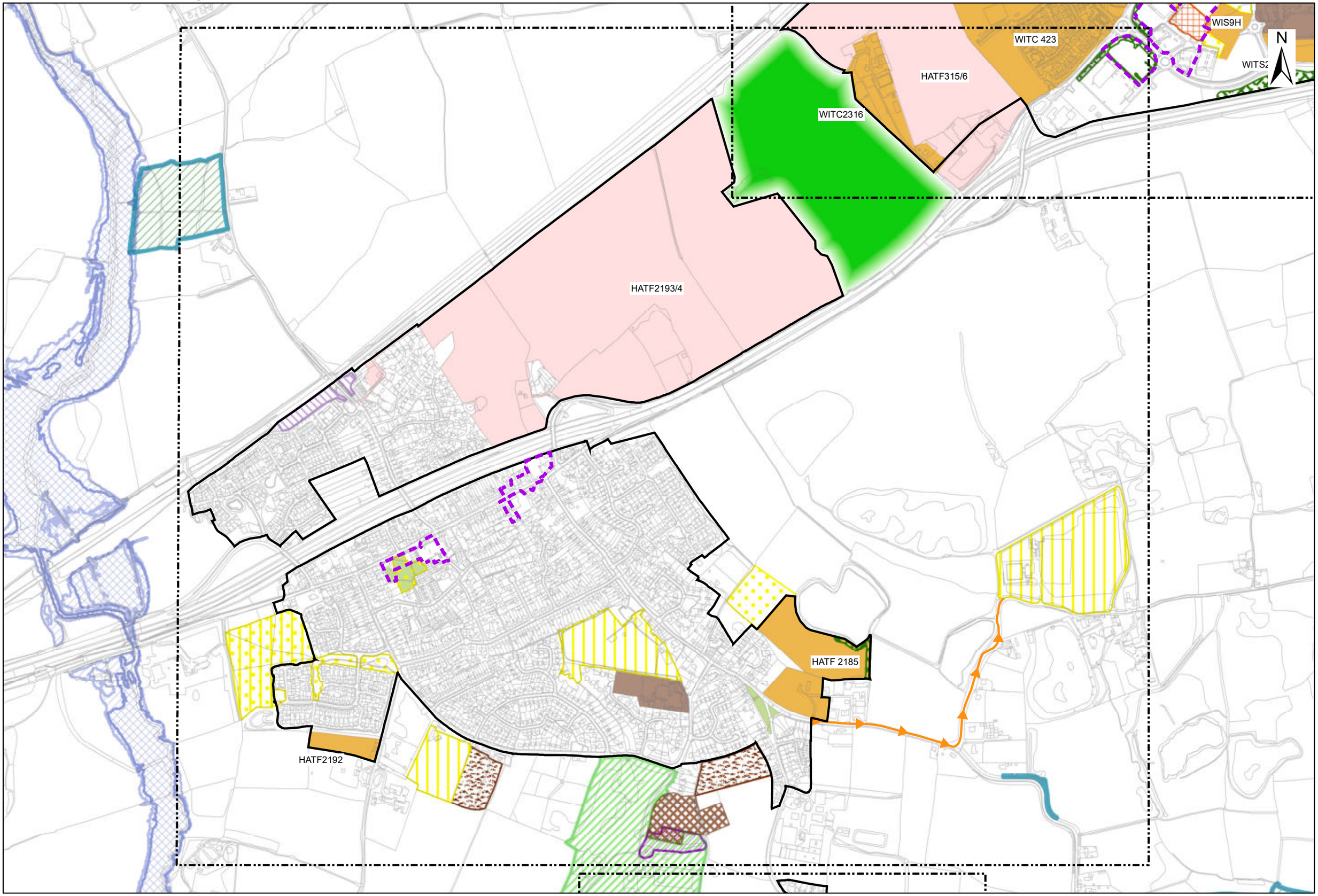
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21/08/2026

Local Plan Review Reg 19 - Hatfield Peverel

Inset 35



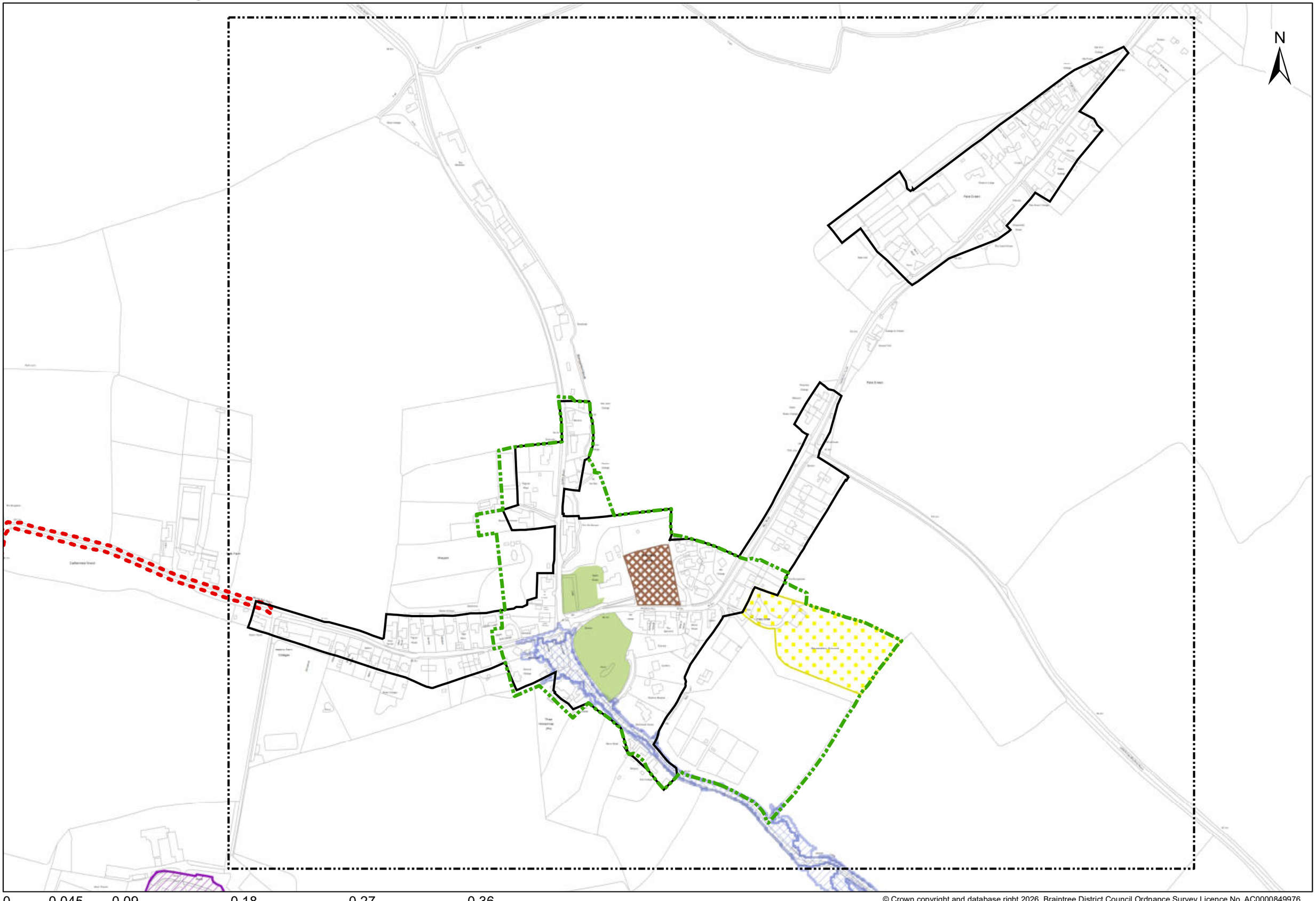
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07/09/2026

Local Plan Review Reg 19 - Helions Bumpstead **Inset 36**



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21/08/2026

Local Plan Review Reg 19 - Kelvedon

Inset 37

N

KELV 626

KELV 335

KELV2219

KELV2208

KELV2208

KELV2208

KELV2214

KELV 332

21/02241/FUL

17/00679/OUT

17/00679/OUT

KELV2221part

ELR1

KELV2215B

KELV2215A

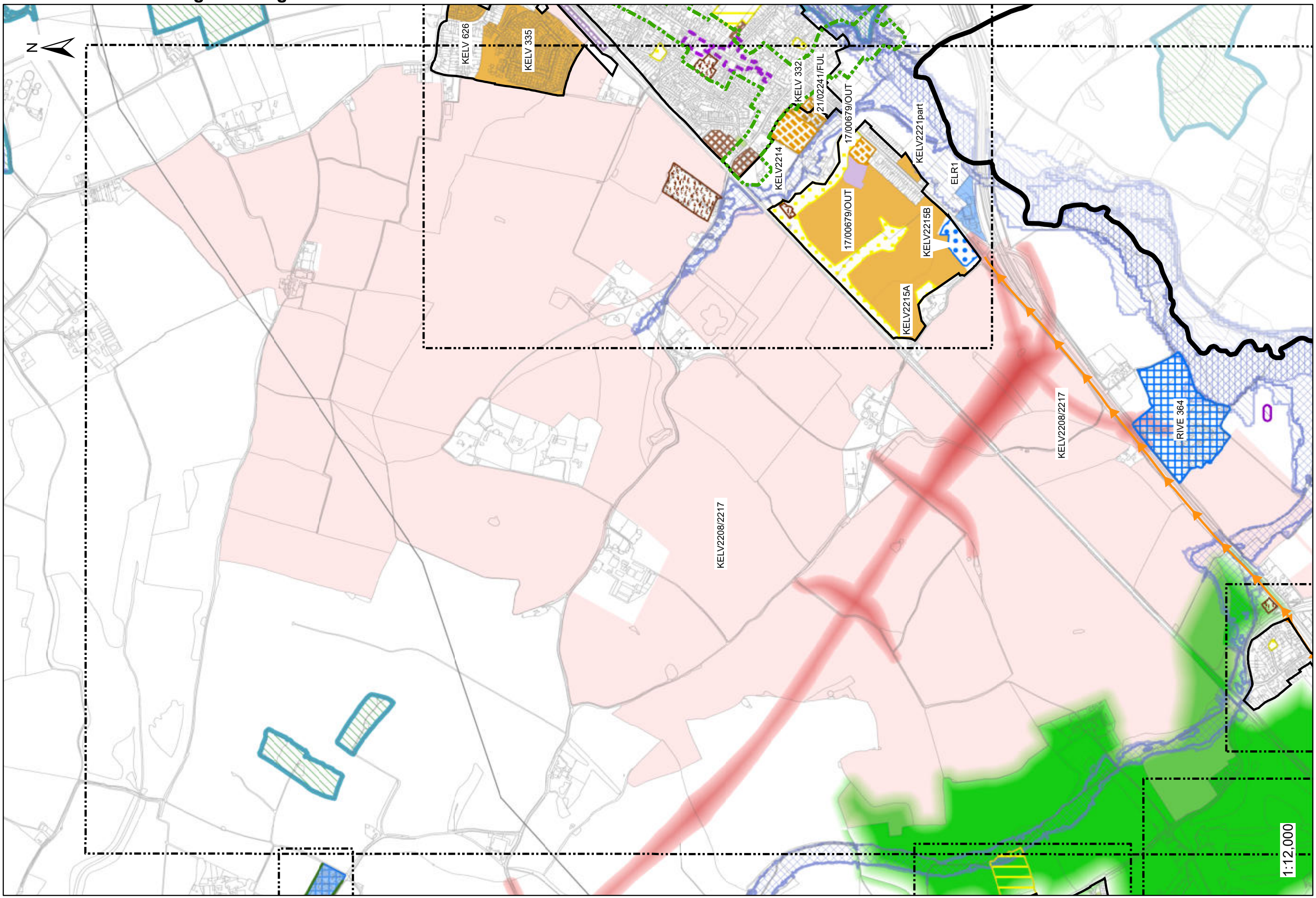
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26/08/2026

Local Plan Review Reg 19 - Kings Dene

Inset 38

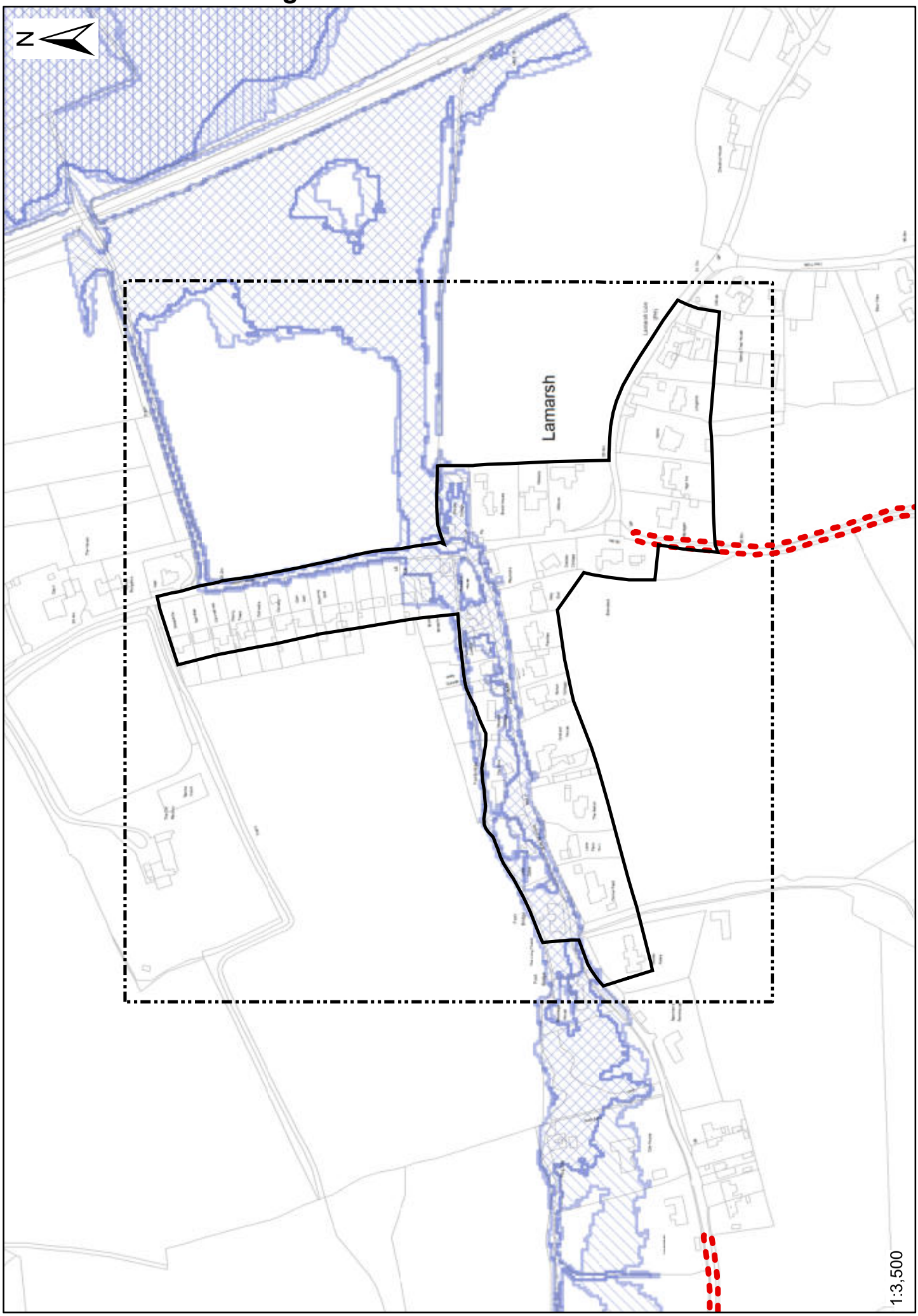


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21/09/2026

Local Plan Review Reg 19 - Lamarsh

Inset 39

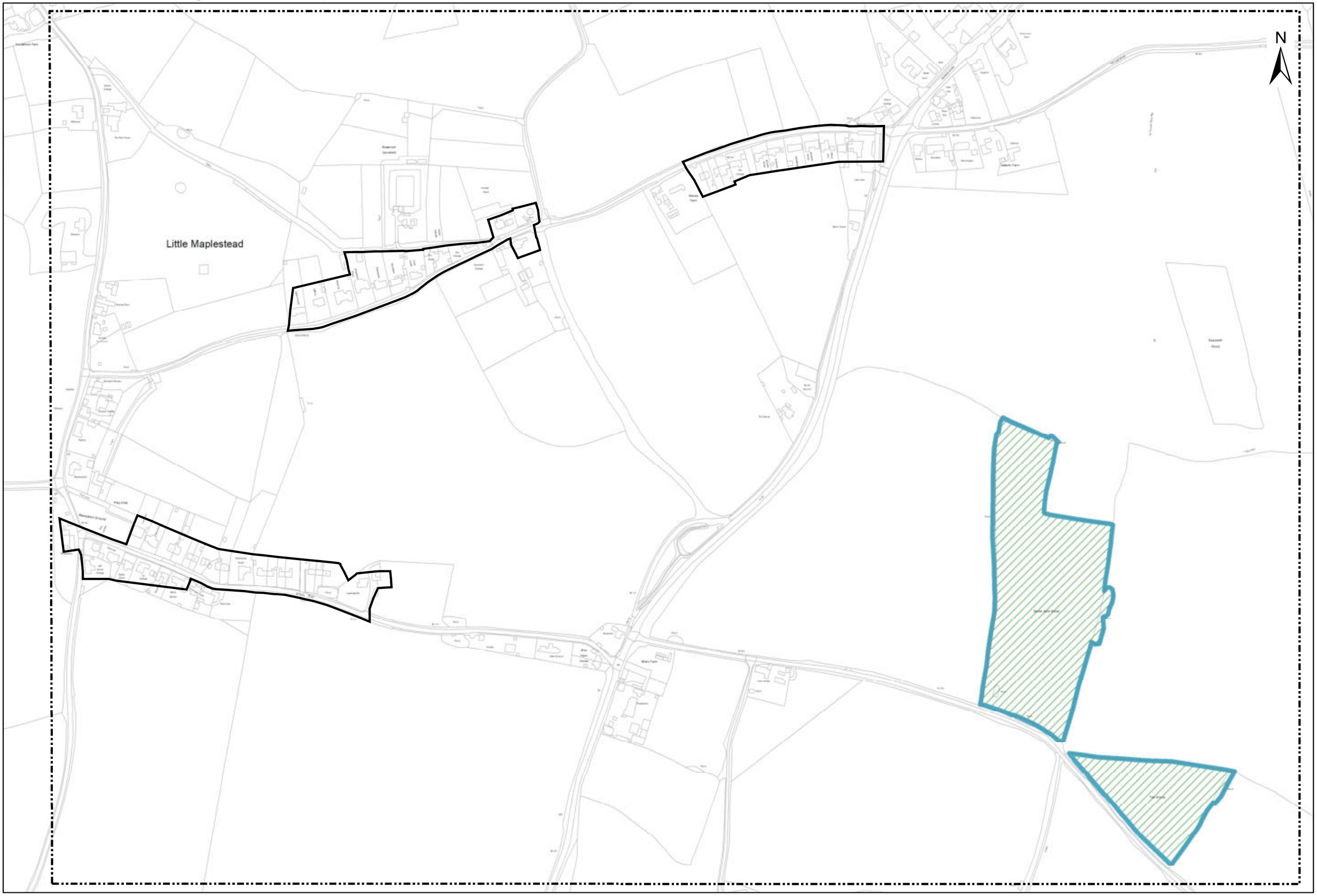


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25/08/2026

Local Plan Review Reg 19 - Little Maplestead

Inset 40

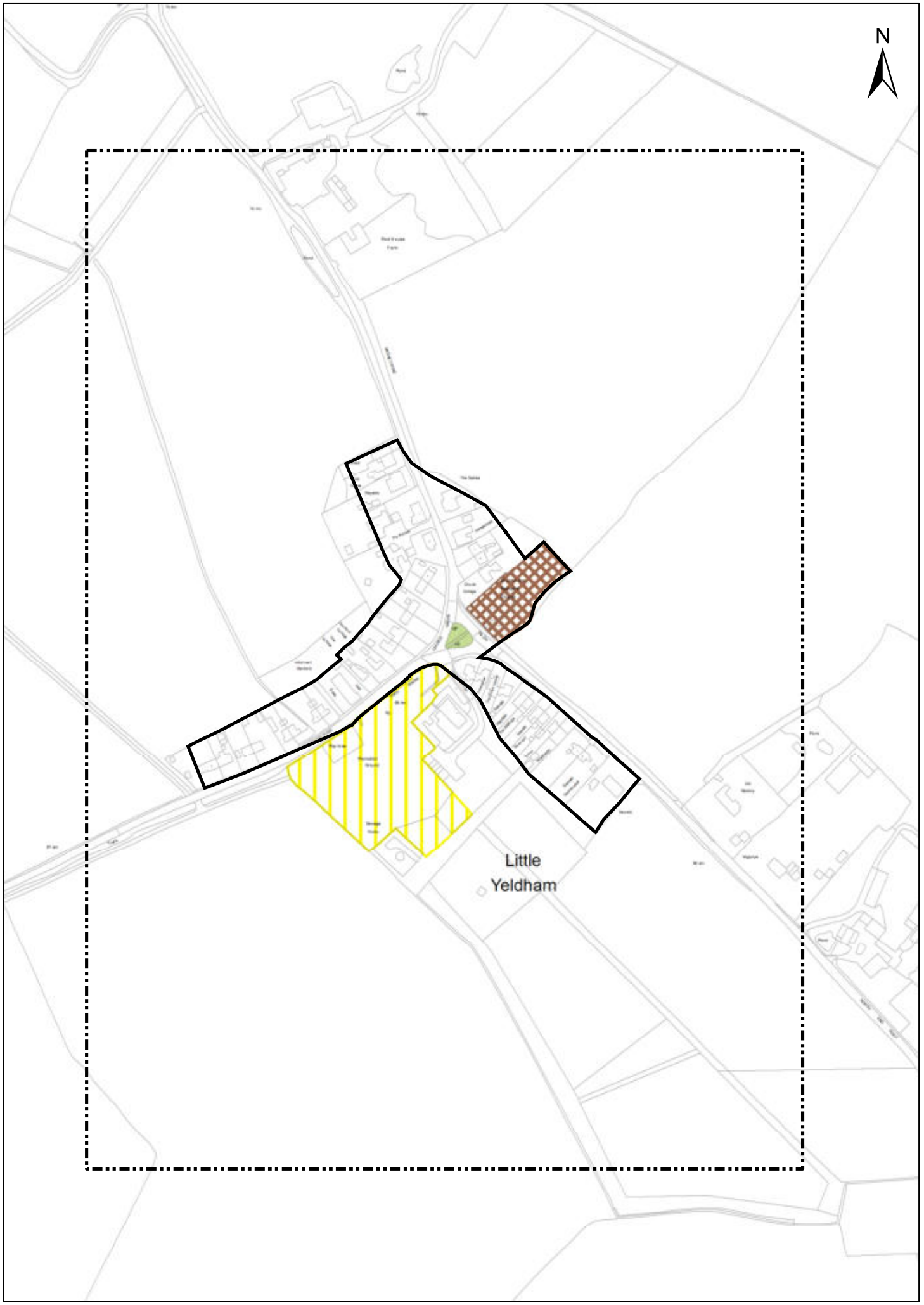


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Local Plan Review Reg 19 - Little Yeldham

Inset 41

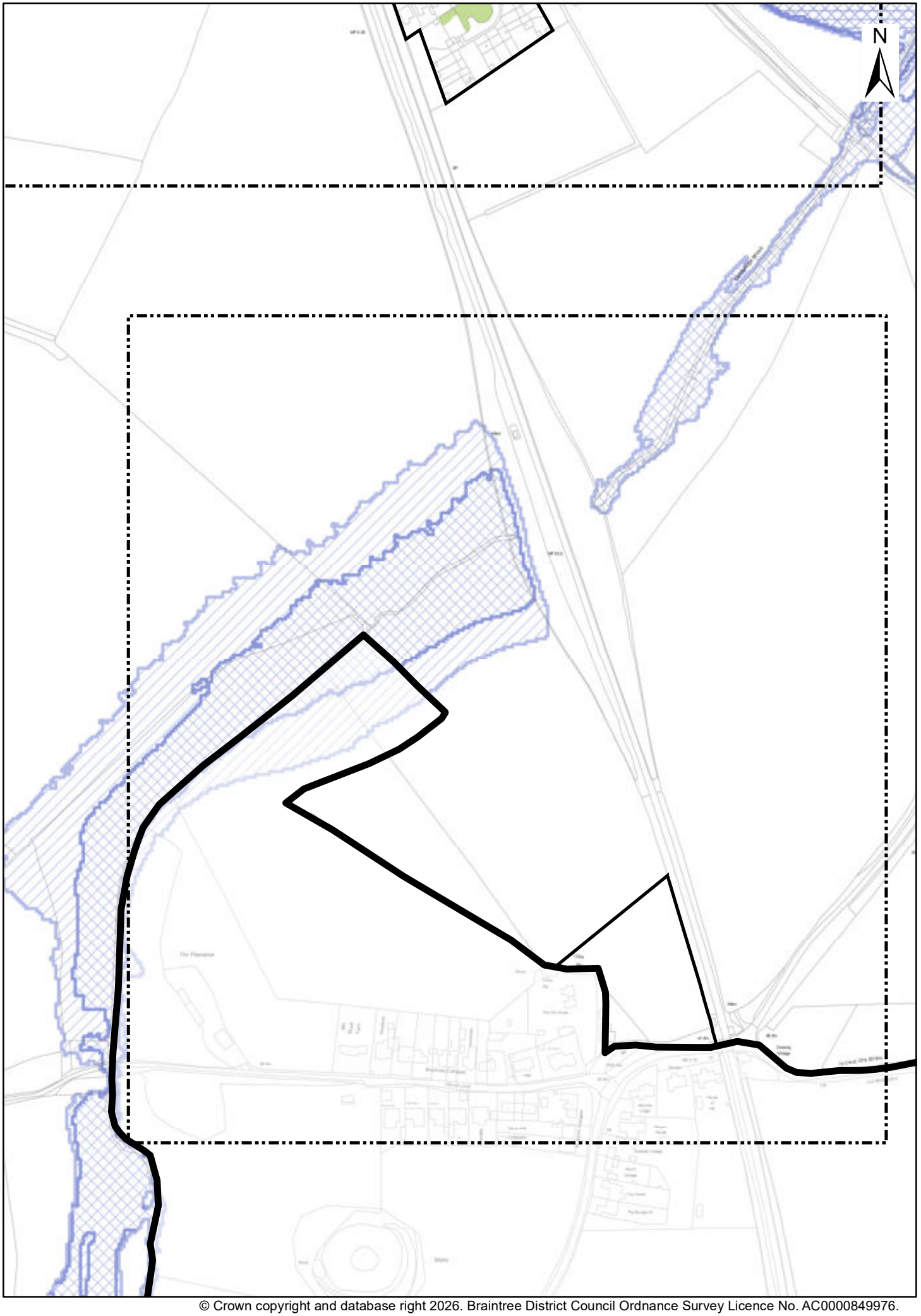


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Local Plan Review Reg 19 - Mount Bures

Inset 42

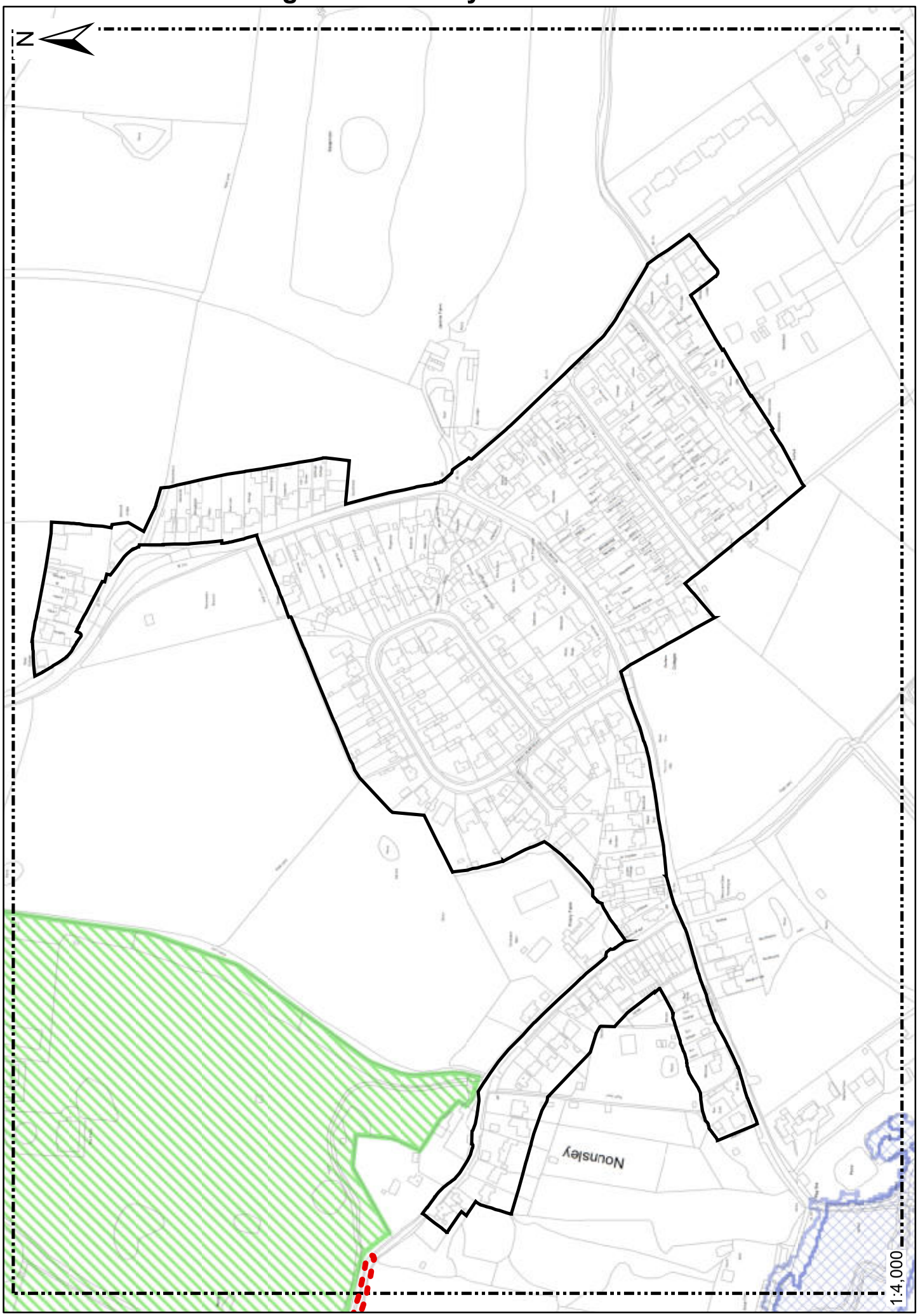


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Local Plan Review Reg 19 - Nounsley

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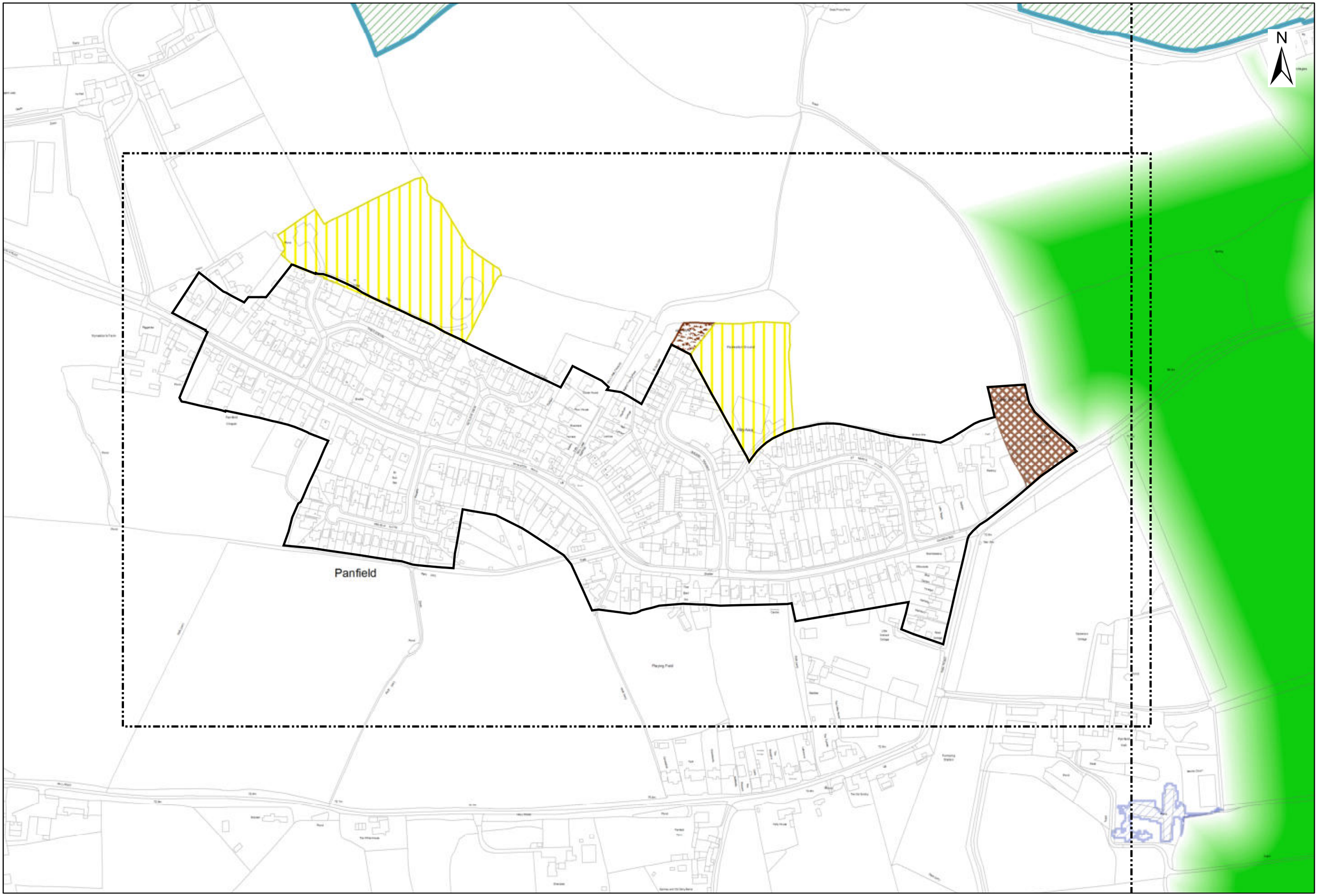


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Local Plan Review Reg 19 - Panfield

Inset 44



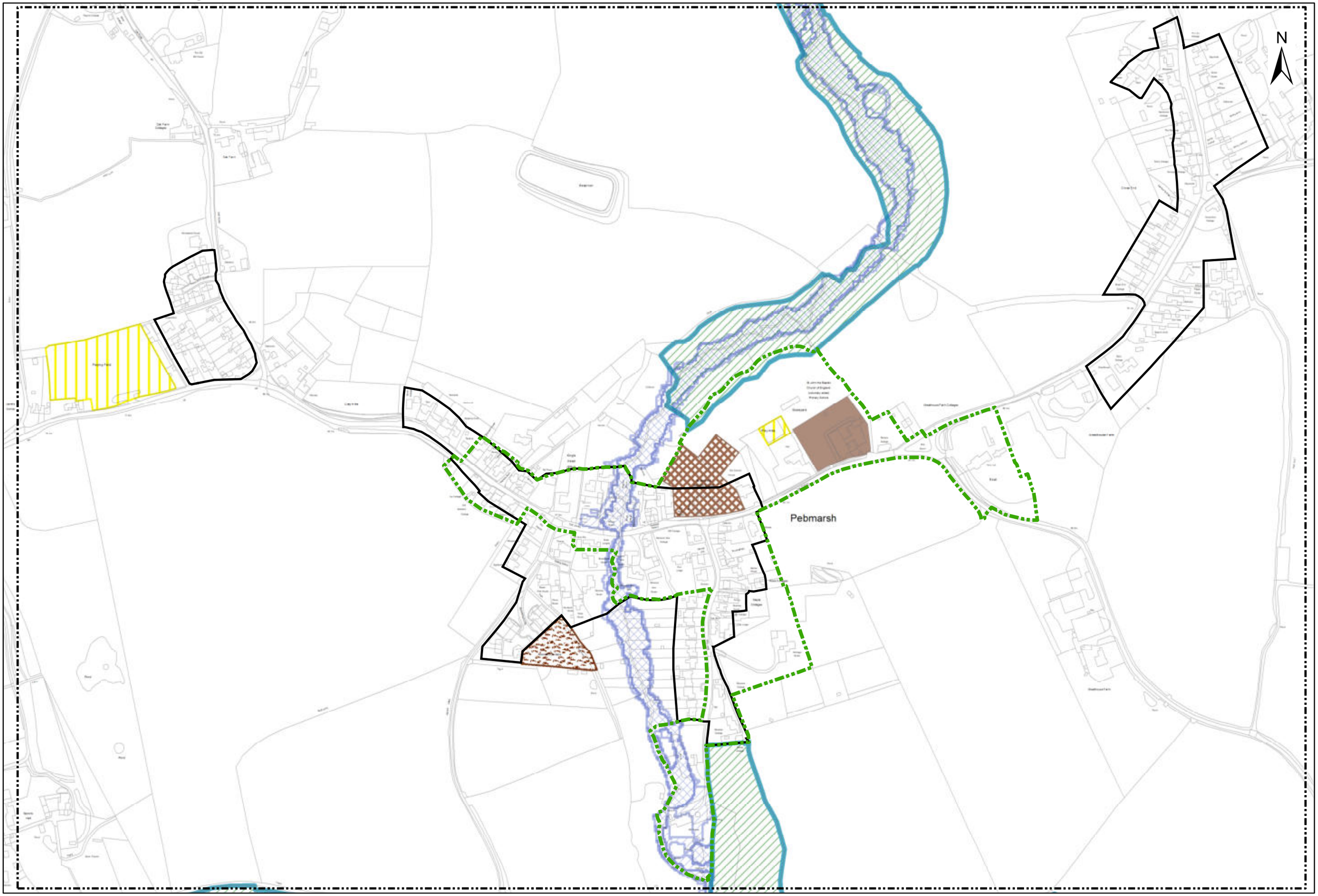
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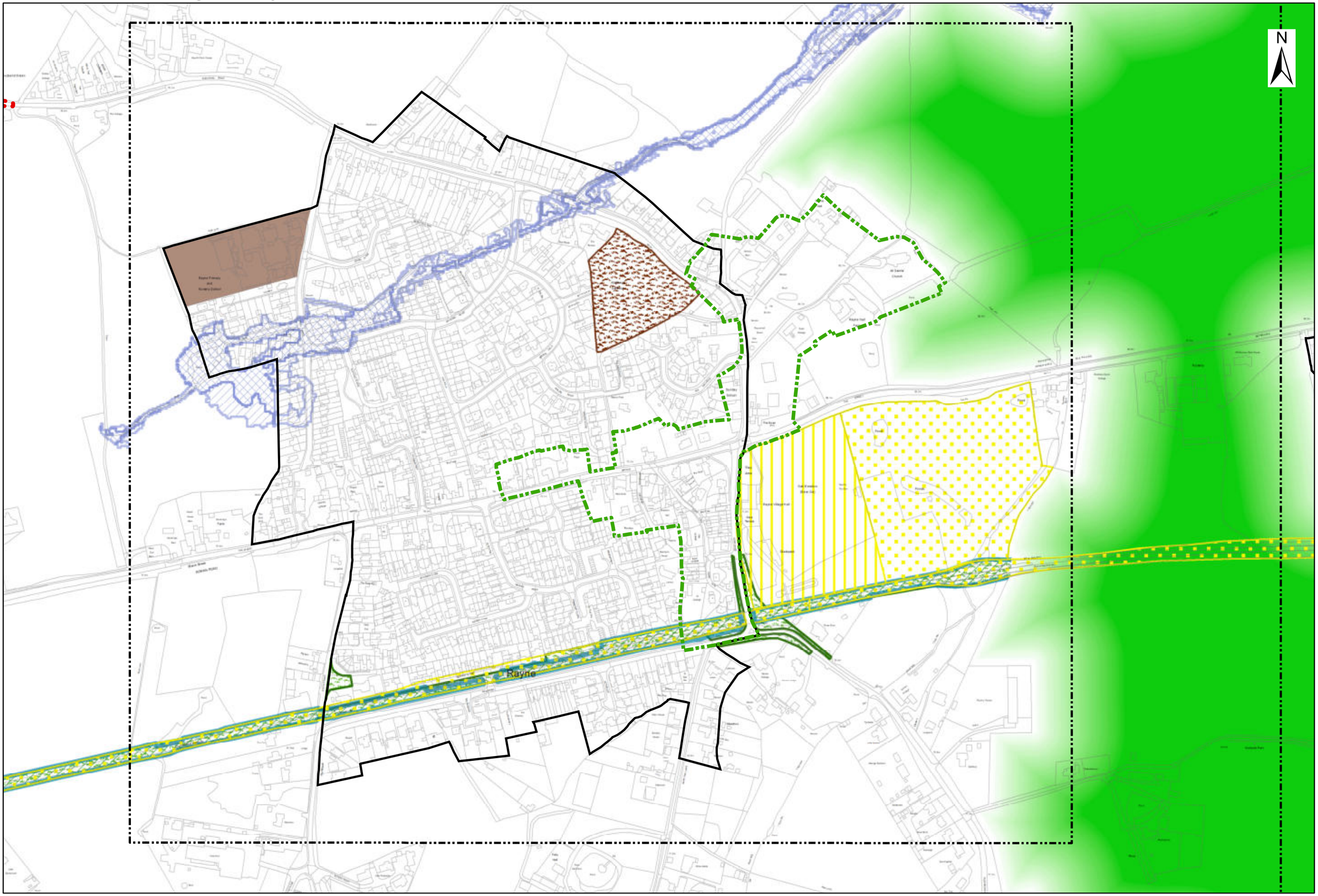


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Local Plan Review Reg 19 - Rayne

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21/08/2026

N

Ridgewell

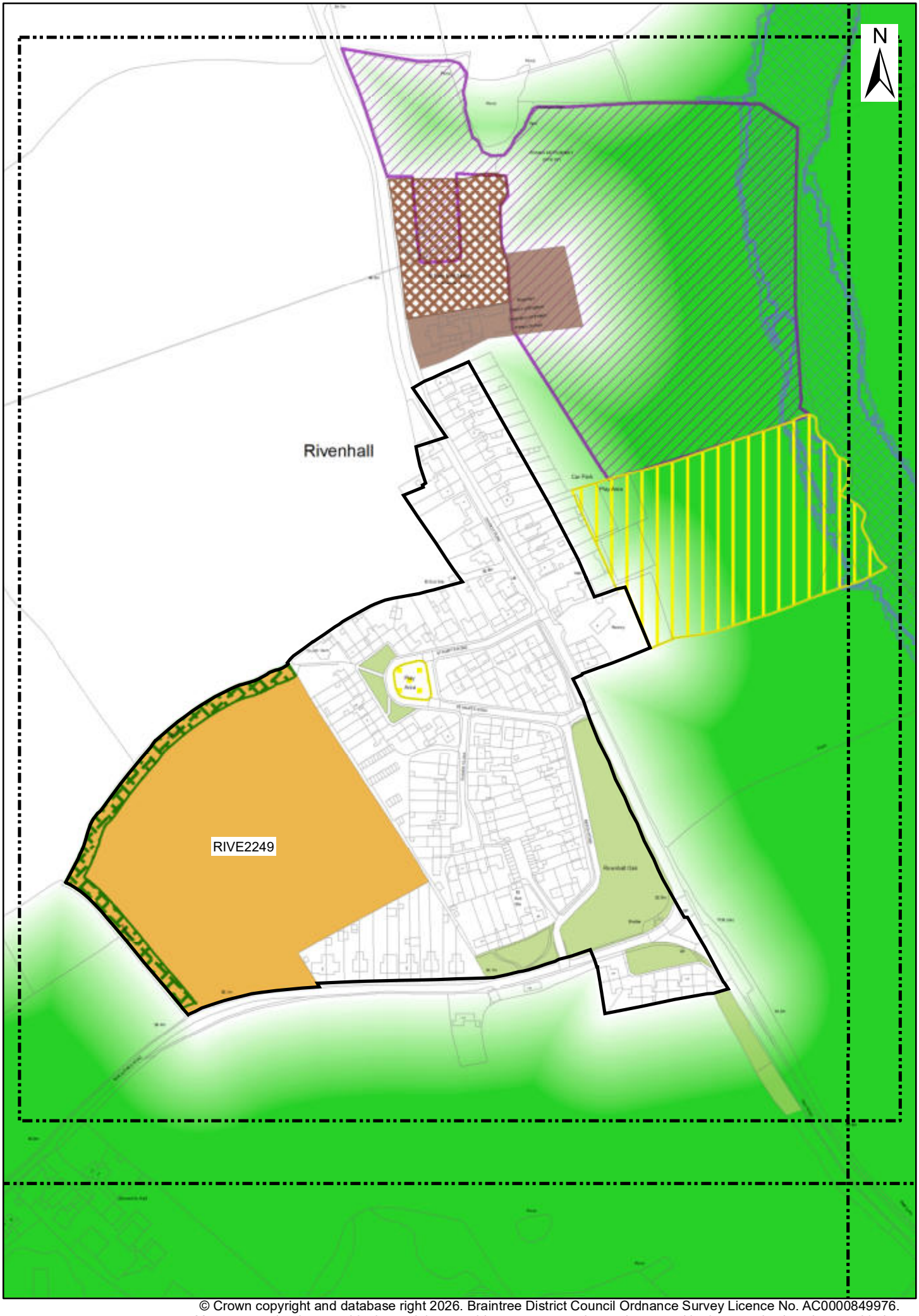
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Local Plan Review Reg 18 - Rivenhall

Inset 48

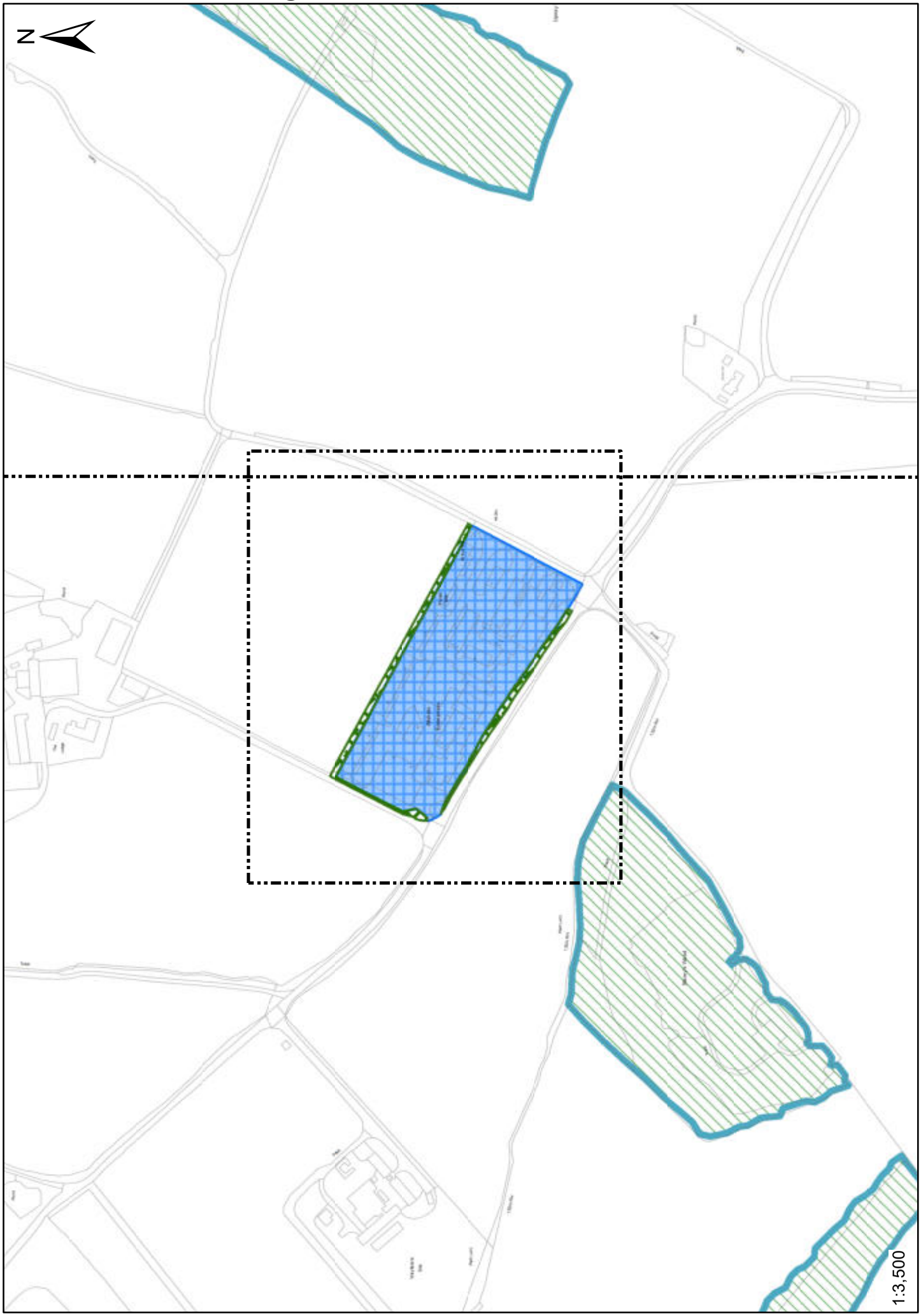


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Local Plan Review Reg 19 - Allshots Farm, Rivenhall

Inset 49

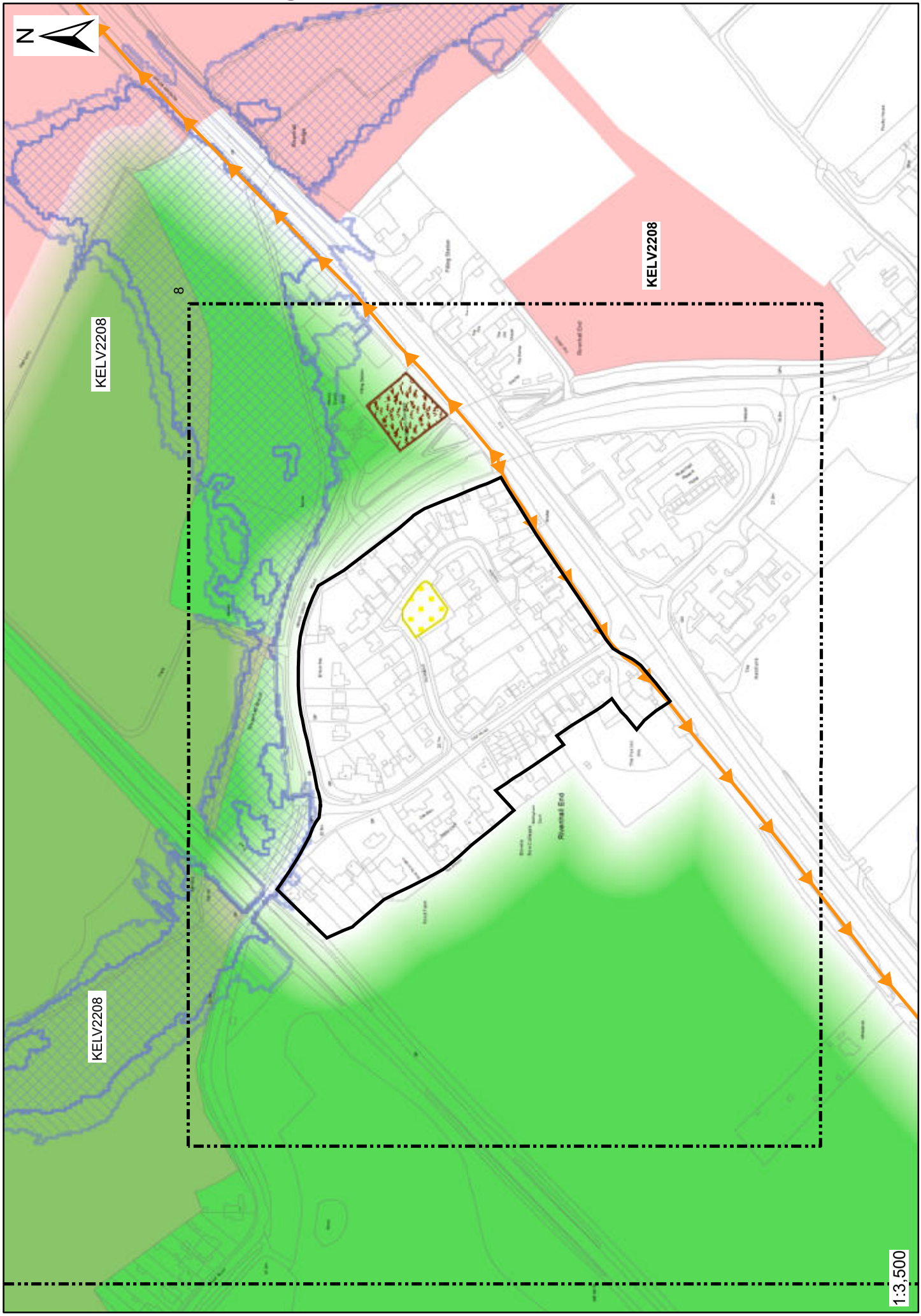


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Local Plan Review Reg 19 - Rivenhall End

Inset 50

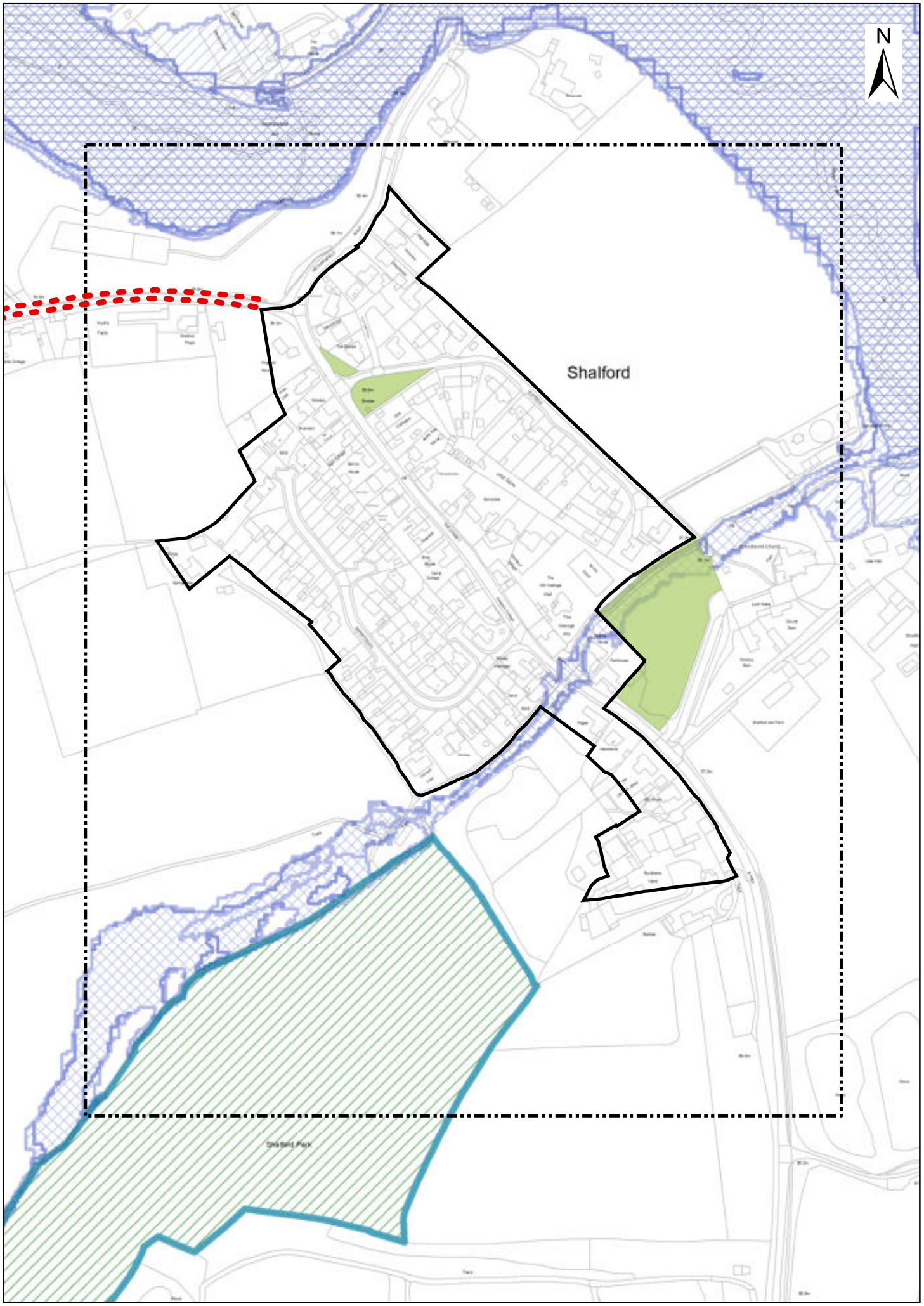


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Local Plan Review Reg 19 - Shalford

Inset 51

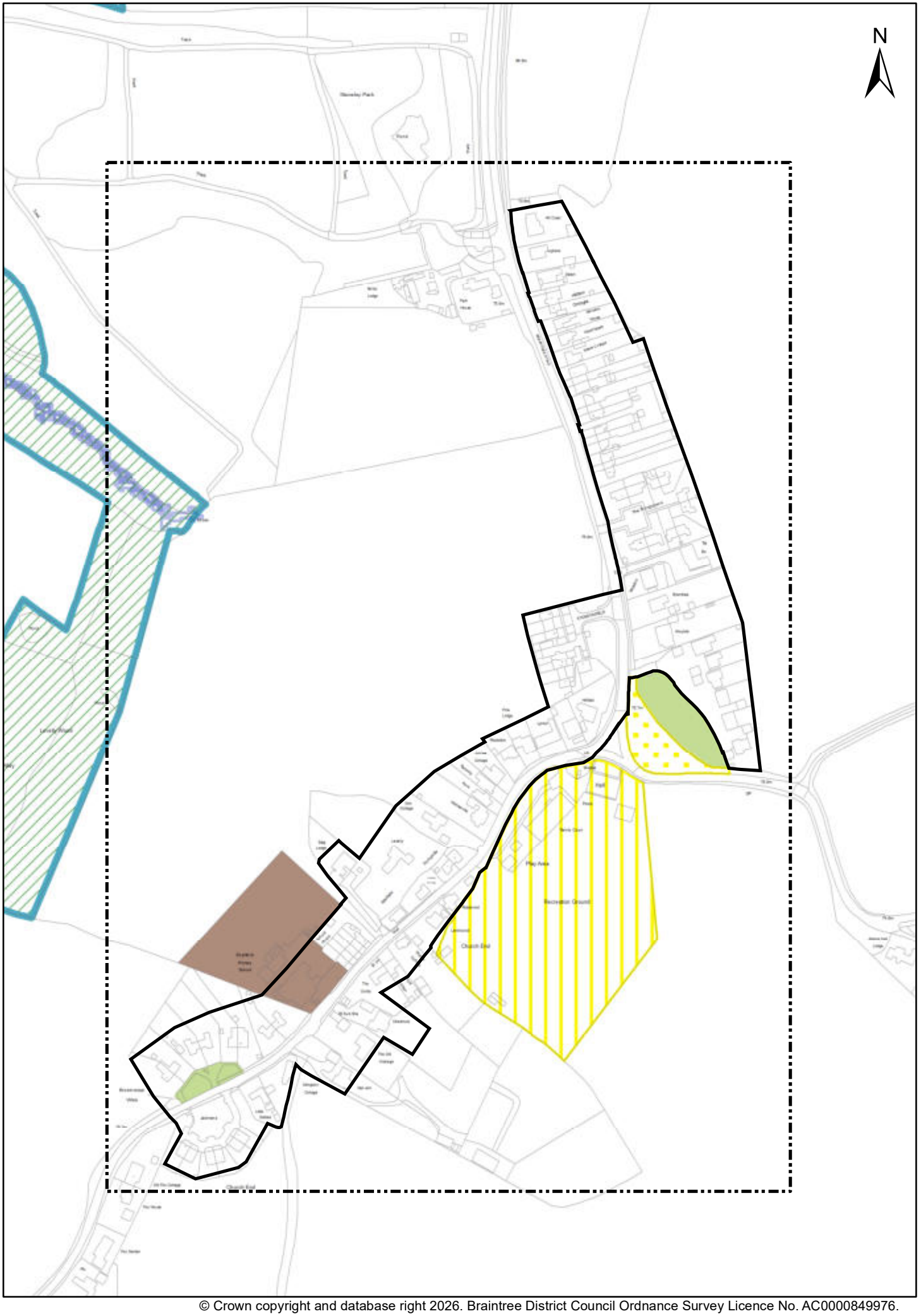


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Local Plan Review Reg 19 - Shalford Church End

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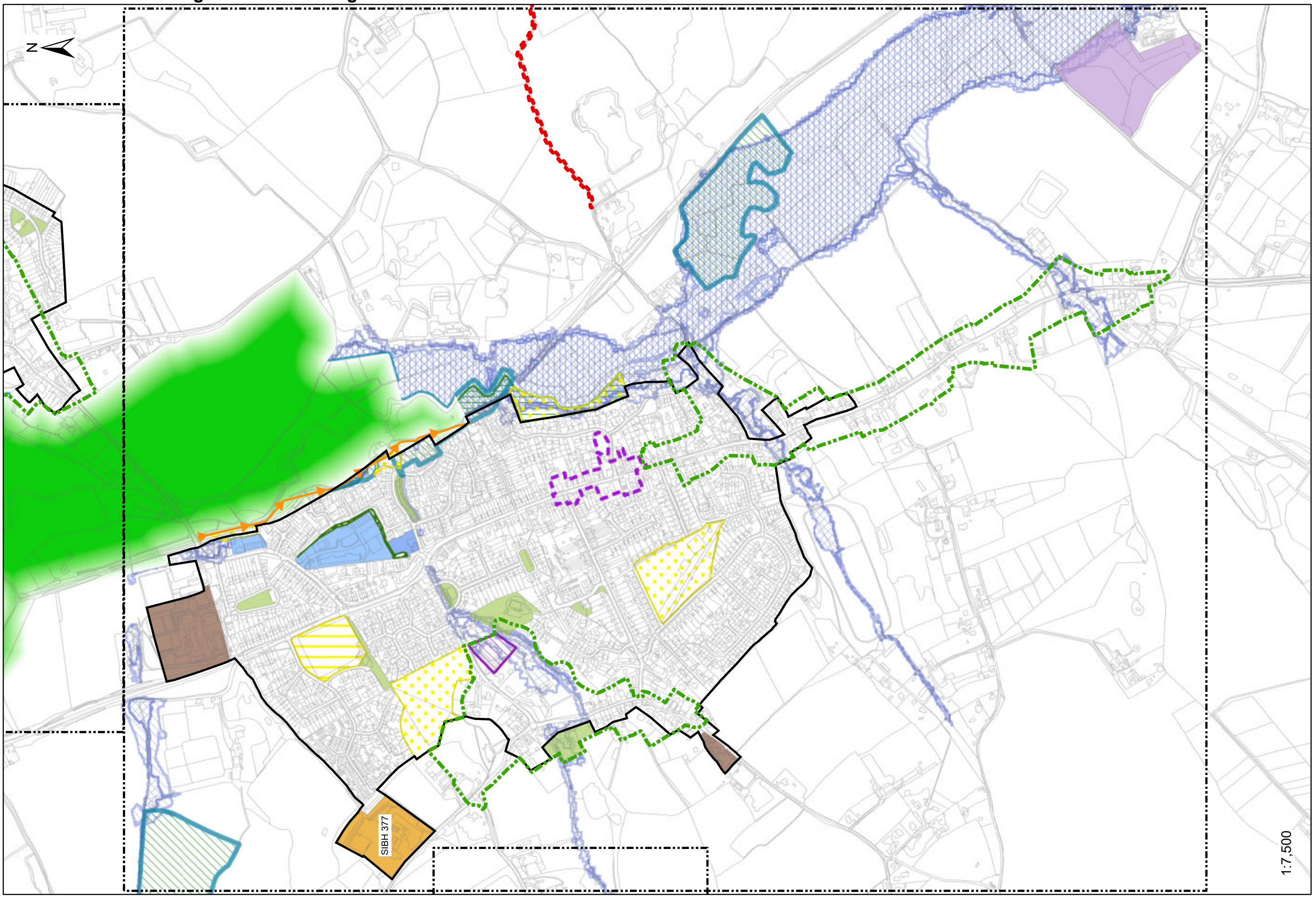


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Local Plan Review Reg 19 - Sible Hedingham

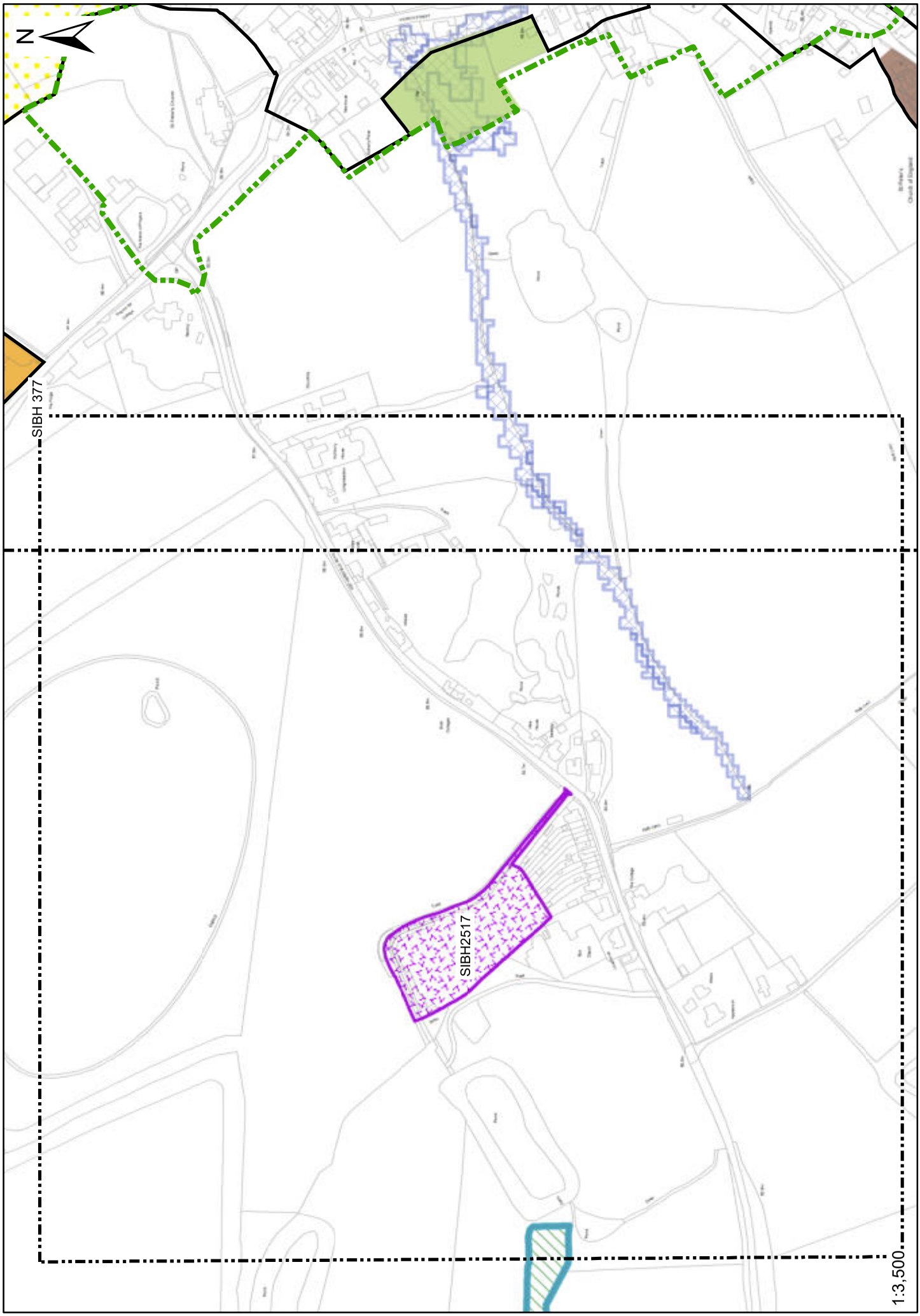
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25/08/2026

Local Plan Review Reg 19 - Sible Hedingham, Wethersfield Road Inset 54

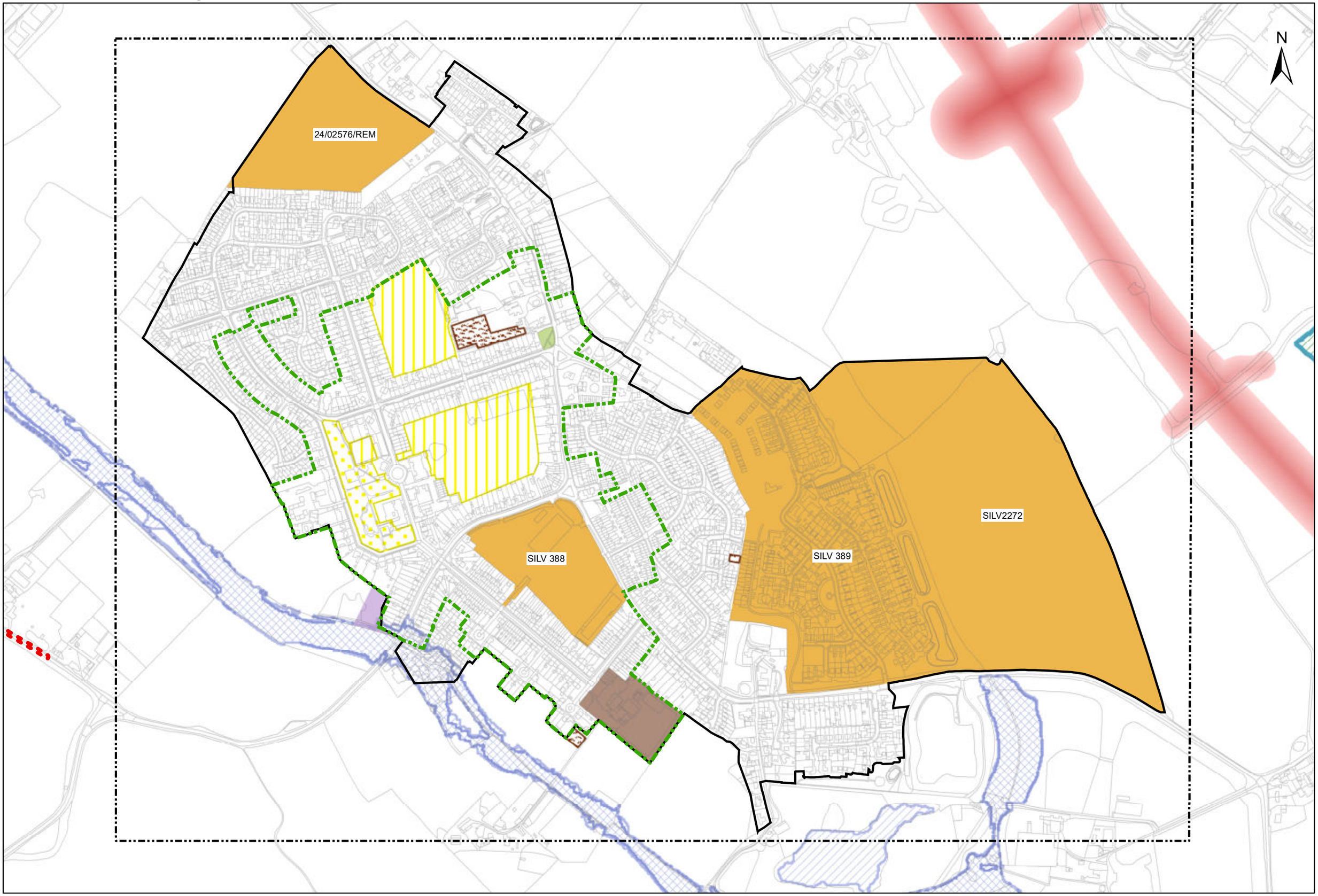


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25/08/2026

Local Plan Review Reg 19 - Silver End

Inset 55

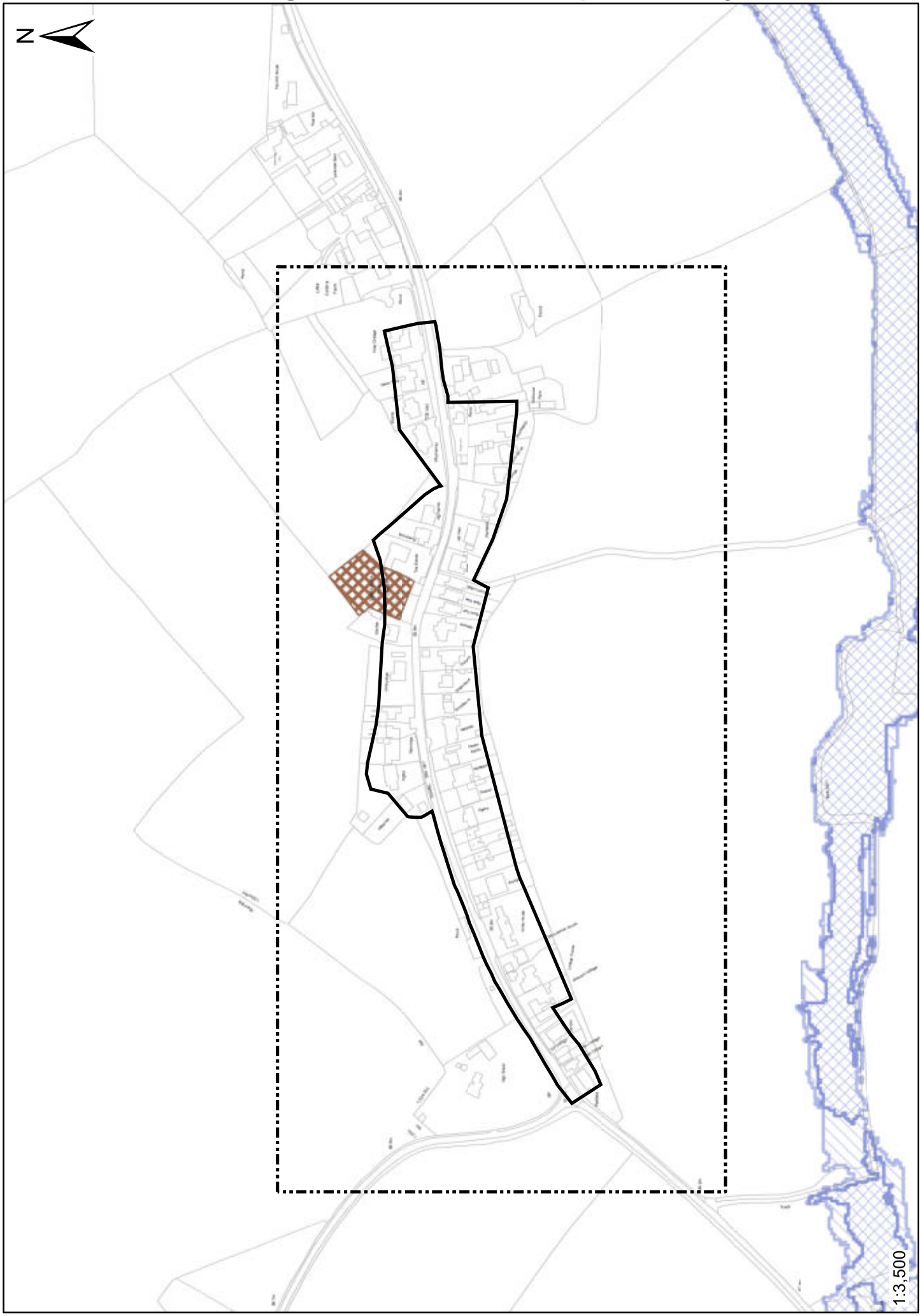


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21/08/2026

Local Plan Review Reg 19 - Stambourne Chapel End Way

Inset 56

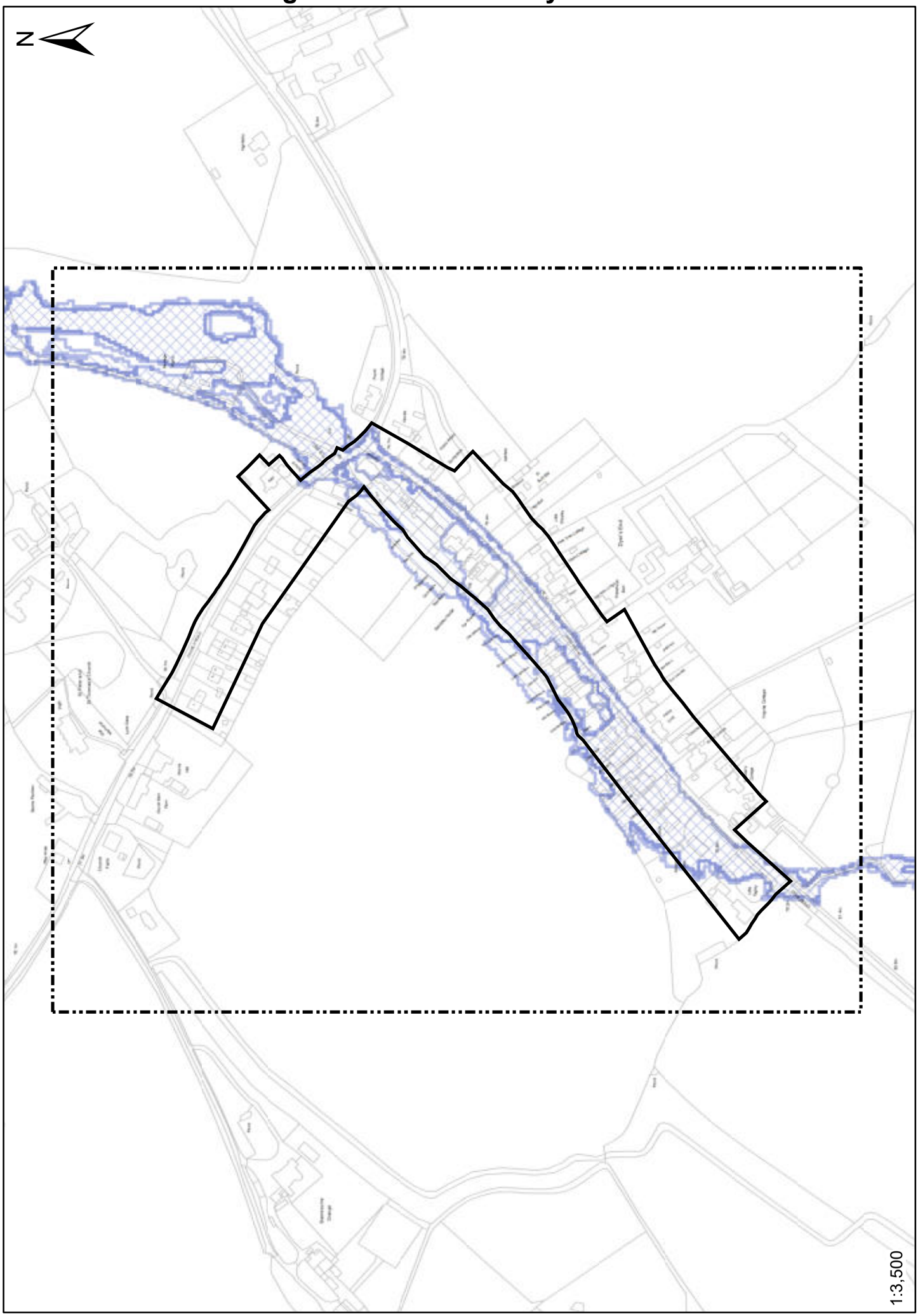


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Local Plan Review Reg 19 - Stambourne Dyers End

Inset 57

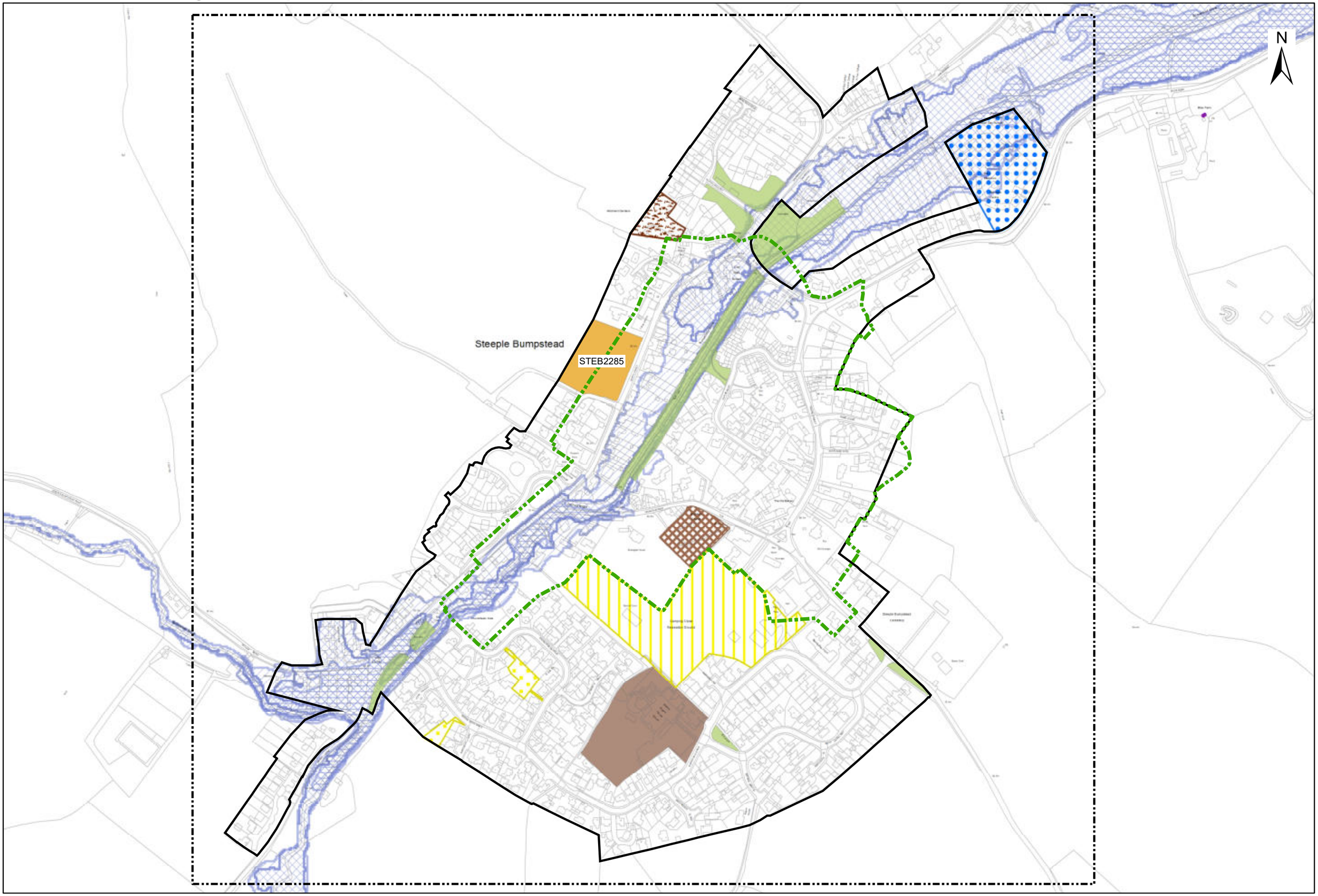


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Local Plan Review Reg 19 - Steeple Bumpstead

Inset 58



0 0.045 0.09 0.18 0.27 0.36
Miles

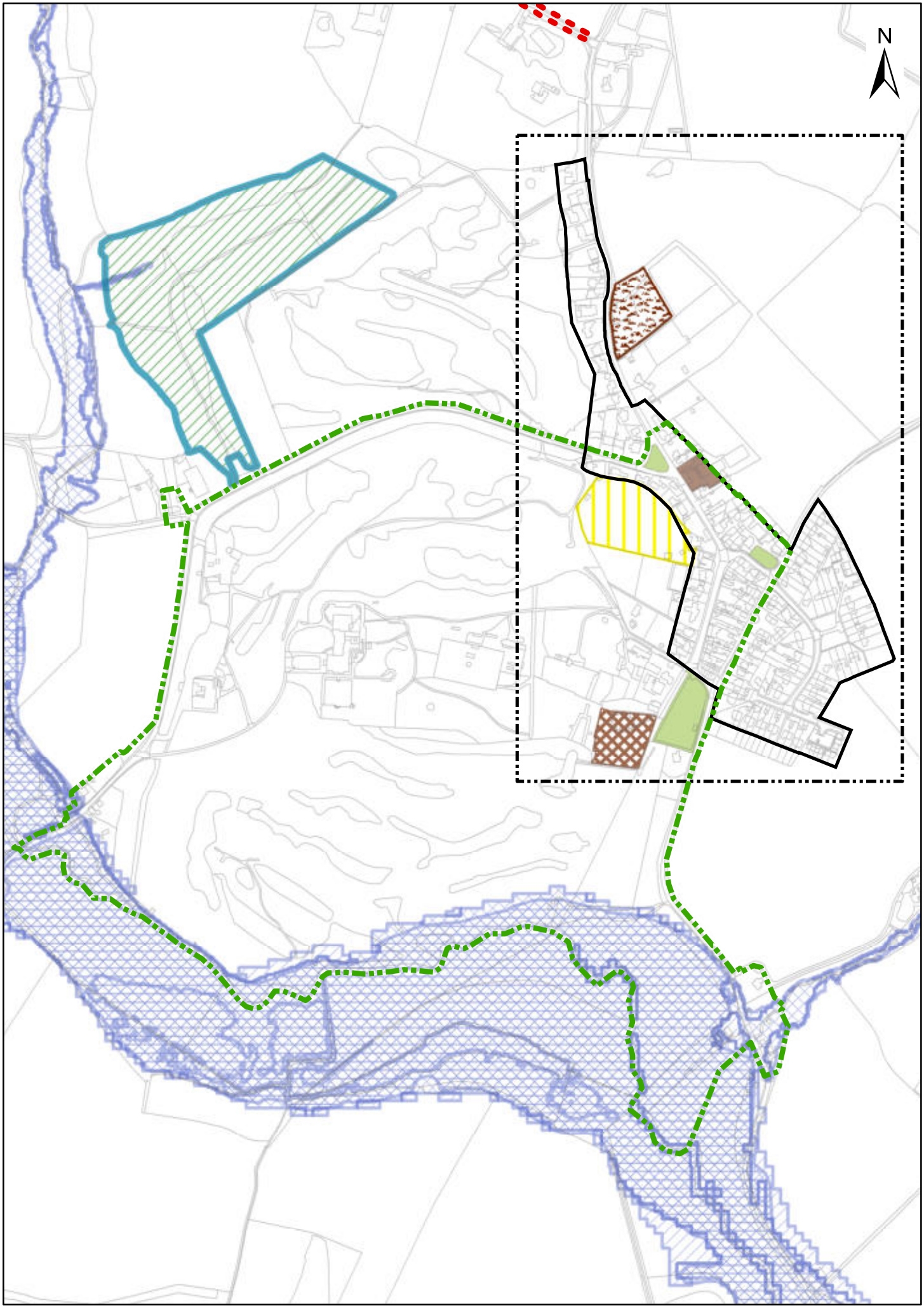
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Local Plan Review Reg 19 - Stisted

Inset 59

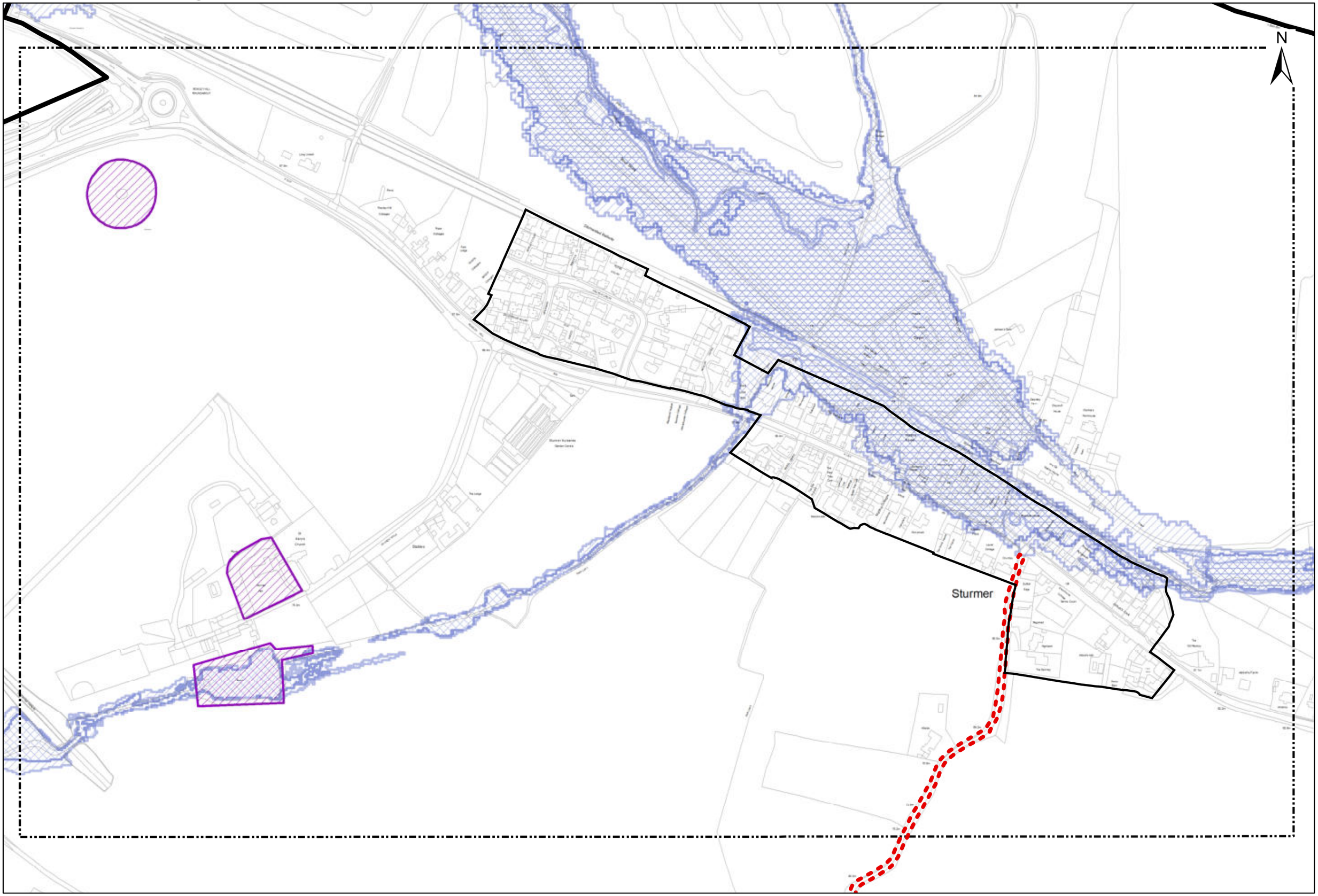


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Local Plan Review Reg 19 - Sturmer

Inset 60



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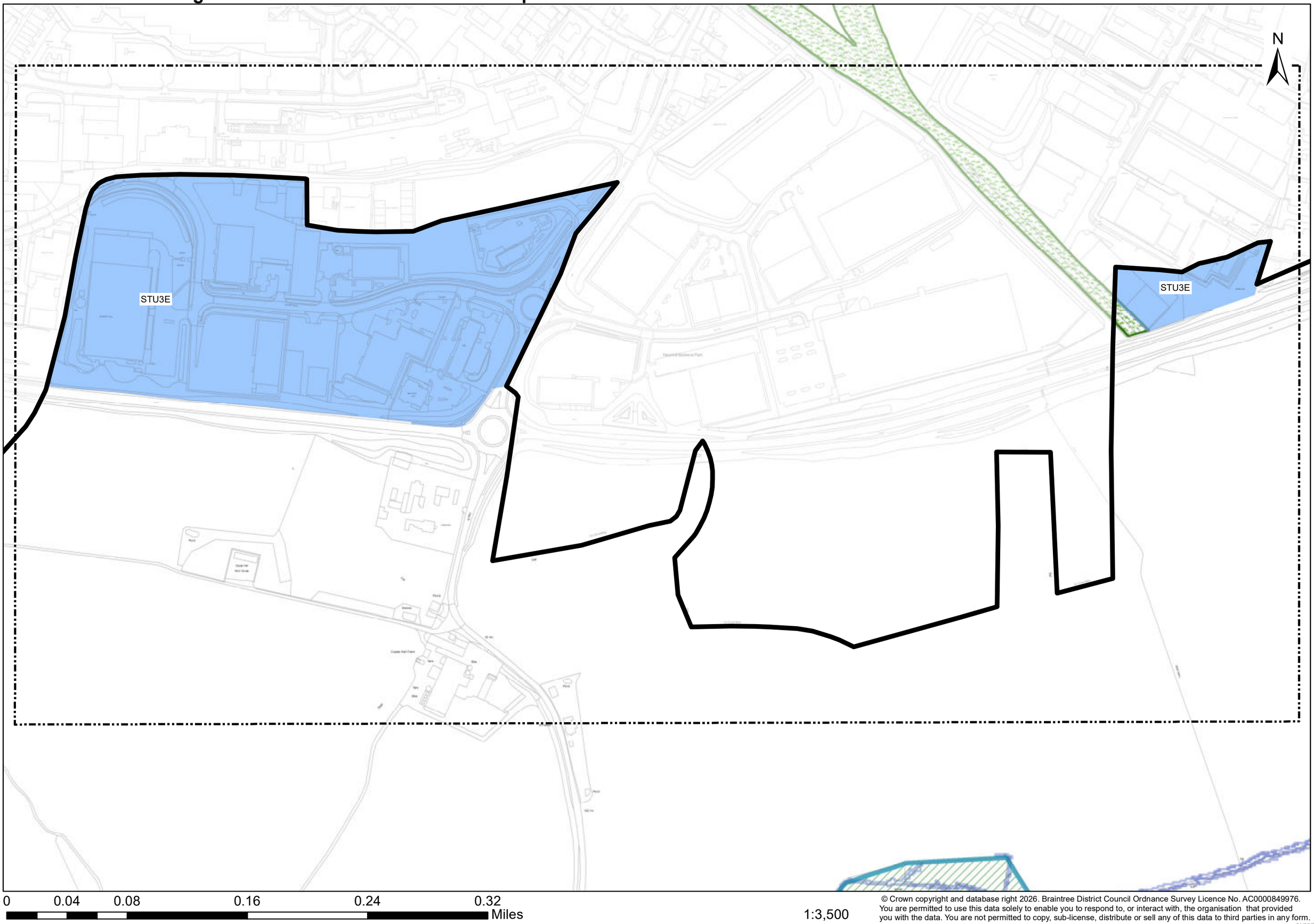
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Local Plan Review Reg 19 - Sturmer West and Helions Bumpstead North

Inset 61



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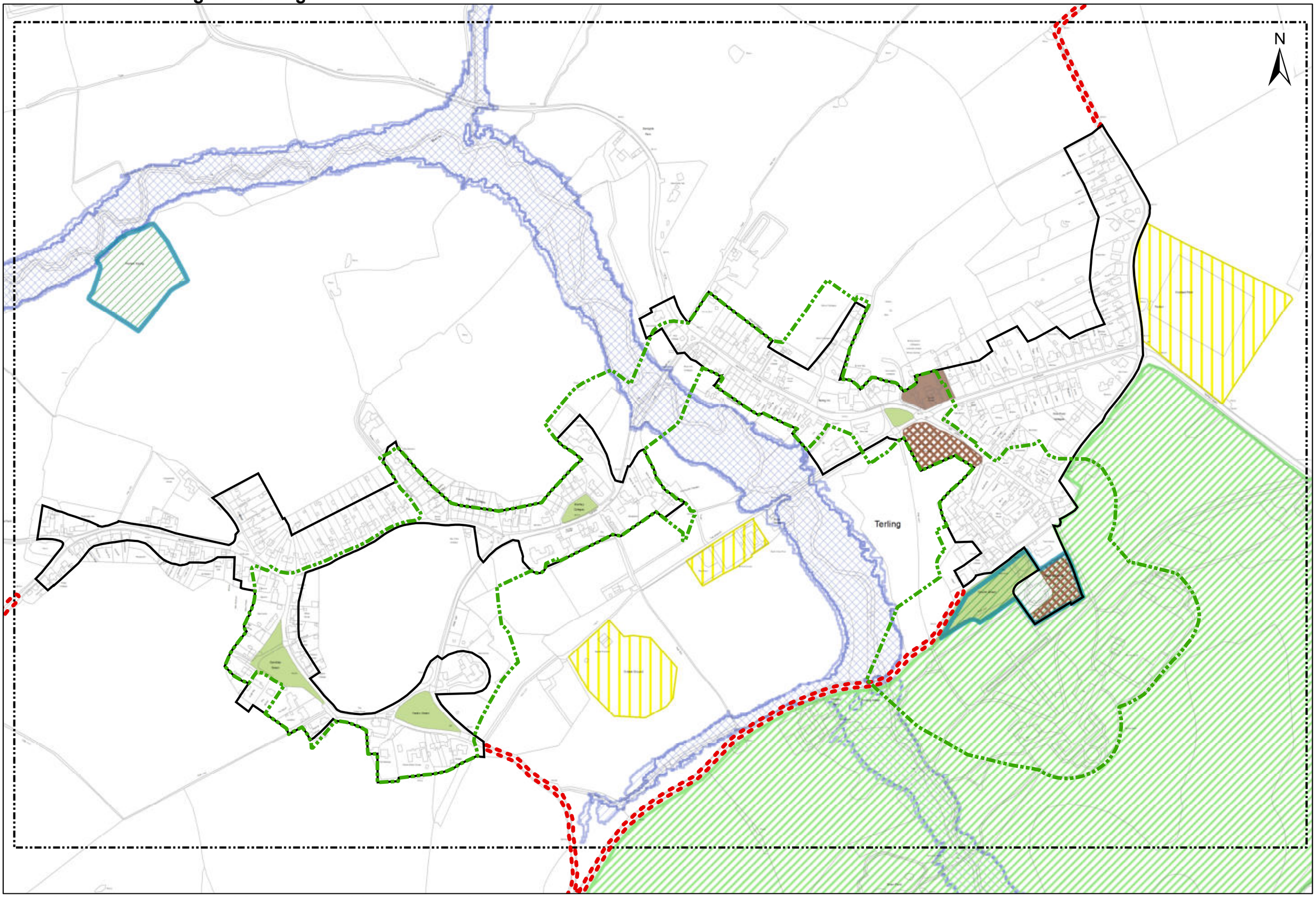
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Local Plan Review Reg 19 - Terling

Inset 62



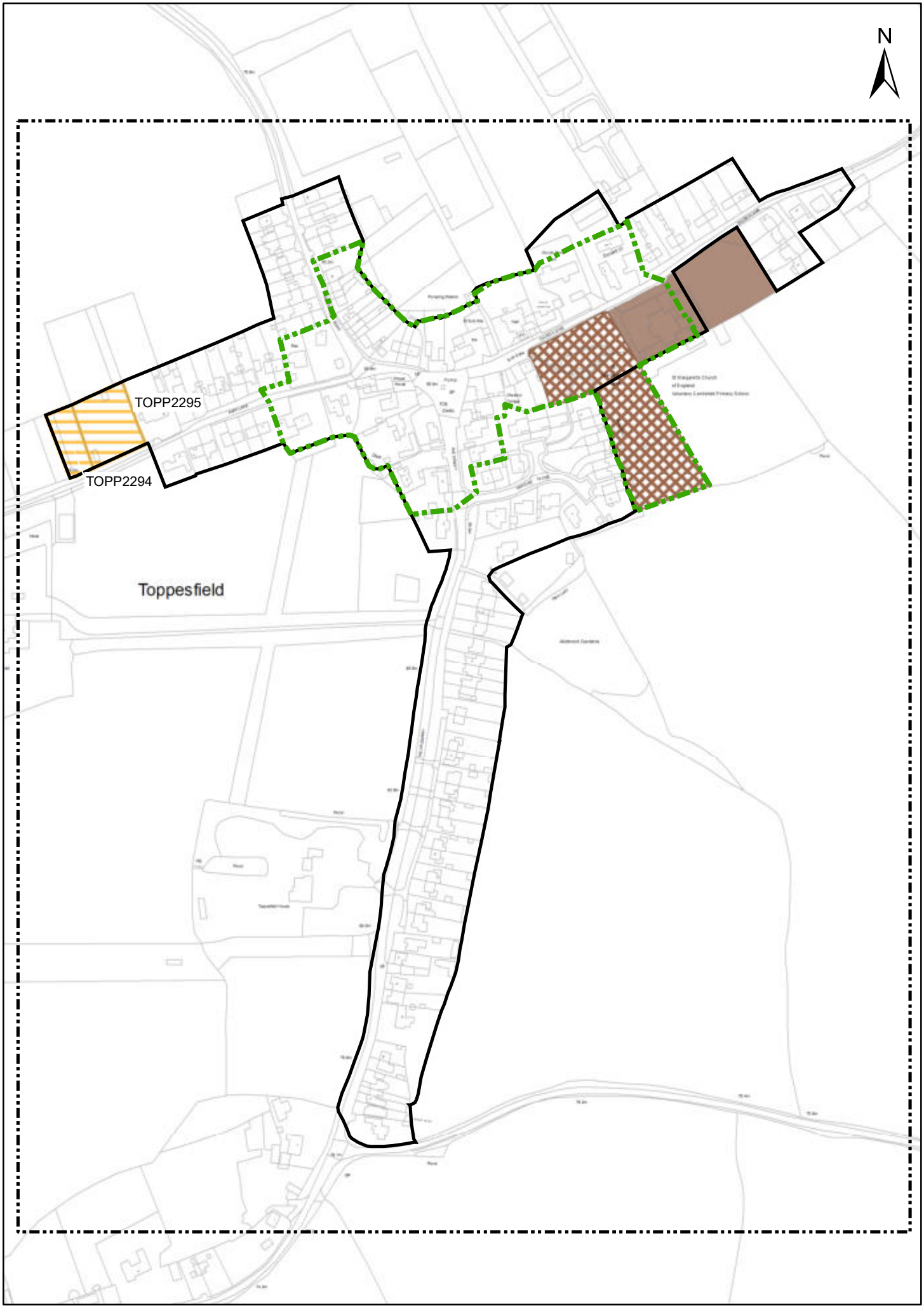
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Local Plan Review Reg 19 - Toppesfield

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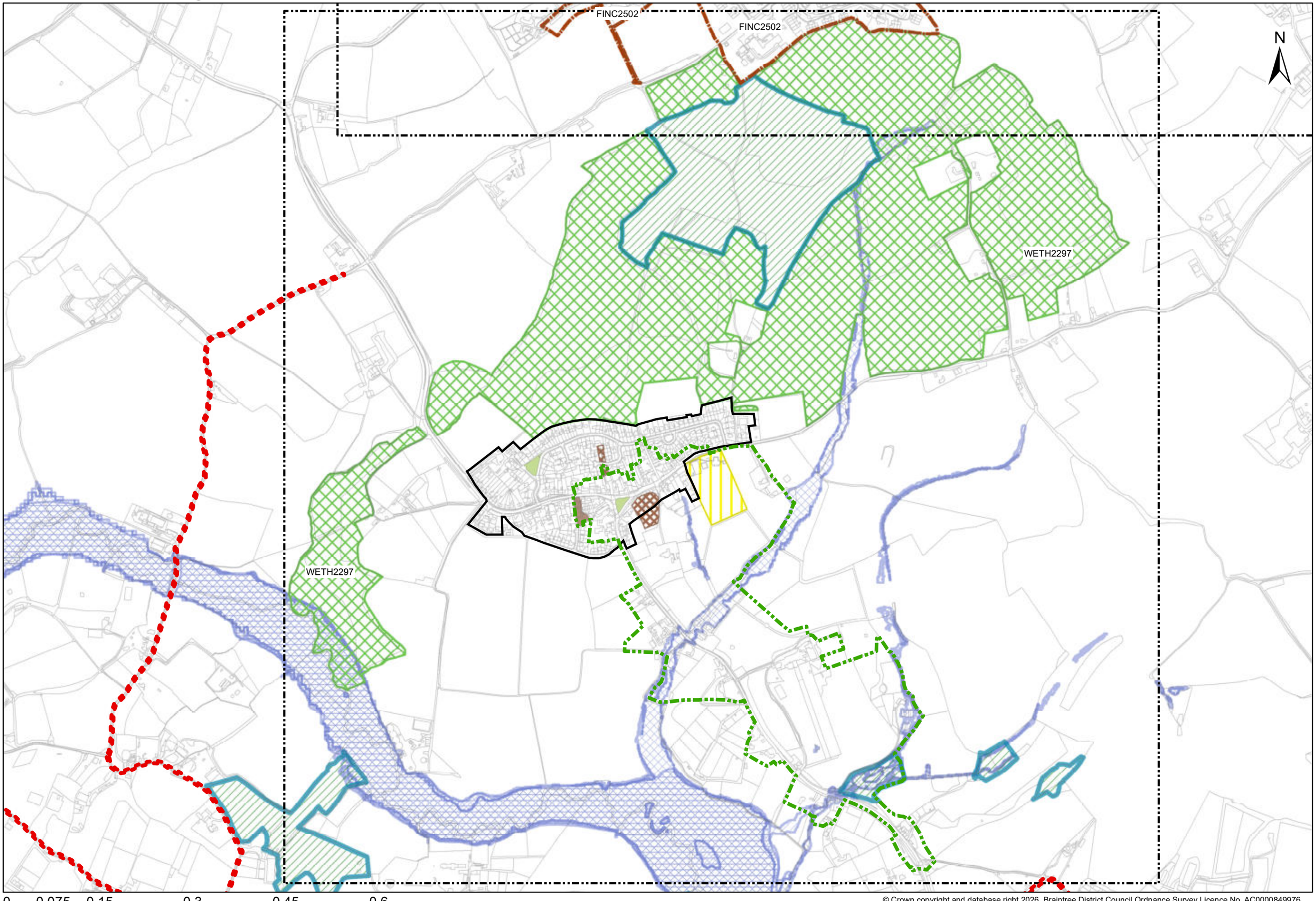


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Local Plan Review Reg 19 - Wethersfield

Inset 64



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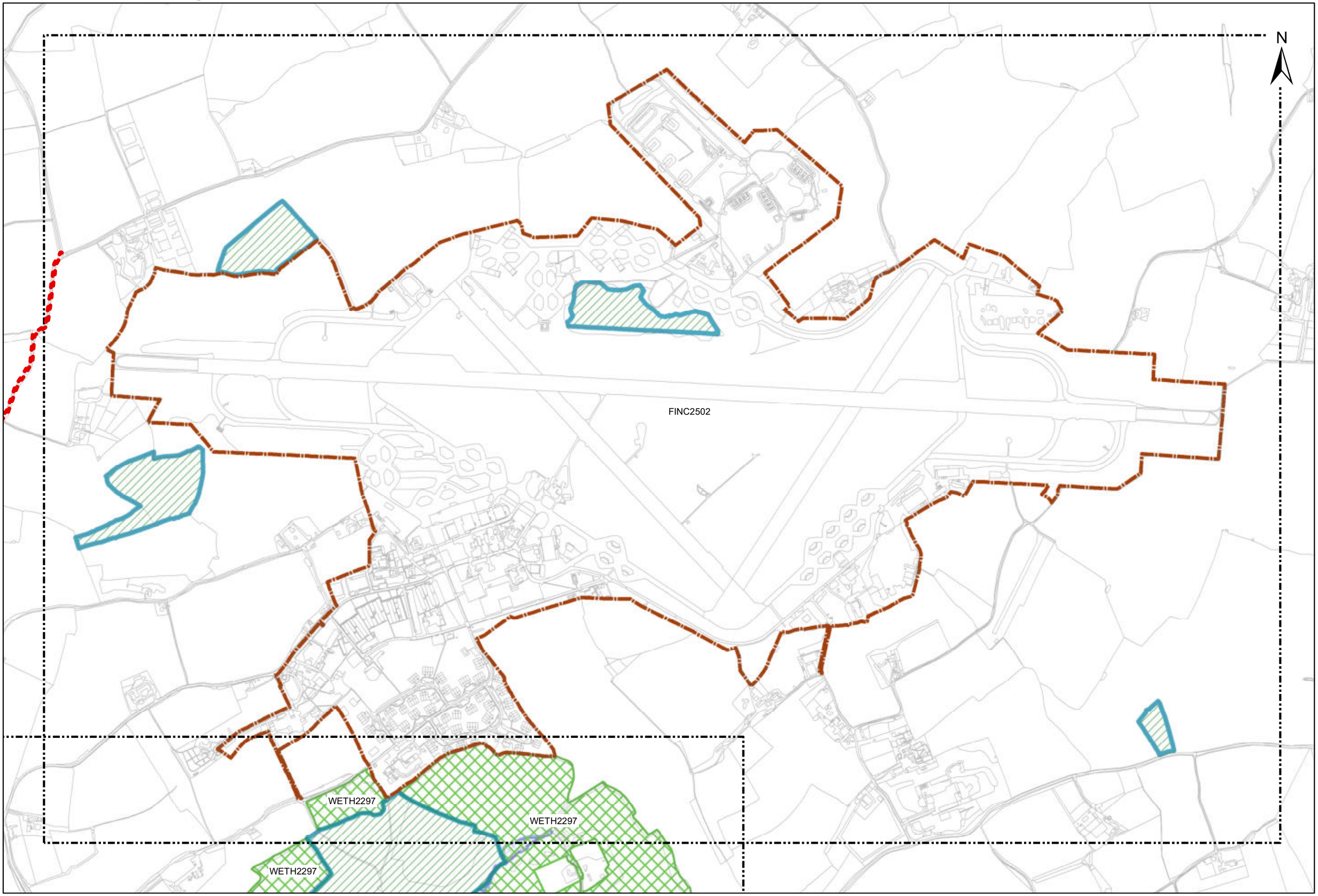
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Local Plan Review Reg 19 - Wethersfield Airfield

Inset 65



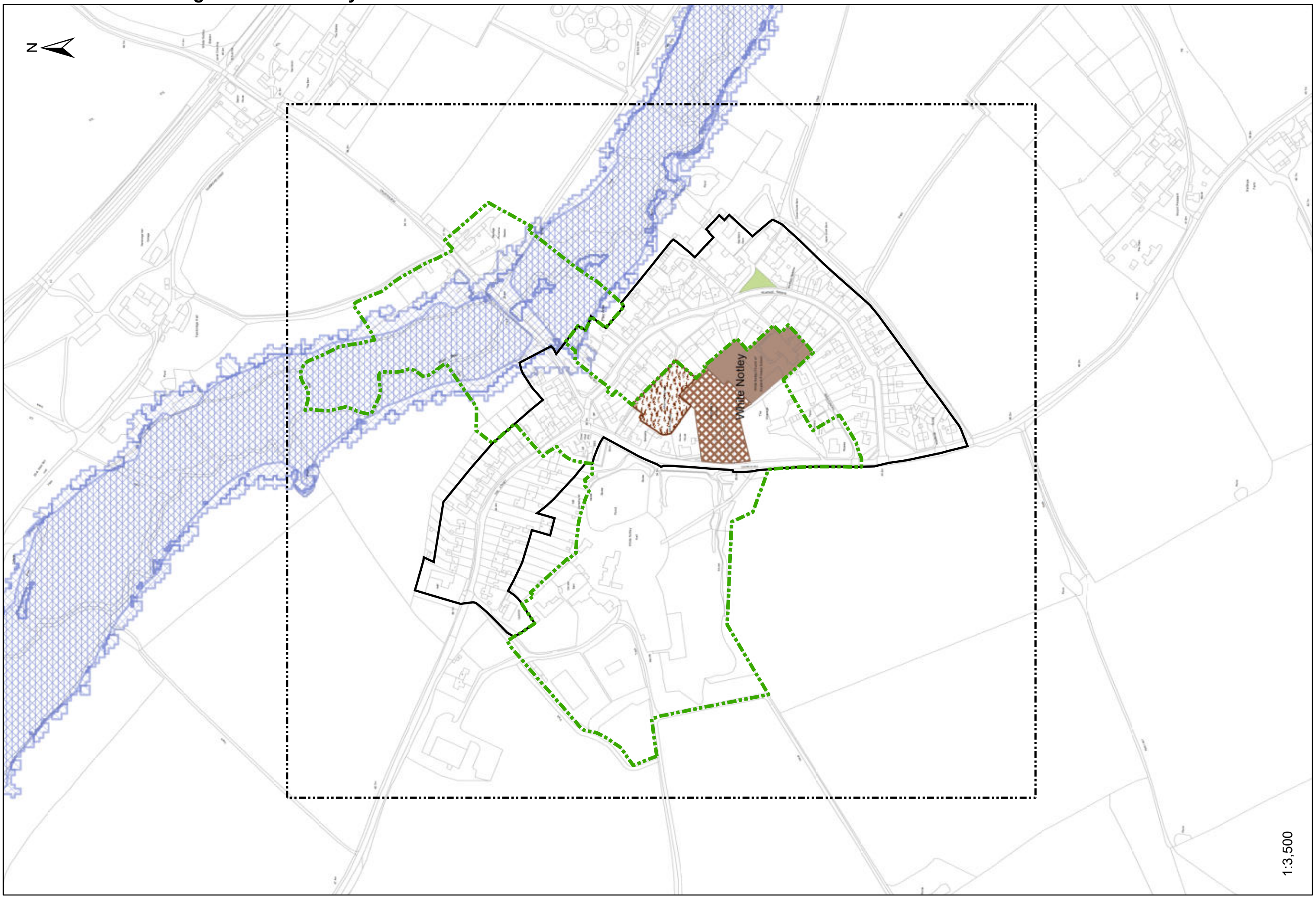
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Local Plan Review Reg 19 - White Notley **Inset 66**

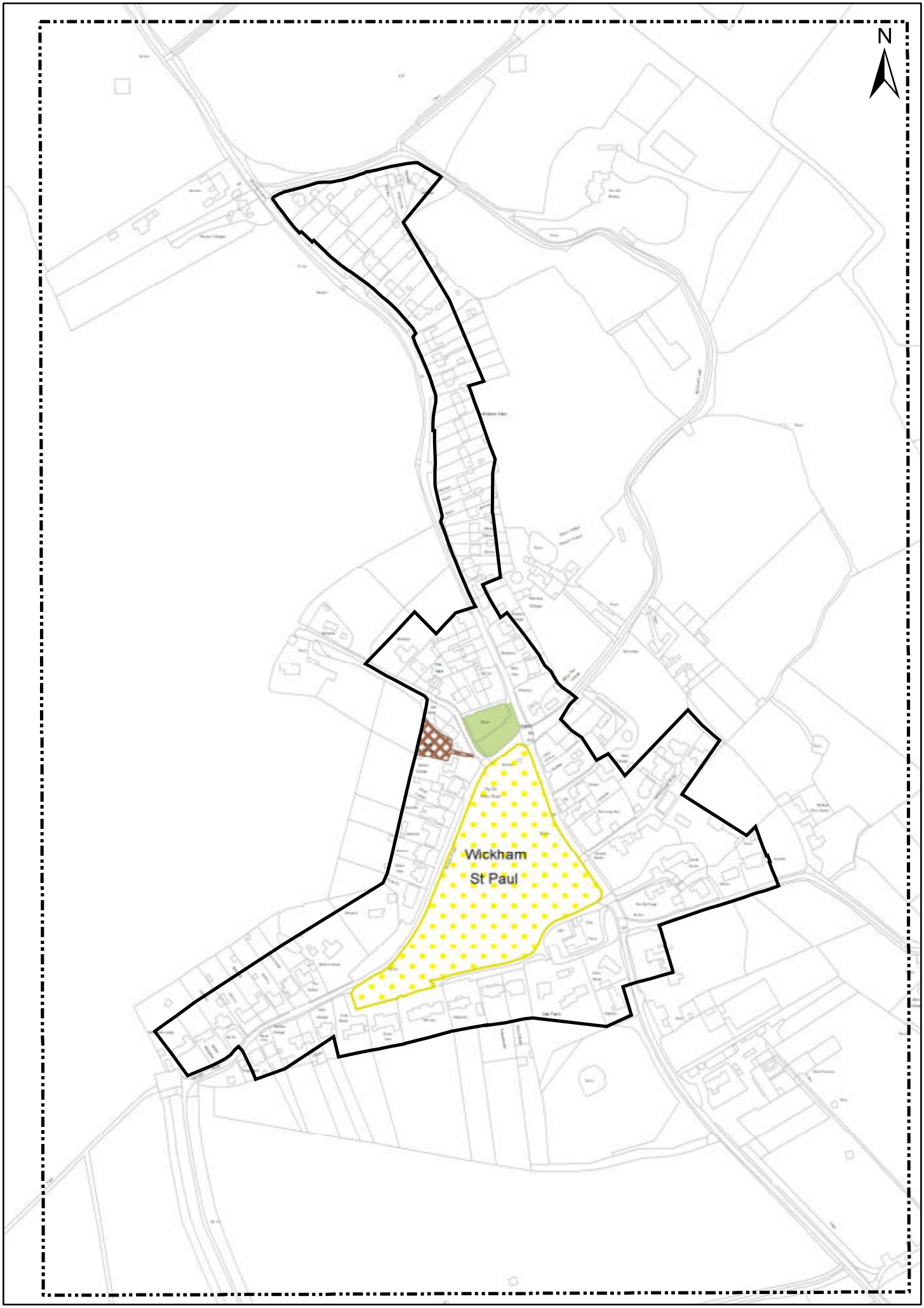


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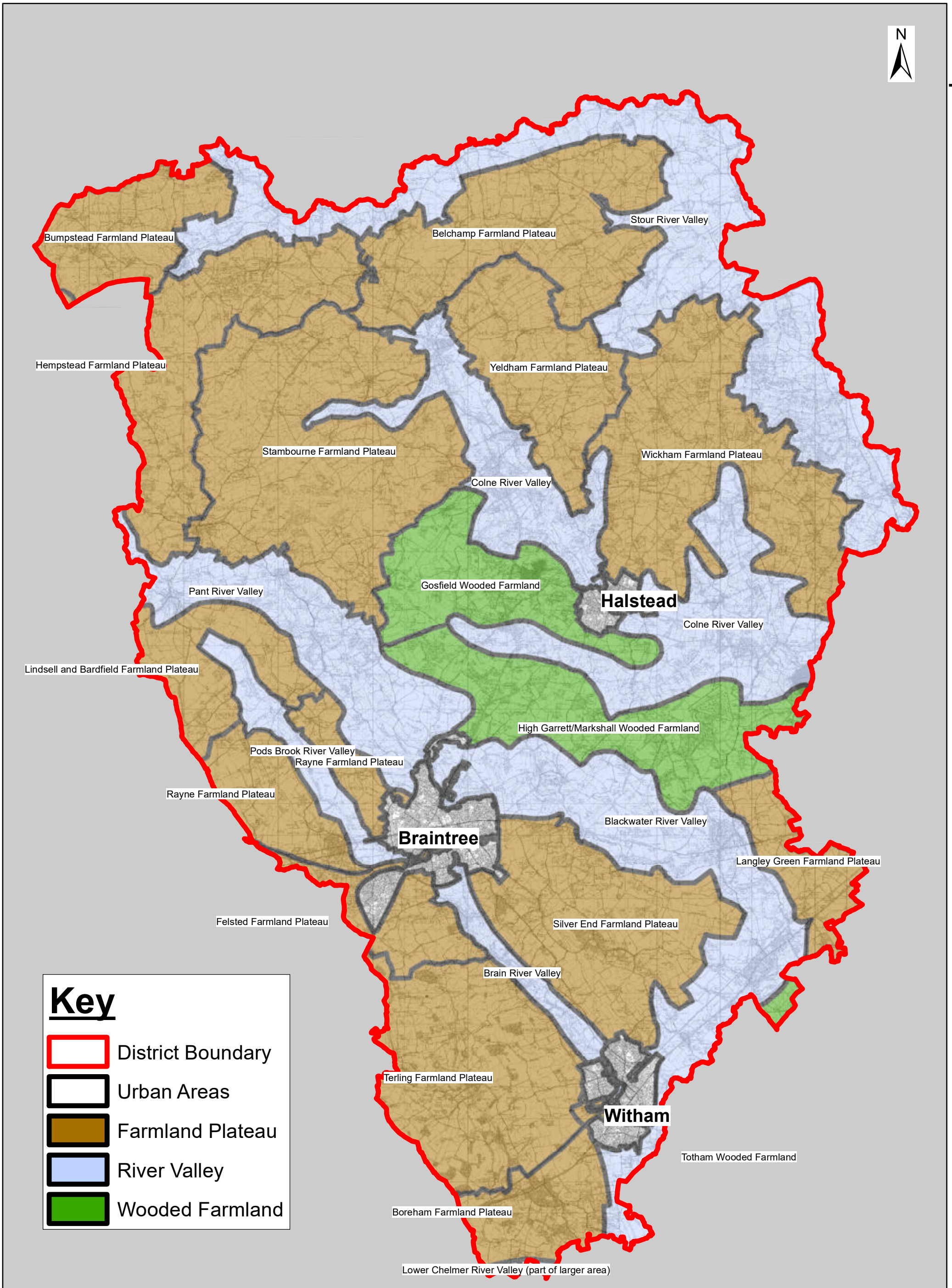
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1:4,000

Landscape Character Areas



Key

- District Boundary
- Urban Areas
- Farmland Plateau
- River Valley
- Wooded Farmland

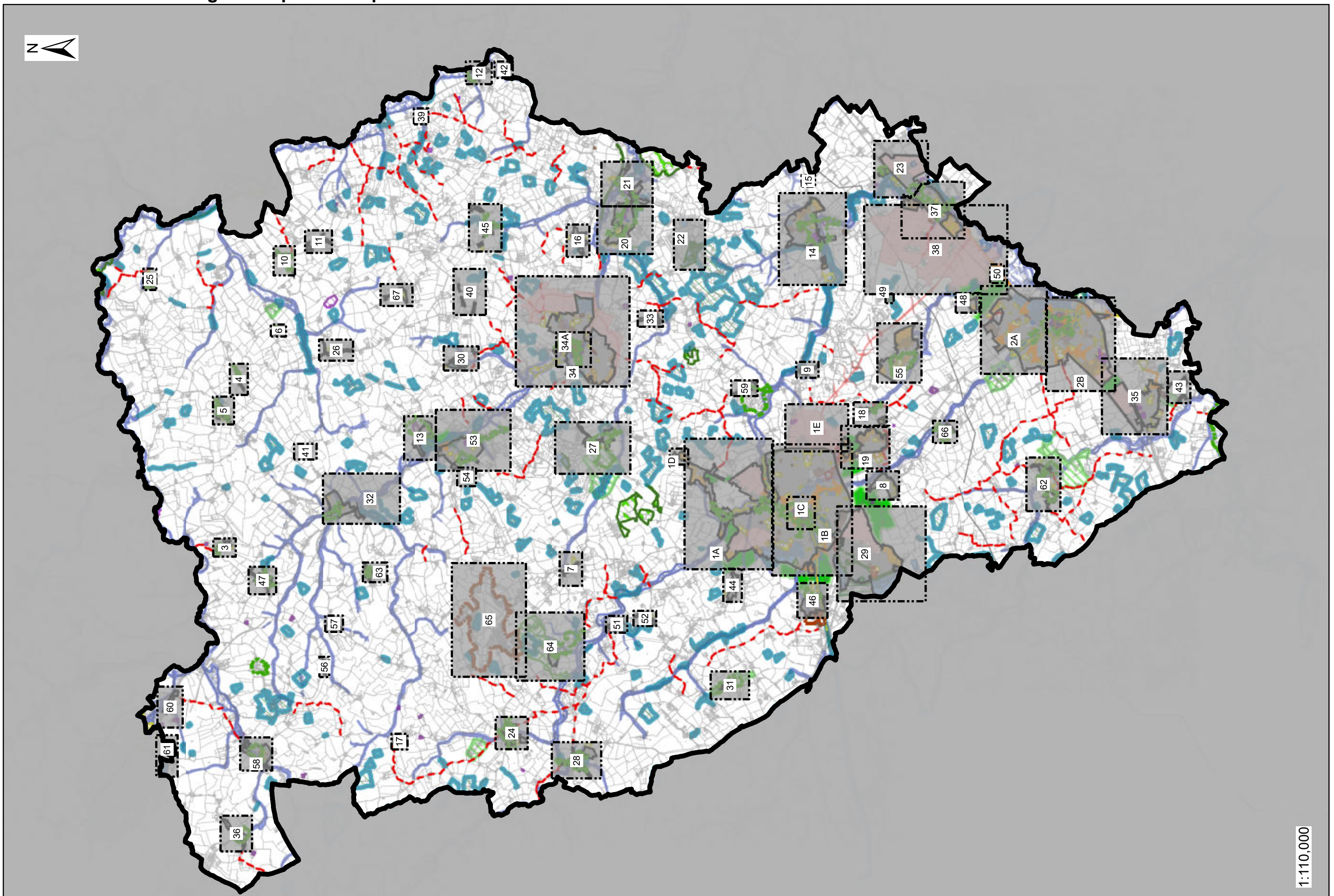
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Inset 68

Local Plan Review - Reg 19 Proposals Map

Inset 69



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07/09/2026

Minerals and Safeguarding



Legend

- District Boundary
- Minerals Counsultation area
- Minerals Safeguarding area - Sand & Gravel
- Minerals Safeguarding area - Chalk

Essex County Council is the minerals planning authority for the District. The Essex Minerals Local Plan (2014) forms part of the statutory Development Plan and should be read alongside the Braintree Local Plan. This Inset shows Mineral Safeguarding areas and Mineral Consultation areas at a point in time and will be subject to periodic updates. Essex County Council must be consulted where appropriate based on the latest map.

1:105,000

Inset 70

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