

Braintree District Council
Local Development Framework

Annual Monitoring Report



Published December 2005



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1. Introduction

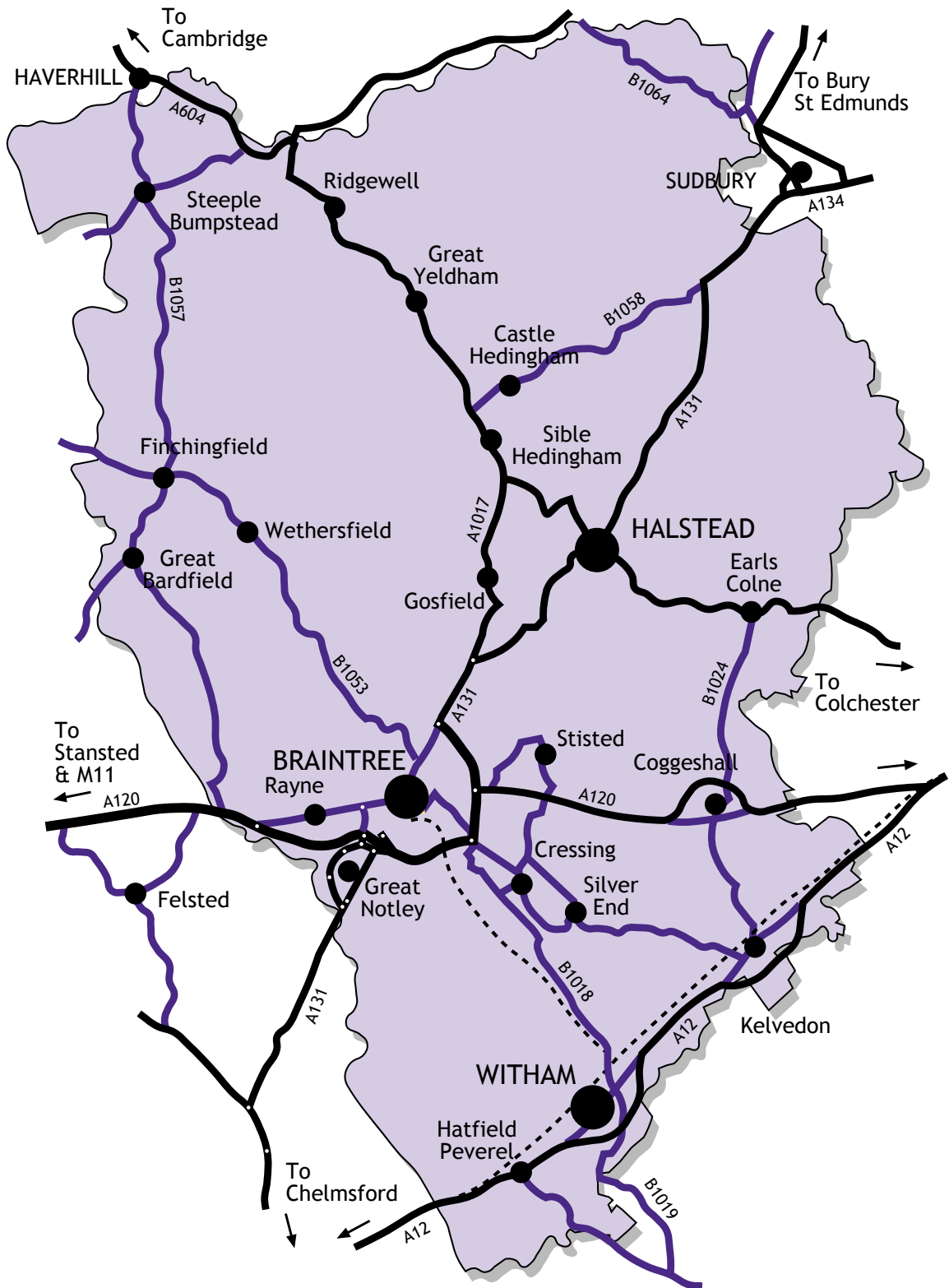
- 1.1 This is the first annual monitoring report for Braintree District to be prepared under the new planning system, introduced by the Planning and Compulsory Purchase Act 2004, which assesses the effectiveness of local development documents (LDDs). It monitors the period from 1st April 2004 to 31st March 2005.
- 1.2 A key objective of the new planning system is that local development documents will be 'spatial' rather than simply land-use plans. They will deliver sustainable development objectives, consider the needs of communities and key spatial drivers of change, facilitate partnership and focus upon implementation.
- 1.3 The evidence base upon which LDDs are based, requires the review of the following matters, which are set out in the monitoring report:
- i) The principal physical, economic, social and environmental characteristics of the District.
 - ii) The principal purposes for which land is used in the area.
 - iii) The size, composition and distribution of the population of the area.
 - iv) The communications, transport system and traffic of the area (including accessibility by public transport).
 - v) Any other considerations which may be expected to affect those matters.
- 1.4 The report aims to assess the following:
- Progress in meeting policy targets and milestones in LDDs
 - Housing trajectories demonstrating how policies will deliver housing provision
 - Whether LDD policies need adjusting or replacing, because they are not working as intended and actions needed to achieve this.
- 1.5 This monitoring report is based upon guidance set out principally in the following documents:-
- The Town and Country Planning (Local Development) (England) Regulations 2004
 - Planning Policy Statement 12: Local Development Frameworks
 - Planning Local Development Framework Monitoring: A Good Practice Guide
 - Local Development Framework Core Output Indicators October 2005

- 1.6 If you have any queries relating to this monitoring report, please contact the Planning Policy team on 01376 552525 extensions 2567, 2511 and 2577, or e mail planning@braintree.gov.uk

Key Contextual Characteristics of Braintree District

- 1.7 The following statistics demonstrate that Braintree District is an area with recent high population growth and low unemployment. Earnings are slightly above the national average and there is a low level of crime and deprivation.
- 1.8 House prices are high and are above the average for the East of England. The condition of the housing stock in the District is good.
- 1.9 The proportion of the workforce employed in manufacturing is slightly above, and the proportion in services is slightly below, the national average.
- 1.10 There are transport accessibility problems, particularly relating to heavy traffic on the A120. There are dispersed rural settlements in the District, where public transport is difficult to provide. Capacity improvements are needed on the two railway branch lines in the District.

Map of Braintree District



Contextual Indicators

Demographic Structure
Braintree

Population

Total number of people (2001)	132,179
Males	65060
Female	67119
Aged 0 - 15	27664
Aged 16 - 24	94826
Aged 75 and over	9689

	Value	Eng & Wal Rank/376	Regional Rank/48
Change since 1991	12700	33	7
Density			
Number of people per hectare	2.2	260	32

Source: Census 2001

Population of Braintree District 2004 Estimate

Total 136,200
Males 67,100
Females 69,100

Source: Mid year population estimates 2004

People, Places and Families

Marital status (all people aged 16 and over)	Value	Eng & Wal Rank/376	Regional Rank/48
Single people (never married)	26415	234	27
Married or re-married people	58737	121	21
Separated or divorced	11234	152	16
Widowed	8129	271	26

Transport (all households)	Value	Eng & Wal Rank/376	Regional Rank/48
Households without car/van	9543	258	24
Household with 1 car or van	22680	301	38
Household with 2 or more cars/vans	22109	81	19

Composition (all households)	Value	Eng & Wal Rank/376	Regional Rank/48
One person households	14443	291	34
Married couple households	23368	71	13
Cohabiting couple households	5153	50	10
Lone parent households: with dependent children	2856	211	19
with non-dependent children only	1407	275	25
All other households	7103	342	19

Source: Census 2001

Ethnicity and Religion

Ethnic Group (all people)	Value	Eng & Wal Rank/376	Regional Rank/48
White	129797	156	14
Largest minority ethnic group(s)	Mixed White and Asian (308)		

Place of birth (all people)	Value	Eng & Wal Rank/376	Regional Rank/48
Born in UK	126944	147	13
Born elsewhere in EU (inc Rep Ireland)	2076	202	34
Born outside EU	3159	236	36

Religion (all people)	Value	Eng & Wal Rank/376	Regional Rank/48
Christian	98116	232	28
Buddhist	198	245	38
Hindu	245	196	31
Jewish	197	132	31
Muslim	409	224	29
Sikh	49	276	36
Other	334	188	32
No religion	22453	78	16
Religion not stated	10178	153	24

Source: Census 2001

Health

(all people)	Value	Eng & Wal Rank/376	Regional Rank/48
Limiting long-term illness	20437	278	27
General health 'not good'	9278	302	30
People providing unpaid care	12396	284	33
Providing unpaid care 50 or more hrs/wk	2189	276	27

Housing

(all households)	Value	Eng & Wal Rank/376	Regional Rank/48
Number of households with residents	54332	141	14
Number of people per hectare	2.2	260	32
Average household size	2.41	103	20
Vacant household spaces	1417	256	25
Owner-occupied	39363	201	28
Without central heating	2371	282	27
Without own bath/shower & toilet	271	84	8
Overcrowding indicator	2201	232	30

Source: Census 2001

*These pages printed from National Statistics Website.
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Economy

Employment Braintree District 2004

All persons working age	83,900
-------------------------	--------

Males working age	43,700
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Females working age	40,200
---------------------	--------

Unemployment Braintree District 2004

All persons	1700
-------------	------

Males	1000
-------	------

Females	700
---------	-----

Percentage Unemployment 2004

Braintree	2.5
-----------	-----

Eastern	3.8
---------	-----

GB	4.8
----	-----

Unemployment rate (working age): The number of unemployed people aged 16 to 59/64 expressed as a percentage of the economically active population aged 16 to 59/64.

2001 Census

Status (all people aged 16-74)	Value	Eng & Wal Rank/376	Regional Rank/48
Employed	64318	53	13
Unemployed	2187	264	25
Long-term unemployed	504	290	35
Student (economically active)	1920	256	31
Retired	11948	287	33
Student (economically inactive)	2071	371	47
Looking after home/family	6841	65	14
Permanently sick or disabled	3551	258	21
Other inactive	1990	314	35

Travel to work (all people aged 16-74 in employment)	Value	Eng & Wal Rank/376	Regional Rank/48
Travel to work by car	43715	189	21
Travel to work by public transport	7023	125	22

Qualifications (all people aged 16-74)	Value	Eng & Wal Rank/376	Regional Rank/48
Qualifications at degree level or higher	13799	283	34
No qualifications	26504	197	24

Earnings by residence

Median earnings in pounds for employees living in the area.

	Braintree (pounds)	Eastern (pounds)	GB (pounds)
Gross weekly pay			
Full-time workers	441.0	450.1	422.9
Male full-time workers	506.3	496.9	464.5
Female full-time workers	372.7	370.6	359.0
Hourly pay			
Full-time workers	10.6	11.1	10.6
Male full-time workers	11.1	12.0	11.2
Female full-time workers	9.8	9.8	9.5

Source: Annual Survey of Hours and Earnings (2004)

Employment by occupation

Percentages are based on all persons in employment

	Braintree (numbers)	Braintree (%)	Eastern (%)	GB (%)
Soc 2000 major group 1-3	28,300	41.5	42.6	41.6
1 Managers and senior officials	11,600	16.4	16.0	14.9
2 Professional occupations	6,500	9.2	12.7	12.6
3 Associate professional & technical	10,200	14.3	13.8	14.0
Soc 2000 major group 4-5	18,100	26.5	24.2	23.8
4 Administrative & secretarial	7,900	11.1	12.4	12.6
5 Skilled trades occupations	10,200	14.4	11.7	11.2
Soc 2000 major group 6-7	7,700	11.3	14.7	15.6
6 Personal service occupations	4,500	6.3	7.5	7.7
7 Sales and customer service occs	3,300	4.6	7.2	7.8
Soc 2000 major group 8-9	14,100	20.6	18.6	19.0
8 Process plant & machine operatives	5,100	7.1	7.0	7.5
9 Elementary occupations	9,000	12.7	11.5	11.5

Source: annual population survey (Apr 2004-Mar 2005)

Employee jobs

	Braintree (employee jobs)	Braintree (%)	Eastern (%)	GB (%)
Total employee jobs	48,416			
Full-time	32,810	67.8	66.6	68.1
Part-time	15,606	32.2	33.4	31.9
Manufacturing	8,594	17.7	12.8	12.6
Construction	3,503	7.2	5.0	4.4
Services	35,576	73.5	80.3	81.5
Distribution, hotels & restaurants	11,988	24.8	26.2	24.6
Transport & communications	1,949	4.0	6.2	6.0
Finance, IT, other business activities	8,686	17.9	19.7	19.7
Public admin, education & health	10,667	22.0	23.1	26.0
Other service	2,286	4.7	5.0	5.2
Tourism-related	3,456	7.1	7.7	8.1

Source: annual business inquiry employee analysis (2003)

Socio-Cultural Issues

Crime Rates

April 2004-March 2005

Domestic Burglaries Total 326
1.92 per 1000 households

Violent Crime

Total 1304
9.87 per 1000 population
0.93 under influence per 1000 population
3.62 by stranger per 1000 population

Vehicle Crime

Total 857
6.49 per 1000 population

All Crimes

Nov 03 - Oct 04 Total 8872
Nov 04 - Oct 05 Total 8760
Annual figure down 112 (1%)
16.93 per 1000 population as at Oct 2005

Crime Information Source iQuanta - Police Performance Analysis

Deprivation

LA Code	LA Name	Average Score	Rank of Average Score	Average Rank	Rank of Average Rank	Extent	Rank of Extent
22UC	Braintree	13.24	237*	11659.45	228	0.01	263

Local Concentration	Rank of Local Concentration	Income Scale	Rank of Income Scale	Employment Scale	Rank of Employment Scale
22157.09	247	12,114	161	4887.25	189

* 1 was the most deprived area and 354 the least deprived, out of 354 local authorities in England.

Extract from the English Indices of Deprivation 2004

House Prices by Property Type

Region/Area	Detached		Semi-Detached		Terraced		Flat/Maisonette		Overall	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
Braintree	295984	201	188514	275	157546	220	122475	117	197200	813
Essex	316944	2058	201399	2149	164545	1695	132883	1137	215239	703
East Anglia	249593	4282	155493	3514	135786	3505	125494	1032	180053	12333

Source: Land Registry

Average dwelling prices £s, 2002

	Braintree	East of England	England and Wales
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Detached - Mean	224,558	221,957	208,435
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Semi-detached - Mean	132,109	137,887	119,748
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Terraced - Mean	110,147	114,046	103,351
Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Flat - Mean	81,105	96,888	138,762
Changes of Ownership by Dwelling Price, Price Indicators for All Dwellings: Mean	150,891	149,299	138,370
Social Housing Rents, All Dwellings: LA Net Rent	47	49	

Source: Government Neighbourhood Statistics

Environment

Key Assets in the Natural Environment

Four SSSIs in Braintree District

- Glemsford Pits
- Chalkney Wood
- Belcher's and Broadfield Woods
- Bovingdon Hall Woods

No land within National Parks, AONBs or Heritage Coasts.

Housing Stock Condition April 2004

Tenure	Total Number of dwellings	% Classed as Unfit
Owner occupied/private rented	47,898	5
Local Authority	8,843	0
Registered Social Landlord	1,675	1
Other Public Sector	41	-
Total	58,057	4

Transport and Spatial Connectivity

- 1.11 The Essex Local Transport Plan 2006/2011 identifies a need for additional transport capacity on the eastern section of the A120 from Braintree to the A12, which is currently being investigated by the Highways Agency.
- 1.12 The Local Transport Plan includes the following statements about accessibility in Braintree District:- 'Capacity improvements may also be required on the two railway branch lines to Braintree and Sudbury.'
- 1.13 The dispersed nature of the settlement patterns and low population density in rural parts of North Essex, make it difficult to operate cost-effective conventional public transport.

Braintree (Town Centre) Accessibility

- 1.14 The major employment opportunities within Braintree are provided at the Springwood Industrial Estate and at Braintree Freeport. Accessibility problems are evident when trying to gain access to/from the town centre and its associated goods and services, due to the distinct lack of public transport options. These problems are further exacerbated by an insufficient provision of pedestrian facilities and disabled parking throughout the town.
- 1.15 To improve the accessibility within Braintree a new pedestrian and cycle bridge is planned at Freeport Station and dropped kerbs, pedestrian crossings and a residents' parking scheme will be provided in the town centre. In addition, the County Council will establish a bus park facility in Braintree and target 34 companies with company travel plans.

Congestion and Air Quality

- 1.16 Heavy traffic volumes cause congestion during the peak hours at several of Braintree's key junctions within the town centre and onto the A120, such as Galleys Corner and Marks Farm roundabouts. The County Council is currently engaged in improving Galleys Corner with pre-signals, video detection and variable message signs to give priority to the strategic movement on the A120.

Interurban

- 1.17 Most of the main interurban roads passing through rural areas have either reached or are fast reaching capacity. Main roads such as the A120, A131, A1017 and A1124 are showing signs of surface deterioration and cracking along the wheel tracks, requiring maintenance. In order to address these problems the County Council will fully utilise the Traffic Management Strategy whilst continuing to work with the Highways Agency to meet the future travel demands on the A120 corridor, as there is a need to improve the network east of Braintree to the A12.
- 1.18 Passenger transport alternatives will be encouraged by the increase in choice offered to the rural areas of North Essex. The Gainsborough Line (Bures to Sudbury) will continue to be promoted through the community rail partnership and the County Council will lobby for an increase in the frequency of train services on the Sudbury and Braintree Branch lines through the development of a passing loop at Cressing.

In addition 11 Quality Bus Partnerships will be implemented including Route 133 Braintree to Stansted Airport; Route 352 Chelmsford-Braintree- Stansted; Route 9/10 Great Bardfield to Braintree and 11/12/13 Halstead to Sudbury.

- 1.19 As part of the strategic cycle network, the County Council will investigate ways of improving long distance routes as part of the National Cycle network.'

2. Local Development Scheme Implementation

Schedule of Proposed Local Development Documents

(Source: LDS Sept 2005)

Document Title	Status	Role and Content	Geographical Coverage	Chain of Conformity	Date for pre-submission consultation	Date for public participation on preferred options (DPD), draft (SPD), and sustainability appraisal report	Date for submission to Secretary of State	Proposed date for adoption
Core Strategy	DPD	Sets out the spatial vision, spatial objectives and strategy for the development of the area and framework for development control	Whole authority area	Consistent with national planning policy and the East of England Plan	November 2006	January 2007	January 2008	January 2009
Allocations Document	DPD	Sets out detailed allocations of land for housing, employment, retail and other major land uses	Whole authority area	To conform to the core strategy DPD	November 2007	January 2008	January 2009	January 2010
Statement of Community Involvement	LDD	Document setting out standards and approach to involving the community and stakeholders in the production of the local development framework	Whole authority area	To conform to minimum Government Regulations	August 2005	September 2005	December 2005	June 2006

Document Title	Status	Role and Content	Geographical Coverage	Chain of Conformity	Date for pre-submission consultation	Date for public participation on preferred options (DPD), draft (SPD), and sustainability appraisal report	Date for submission to Secretary of State	Proposed date for adoption
Proposals Map		Illustrates on a base map all the policies contained in development plan documents, together with saved policies	Whole authority area	Conforms to DPDs and saved policies	N/A	N/A	N/A	N/A
Affordable Housing SPD	SPD	Document setting out guidance on how the affordable housing policy will operate and be implemented	Whole authority area	To conform to RLP6 of the Review Local Plan	N/A	October 2005	N/A	March 2006
The Provision of Open Space in New Housing Development	SPD	To provide guidance on the application of standards set out in the Local Plan for the provision of open space in new development	Whole authority area	To conform to Policy RLP137 of the Review Local Plan	N/A	October 2005	N/A	March 2006

Document Title	Status	Role and Content	Geographical Coverage	Chain of Conformity	Date for pre-submission consultation	Date for public participation on preferred options (DPD), draft (SPD), and sustainability appraisal report	Date for submission to Secretary of State	Proposed date for adoption
The Design and Layout of Business Parks		To provide guidance on the design and layout of business parks and other non-residential development	Whole authority area	To conform to Policy RLP31 of the Review Local Plan		October 2005	N/A	March 2006
Locally Listed Buildings	SPD	To list those buildings important to local heritage but which are not on the statutory register of listed buildings	Whole authority area	To conform to Policy RLP100 of the Review Local Plan		October 2005	N/A	March 2006
Annual Monitoring Report	N/A	To assess the implementation of the local development scheme and the extent to which policies in local development documents are being successfully implemented	Whole authority area	N/A	N/A	N/A	N/A	Interim report to be prepared December 2005, first full report December 2006

B Timetable for each Local Development Document

Document Details	
Title	Core Strategy for Braintree District
Role and Content	Sets out the spatial vision, spatial objectives and strategy for the development of the District and framework for development control.
Timetable and Milestones	
Preparation of Issues and Options	January to December 2006
Public Participation on Preferred Options	January 2007
Consideration of Representations	February to May 2007
Preparation of Submission DPD	June to December 2007
Submission to Secretary of State	January 2008
Public Consultation on Submitted DPD	January to February 2008
Consideration of Representations	February to March 2008
Pre-examination meeting	August 2008
Examination period	August 2008
Receipt of Inspector's Report	November 2008
Adoption and Publication of Document	January 2009

Document Details

Title	Allocations Document
Role and Content	Sets out detailed allocations of land for housing, employment, retail and other major land uses
Timetable and Milestones	
Preparation of Issues and Option	January to December 2007
Public Participation on Preferred Options	January 2008
Consideration of Representations	February to May 2008
Preparation of Submission DPD	June to December 2008
Submission to SoS	January 2009
Public Consultation on Submitted DPD	January to February 2009
Consideration of Representations	February to March 2009
Pre-examination meeting	April 2009
Examination period	August 2009
Receipt of Inspector's Report	January 2010
Adoption and Publication of Document	March 2010

Document Details

Title	Statement of Community Involvement
Role and Content	Sets out standards and approach to involving the community and stakeholders in the production of the local development framework
Timetable and Milestones	
Preparation of Draft SCI	July to August 2005
Public Participation on Draft SCI	September 2005
Preparation of Submission Statement	November 2005
Submission of Statement to SoS	December 2005
Pre-examination consideration of representations	January to February 2006
Pre-examination meeting	March 2006
Examination period	April 2006
Receipt of Inspector's Report	May 2006
Adoption and Publication of Document	June 2006

Document Details

Title	Affordable Housing SPD
Role and Content	Will set out guidance on how the Council's affordable housing policy will operate and be implemented
Timetable and Milestones	
Preparation of Draft SPD	April to September 2005
Public Participation on Draft SPD	October to November 2005
Consideration of representations	December 2005 to January 2006
Adoption and Publication of Document	March 2006

Document Details

Title	Open Space SPD
Role and Content	Will set out guidance on the application of standards for open space provision in new housing developments
Timetable and Milestones	
Preparation of Draft SPD	April to September 2005
Public Participation on Draft SPD	October to November 2005
Consideration of representations	December 2005 to January 2006
Adoption and Publication of Document	March 2006

Document Details

Title **Design and Layout of Business Parks SPD**

Role and Content Will set out guidance on the design and layout of Business Parks and other non-residential development

Timetable and Milestones

Preparation of Draft SPD April to September 2005

Public Participation on Draft SPD October to November 2005

Consideration of representations December 2005 to January 2006

Adoption and Publication of Document March 2006

Document Details

Title **Locally Listed Buildings SPD**

Role and Content To list those buildings important to local heritage but which are not on the statutory register of listed buildings

Timetable and Milestones

Preparation of Draft SPD April to September 2005

Public Participation on Draft SPD October to November 2005

Consideration of representations December 2005 to January 2006

Adoption and Publication of Document March 2006

Progress

- 2.1 Braintree District Council adopted the Braintree District Local Plan Review on 25th July 2005.
- 2.2 The Local Development Scheme was approved by the Council on 29th January 2005. It was submitted to the Secretary of State on 22nd March 2005 and took effect from 1st April 2005.
- 2.3 On 5th August 2005 the Government Office issued a letter of non-intervention, subject to some minor changes being made to the Scheme. The amended version of the LDS was published in September 2005.
- 2.4 The Town and Country Planning (Local Development)(England) Regulations 2004 specify, in paragraph 48 (3)(iii), that the Annual Monitoring Report should set out progress in respect of documents, where the first preparation step has been taken during the period 1st April 2004 to 31st March 2005.
- 2.5 Although the first step in the preparation of the following Local Development Scheme documents was after 31st March 2005, progress on these documents is set out in this report, as several are behind the timetable specified up to December 2005.
 - Statement of Community Involvement
 - Affordable Housing SPD
 - Open Space SPD
 - Design and layout of Business Parks SPD
 - Locally Listed Buildings SPD

Statement of Community Involvement

- 2.6 The timetable for this document has been put back throughout the timetable by one month, due to the timing of the Committee meeting at which the Draft SCI was approved.

Revised Programme

Timetable and Milestones	
Preparation of Draft SCI	July to August 2005
Public Participation on Draft SCI	October to December 2005
Preparation of Submission Statement	December 2005
Submission of Statement to SoS	January 2006
Pre-examination consideration of representations	February to March 2006
Pre-examination meeting	April 2006
Examination period	May 2006
Receipt of Inspector's Report	June 2006
Adoption and Publication of Document	July 2006

Affordable Housing SPD

- 2.7 The preparation of this document has been slightly delayed by the work required for the preparation of the sustainability appraisal of the SPD.

The timetable has therefore been revised as follows:-

Timetable and Milestones	
Preparation of Draft SPD	April to September 2005
Public Participation on Draft SPD	Jan to Feb 2006
Consideration of representations	March to April 2006
Adoption and Publication of Document	May 2006

Open Space SPD

- 2.8 The preparation of this document has been delayed by Departmental staff shortages. An in-house consultant was appointed in December 2005 to progress this study and the proposed revised timetable is as follows:-

Timetable and Milestones	
Preparation of Draft SPD	January to September 2006
Public Participation on Draft SPD	October to November 2006
Consideration of representations	December 2006 to January 2007
Adoption and Publication of Document	March 2007

Design and Layout of Business Parks SPD

- 2.9 There has been no progress on this SPD at all due to staffing shortages in the Department. It is intended to employ consultants to progress this document in 2006.

The timetable has therefore been put back by one year, as follows:-

Timetable and Milestones	Timetable and Milestones
Preparation of Draft SPD	April to September 2006
Public Participation on Draft SPD	October to November 2006
Consideration of representations	December 2006 to January 2007
Adoption and Publication of Document	March 2007

Locally Listed Buildings SPD

- 2.10 There has been no progress on this SPD, due to Departmental staff shortages. Guidance on this subject is being prepared by English Heritage and it is considered that it would in any case be inappropriate to commence work on this SPD until this guidance is available. The need for this SPD is currently under Review. As a result, no timetable is included for this SPD.

3. LDF Core Output Indicators by Key Policy Themes

Business Development

1a Amount of floorspace developed for employment by type

B1 = 3579m²
 B2 = 350m²
 B8 = 6722m²
 Total = 10651m²

* Information taken from Essex Employment Land Availability Study 2005 produced by Essex County Council.

1b Amount of floorspace developed for employment by type, in employment or regeneration areas.

Of the above 570m² was developed on land allocated for employment uses in the adopted Braintree District Local Plan 2005. Development was for B1 uses, located at Riverside Business Park, Earls Colne.

* Information taken from Essex Employment Land Availability Study 2005 produced by Essex County Council.

1c Amount and percentage of floorspace by employment type, which is on previously developed land.

B1 =	1070m ²	10%
B2 =	350m ²	3.3%
B8 =	608m ²	5.7%
Total =	1678m ²	19%

* Information taken from Essex Employment Land Availability Study 2005 produced by Essex County Council.

1d Employment land available by type

Vacant sites without planning permission = 18.11ha
 Sites for which planning permission has been granted (not implemented) = 54.99ha
 Total = 73.10ha

* Information taken from Employment Land Study 2005 produced by Braintree District Council for Essex County Council.

1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area

No employment land has been lost in either employment/regeneration areas or the local authority area, to other uses.

* Information taken from Braintree District Council 'Non-Residential Development Survey', April 2005.

1f Amount of employment land lost to residential development

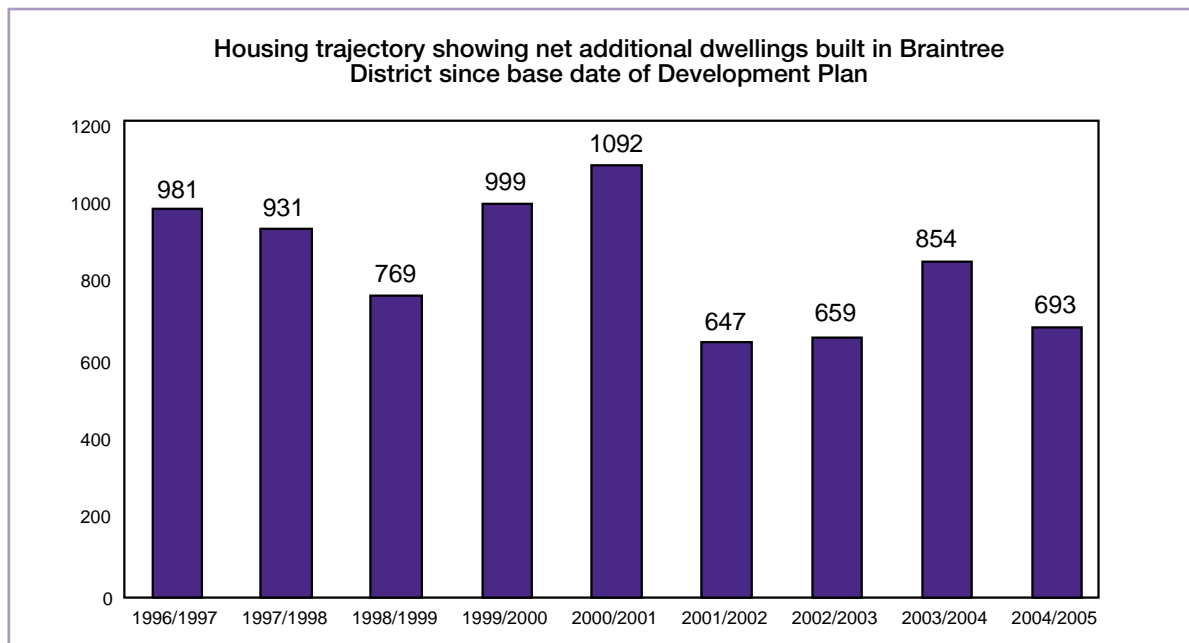
No employment land has been lost to residential development.

* Information taken from Braintree District Council Non-Residential Development Survey and the Residential Land Availability Survey, April 2005.

Housing

2a Housing trajectory:

(i) Net additional dwellings since the start of the relevant development plan period



Note: The housing provision in the Review District Local Plan is based on the Essex and Southend-on-Sea Replacement Structure Plan and covers the plan period 1996 to 2011.

A total of 7,625 net additional dwellings have been completed in the District over the period 1996 to 2005, which is an average of 847 dwellings per year over the nine years of the Plan period to date.

The chart above presents information on net dwelling stock change by year from the 1996 base date of the plan period, the data is as confirmed with Essex County Council Planning Services.

(ii) Net additional dwellings for the current year

The net dwelling stock change for the period 2004/2005 was 693 dwellings.

The gross number of dwellings completed for that period was 713.

The data is as confirmed with Essex County Council Planning Services

(iii) Projected net additional dwellings up to the end of the relevant development plan document or over a ten year period from its adoption, whichever is the longer.

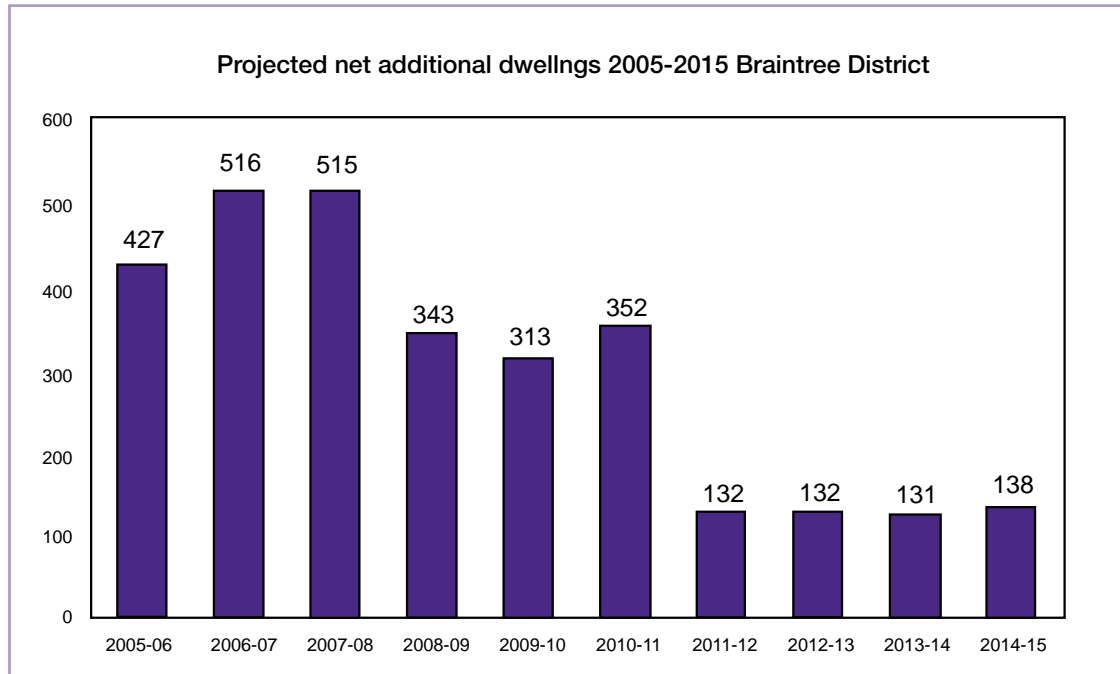
The end date of the Braintree District Local Plan Review plan period is 2011. The Plan was adopted in 2005, and the information set out below projects dwelling completions over the ten-year period 2005-2015.

The projections are based on site development forecasts for sites of 12 or more dwellings that were included in the residential land availability schedules with a base date of 31st March 2005; together with an assessment of additional potential from urban capacity and from small sites in the rural areas, consistent with the projections set out in the East of England Regional Annual Monitoring Report (those projections were set out in time phase periods of 2005/2011; 2011/2016, and 2016/2021).

On this basis, the projections show a total of 2,999 dwellings would be built over the period 2005 to 2015 - an average of 300 dwellings per year - but this is expected to be exceeded.

The projections show a decline in house building rates over the period. A decline in development rates is consistent with policies in the Adopted Plan, and in emerging regional guidance. However, information on housing supply based primarily on a snapshot view at March 2005 will understate housing supply particularly in the later years of the projection period, because housing land supply from sites identified at March 2005 will in practice be supplemented over the ten-year period;

- There is an underestimate of windfall sites in the Annual Monitoring Report Assessment of housing capacity. In illustration, monitoring shows that over the seven-month period between April 1st and November 1st 2005 a total of 66 dwellings additional capacity was permitted or approved in principle on previously unidentified large sites that would add to the assessment of housing supply in the 2005/6 review. Further sites are the subject of current planning applications or negotiations.
- There will be an increase in densities on some existing allocated sites.
- The forecast of supply from urban capacity in homogenous residential areas (at 66 for the period 2005-2011) appears to be conservative; to illustrate, a total of 70 dwellings additional capacity from large sites in homogenous residential areas was approved, approved in principle subject to a Section 106 Agreement, or is pending determination with a recommendation for approval, between April 1st 2005 and November 1st 2005. The assessment of supply from homogenous residential areas assumes an average density of 30 dwellings per hectare, but recent planning permissions indicate that this is being exceeded in the majority of cases. An Urban Capacity Study Review will start in July 2006, to be completed in December 2006, in order to assess the potential of sites within existing urban areas for residential development. This will update the urban capacity studies carried out in April 2001 and February 2004.
- By the preparation of the Allocations Document; preferred options for the Allocations Document will be published in January 2008, with a proposed date for adoption of the Document of January 2009. Once the Regional Spatial Strategy has confirmed the level of housing provision for the District, Braintree District Council will make such additional housing site allocations as may be needed to meet that provision via the preparation of the Local Development Document.



(iv) The annual net additional requirements

The approved housing provision for the District is set out in the Essex and Southend on Sea Replacement Structure Plan and is 10,300 dwellings for the period 1996 to 2011; this represents an average of 687 dwellings per year.

A total of 7,625 net additional dwellings have been completed in the District over the period 1996 to 2005, which is an average of 847 dwellings per year over the nine years of the Plan period to date. As a result the annual net additional requirement for the period 2005 to 2011 which would be needed to meet the remaining Plan housing provision is 446 dwellings. The projected supply identified in the 2005-based housing trajectory for 2005-2011 was an average of 411 dwellings per year (but see the explanation in section 2a (iii), above).

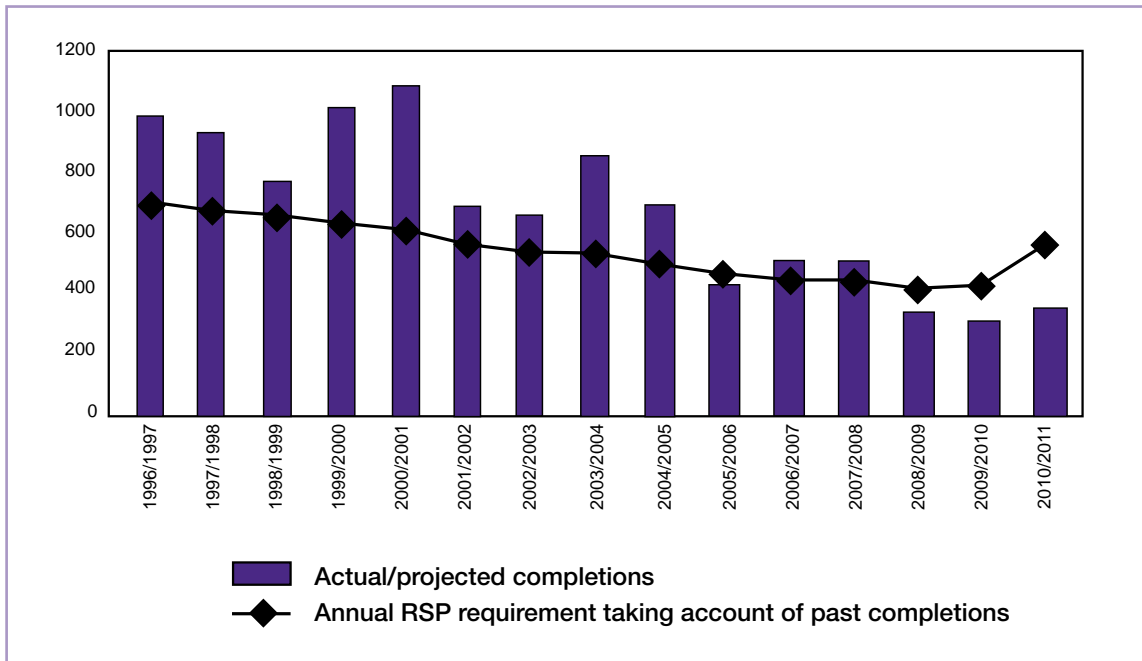
A ten-year projection period from the adoption of the Braintree District Local Plan Review extends beyond the plan period of the approved Replacement Structure Plan. The banked draft housing provision for the District set out in the Draft Regional Spatial Strategy for the East of England Region (RSS14) is an average of 385 dwellings per year over the plan period 2001 to 2021. This figure is currently being tested at an Examination in Public to the Draft RSS.

A total of 2,853 net additional dwellings have been completed in the District over the period 2001 to 2005; the average development rate achieved to date over this four years is 713 dwellings per year. As a result the annual net additional

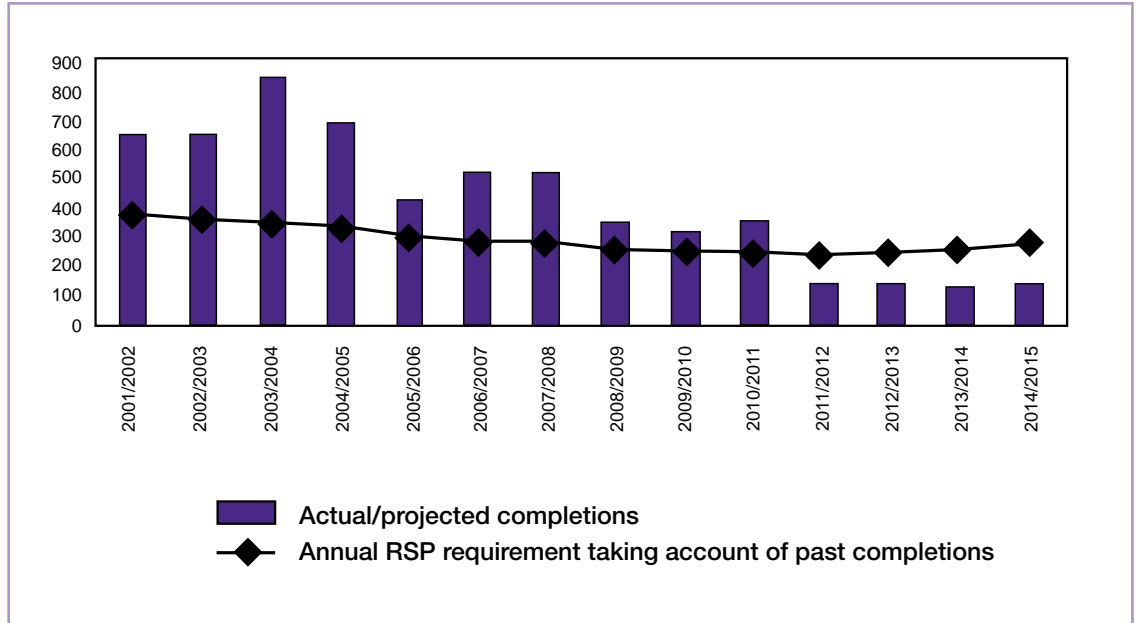
requirement for the period 2005 to 2021 which would be needed to meet the remaining draft banked RSS housing provision for the District is 303 dwellings. The projected supply identified in the 2005-based housing trajectory for the period 2005-2015 was an average of 300 dwellings per year (but see the explanation in section 2a (iii), above).

(v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance

Actual completions 1996-2005, and projected completions 2005-2011, compared with the annual house-building requirement derived from the residual Replacement Structure Plan provision to 2011



Actual completions 2001-2005, and projected completions 2005-2015, compared with the annual house-building rate derived from the residual banked draft housing provision for Braintree District in Draft RSS14



2b Percentage of new and converted dwellings on previously developed land

For the year 2004/2005, the percentage was 72% (Source: Essex County Council Planning Services Development Progress System, EERA Annual Monitoring Report). Information on completions on previously developed land is set out below, as taken from the above report. The proportion of development that is on previously developed land has increased in the past two years and was above the national target, whereas in earlier years there was a high level of development on greenfield sites reflecting the large greenfield site allocations made in the 1980’s and early 1990’s to meet high Structure Plan housing provision targets for the District.

Year	Total gross dwelling completions	Completions on Previously Developed Land	Percentage built on PDL
2001/2002	663	316	47.66%
2002/2003	684	176	25.73%
2003/2004	894	553	61.86%
2004/2005	713	514	72.09%

2c: Percentage of new dwellings built in the year 2004/2005 at densities of:

- (i) Less than 30 dwellings per hectare: 21.22%
- (ii) Between 30 and 50 dwellings per hectare: 11.29%
- (iii) Above 50 dwellings per hectare: 67.49%

(Source: Essex County Council Planning Services Development Progress System, EERA Annual Monitoring Report. These figures represent development densities on sites of 10 or more dwellings total site capacity.)

2d: Affordable housing completions

The total affordable housing completions in Braintree District over the year 2004/2005 was 91 dwellings, of which 13 dwellings were wholly funded by Registered Social Landlords and/or local authorities, and 78 were part funded by developer contributions.

(Source: Essex County Council Planning Services Development Progress System, EERA Annual Monitoring Report.)

2e Braintree District Local Plan Review Net Dwelling Provision Update as at 31.3.05

Policy RLP1 in the adopted Braintree District Local Plan Review specifies the number of net additional dwellings to be provided within Braintree District during the period 1st April 1996 to 31st March 2011, as set out in the Table below.

Braintree District Local Plan Review Table 1: Potential Supply

		No. of Dwellings	Source/Notes
A	Total housing provision for Braintree District over the Structure Plan Period 1996-2011	10,300	Essex and Southend on Sea Replacement Structure Plan
B	Total net dwelling stock change 1996-2002	5492	ECC and BDC annual monitoring results, including site checks
C	Expected contribution from small sites 2002-2011	900	Structure Plan assessment at 100 dwellings per year for the period 2002-2011 (small sites + less than 12 dwellings total capacity)
D	Large sites allocated in the Local Plan, as set out in Appendix 1	4545	
	Total potential supply 1996-2011(B+C+D)	10,937	

The following table provides an updated estimate of housing supply, based upon the number of net housing completions up to 31.3.05 and land available on large sites up to the end of the Local Plan Review plan period. It demonstrates that there is an adequate supply of land to meet the Structure Plan provision.

Housing Supply as at 31.3.05

		No. of Dwellings	Source/Notes
A	Total housing provision for Braintree District over the Structure Plan Period 1996-2011	10,300	Essex and Southend on Sea Replacement Structure Plan
B	Total net dwelling stock change 1996- 31.3.05	7625	ECC and BDC annual monitoring results, including site checks
C	Expected contribution from small sites 31.3.05-2011	600	Structure Plan assessment at 100 dwellings per year for the period 2005-2011 (small sites with less than 12 dwellings total capacity)
D	Land available on large sites at 31.3.05	4063	Large sites = capacity of more than 12 dwellings
	Total potential supply 1996-2011 (B+C+D)	12,288	

Transport

**3a Percentage of completed non-residential development complying with car parking standards set out in the local development framework.
Not available.**

3b Amount and percentage of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

- i. GP = 677 dwellings (98.7%)
- ii. Hospital = 670 dwellings (97.6%)
- iii. Primary School = 680 dwellings (99.1%)

- iv. Secondary School = 677 dwellings (98.7%)
- v. Employment Areas = 677 dwellings (98.7%)
- vi. Major Retail Centre = 677 dwellings (98.7%)

* Information taken from:

Primary & Secondary Schools - DfES, Edubase on-line;

GPs & Hospitals - www.nhs.uk/england;

Areas of employment - Economic Development Officer at Braintree District Council;

Major retail centres - assessed against criteria set out in Table 3 of AnnexA of PPS6;

Braintree District Residential Land Availability Study 2005 (dwelling completions and parish completion schedules);

Central Essex Bus and Train Timetables 4th September 2005.

Public transport time was considered only where a town/village had at least a once daily service to and from a destination.

Local Services

**4a Amount of completed retail, office and leisure development.
Not available**

**4b Amount of completed retail, office and leisure development in town centres.
Not available**

4c Amount of eligible open spaces managed to Green Flag Award standard.

There are no sites within the Braintree District that hold the Green Flag Award. However, four sites are managed to Green Flag Award standard. These are:

- i. Great Notley Country Park;
- ii. Braintree and Bocking Public Gardens;
- iii. Halstead Public Gardens;
- iv. Silver End Memorial Gardens.

Great Notley Country Park is being put forward for the award in the 2006 round. The closing date for this application is 27th January 2006. It is anticipated that the other three gardens will be entered in the following round.

Flood Protection and Water Quality

7. There have not been any planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality between 1st April 2004 and 31st March 2005.

Biodiversity

8. New woodland areas and hedgerows have been planted within the District. There have not been any losses to biodiversity priority habitats or to the number of priority species types.

Priority Habitats and Species in Braintree District are set out in the Essex Biodiversity Action Plan March 1999.

Biodiversity Action Plan Flagship Species in Braintree District are as follows:-

1. Black Poplar
2. Skylark
3. Speckled Wood (Butterfly)
4. Sulphur Clover
5. Otter

There have not been any changes in areas designated for their intrinsic environmental value. (SSSI's)

* Information provided by Landscape Services, Braintree District Council.

Renewable Energy

9. There have not been any installations for renewable energy within the Braintree District during the monitoring period.

Local Output Indicators

Air Quality

There were no planning applications dealt with during the monitoring period, where air quality was a material consideration.

Gypsies and Travellers

Ridgewell Permanent public site, which has planning consent. No. of pitches = 12, all residential (not transit). Caravan capacity = 24. Opened 1995. Managed by Essex County Council.

Sandiacres - Permanent public site, which has planning consent. No. of pitches = 12, all residential. Caravan capacity = 18. Opened 1989.

1 private transit gypsy site at Half-Acres, Cressing. 12 plots. Has planning consent.

1 travelling showpersons site at Blackwater Lane, Witham.

Two unauthorised private sites at Twin Oaks, Stisted. The first of which has been in existence for over 10 years and the second for over 3 years. (A Planning Inquiry took place in respect of site 2 in 2003.) The two sites together have a total of 21 pitches and could accommodate up to about 45 caravans.

Consultants have been appointed through the Essex Planning Officers Association to assess and survey the accommodation needs of gypsies and travellers in the whole of Essex. The terms of reference of the Consultants include:

- A. Providing information on the types of accommodation currently occupied and the requirements for future accommodation needs
- B. Indicating the broad location of where in their opinion any additional sites should be located
- C. If the study concludes that there is a need for additional sites for gypsies and travellers in Essex, the consultants have been asked to advise on the most suitable size and type of site that is required.

Protected Areas

There are no National Parks, AONB's and Heritage Coasts in Braintree District.

Residents Views on Open Space

An in-house consultant was appointed in December 2005 to progress a PPG17 Audit of Open Space.

The Council employed NOP Social and Political to undertake a Best Value survey of residents attitudes in August 2005.

This survey asked whether things had got better or worse over the last three years. Taking the latter from the former gives a net score (2003 scores are in brackets)

Parks and open spaces +6% (-2%)

Keeping public land clear of litter and refuse +12% (-9%)

1229 persons responded to the question asking whether they were satisfied with parks and open spaces.

14% were very satisfied

47% were fairly satisfied

27% neither

9% fairly dissatisfied

3% very dissatisfied

Only 13% responded Parks and Open Spaces to the response to the question ' Things that most need improving in the local area?'

4. Policy Performance Conclusions

- 4.1 Policies in the Braintree District Local Plan Review, adopted July 2005, are effective in providing the land requirement for this District, set out in the Essex and Southend on Sea Replacement Structure Plan and do not need to be adjusted or replaced.
- 4.2 Implementation of these policies is resulting in a concentration of housing growth in the larger urban areas, which meets with the Council's sustainability objectives.
- 4.3 The provision of affordable housing, through the implementation of policies RLP5 and 6 in the Local Plan Review is not meeting the need identified in the Housing Needs Survey. (91 affordable dwellings completed 2004/5. Annual shortfall of approximately 550 units).
- 4.4 It is considered that the Council should investigate amending policies and land allocations in the Core Strategy and Allocations Document, when these are produced, to increase the provision of affordable housing.

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