

EB/094



LOCAL PLAN | Monitoring Report

1 April 2017 - 31 March 2018

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Introduction

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

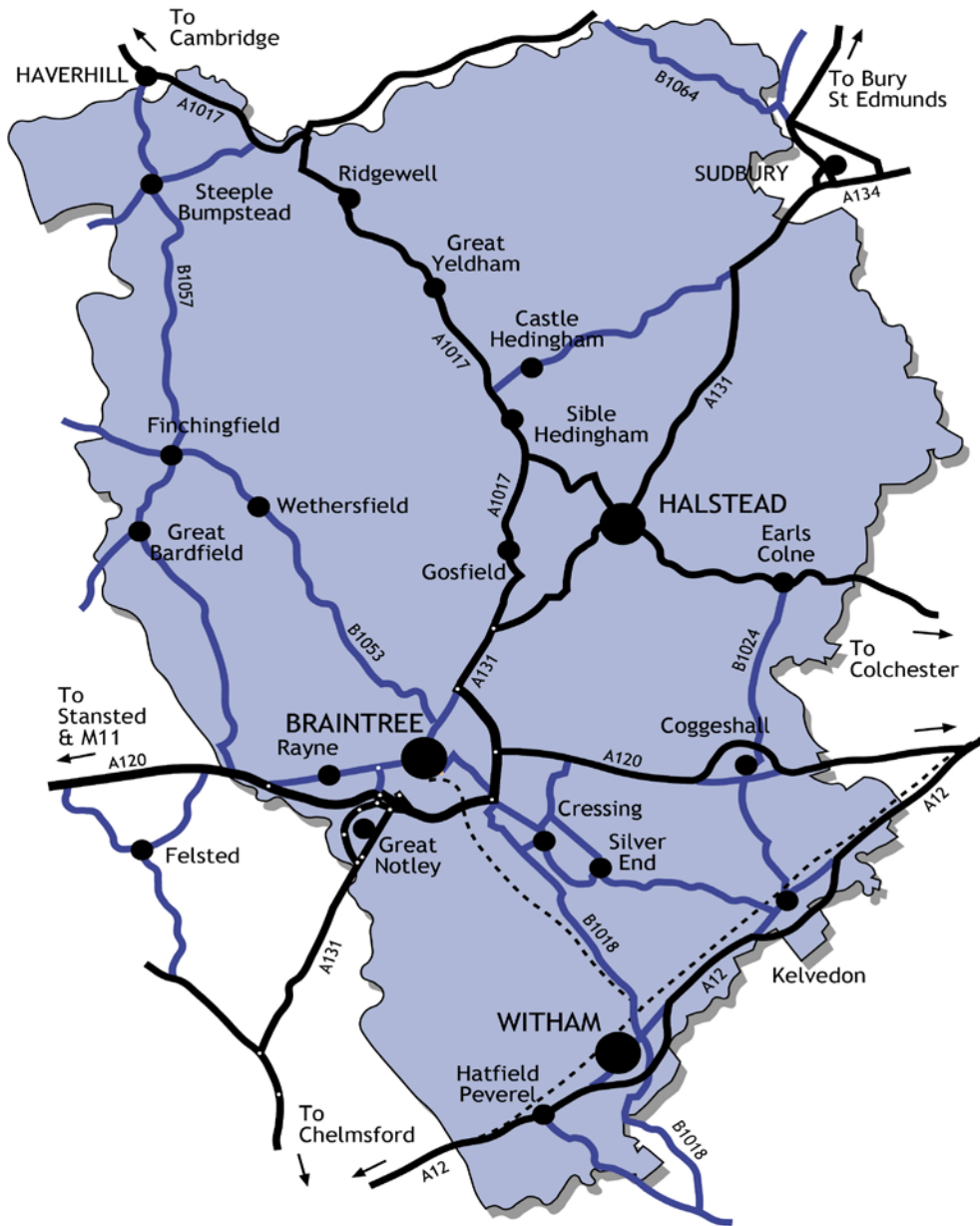
This report monitors between the period of 1 April 2017 to 31 March 2018, however more up to date information has been provided on occasion where relevant or useful

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

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

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

Figure 1: Map of Braintree District



Local Development Scheme

The Local Development Scheme (LDS) sets out a rolling programme for the preparation of documents that will form Braintree District Council's Local Plan. The most recent LDS was published in May 2018. However, a revised version is expected to be published in early 2019.

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

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

Profile of the District: Population Count and Broad Age Group

The estimated population of the District reached 151,677 in mid-2017. The table below indicates the age structure by broad age group.

Table 1: Population of Braintree District mid-2017		
	Number	As proportion of total
Total persons Braintree District	151,677	100%
Persons aged 0 - 4	8,631	5.69
Persons aged 5 - 19	26,968	17.78
Persons aged 20 - 44	43,870	28.92
Persons aged 45 - 64	42,168	27.80
Persons aged 65 and over	30,040	19.81

Source: Office for National Statistics (ONS), mid-2017 population estimates, published 2018

The estimated population by District Ward as at mid-2017 is set out in the Table 2, below, and the population by parish as at 2011 is set out in Table 3.

Table 2: Population of Braintree District Wards, mid 2017	
Ward Name	All Ages
Bocking Blackwater	9,878
Bocking North	5,256
Bocking South	6,509
Braintree Central&Beckers Green	10,032
Braintree South	6,991
Braintree West	5,958
Bumpstead	2,859
Coggeshall	6,085
Gosfield & Greenstead Green	2,719
Great Notley & Black Notley	9,934
Halstead St Andrew's	6,024
Halstead Trinity	6,103
Hatfield Peverel & Terling	5,834
Hedingham	5,854
Kelvedon & Feering	5,611
Rayne	2,881
Silver End & Cressing	6,275
Stour Valley North	2,810
Stour Valley South	2,942
The Colnes	5,867
Three Fields	5,848
Witham Central	6,107
Witham North	7,049
Witham South	6,483
Witham West	6,994
Yeldham	2,774
Braintree and Bocking total	44,624
Halstead total	12,127
Witham total	26,633

Source: Office for National Statistics (ONS), mid-2017 population estimates, published 2018

Table 3: Population and number of homes by parish, 2011 Census

Small Area Name	Homes	Population	Small Area Name	Homes	Population
Alphamstone	94	200	Halstead	5,384	11,906
Ashen	142	323	Hatfield Peverel	1,866	4,376
Bardfield Saling	80	193	HelionsBumpstead	180	439
Belchamp Otten	73	164	Kelvedon	1,523	3,587
Belchamp St Paul	164	362	Lamarsh	86	187
Belchamp Walter and Borley	155	328	Little Maplestead	115	270
Birdbrook	157	397	Little Yeldham	128	331
Black Notley	938	2,478	Middleton	61	128
Bradwell	218	509	Ovington and Tilbury Juxta Clare	90	205
Braintree & Bocking	18,569	43,751	Panfield	381	841
Bulmer	266	584	Pebmarsh	234	570
Bures Hamlet	341	749	Pentlow	92	227
Castle Hedingham	546	1,201	Rayne	914	2,299
Coggeshall	2,113	4,727	Ridgewell	225	509
Colne Engaine	394	1,008	Rivenhall	318	742
Cressing	738	1,612	Shalford	332	747
Earls Colne	1,616	3,699	Sible Hedingham	1,744	3,994
Fairstead and Faulkbourne	116	290	Silver End	1,512	3,861
Feering	832	2,035	Stambourne	169	409
Finchingfield	625	1,471	SteepleBumpstead	674	1,627
Foxearth and Liston	153	296	Stisted	261	662
Gestingthorpe	181	421	Sturmer	194	492
Gosfield	643	1,362	Terling	314	764
Great Bardfield	556	1,227	Toppesfield	222	507
Great & Little Henny	79	191	Twinstead	71	155
Great Maplestead	154	343	Wethersfield	548	1,269
Great Notley	2,337	6,496	White Colne	204	540
Great Saling	137	282	White Notley	224	522
Great Yeldham	724	1,844	Wickham St Paul	144	321
Greenstead Green & Halstead Rural	269	670	Witham	11,084	25,353

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

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

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

District population change

Table 4 below illustrates estimated population change year on year between 2002/03 and 2016/17, according to the Office for National Statistics mid-year population estimates.

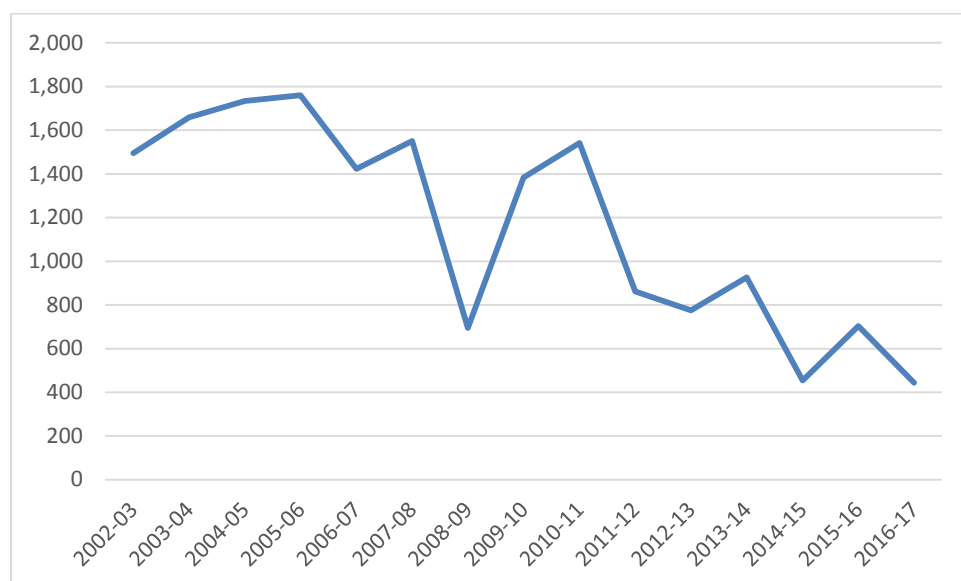
In the year 2016/2017, the population was estimated to have increased by 444.

Table 4: Population change by year, Braintree District, 2002/03 to 2016/17			
	Estimated population at start mid-year	Estimated population at end mid-year	Estimated population change
2002-2003	134,272	135,767	+1,495
2003-2004	135,767	137,426	+1,659
2004-2005	137,426	139,160	+1,734
2005-2006	139,160	140,921	+1,761
2006-2007	140,921	142,344	+1,423
2007-2008	142,344	143,894	+1,550
2008-2009	143,894	144,589	+695
2009-2010	144,589	145,972	+1,383
2010-2011	145,972	147,514	+1,542
2011-2012	147,514	148,375	+861
2012-2013	148,375	149,150	+775
2013-2014	149,150	150,076	+926
2014-2015	150,076	150,530	+454
2015-2016	150,530	151,233	+703
2016-2017	151,233	151,677	+444
Sum total change 15 year period 2002-2017			+17, 405

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

The Figure 2 illustrates the trend in year on year population increase in Braintree District.

Figure 2: Estimated population increase mid-year to mid-year 2002/03 to 2016/17



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

Table 5 provides information on components of estimated population change in the District 2002-2017.

Table 6 compares the projected population change in the ONS sub national population projections (2014 based and 2016 based), and in the EPOA/Edge Analytics Greater Essex Phase 7 Demographic Forecasts (Workplace Employed People scenario), with estimated actual change from the ONS mid-year population estimates.

According to the ONS mid-year population estimates, the population increase in Braintree District to 2015 has been lower than was projected in the ONS population projections.

Table 5: Components of population change Braintree District 2002-2017												
	Births	Deaths	Net Natural Change	Internal Migration In	Internal Migration Out	Internal Migration Net	International Migration In	International Migration Out	International Migration Net	Overall Net Migration	Other Change	Sum Net Change
2002-03	1508	1358	150	7199	5942	1257	354	341	13	1270	75	1495
2003-04	1591	1327	264	7572	6115	1457	321	465	-144	1313	82	1659
2004-05	1621	1296	325	7097	5736	1361	326	357	-31	1330	79	1734
2005-06	1635	1228	407	7023	6000	1023	718	467	251	1274	80	1761
2006-07	1766	1187	579	7442	6438	1004	621	871	-250	754	90	1423
2007-08	1787	1294	493	6929	5995	934	462	431	31	965	92	1550
2008-09	1747	1306	441	5675	5482	193	434	478	-44	149	105	695
2009-10	1834	1260	574	6667	6109	558	329	208	121	679	130	1383
2010-11	1766	1278	488	6708	5954	754	418	314	104	858	196	1542
2011-12	1767	1336	431	6689	6321	368	361	296	65	433	-3	861
2012-13	1720	1362	358	6618	6329	289	348	248	100	389	28	775
2013-14	1621	1291	330	7083	6772	311	451	203	248	559	37	926
2014-15	1636	1496	140	7023	6990	33	494	219	275	308	6	454
2015-16	1678	1452	226	7128	6854	274	488	290	198	472	5	703
2016-17	1,667	1,455	212	7,613	7,491	122	439	306	133	255	-23	444

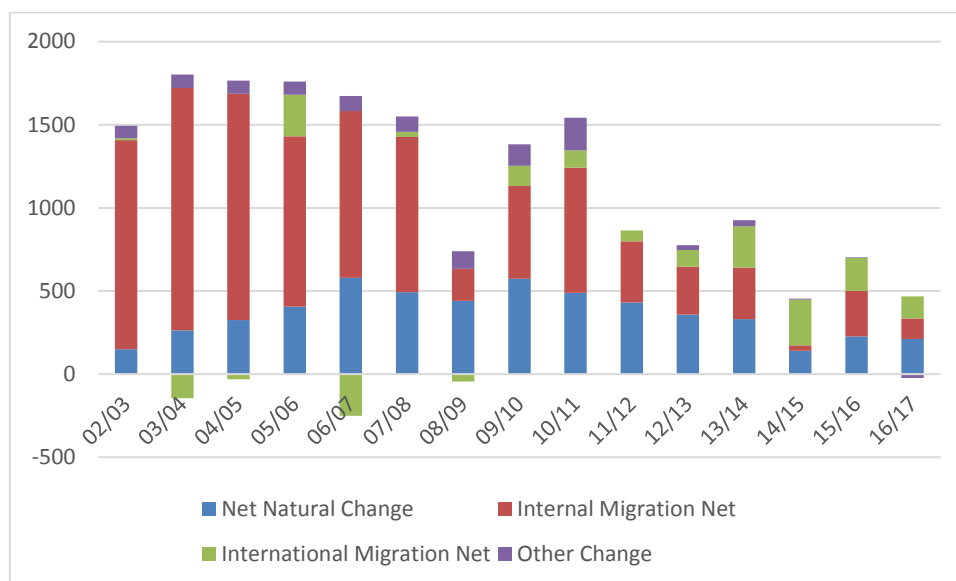
Source: ONS, sub-national population mid-year estimates components of change

Table 6: Components of population change Braintree District 2013-2017: projected change compared with estimated actual change (rounded to nearest hundred)

	Births	Deaths	Net Natural Change	Internal Migration In	Internal Migration Out	International Migration In	International Migration Out	Overall Net Migration	Sum Net Change
Mid-2013-Mid 2014									
Mid year pop. estimates	1600	1300	300	7100	6800	500	200	600	900
SNPP 2012	1800	1300	500	6700	6100	400	300	700	1200
EPOA WEP scenario PH7	1800	1300	500	6800	6000	400	300	800	1300
Mid-2014-Mid 2015									
Mid year pop. estimates	1600	1500	100	7000	7000	500	200	300	500
SNPP 2014	1700	1400	200	6900	6400	500	300	700	900
EPOA WEP scenario PH7	1800	1300	500	6800	6100	400	300	800	1200
Mid-2015-Mid 2016									
Mid year pop. estimates	1700	1500	200	7100	6900	500	300	500	700
SNPP 2014	1700	1400	300	6900	6200	500	300	700	1100
EPOA WEP scenario PH7	1800	1400	400	6900	6000	400	300	900	1200
Mid-2016-Mid 2017									
Mid year pop. estimates	1700	1500	200	7600	7500	400	300	300	400
SNPP 2014	1700	1400	300	6900	6200	400	300	700	1000
SNPP 2016	1600	1500	100	7000	6600	400	300	500	600
EPOA WEP scenario PH7	1800	1400	400	7000	6100	400	300	1000	1400

(figures may not sum due to rounding)

Figure 3: Braintree District Population Trend 2002 to 2017 Components of change



Source: Office for National Statistics, mid-year population estimates, components of change

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

Figure 4: The highest sources of migration flows into Braintree District 2016/2017: (estimated more than 50 persons)

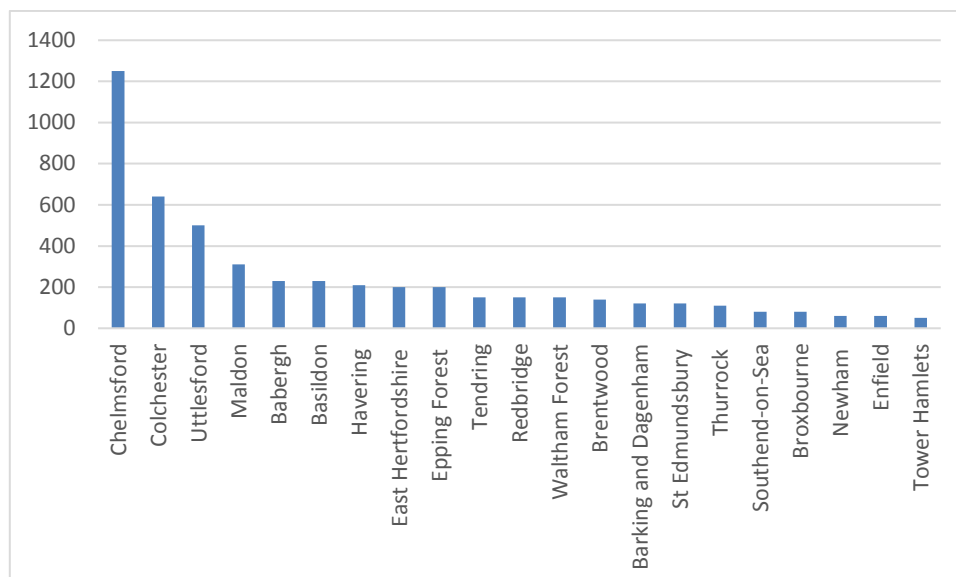
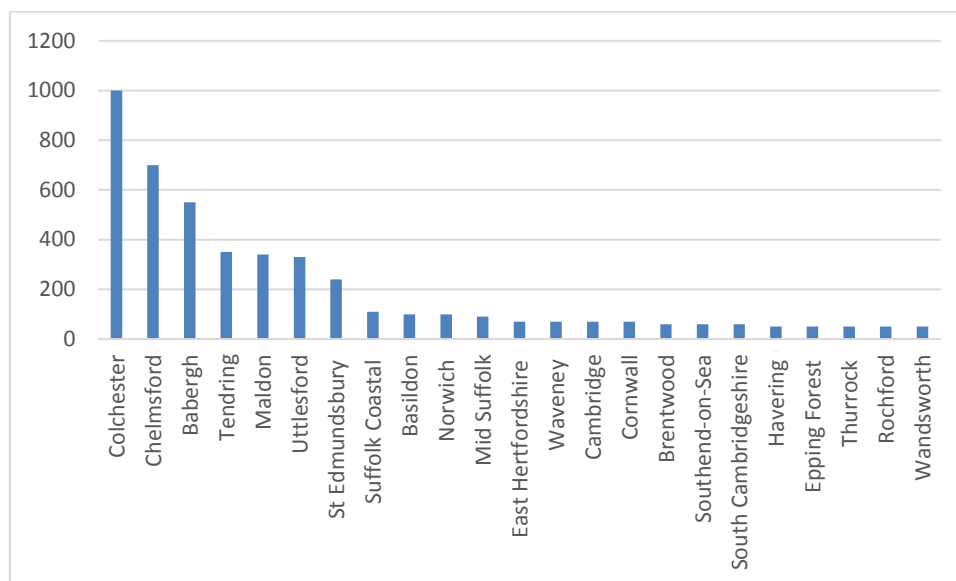


Figure 5: The most popular destinations for migration flows out of Braintree District 2016/2017: (estimated more than 50 persons)



Projected population and household change

The Office for National Statistics produces projections of population change by age and sex over the next 25 years. These are trend-based projections, which means assumptions for future levels of births, deaths and migration are informed by observed levels mainly over the previous 5 years. The most recent set of these projections is 2016-based, and were published in 2018. However, The Ministry of Housing, Communities and Local Government launched a consultation on 26 October 2018 regarding changes to planning policy and guidance including the standard method for assessing local housing need which proposed that the 2014 projections should continue to be used for calculating housing need.

Objectively Assessed Housing Need Study

In 2015 Braintree District Council, jointly with Chelmsford City Council; Colchester Borough Council and Tendring District Council, commissioned research from Peter Brett Associates to consider the emerging evidence for a joint Housing Market Area and advise on the scale of “objectively assessed housing need”.

A first report on this work was published in 2015, and an update by Peter Brett Associates was published in 2016 to take into account new population, household and employment projections.

The 2014-based population projections were published by ONS in May 2016; the 2014-based household projections were published by CLG in July 2016; and the EEFM 2016 employment projections were published in August 2016.

The projected population growth of Braintree District is lower in the ONS 2014 based projections than in the 2012 based projections. The EEFM 2016 employment forecasts for Braintree District are lower than the 2014 EEFM employment forecasts.

The 2016 Objectively Assessed Housing Need Study Update concluded that the objectively assessed need for Braintree District was an average of **716** new homes from 2013.

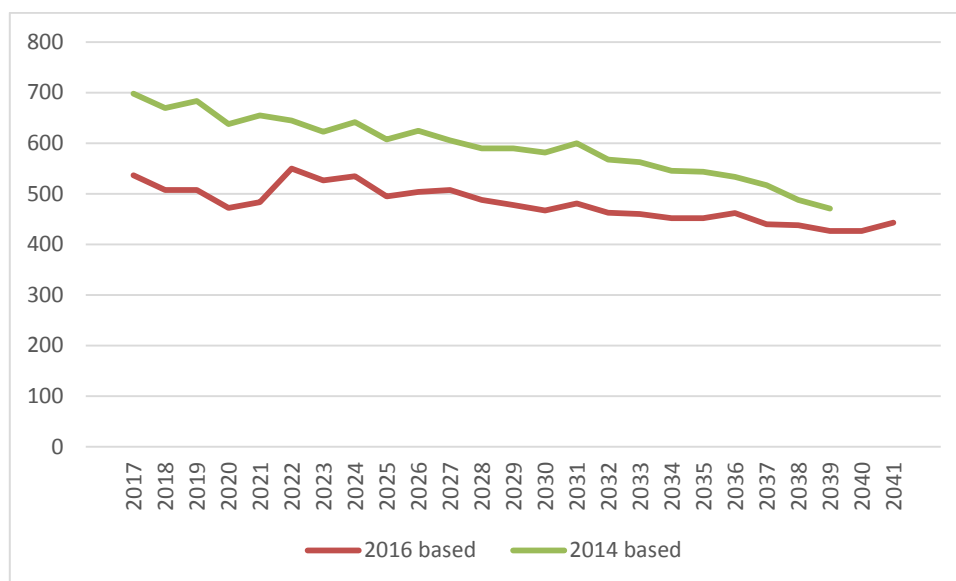
The Government has introduced a Standard Methodology with a formula that uses household projections and the local housing affordability ratio (both published by ONS) to calculate local housing need.

The Standard Methodology Target should be monitored and reviewed each year to take into account changes in the local housing affordability ratio (updated annually) and the household projections (published every two years).

The Government is currently consulting on changes to planning policy and guidance including the standard method for assessing local housing need which seeks to address the impact of the 2016 household projections leading to a significant reduction in the overall numbers generated by the standard method.

Due to the current uncertainty surrounding which household projection figures will be used to calculate housing need. An analysis of both the 2014 and 2016 projects are shown below.

Figure 6: DCLG 2014-based and ONS 2016-based Household Projections: projected increase in number of households from previous year, Braintree District

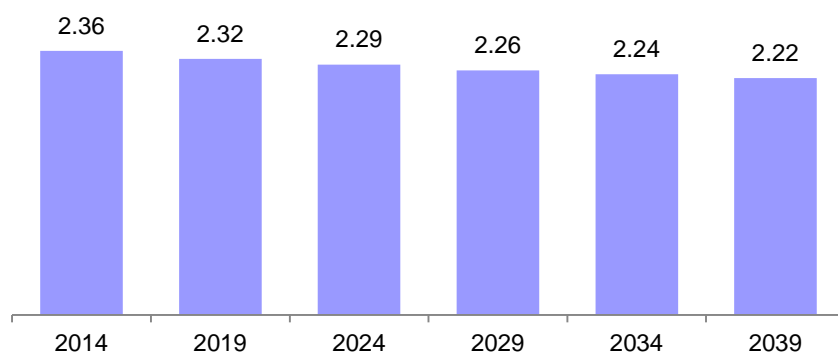


Household size

According to the 2011 Census there were 61,043 households in the District in March 2011, an increase of 6,713 (an average of 671 per year) from the 2001 Census figure.

The 2011 Census results indicated that previous CLG Household Projections over-stated the reduction in household size to date. The District average household size in 2001 was 2.41 (i.e. the population in private households divided by the number of private households); this had reduced to 2.38 in 2011. The 2008-based CLG Subnational Household Projections (SNHP) had projected an average household size in 2011 of only 2.33. The 2014 based household projections assume a continued reduction in average household size in the District, as shown in the chart below:

Figure 7: Projected average household size Braintree District according to the CLG 2014-based household projections



According to the CLG 2014-based household projections, by 2039 1-person households were projected to form 29% of households in Braintree District. 36% of the projected increase in the number of households is in the form of one-person households. The chart below shows the projected increase in the number of households by household type in the district, 2014-2039.

Figure 8: Projected change in number of households Braintree District 2014-39

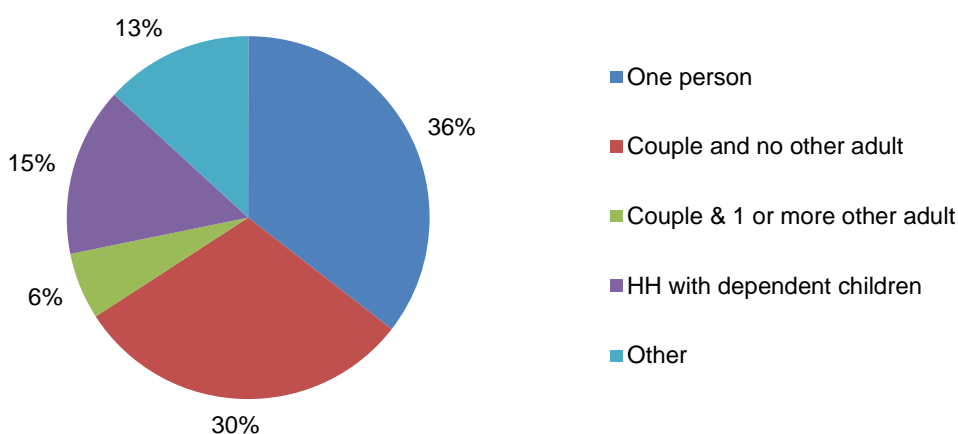


Table 7: Projected households ('000 h/h) in Strategic Housing Market Area in 2039 by household type, according to CLG 2014-based household projections

	1-person	Couple & no other adult	Couple & 1 or more other adult	Households with dependent children	Other	Total
Braintree	22.539	22.852	5.866	21.237	5.373	77.867
Chelmsford	24.022	25.651	7.147	24.478	6.524	87.822
Colchester	28.399	23.619	6.083	28.516	8.241	94.858
Tendring	26.630	23.944	5.761	17.509	5.006	78.850
HMA total	101.59	96.066	24.857	91.740	25.144	339.397

Source: Department for Communities and Local Government, 2016

Projected change in the number of households by household type, according to the CLG 2014-based household projections, is shown in Table 8.

Table 8: Projected change ('000 h/h) in Strategic Housing Market Area 2014-2039 by household type, according to CLG 2014-based household projections						
	1-person	Couple and no other adult	Couple and 1 or more other adult	Households with dependent children	Other	Total
Braintree	5.312	4.533	0.892	2.247	1.970	14.954
Chelmsford	15.798	4.646	1.250	3.782	2.168	16.125
Colchester	6.503	6.503	0.888	6.681	2.893	19.956
Tendring	5.789	4.270	1.255	2.808	1.676	15.798
HMA total	21.883	16.440	4.285	15.518	8.707	66.833

Source: Department for Communities and Local Government, 2016

ONS 2016-based Household projections

Table 9: Projected households ('000 h/h) in Strategic Housing Market Area in 2041 by household type, according to ONS 2016-based household projections						
	Households with one dependent child	Households with two dependent children	Households with three or more dependent children	One person Households	Other households with two or more adults	Total
Braintree	8.394	7.131	2.511	23.931	33.394	75.361
Chelmsford	9.666	8.897	2.765	25.995	38.108	85.431
Colchester	12.871	10.101	3.196	31.504	41.56	99.232
Tendring	7.738	5.770	2.644	29.421	37.344	82.917
HMA total	38.669	31.899	11.116	110.851	150.406	342.941

Table 10: Projected change ('000 h/h) in Strategic Housing Market Area 2016-2041 by household type, according to ONS 2016-based household projections						
	Households with one dependent child	Households with two dependent children	Households with three or more dependent children	One person Households	Other households with two or more adults	Total
Braintree	0.081	-0.314	-0.187	6.152	6.274	12.006
Chelmsford	0.728	0.262	-0.089	5.736	6.764	13.401
Colchester	2.291	1.313	0.191	8.49	9.621	21.906
Tendring	0.848	0.355	0.168	7.741	9.160	18.272
HMA total	3.948	1.616	0.083	28.119	31.819	65.585

Employment, Labour Supply, and Unemployment

Table 11 sets out information from the Annual Population Survey on labour supply in the District compared with the regional and Great Britain averages.

Table 11: Employment and Unemployment (Apr 2017 – Mar 2018)

	Braintree (Numbers)	Braintree (%)	East (%)	Great Britain (%)
All People				
Economically Active†	84,600	86.9	80.7	78.4
In Employment†	81,300	83.2	77.6	75.0
Employees†	66,700	69.6	65.8	64.0
Self Employed†	14,600	13.6	11.6	10.6
Unemployed (Model-Based)§	2,400	2.9	3.7	4.3
Males				
Economically Active†	47,000	94.8	85.9	83.3
In Employment†	45,300	91.1	82.4	79.6
Employees†	34,500	71.9	67.2	65.2
Self Employed†	10,800	19.2	15.2	14.1
Unemployed§	#	#	4.0	4.4
Females				
Economically Active†	37,600	79.0	75.6	73.6
In Employment†	36,000	75.5	72.9	70.4
Employees†	32,300	67.4	64.4	62.9
Self Employed†	3,700	8.0	8.1	7.2
Unemployed§	#	#	3.5	4.2

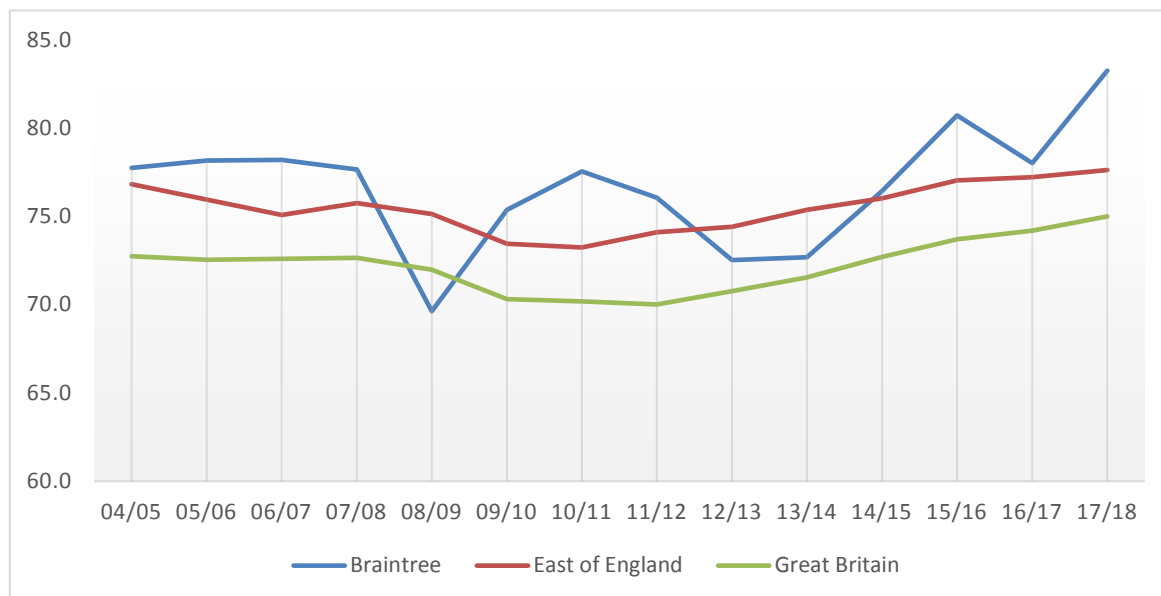
Source: ONS annual population survey
 # Sample size too small for reliable estimate
 † - numbers are for those aged 16 and over, % are for those aged 16-64
 § - numbers and % are for those aged 16 and over. % is a proportion of economically active

**Data unavailable, sample size too small for reliable estimate. Source Nomis Labour Market Profile/APS*

The Annual Population Survey data uses sample survey and is less reliable at lower geographic levels, such as LA districts. That is illustrated in the chart, Figure 9, which compares the economic activity rate trend according to the Annual Population Survey, for Braintree, the region and Great Britain. The suggested Braintree Trend is volatile.

Figure 9: Economic activity rate trend April 2004/March 2005 to April 2017/March 2018

Source Annual Population Survey/Nomis



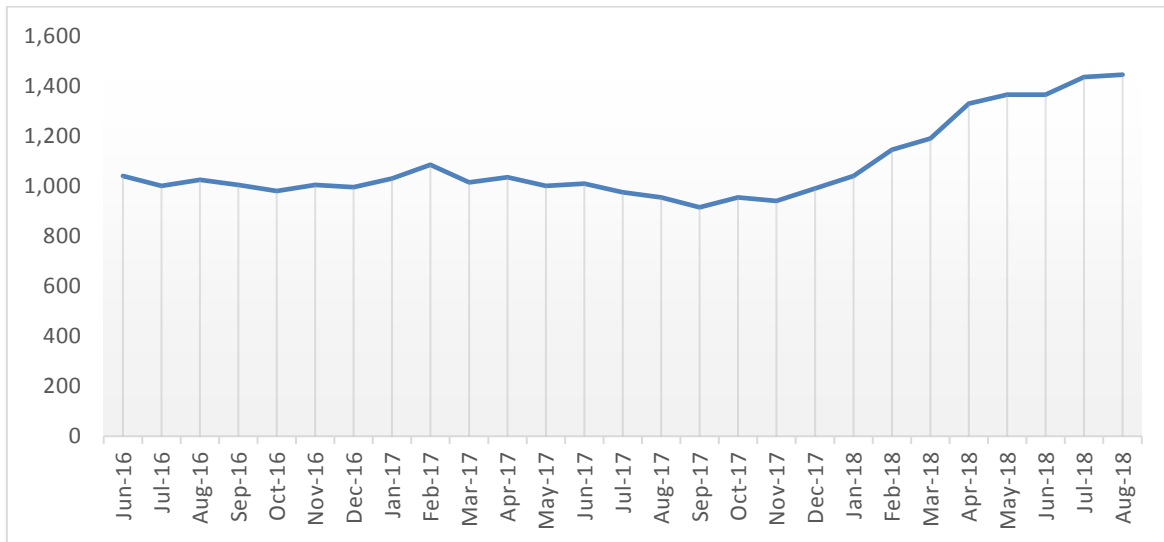
The unemployment rate in the District is below that of the East of England Region, and Great Britain as a whole. Table 10 and Figure 10, below, show the unemployment trend in Braintree District June 2016 – August 2018.

Table 12: Unemployment trend Braintree District

Date	Claimants	Date	Claimants	Date	Claimants
Jun 2016	1,035	Mar 2017	1,010	Dec 2017	990
Jul 2016	995	Apr 2017	1,035	Jan 2018	1,040
Aug 2016	1,025	May 2017	1,000	Feb 2018	1,145
Sept 2016	1,005	Jun 2017	1,010	Mar 2018	1,190
Oct 2016	980	Jul 2017	980	Apr 2018	1,330
Nov 2016	1,000	Aug 2017	955	May 2018	1,365
Dec 2016	990	Sept 2017	930	Jun 2018	1,365
Jan 2017	1,030	Oct 2017	955	Jul 2018	1,435
Feb 2017	1,080	Nov 2017	940	Aug 2018	1,445

Source: Nomis, Labour Market Statistics, Local Authority Profile

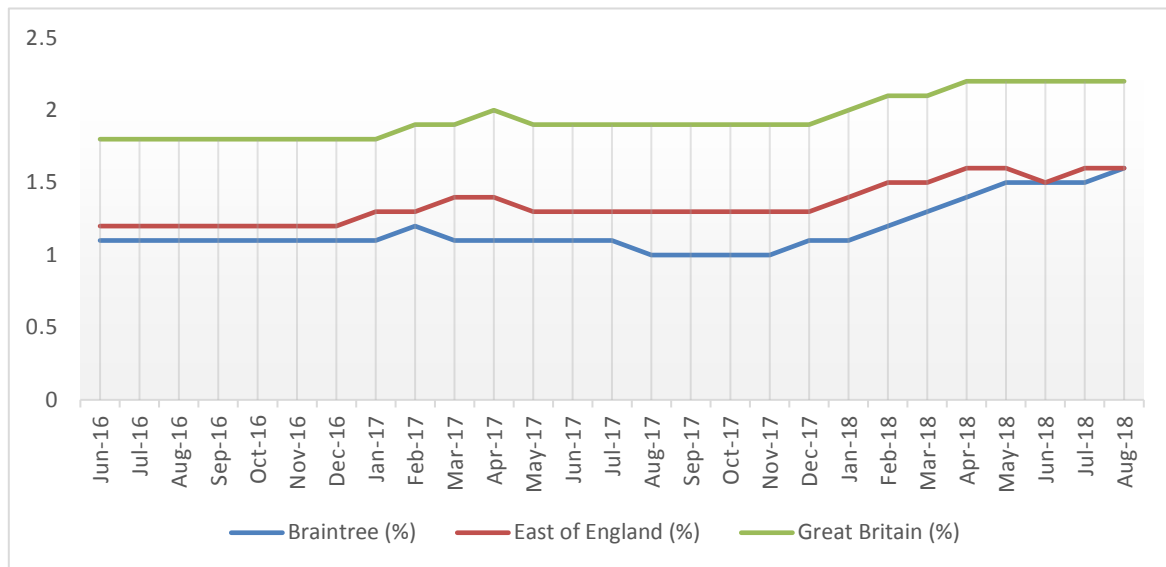
Figure 10: Claimant count unemployment, Braintree District, June 2016



Source: Nomis, Local Authority Labour Market Profile

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

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



Source: Nomis Labour Market Statistics

Skills/qualifications

According to the 2011 Census results, the proportion of all residents aged 16 or over who had achieved Level 4 or higher qualifications was as follows:

- Braintree 22.2%
- East of England Region 25.7%
- England 27.4%

The 2011 Census indicated that the proportion of residents aged 16 and over with no qualifications was 22.8% in Braintree District compared with an average of 22.5% for the region and for England.

The ONS/Nomis Labour Market Profile for the District provides more recent information on the estimated qualifications profile of residents in 2017, based on sample surveys, but this is not consistent with the 2011 Census data. Tables 12 and 13 compare data from this source for districts in the Strategic Housing Market Area, and the regional and Great Britain averages:

Table 13: Estimated % of resident population aged 16-64 Qualified to NVQ 4 or above						
Year	Braintree	Chelmsford	Colchester	Tendring	East region	Gt Britain
2004	23.9	29.9	17.6	13.2	25.1	26.1
2005	24.3	31.5	23.9	18.9	25.0	26.6
2006	18.6	26.9	25.6	19.0	24.9	27.5
2007	23.5	32.7	29.8	12.2	26.0	28.6
2008	22.6	29.3	25.5	12.2	25.7	28.6
2009	19.3	27.6	27.0	14.7	27.3	29.9
2010	20.5	30.2	27.6	16.4	28.4	31.2
2011	24.0	25.4	38.0	12.9	29.0	32.8
2012	27.7	28.8	37.6	18.5	32.7	34.2
2013	25.5	30.2	32.2	18.6	33.0	35.1
2014	20.2	34.7	28.5	19.5	33.0	36.0
2015	27.4	33.6	32.3	19.4	33.7	37.1
2016	28.9	36.3	37.9	18.3	34.9	38.2
2017	30.8	35.6	40.4	21.8	34.7	38.6

Source: Nomis Labour Market Statistics

Table 14: Estimated % of resident population aged 16-64 with No Qualifications						
Year	Braintree	Chelmsford	Colchester	Tendring	East region	Gt Britain
2004	16.9	11.9	17.9	26.4	14.5	15.1
2005	16.5	12.9	20.9	24.6	13.4	14.3
2006	19.4	12.9	17.7	24.6	14.3	13.9
2007	12.9	9.1	9.4	22.5	12.7	13.3
2008	15.6	13.2	12.6	21.7	13.0	13.5
2009	16.4	10.5	9.3	17.4	11.4	12.4
2010	12.4	7.6	7.5	15.0	10.4	11.3
2011	7.2	6.3	4.8	14.9	9.6	10.7
2012	8.2	5.6	6.6	15.3	8.5	9.7
2013	9.6	6.5	9.4	12.5	8.4	9.4
2014	8.7	6.9	8.6	16.4	8.0	8.8

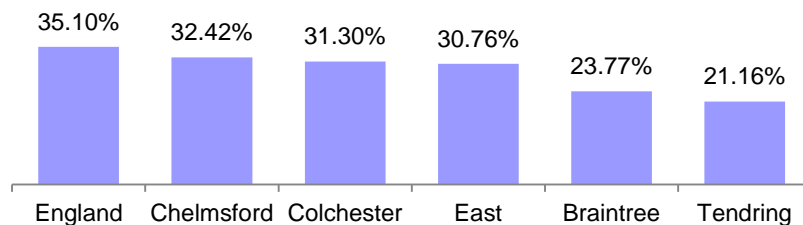
2015	7.4	7.1	7.9	10.6	8.0	8.6
2016	7.5	8.4	6.9	12.0	7.6	8.0
2017	7.0	4.7	4.8	8.2	7.2	7.7

Source: Nomis Labour Market Statistics

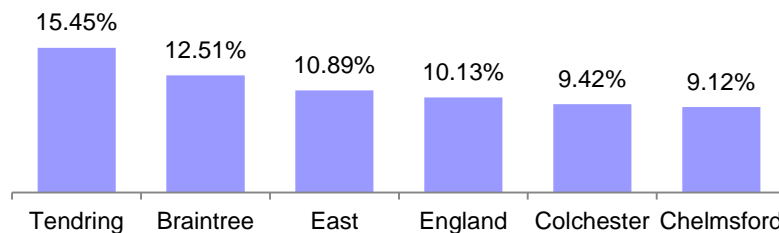
The 2011 Census also provides information on the qualifications of people working in the District. This shows that there is a higher than average proportion of people working in the District with no qualifications; and a lower than average proportion qualified to NVQ Level 4 and above. This is illustrated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

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

People qualified to NVQ Level 4 or above:



People with no qualifications:

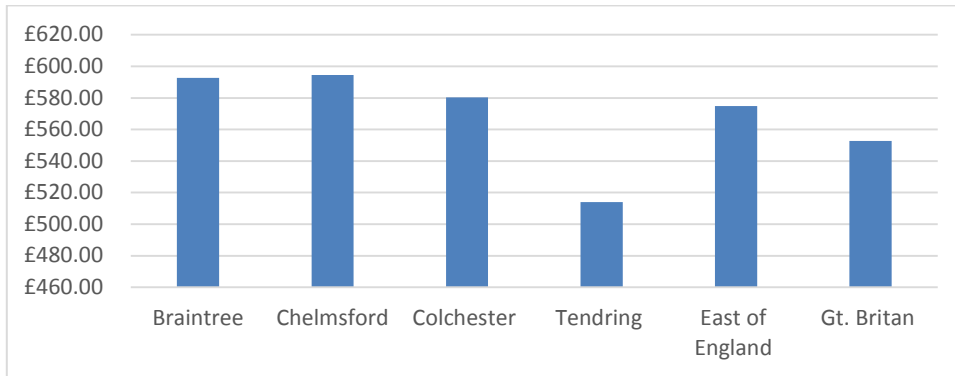


Source: 2011 Census, WP501EW - Highest level of qualification (Workplace population)

Income

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

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



Source: ONS Labour Market Profile

Employment and Jobs

Job density

'Job density' is the term given to represent the number of jobs available for a single person of working age over a given area. For example, a job density of 1 would represent the fact that there is a single job available for every person of working age. The most recent published figure for the District is as at 2016.

Table 15: Job Density (2016)			
	Braintree	East Region	GB
Jobs density	0.70	0.83	0.84

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

The job density figures represent the ratio of total jobs to working-age population. "Total jobs" includes employees, self-employed, government-supported trainees and HM Forces. Job density in the District remained below the regional and national average. When compared with the other local authorities in the East of England region, Braintree was the sixth lowest jobs density figure in 2016 out of 45 districts (jointly with Breckland and Central Bedfordshire; the five lower authorities being Thurrock, Fenland, Tendring, Rochford and Castle Point). Table 15 compares the estimated employment and estimated jobs density for Braintree with those of other districts in the Strategic Housing Market Area.

Table 16: Estimated number of jobs and jobs density 2016		
District	Estimated no. of jobs (and regional ranking out of 45 districts)	Estimated jobs density (and regional ranking out of 45 districts)
Braintree	65,000	0.70 (38th)
Chelmsford	98,000	0.91 (8 th)
Colchester	101,000	0.84 (15 th)
Tendring	45,000	0.58 (43 rd)

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

Table 17 shows the reported job density for Braintree District over the period 2001 to 2016. The data is based on sample surveys.

Table 17: Job density, Braintree District			
Year	Jobs Density	Year	Jobs Density
2001	0.64	2009	0.65
2002	0.71	2010	0.60
2003	0.70	2011	0.60
2004	0.67	2012	0.61
2005	0.67	2013	0.62
2006	0.66	2014	0.65
2007	0.70	2015	0.67
2008	0.64	2016	0.70

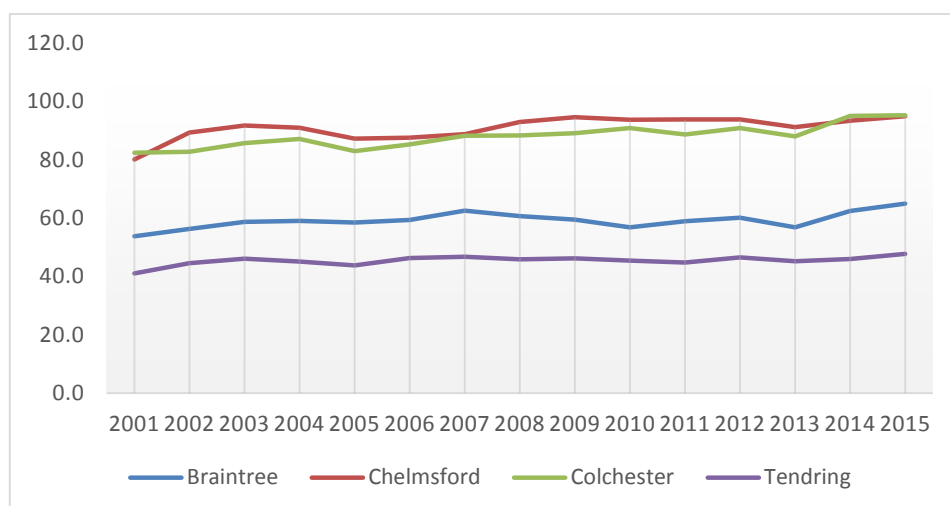
Source: Nomis, Labour Market Profile for Braintree, ONS Jobs Density.

Table 18 and Figure 14 show the estimated change in the number of jobs from 2001 to 2015 in Braintree District and in the other districts in the Strategic Housing Market Area, according to the EEFM 2017.

Table 18: Estimated change in number of jobs 2001-2015					
	Braintree	Chelmsford	Colchester	Tendring	SHMA
2001	53.8	80.1	82.4	41.0	257.4
2002	56.3	89.3	82.8	44.6	272.9
2003	58.7	91.7	85.7	46.1	282.2
2004	59.1	91.1	87.2	45.1	282.4
2005	58.5	87.3	83.0	43.8	272.5
2006	59.4	87.6	85.3	46.3	278.6
2007	62.6	88.9	88.2	46.8	286.5
2008	60.8	93.0	88.3	45.9	288.0
2009	59.5	94.7	89.2	46.3	289.5
2010	56.9	93.7	90.9	45.5	287.0
2011	58.9	93.8	88.7	44.8	286.3
2012	60.1	93.9	91.0	46.5	291.5
2013	56.9	91.3	88.0	45.3	281.4
2014	62.5	93.5	95.0	46.0	297.0
2015	65.0	94.9	95.3	47.7	303.0
Change 2001-2015	11.2	14.8	12.9	6.7	45.6
% change 2001-2015	20.8	18.5	15.6	16.2	17.7

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

Figure 14: Estimated change in number of jobs 2001-2015



Source: East of England Forecasting Model/Cambridge Econometrics, 2017.

Estimates of employment are also published by Nomis/ONS in Labour Market Profiles; whilst similar in trends, these estimates show higher employment at

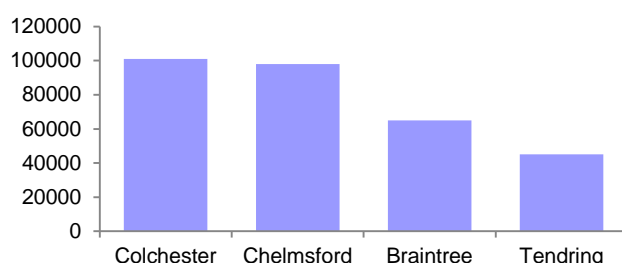
Colchester and lower employment at Tendring than is shown in the EEFM 2016 report. The Nomis/ONS data is shown in Table 19 below.

Table 19: Estimated employment in the Strategic Housing Market Area 2001-2016 according to the ONS/Nomis Labour Market Profile data					
	Braintree	Chelmsford	Colchester	Tendring	SHMA
2001	54000	79000	81000	44000	258000
2002	61000	92000	84000	45000	282000
2003	61000	90000	83000	47000	281000
2004	59000	89000	81000	44000	273000
2005	60000	91000	87000	42000	280000
2006	60000	91000	85000	49000	285000
2007	64000	90000	87000	47000	288000
2008	59000	88000	88000	46000	281000
2009	60000	90000	86000	44000	280000
2010	55000	93000	88000	46000	282000
2011	57000	97000	91000	47000	292000
2012	57000	94000	92000	49000	292000
2013	56000	92000	91000	45000	284000
2014	61000	92000	97000	45000	295000
2015	63000	95000	99000	44000	301000
2016	65000	98000	101000	45000	309000

(Data rounded to nearest '000)

The estimates indicate that Braintree District was hard hit by the recession, but has been recovering in recent years. Employment growth in Tendring, and recovery from the recession, has been much slower than in other parts of the Strategic Housing Market Area (SHMA). Conversely, Colchester has shown the strongest growth and recovery from the recession; and remains the district in the SHMA with the highest level of employment. According to the ONS data, in 2016 Braintree district accounted for 21% of employment in the SHMA, with Chelmsford at 32%; Colchester at 33% and Tendring at 15%. Figure 15 illustrates the scale of estimated employment in the districts in the SHMA, according to the ONS Labour Market profile.

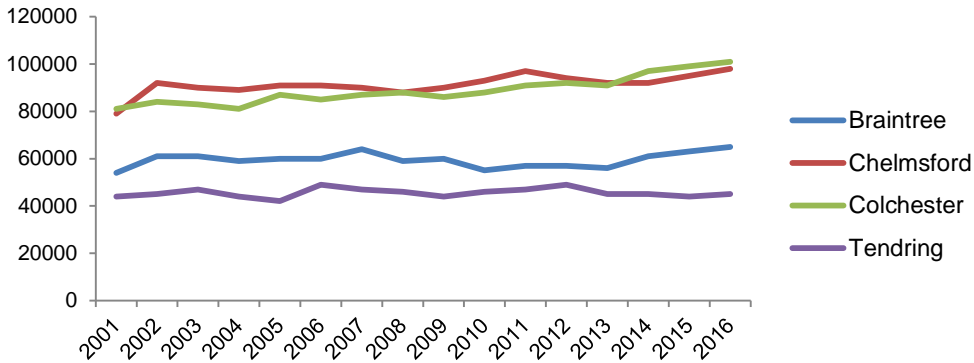
Figure 15: Estimated employment 2016



Source: ONS Labour Market Profile, 2017

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

Figure 16: Estimated employment trend in Strategic Housing Market Area



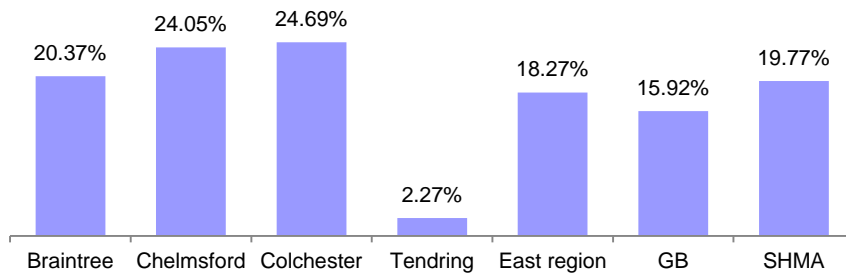
Source: ONS Labour Market Profile, 2017

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

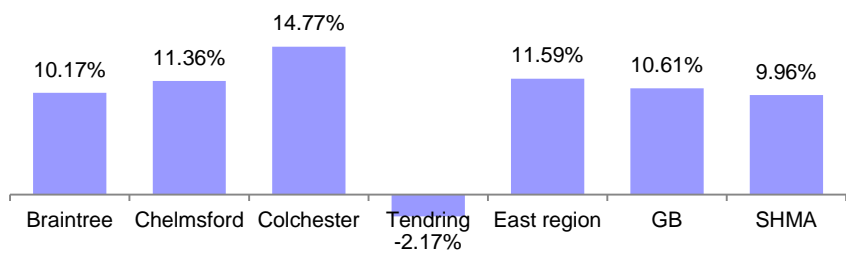
Figure 17: Estimated percentage employment change

(source: ONS Labour Market Profile, 2017)

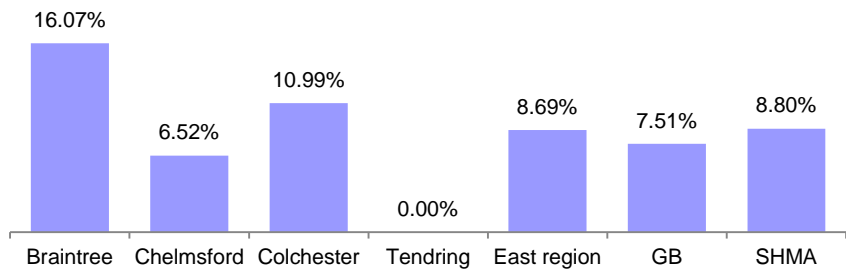
2001-2016:



2008-2016:



2013-2016:



Forecast employment change

The East of England Forecasting Model (EEFM) 2017 was produced by Cambridge Econometrics. Users of district level data are cautioned that: the data used in the EEFM is largely based on survey data and as such, large 'jumps' in data can occur as a result of survey errors.

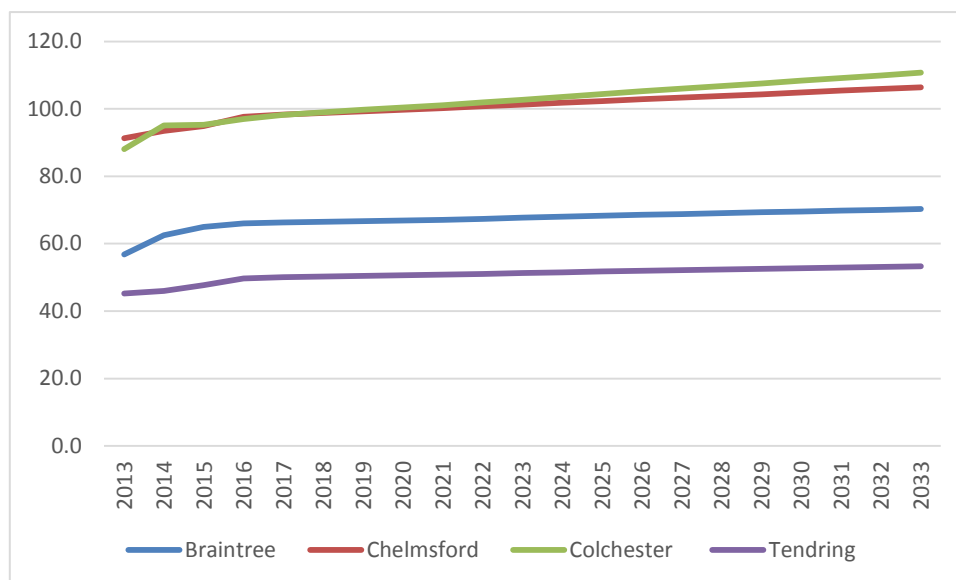
Table 20 and Figure 18 summarise the 2017 EEFM baseline employment forecasts for districts in the Housing Market Area.

Table 20: 2017 EEFM Baseline Employment Forecasts ('000 jobs)					
	Braintree	Chelmsford	Colchester	Tendring	SHMA total
2013	56.9	91.3	88.0	45.3	281.4
2014	62.5	93.5	95.0	46.0	297.0
2015	65.0	94.9	95.3	47.7	303.0
2016	66.0	97.6	97.0	49.7	310.4
2017	66.3	98.3	98.2	50.1	312.9
2018	66.5	98.8	99.0	50.3	314.6
2019	66.7	99.3	99.7	50.5	316.2
2020	66.9	99.8	100.4	50.7	317.7
2021	67.1	100.2	101.0	50.8	319.1
2022	67.4	100.7	101.9	51.1	321.0
2023	67.7	101.3	102.7	51.3	323.0
2024	68.0	101.9	103.6	51.5	324.9
2025	68.3	102.3	104.4	51.8	326.8
2026	68.6	102.9	105.2	51.9	328.6
2027	68.8	103.4	106.0	52.1	330.3
2028	69.1	103.9	106.8	52.3	332.0
2029	69.3	104.3	107.5	52.5	333.7
2030	69.6	104.8	108.3	52.7	335.5
2031	69.8	105.4	109.1	52.9	337.3
2032	70.1	105.9	109.9	53.1	339.0
2033	70.3	106.4	110.7	53.3	340.8
2013-2033 change	13.4 (0.7 p.a.)	15.1 (0.8 p.a.)	22.7 (1.1 p.a.)	8.1 (0.4 p.a.)	59.4 (3.0 p.a.)
2013-2033, % change	23.6%	16.6%	25.8%	17.8%	21.1%

Source: East of England Forecasting Model, Baseline Forecasts, 2017

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

Figure 18: Forecast number of jobs 2013-2033 ('000 jobs)



Source: East of England Forecasting Model, Baseline Forecasts, 2017

Commuting

The 2011 Census results showed commuting inflow of 15,184, and commuting out-flow of 31,765, with net out-commuting of 16,581 (source: 2011 Census Origin/destination statistics, Location of usual residence and place of work by sex). Table 21 shows estimated net commuting across Greater Essex. The level of net-out-commuting from Braintree District was the highest in Greater Essex.

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

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

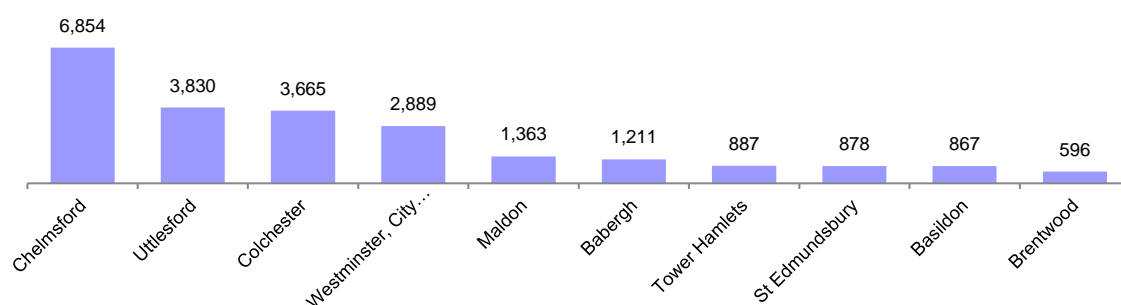
According to the 2011 Census, 26,964 residents of Braintree District aged 16 and over work within the District, and 8,664 mainly work at or from home. Table 22 compares information on where people work for the four districts in the Strategic Housing Market Area. Of the four districts, Braintree had the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

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

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

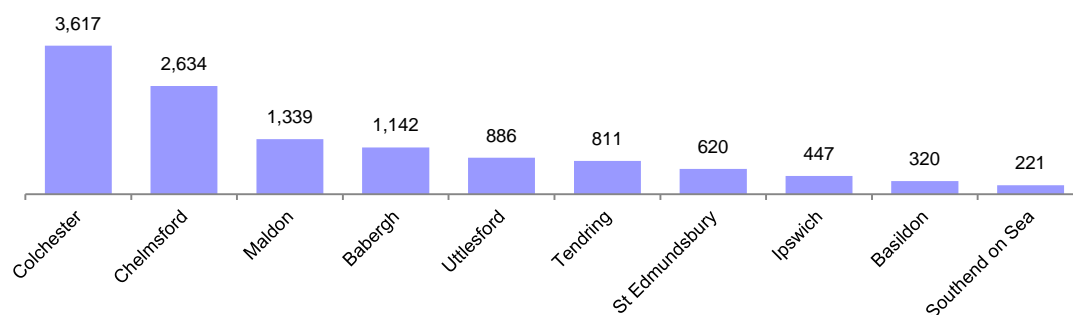
The average distance to work by District residents in 2011 was 21.1 km; the third highest in the East of England region (only Uttlesford and Maldon were higher). The average distance travelled had increased, from 20.1 km. in 2001 and was the 12th highest out of all the 326 local authority areas in England. (Source: 2011 Census, Nomis, Census Table QS702EW). The top ten destinations for Braintree residents travelling to work outside the District are shown in Figure 19.

Figure 19: Top ten destinations for District residents working outside the District, 2011



The top ten sources for people commuting into Braintree District are shown in Figure 20:

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



Forecast Commuting

Net out-commuting from the District is expected to increase. Table 23 compares forecast change in net commuting levels according to the EFFM 2016 forecasts for Braintree Districts and neighbouring districts of Chelmsford and Colchester.

	2013	2033	2045
Braintree	-16.1	-16.7	-18.7
Chelmsford	-12.3	-10.0	-10.8
Colchester	-5.1	-4.7	-4.1

Source: East of England Forecasting Model, Baseline Forecasts, 2017

Employment by sector

The labour supply: industry in which residents worked

Table 24 summaries information from the 2011 Census of the industries in which residents are employed. Braintree had a higher than average proportion of residents working in Manufacturing and in Construction.

Table 24: Industry of employment of residents, March 2011				
	B'tree no.	B'tree (%)	Eastern (%)	England (%)
All usual residents aged 16-74 in employment	74,200			-
Employee jobs by industry				
Agriculture, Forestry & Fishing	755	1.0	1.1	0.8
Mining & Quarrying	46	0.1	0.1	0.2
Manufacturing	7,442	10.0	8.7	8.8
Electricity, Gas, Steam, Air Conditioning Supply	185	0.2	0.4	0.6
Water Supply, Sewerage, Waste Man. & Rem.	600	0.8	0.7	0.7
Construction	7,828	10.5	8.6	7.7
Wholesale & Retail Trade; Repair of Vehicles	12,125	16.3	16.4	15.9
Transport & Storage	4,422	6.0	5.3	5.0
Accommodation & Food Service Activities	2,896	3.9	4.7	5.6
Information & Communication	2,268	3.1	3.9	4.1
Financial & Insurance Activities	4,263	5.7	5.0	4.4
Real Estate Activities	1,102	1.5	1.4	1.5
Professional, Scientific & Technical Activities	4,625	6.2	6.8	6.7
Administrative & Support Service Activities	3,457	4.7	4.8	4.9
Public Admin & Defence, Social Security	4,181	5.6	5.6	5.9
Education	6,581	8.9	9.9	9.9
Human Health & Social Work Activities	8,076	10.9	11.5	12.4
Other	3,348	4.5	5.0	5.0

Source: 2011 Census, Key Statistics Table KS605EW

Information is set out in the table below on the estimated number of people working in the District by industrial category.

Table 25: Number of persons working in Braintree District by industry of employment, 2011	
Total all categories: Industry	57,625
G Wholesale and retail trade; repair of motor vehicles and motor cycles	9,912
F Construction	7,228
C Manufacturing	6,639
Q Human health and social work activities	6,061
P Education	5,402
M Professional, scientific and technical activities	3,245
O Public administration and defence; compulsory social security	2,855
R,S Arts, entertainment and recreation; other service activities	2,737
N Administrative and support service activities	2,696
H Transport and storage	2,659
I Accommodation and food service activities	2,604
K Financial and insurance activities	1,651
J Information and communication	1,637
L Real estate activities	843
A Agriculture, forestry and fishing	732
E Water supply, sewerage, waste management and remediation activities	510
D Electricity, gas, steam and air conditioning supply	131
T Activities of households as employers; undifferentiated goods - and services - producing activities of households for own use	55
B Mining and quarrying	24
U Activities of extraterritorial organisations and bodies	4

Source: 2011 Census, Table WP605EW–Industry (Workplace Population), ONS/Nomis, 2014

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

Forecast employment change by sector

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

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

The 2016 EEFM forecasts can be viewed on the Cambridgeshire Insight website at: <http://cambridgeshireinsight.org.uk/EEFM>

Business development

The Base Date

The information set out in these results represents sites identified at 31 March 2018 involving additional development, or loss of, the land uses listed above. Planning permissions granted or development that has occurred after this base date will be taken into account in future monitoring.

Results Summary

Table 26 provides information on the completed non-residential floorspace for the whole of the District, in square metres by use class, in the survey year 2017/18, and also shows the amount of additional floorspace on previously developed land.

Table 26: Non-residential floorspace completed 2017/18						
	Use Class A1/A2	Use Class B1a Offices	Use Class B1, B2, B8 (other than B1a)	Use Class D2 – Leisure	Flexible	Total
Gross Floorspace developed 2017/18, sq. m	3,237	1,882	8,013	1,777	0	14,909
Floorspace losses 2017/18, sq. m	463	1,425	7,000	131	0	9,019
<i>Floorspace redevelopment Non-Res to Non-Res</i>	463	82	2,210	131	0	2,886
<i>Floorspace loss Non-Res to Res</i>	0	1,343	4,790	0	0	6,133
Net change in floorspace 2017/18, sq. m	2,774	457	1,013	1,646	0	5,890

Employment development in previous years

Tables 27 to 29 provide information on net development in employment floorspace, for A1-B8 Use Classes in square metres, over the seven-year period 2009-2018.

Table 27: Net retail floorspace development (sq m): 2009-2018										
A1 Retail & A2 Financial and Professional Services										
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2009-18
Net fspace developed	2,245	937	1,130	-458	580	669	3,509	1,738	2,774	13,124

Table 28: Net office floorspace development (sq m): 2009-2018										
B1a Offices										
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2009-18
Net fspace developed	-1,092	-148	1,351	-3,047	-1,317	-4,963	2,724	-990	457	-7,025

Table 29: Net B1/B2/B8 floorspace development (sq m): 2009-2018										
B1/B2/B8										
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2009-18
Net fspace developed	-20,020	6,816	2,030	-6,562	-18,359	-4,128	-956	1,416	1,013	-38,750

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

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

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

Outstanding permissions for future development

Table 30 provides information on potential non-residential floorspace with planning permission for the whole of the District, in square metres by use class.

Table 30: Potential sq. m. of non-residential floorspace (with planning permission) identified as at 31st March 2018 by Use Class						
	A1/A2	B1a Offices	B1, B2, B8 (other than specified as B1a)	D2 - Leisure	Flexible	Total
Outstanding fspace with permission	11,006	13,204	41,335	4,055	1,040	70,640
Outstanding fspace redevelopment/losses with permission	1,102	7,328	21,792	1,410	0	31,632
<i>Potential fspace redevelopment Non-Res to Non-Res</i>	<i>159</i>	<i>0</i>	<i>9,672</i>	<i>1,138</i>	<i>0</i>	<i>10,969</i>
<i>Potential Fspace loss Non-Res to Res</i>	<i>943</i>	<i>7,328</i>	<i>12,120</i>	<i>272</i>	<i>0</i>	<i>20,663</i>
Net additional floorspace outstanding with permission	9,904	5,876	19,543	2,645	1,040	39,008

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

Future business land needs and work on the new Local Plan

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

on: https://www.braintree.gov.uk/downloads/file/5296/local_plan_2014_evidence_base_employment_land_employment_land_needs_assessment_aug_2015

Town Centres:

The 2015 update to the Braintree Retail Study is available to view on line via the Council website, as part of the Evidence Base to the Local Development Framework, at:

https://www.braintree.gov.uk/downloads/file/5424/retail_study_update_2015

The supply of new homes

Dwelling stock

Table 31 shows the stock of homes in the District by tenure in 2017; the information on local authority and housing association stock is as reported by local authorities through the Housing Strategy Statistical Appendix (HSSA).

The total stock figures use the Census 2011 count as a baseline, with information on subsequent changes collected annually through the Housing Flows Reconciliation Form. Private rented accommodation is included within the overall private sector.

Table 31: Estimated dwelling stock Braintree District as at April 2017	
Total	64,590
Private registered provider (Housing association)	10,450
Other public sector	40
Private sector	54,090

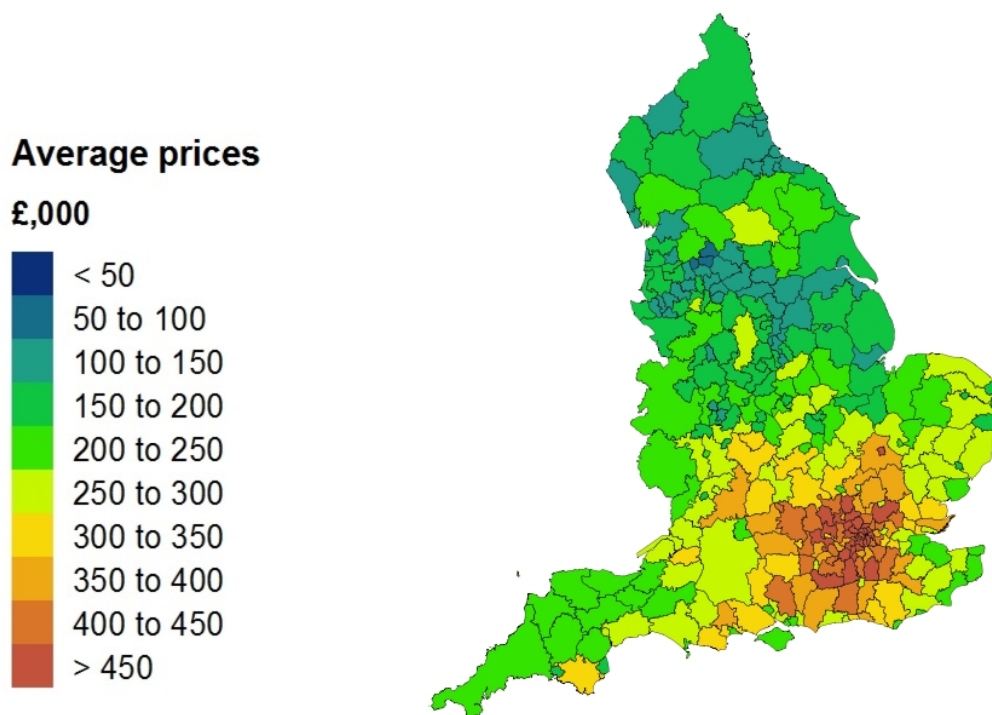
Source: MHCLG Taking into account the net supply of new homes over the year 2017/2018, the estimated dwelling stock of the District at April 2018 was 65,080, rounded to the nearest ten.

Home Sales and Prices

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

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

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Tables 32 and 33 set out information on median average house prices for districts in the Strategic Housing Market Area.

Table 32 sets out information on median average house prices by house type for districts in the Strategic Housing Market Area, as at the year ending September 2017.

Table 32: Median average house prices by house type, as at year ending Sept 2017				
	Detached	Semidetached	Terraced	Flats/ maisonettes
Braintree	400,000	274,995	240,000	163,000
Chelmsford	500,000	350,000	290,000	200,000
Colchester	370,000	265,000	226,500	155,000
Tendring	278,000	205,000	168,000	125,000

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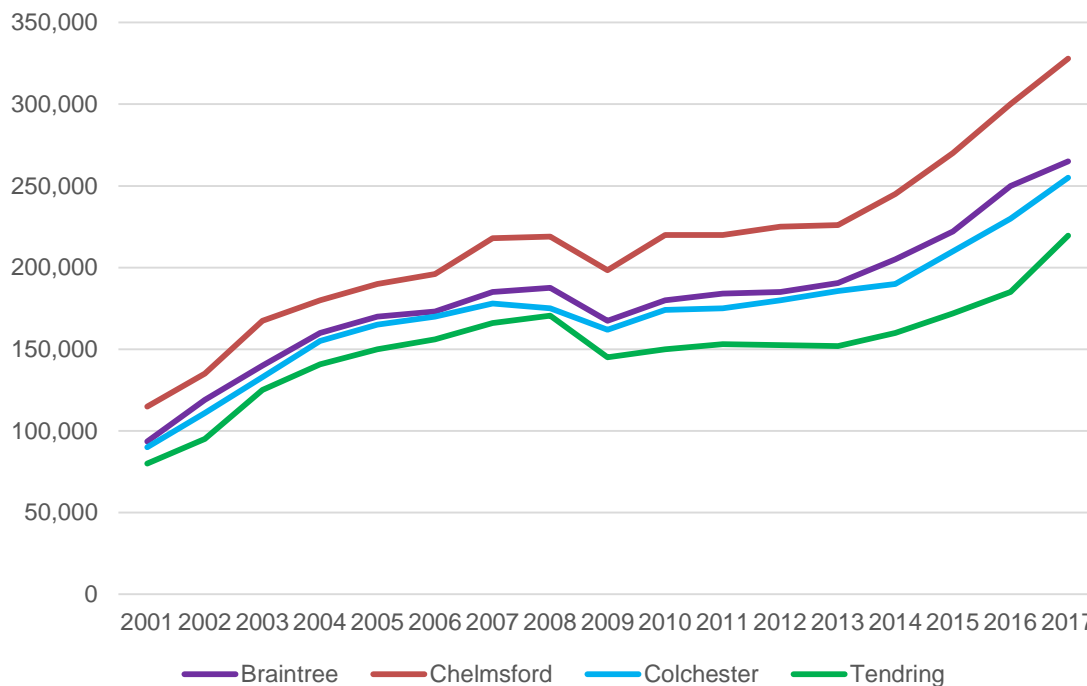
Table 33 compares the change in median average house prices for homes sold in the SHMA Districts, between 2016 and 2017.

Table 33: Median average house price by local authority			
	Year ending Sept 2016	Year ending Sept 2017	Change
Braintree	250,000	265,000	+6.00%
Chelmsford	300,000	327,973	+9.32%
Colchester	230,000	255,000	+10.87%
Tendring	185,000	219,500	+18.65%

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Of the four SHMA districts, Braintree experienced the lowest percentage average price increase over the year 2016/2017. Looking back over a longer time period, Braintree was the second lowest of the four districts since the start of the Submission Local Plan Period (2013), and since the 2008 start of the recession. Figure 22 illustrates the change in median house prices in the four Strategic Housing Market districts from 2001 to 2017, using Land Registry data on house sale prices published by ONS.

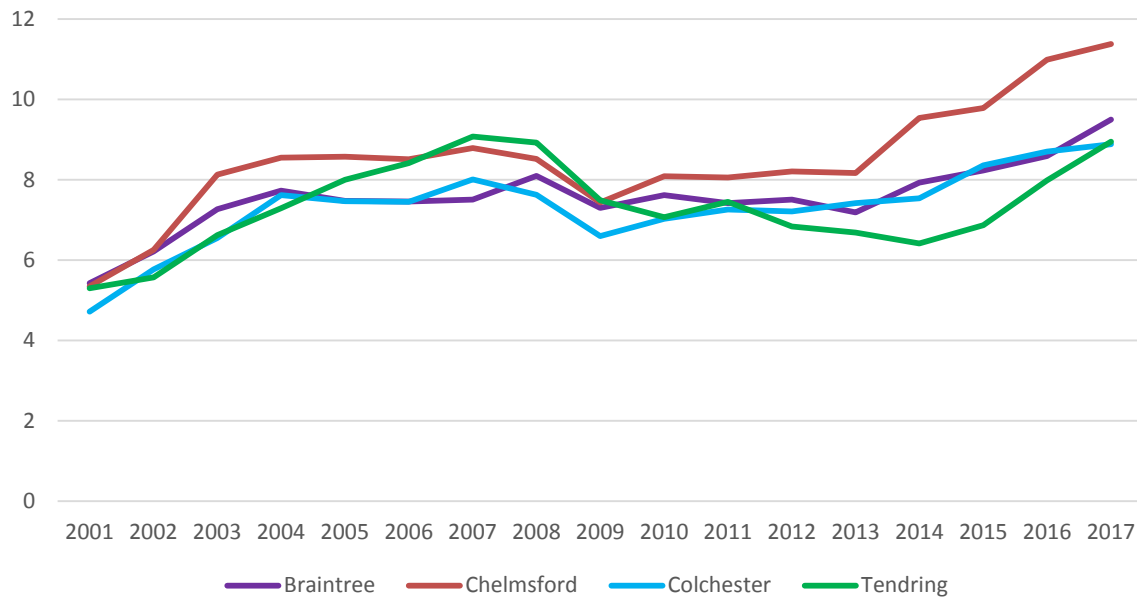
Figure 22: Median average price of dwellings sold in the SHMA districts 2001-2017



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Figure 23 compares the trend in the median house price affordability ratio for the four SHMA Districts according to data published by ONS. This is the ratio that is used in the Government Standard Methodology calculation of the housing target for districts.

Figure 23: Ratio of median average house price to median average workplace earnings

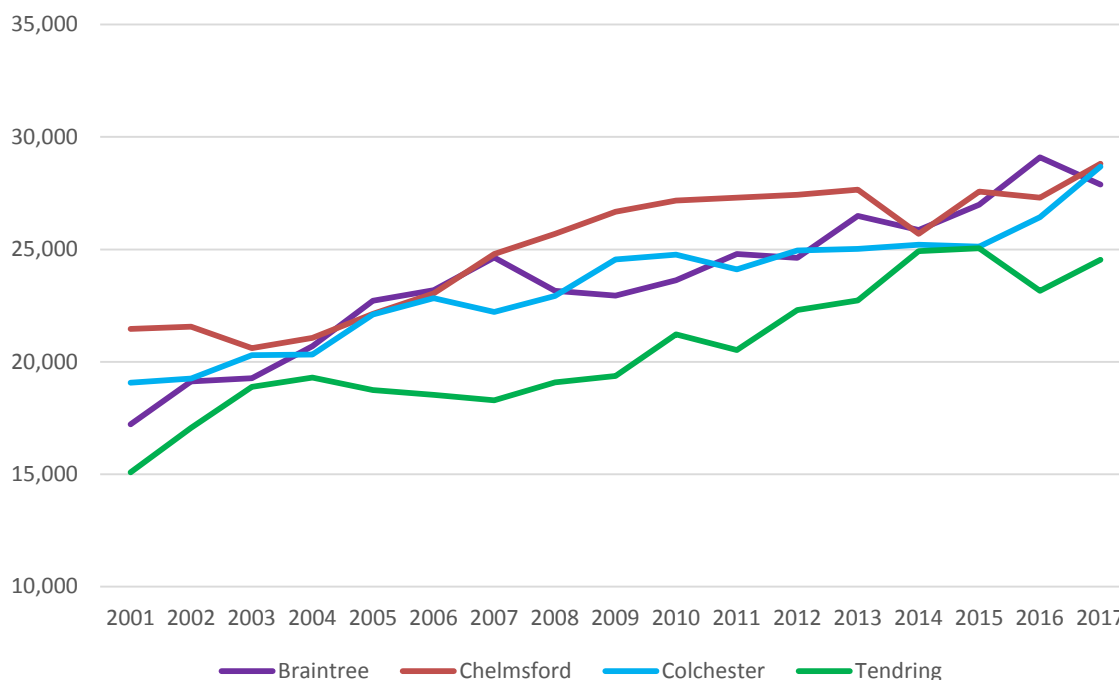


Source: ONS: Local Housing Affordability Index, Table 1c Ratio of median house price to median gross annual (where available) workplace-based earnings, England and Wales, 1997 to 2017

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

Figure 24 illustrates the trend in median gross annual workplace-based earnings for the SHMA districts, 2001 to 2017 (£). This data is based on sample surveys.

Figure 24: median gross annual workplace-based earnings for the SHMA districts, 2001 to 2017 (£)



The commentary to the ONS Statistical Bulletin explains the implications of commuting patterns for interpreting affordability data:

“Effect of workplace-based and residence-based earnings on housing affordability

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

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

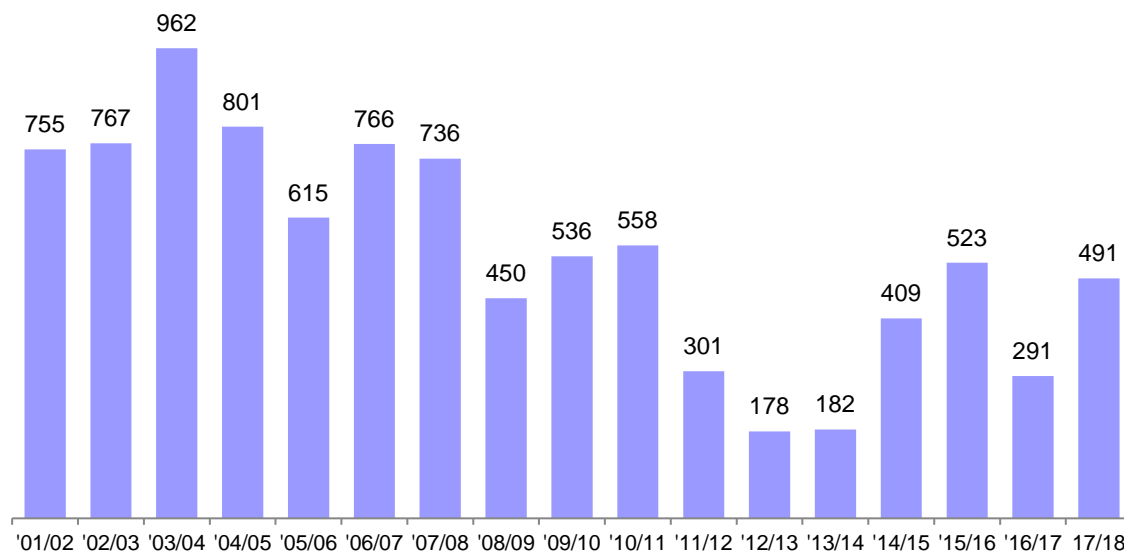
(Source: ONS Statistical Bulletin, Housing affordability in England and Wales”, 17 March 2017)

The net supply of new homes in recent years

Figure 25 illustrates the trend in the supply of new homes in Braintree District since 2001. The housing market has, as nationally, experienced a slow and fragile recovery from the recession.

In the case of Braintree District, the recession had a particularly prolonged impact as it affected additional sites that could come forward to add to future supply to meet the challenge of an emerging higher target.

Figure 25: Net supply of new homes Braintree District 2001/02 to 2017/18



Net additional new homes for 2017/2018

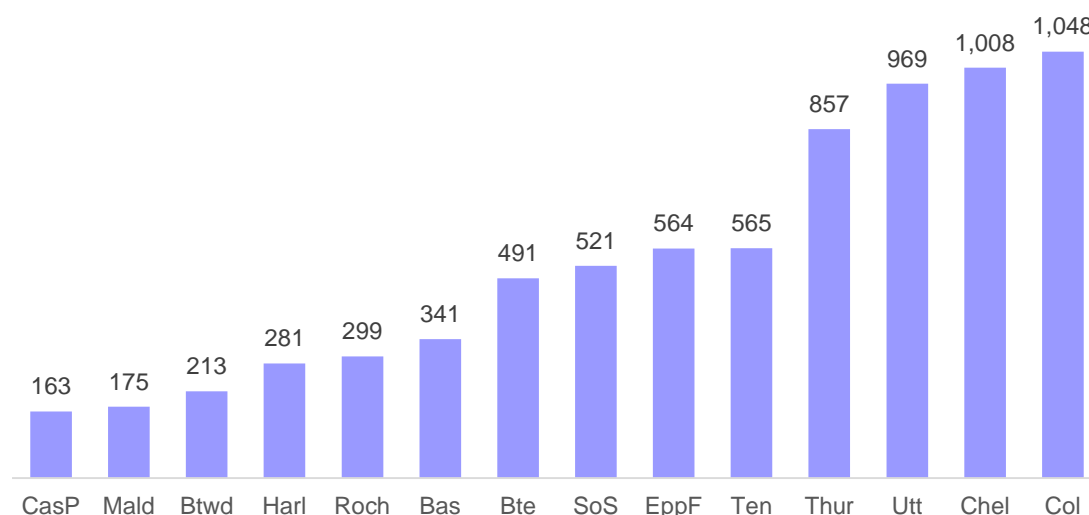
The net supply of new homes for the reporting year, 2017/2018, was 491.

Sites producing 20 or more completions in the year 2017/2018 were:

- NE Witham Growth Location (Forest Road), 71 (Green Field - GF)
- Portway Place Halstead, 57 (Brownfield - PDL)
- Earls Garden (Premdor site) Sible Hedingham, 51 (PDL)
- Bakers Lane/London Road Black Notley, 35 (GF)
- Crossman House Braintree, 21 (PDL)
- St Andrews Road Hatfield Peverel, 21 (PDL)
- The Spinney Forest Road Witham, 20 (PDL)

Figure 26 compares supply in Braintree and other Essex districts, using Housing Flows data from the Ministry of Housing Communities and Local Government.

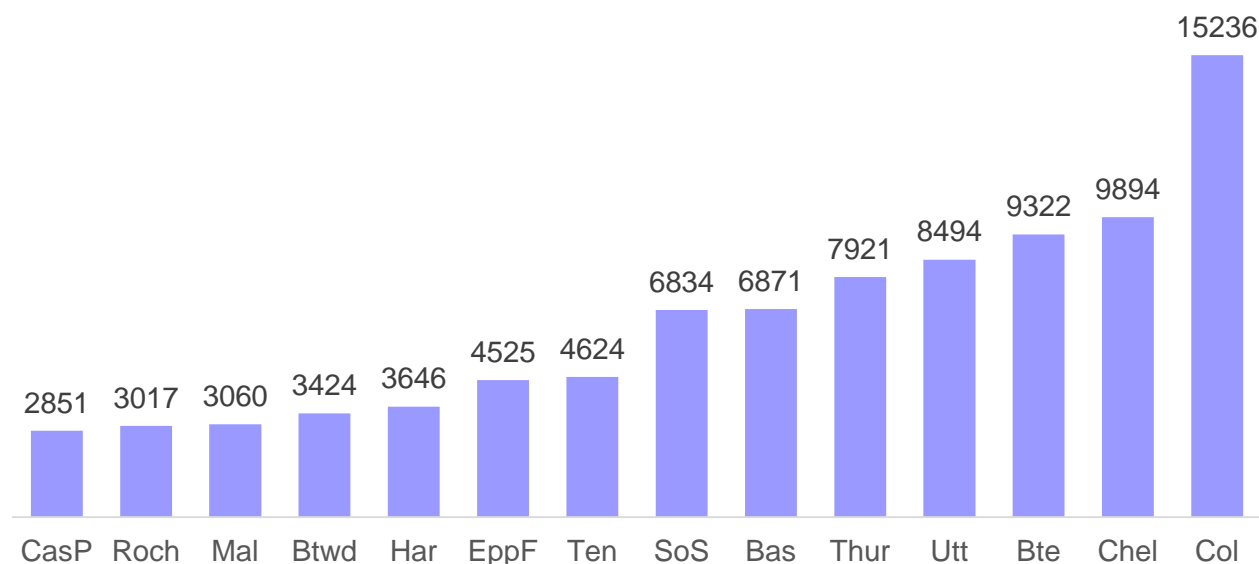
Figure 26: Net supply of new homes, Essex districts, 2017/2018



Source: MHCLG Live Tables, Table 122

Figure 27 illustrates net housing supply over a longer period, 2001-2018, for Essex districts.

Figure 27: Net supply of new homes, Essex districts, 2001/2018



Source: MHCLG Live Tables, Table 122

Table 34 summarises the categories of dwelling supply in Braintree District from 2012/2013 to 2017/2018. New build is the largest category, as would be expected.

Table 34: Summary of types of housing supply Braintree District			
	New build	Change of use	Conversions within residential use
2012/13	175	15	1
2013/14	159	27	31
2014/15	341	79	2
2015/16	459	72	2
2016/17	268	79	5
2017/18	428	77	2

Source: MHCLG Live Tables Table 123 Housing supply; component flows of, by local authority district

A total of 54 new homes were completed in Braintree District in 2017/2018 from conversion of offices, of which 33 were via permitted development. Table 35 shows the supply of new homes from the conversion of offices via permitted development rights, in Essex. The potential supply from this source has been higher in the main urban centres, as would be expected.

Table 35: Dwellings completed from conversion of former offices via permitted development rights				
	2015/16	2016/17	2017/18	Total 2015/2018
Southend-on-Sea UA	99	37	93	229
Basildon	195	236	51	482
Braintree	54	1	33	88
Brentwood	10	14	22	46
Castle Point	0	0	1	1
Chelmsford	70	157	47	274
Colchester	68	147	74	289
Epping Forest	0	18	4	22
Harlow	35	172	85	292
Maldon	7	0	6	13
Rochford	0	0	2	2
Tendring	0	0	1	1
Uttlesford	18	13	15	46

Source: MHCLG Live Tables, Table 123

A total of 13 new homes were completed in Braintree District in 2017/2018 from conversion of agricultural buildings in Braintree District; none were via the permitted development rights process

Table 36 shows the losses of dwellings from demolitions in Essex Districts between 2012/2018. The demolitions are generally associated with redevelopment of brownfield sites for new homes; as small schemes (replacement of a house with one or more new homes) or as larger regeneration schemes. The new homes may be completed in a subsequent year to the demolition, reducing the net supply initially but contributing to the supply of new homes later on. This was the case in Braintree District in 2016/2017 for example, where a particularly high demolitions total associated with regeneration schemes depressed net supply in that year, but the new homes were in the pipeline for future completion.

Table 36: Dwelling losses from demolitions							
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total 2015/2018
Basildon	24	155	30	29	56	12	306
Braintree	14	35	13	8	61	16	147
Brentwood	18	13	16	9	22	23	101
Castle Point	9	7	12	30	23	2	83
Chelmsford	24	11	7	3	7	10	62
Colchester	19	6	21	23	14	0	83
Epping Forest	11	31	14	21	17	48	142
Harlow	0	9	0	0	0	70	79
Maldon	18	11	4	23	45	12	113
Rochford	46	17	10	11	12	11	107
Tendring	19	23	0	8	34	56	140
Uttlesford	37	37	42	45	22	47	230

Source: DCLG Live Tables, Table 123

Changes to supply of communal accommodation

In 2018 the Government introduced monitoring of net changes to the supply of communal accommodation as part of measuring supply in the calculations for the Housing Delivery Test. The MHCLG figures for communal accommodation are split into 'student' and 'other' communal accommodation. Communal student accommodation is the traditional 'student hall' style with many student rooms and a single refectory. Other communal accommodation includes care homes or hostels where rooms are arranged along corridors with one or more communal sitting and dining rooms.

MHCLG has published data on changes to the number of communal accommodation bedspaces over the past three years, from 2015/2016. Ten (non student) communal accommodation bedspaces were gained in Braintree District, in 2015/2016. Of Essex Districts, the major change was at Colchester where 541 additional student bedspaces were gained in the same year as part of the expansion of Essex University.

The planning target for the delivery of new homes

Prior to the publication of the NPPF in 2012, the target for the delivery of new homes in the District was set by strategic plans for the County and the region; and these targets came into force when the Local Plan was adopted together with the allocations made in the Plan to meet the target. Under successive plans, Braintree District met and exceeded its housing provision, as shown in Table 37 below. The relatively low target for this District in the East of England (in contrast to the step-change increase proposed for most of the region) was in recognition of the past high delivery rates with which infrastructure and employment had failed to keep up.

	Plan Period	Housing Provision	Target annual average	Net supply delivered	Annual rate achieved
Essex Structure Plan 2nd Alteration	1986-2001	9,800	653	11,384	759
Replacement Structure Plan	1996-2011	10,300	687	11,718	781
East of England Plan	2001-2021	7,700	385	9,321	548

With the publication of the NPPF in 2012 and the accompanying guidance in 2015, the Government introduced a new system for calculating housing targets. As at 31 March 2018 this was set out in the National Planning Policy Framework (NPPF) 2012 and in Planning Practice Guidance (PPG) on Housing Need Assessment (2015). In July 2018 the Government published a revised NPPF; followed by revised PPG and the introduction of a Housing Delivery Test Measurement Rule Book. These changes have important implications for calculating the planning target and for the measurement of supply.

There is now a bifurcated approach to the current calculation of the target:

The Government has introduced a Standard Methodology with a formula that uses household projections and the local housing affordability ratio (both published by ONS) to calculate local housing need.

Where there is an adopted Local Plan in place which is less than 5 years old and is NPPF-compliant, the housing target in the Local Plan can be used when considering the 5 year supply in the context of planning applications. Plans should be reviewed every 5 years, and over time as they are reviewed/become more than 5 years old, the Standard Methodology will then be used to calculate the target for the Plan and when considering planning applications.

As the Adopted Local Plan for Braintree District is more than 5 years old and the housing target in the Local Plan is not compliant with the subsequent requirements of the NPPF, **the Standard Methodology applies now to the calculation of the target for Decision Making in Braintree District** (i.e. in respect of considering planning applications). The Standard Methodology Target should be monitored and reviewed each year to take into account changes in the local housing affordability ratio (updated annually) and the household projections (published every two years).

However the Submission Draft Local Plan, which was submitted in October 2017, is covered by transitional arrangements. This means that **for Plan making purposes**, the Local Plan will continue to be examined according to the 2012 NPPF and 2015 Planning Practice Guidance, and based on an Objectively Assessed Housing Need of an annual average of 716 homes from 2013.

The 2018 Monitoring Report now needs to examine the target for delivery of new homes; and the projected supply of new homes, according to both of these approaches depending on whether the context is the Local Plan; or planning applications. In both cases, a buffer is added to the target before it is measured against forecast supply. The extent of the buffer required is defined by the Housing Delivery Test Measurement Rule Book and the Housing Delivery Test results (due to be published by the Government in November 2018).

The Emerging Local Plan housing target

The adopted development plan, the Braintree District Local Development Framework Core Strategy (adopted September 2011) was based on a planned provision for the District 2001-2026 of 9,625 new homes (an annual average of 385), derived from the East of England regional strategy. However this is deemed out of date because the adopted plan is more than 5 years old and because it was not based on Objectively Assessed Housing Need as defined in the 2012 NPPF/2015 Planning Guidance.

The Emerging Local Plan defines a much higher target than in the adopted Core Strategy, at an average of 716 homes per year 2013-2033. This target was considered in the Section 1 Local Plan Examination in January 2018 and was endorsed by the Inspector as representing the objectively assessed housing need of the District, in his letter of 29 June 2018. Against this background, the Council is progressing the new Local Plan with additional site allocations proposed to meet the new (much higher) draft target for new homes; and large new sites are now coming on stream through the development management process which will should lead to an increase in housing delivery in future years. Table 38 (below) sets out information on the housing target **for Plan Making** purposes as at 31 March 2018

Table 38: The Emerging Local Plan housing target as at 31.03.2018		
A	Draft Local Plan Provision at 716 dpa 2013-2033	14,320
B	Net dwelling supply 2013-2018	1,896
C	Remaining Draft Local Plan Provision 2018-2033	12,424
D	Annual average supply required to meet remaining Draft Local Plan Provision 2018-2033	828

In the meantime, prior to the adoption of the Emerging Local Plan, the Standard Methodology provides the target for considering housing supply in the context of considering planning applications – i.e. for decision making purposes. Table 39 sets out information on the housing target for **Decision Making** purposes.

Table 39: The Decision Making context housing target		
Stage 1	Setting the baseline: the ONS household projections: The annual average increase in households 2018-2028 according to the 2016 based household projections	507
Stage 2	Adjustment to take account of ONS local housing affordability data: Braintree District affordability ratio, ONS 2017: 9.5 = local area affordability multiplier to apply: 1.34375 = baseline target before buffer applied:	681
Stage 3	Adjustment if local area affordability multiplier is greater than 1.4: Not applicable to Braintree (as at 2018)	

The projected supply of new homes in future years

The Council has assessed future supply of new homes in the District using information on planning permissions granted and sites in the development pipeline. The projected supply uses current information from responses to a survey of developers and land promoters supplemented by information on the sites including planning status, progress on discharge of conditions, Building Control and marketing information. For the purposes of considering planning applications, the assessment of sites in the 5 year supply takes a cautious approach and does not yet include draft local plan site allocations without permission unless there is clear information that the site is coming forward in the near future (such as planning applications approved in principle subject to the signing of a Section 106 Agreement). As work on the Local Plan progresses, and the proposed new sites progress through the development pipeline, they can be given greater weight. The 5 year supply assessment will be kept under review to update the evidence.

An overview of progress on increasing supply:

The strategic allocations of the Growth Location sites at Braintree and Witham and the regeneration sites at Sible Hedingham and Silver End are adopted in the LDF Core Strategy. The Sible Hedingham site is now completed; two of the three Core Strategy Growth Locations are under construction and the third is the subject of a planning application expected to be considered in early 2019:

In addition, over the monitoring the Council has continued to take action to increase supply ahead of the Local Plan process by approving planning applications at a number of large sites:

Sites which are draft allocations in the Emerging Local Plan

- **Halstead Road Earls Colne** (outline application for 80 homes, granted August 2017)
- **Pods Brook Great Notley** (full permission for 215 homes, granted October 2017 and now under construction)
- **East Street Braintree** (outline permission for 74 homes granted July 2017, reserved matters application now approved)
- **East of Boars Tye Road Silver End** (outline permission for up to 50 homes granted July 2017)
- **Monks Road Earls Colne** (full permission granted May 2017 for 50 homes, now under construction)
- **Conrad Road Witham** (outline application for 150 homes granted July 2017. Reserved matters application being submitted January 2019)
- **Former Arla Dairy site Hatfield Peverel**, outline application for up to 145 homes granted December 2017

- **Bury Farm site Hatfield Peverel**, outline application for 46 homes approved in principle 29 August 2017 subject to signing of Section106 Agreement, now signed)
- **Inworth Road Feering**, outline permission for up to 165 homes granted December 2017)
- **Monks Farm (Station Field) Land north of Kelvedon Station** (250 homes granted outline permission October 2017)
- **East of Mill Lane Cressing** (outline permission for 118 issued May 2017, reserved matters application from Bellway Homes approved and site now under construction)

Sites which were additional to the Emerging Local Plan allocations:

- **East of Sudbury Road Halstead** (outline application for up to 205 homes granted November 2017); reserved matters application now submitted, developer Bellway Homes
- **Braintree Road Cressing** (outline application for up to 225 homes approved in principle subject to signing of Section106 Agreement)
- **Land West of Hedingham Road Gosfield** (outline application for up to 35 homes approved in principle subject to signing of Section106 Agreement)
- **Land east of Morleys Road Earls Colne** (outline application for up to 20 homes approved in principle subject to signing of Section106 Agreement)

The 5 year supply assessment:

The 5 year supply target

As discussed above in Tables 38 and 39, the revised NPPF and associated Planning Practice Guidance has complicated the definition of the target for Braintree District in that it must currently be calculated in one way for Decision Making, and in another way for Plan Making. The calculations are set out below, following on from Tables 38 and 39. In both cases, a 20% buffer has been assumed as delivery has been below the new target for several years.

The Plan Making 5 year supply target

Table 40: The Emerging Local Plan 5 year supply target as at 31.03.2018		
A	Draft Local Plan Provision at 716 dpa 2013-2033	14,320
B	Net dwelling supply 2013-2018	1,896
C	Target supply 2013-2018 (716 X 5)	3,580
D	Shortfall against target as at 31 March 2018	1,684
E	Baseline 5 year target (5 X 716)	3,580
F	Plus shortfall accrued 2013-2018	5,264
G	Plus 20% buffer	1,053
H	Total 5 year supply target for Emerging Local Plan as at 31.3.2018, assuming Sedgefield approach and 20% buffer	6,317
I	Expressed as an annual average	1,263

Whilst it is useful to monitor the Emerging Local Plan 5 year supply position, when this is tested in the Section 2 Local Plan Examination the evidence will be as at a later base date; both the target and the supply figures are likely to have changed.

The Decision Making 5 year supply target

With the Standard Methodology, the target is reviewed each year for decision making against the updated local housing affordability ratios and against new household projections as they are published.

The Government is currently consulting on suggested changes to their Standard Methodology formula (including a proposal that the 2014 based household projections should be used in place of the (lower) 2016 based household projections, but at this stage the formula is as prescribed in the NPPF, PPGs and Housing Delivery Test Measurement Rule Book.

(Note: the calculations may not appear to sum exactly due to rounding)

Table 41: The Standard Methodology 5 year supply target		
A	Baseline 5 year supply target adjusted by local housing affordability multiplier	681
B	Plus 20% buffer	136
C	Annual average target 2018-2023	818
D	Five year supply target 2018-2023 (c X 5)	4,090

The assessment of supply

As with the definition of the target, the revised National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) has introduced changes that affect the assessment of supply for decision making, although the submitted Local Plan will be examined against the 2012 NPPF and PPG. With the revised NPPF and guidance that will apply to the Decision Making context, major (10 or more dwellings) sites that do not yet have full planning permission are tested more rigorously, and to be included within the 5 year supply (to be defined as “deliverable”) the Council needs to demonstrate that such sites will start to produce completions within 5 years. The Government has indicated that it will be producing further guidance on deliverability at some point in the future.

In the decision making context, Braintree District Council had not included sites that relied on Emerging Local Plan allocations and the assessment of supply was reasonably cautious. For some years, the Council had already been publishing a site by site trajectory, as is now required.

Having regard to the revised guidance, the Council has carried out a survey of developers and site promoters to review the forecast supply from sites that had been included in the 5 year supply assessment as at 31 March 2018.

The 5 year supply trajectory is set out in Appendix 1.

Further information on the larger sites included in the 5 year supply for Decision Making is set out in Table 42; these sites were expected to produce completions between April 2018 and March 2023.

Evidence to support the Council's 5 year supply trajectory on past supply from windfall sites is set out in Tables 43 and 44; and information on expiry of permissions follows on.

The summary of the forecast supply is set out in Table 45.

Results of calculation of the 5 year supply position

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

The identified supply compared to the target:

The projected completion rates would exceed the target of 818 homes per year over the 5 year supply period as derived from the Standard Methodology Target with a 20% buffer is added to the target.

The new Local Plan is putting in place housing allocations to meet the increased target defined for the District. Sites which rely on a draft Local Plan allocation have not been included in the assessment of sites for the five-year supply in the context of considering planning applications. Nonetheless, as a result of the action taken by Braintree District Council in approving planning applications in advance of the Local Plan Examination, the District has been making progress in closing the gap in housing supply. The trajectory, which takes into account information on the progress of sites in the development pipeline and advice from developers of the sites in the 5 year supply, shows a marked increase in projected supply from Year 2 (2019/2020), reflecting the contribution of the sites that have been added, including new sites as well as draft allocations coming forward.

Shortly before the publication of the Submission Draft Local Plan, the Secretary of State called in for his determination two applications (totalling a potential 260 homes) where Braintree District Council had agreed to approve the applications in principle subject to the signing of Section 106 Agreements. A Public Inquiry was held in December 2017 to consider the two sites, and the outcome is still awaited. These sites are not included in the supply.

The 5 year supply position must be taken into account by Braintree District Council in considering the planning balance in relation to planning applications for housing development.

Over the past year and assessed in the context of the previous (pre NPPF 2018) target, the District did not have a 5 year supply. However, housing developments considered at appeal have not all been allowed as in some cases there have been specific policies in the NPPF that restrict development in those cases and in other cases the adverse impacts have been considered to significantly and demonstrably outweigh the benefits of the developments.

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
157 Coggeshall Rd (Ushers Place) Braintree	16/00315/FUL	25.05.2016	Chelsteen Homes Ltd	Erection of 12 homes	Full permission. Under construction, expected supply within 5 year period: 12	Development completed, expected supply within 5 year period: 12	Yes – site completed	Construction was well underway; site now completed.
Land at 20-42 Church Road Kelvedon	14/1557/FUL	28.08.2015	Greenfield Community Housing	Demolition of 12 flats and erection of 18 houses	Full permission. Under construction Expected supply within 5 year period: 18	Development completed. Expected supply within 5 year period: 18	Yes – site completed	Demolition took place in 2016/2017
Land at 14-18 Thorne Road and 1-15 Croft Road Kelvedon	14/1558/FUL	27.08.2015	Greenfield Community Housing	Demolition of 12 flats and erection of 6 flats and 9 houses	Full permission. Under construction 3 plots completed 2017/18. Expected supply within 5 year period: 12	Completed. Supply within 5 year period: 12	Yes – site completed	Demolition took place in 2016/2017. Site now completed.
Land at Bakers Lane and London Road Black Notley	16/00605/FUL	17.01.2017	Crest Nicholson Eastern	Development of 96 homes	Full permission. 35 plots built, expected supply within 5 year period: 61	68 completions reported by Dec 2018 (i.e. 33 more), and 20 under construction; only 8 plots not yet started; expected supply within 5 year period: 61	Yes, site is part completed and currently under construction	Resolution to grant subject to S106 at Planning Committee on 27.09.16. Decision issued and work started January 2017. 35 completions 2017/2018.

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Blandford House Braintree	12/01344/FUL 13/1412/FUL	23.09.2016	Grahams Building Services	Conversion of Blandford House to 10 flats and erection of 4 homes in the grounds	Under construction, 4 new build have been erected; expected supply within 5 year period: 10 from conversion. Expected supply within 5 year period: 10	Full permission, expected supply within 5 year period: 10	Yes, site is part completed	Conversion is under construction; the 4 new build plots had been developed. .
Portway Place, Colchester Road Halstead	15/1312/FUL	14.07.2016	Bellway Homes	Erection of 103 homes	Full permission. 57 plots completed; expected supply within 5 year period: 46	Only 5 plots not yet started; expected supply within 5 year period: 46	Yes, site is part completed and currently under construction	Construction is well advanced, site expected to be completed within 5 year supply period
Phase 1 Land off Oak Road Halstead	17/1952/REM	Outline 03.06.2016 Reserved matters 25.1.2018	Bloor Homes	Erection of up to 292 homes	Full permission. Expected supply within 5 year period: 183	As at December 2017 49 plots under construction and 16 completed	Yes, site is part completed and currently under construction	
Phase 2 Land off Oak Road Halstead	14/1580/OUT 17/1665/REM	03.06.2016	David Wilson Homes	Development of 100 homes	Outline permission. Expected supply within 5 year period: 100	Reserved matters granted 11.05.2018 and site is now under construction, 23 plots started by November 2018	Yes, site is currently under construction	

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Balls Chase/ Ozier Field Halstead	14/0171/FUL 15/0328/FUL 16/1577/FUL		A R Clarke	Remaining phases of large site developed incrementally.	Full permission. Part of large site being developed incrementally, most of which has been completed; estimated 33 plots outstanding. Expected supply within 5 year period: 33	12 plots completed April-Nov 2018 and 6 plots under construction	Yes – site is currently under construction	Local builder. Final phases of large site being developed incrementally. Forecast takes into account 12 completions April to Nov 2018, and 6 plots under construction in current phase.
Units 1 and 2 Tey Grove Domsey Chase Feering	16/0418/FUL	10.06.2016	Kingsland Property Company	Conversion of offices to 11 dwellings	Full permission. Expected supply within 5 year period: 11	Under construction and programmed for completion April 2019	Yes – site is currently under construction	
Grangewood Centre, 10-12 High Street Kelvedon	15/1498/FUL	19.12.2016	Sanzen Investments Limited	Demolition of Grangewood Centre and erection of 25 homes	Under construction. Expected supply within 5 year period: 25	Under construction. Expected supply within 5 year period: 25	Yes – site is currently under construction	
Riverside site, St John's Avenue Braintree	15/1321/FUL	27.05.2016	Parkland Developments	Erection of 48 apartments	Full permission. Expected supply within 5 year period: 48	Under construction. Expected supply within 5 year period: 48	Yes – site is currently under construction	Original pp included this phase as for a care home; revised plans granted. 121 apartments already built by developer on this site in recent years.

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Meadow Rise, Land between London Road, Pods Brook and A120 Great Notley/Braintree	15/01193/FUL	10.10.2017	Countryside Properties (UK) Ltd	Erection of 215 homes	Full permission. Expected supply within 5 year period: 25	36 plots under construction	Yes – site is currently under construction	
Car Park adj Deveron Lodge Sheepcotes Lane Silver End	15/01392/FUL	08.07.2016	The Stemar Group Ltd	Erection of 15 homes	Full permission. Expected supply within 5 year period: 15	Under construction	Yes – site is currently under construction	
The Old Clinic site, 17A Coggeshall Road Braintree	15/00903/FUL	13.10.2015	APC London	Erection of 5 houses and 9 flats	Full permission. Expected supply within 5 year period: 14	Under construction, nearing completion	Yes – site is currently under construction	
81-83 High Street Braintree	16/1452/FUL	13.01.2017	Litten Tree Development Ltd	Conversion of PH to form 10 apartments, part of ground floor and all of 1st and 2nd floor, including part 2nd floor rear extension	Full permission. Expected supply within 5 year period: 10	Under construction.	Yes – site is currently under construction	
East of England Strategic Health Authority Offices 8 Collingwood Road Witham	17/2315/COUPA	16.02.2018	Inspired Asset Management	Conversion of offices to 98 apartments	Prior approval. Expected supply within 5 year period: 98	Under construction	Yes – site is currently under construction	New apartments currently being marketed and sold; site advertised as completing in Spring 2019

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Phase 1 Land off Forest Road, NE Witham (Rivenhall Park)	15/00799	14.07.2016	Bellway Homes	Full permission for 222 homes	Under construction. 71 plots completed, Expected supply within 5 year period: 151	89 plots completed and 70 plots under construction	Yes – site is currently under construction	First plots commenced Dec 2016. Developer anticipated a 3-4 yr build programme for Phase 1.
Phase 2 Land off Forest Road, NE Witham	15/00799 17/1092/FUL	Hybrid 14.07.2016 Phase 2 full pp 27.04.2018	Bellway Homes	Phase 2 of hybrid permission for Growth Location	Outline permission Expected supply within 5 year period: 163	Now with reserved matters approval	Yes	Phase 2 (with outline consent as at 31 March 2018 as part of hybrid permission BTE/15/799) was coming forward with full application for 163 homes, granted 7 April 2018
Polly's Field, Church Lane Braintree	15/1584/FUL	22.08.2016	Abbeyfield Braintree & Bocking Soc. Ltd	Development of retirement living, 100 apartments	Full permission. Expected supply within 5 year period: 100		Yes	Proposed sheltered housing. Conditions discharged, Building Regs submitted
Avondale Land east of Mill Lane Cressing	16/00397/OUT BTE/17/1671/REM	08.05.2017 10.1.2018	Bellway Homes	Development of 118 homes	Full permission. Expected supply within 5 year period: 118	Sales launched Autumn 2018	Yes – site is currently under construction	
Site of Rockways Station Road Sible Hedingham	14/00688/OUT 16/1628/REM	20.05.2015 13.04.2017	Myriad Housing Ltd	Erection of 38 homes	Full permission. Expected supply within 5 year period: 38	Under construction. Expected supply within 5 year period: 38	Yes – site is currently under construction	
Land East Of Monks Road Earls Colne	16/01475/FUL	22.05.2017	Crest Nicholson Eastern	Development of 50 homes	Full permission. Expected supply within 5 year period: 50	Site now under construction	Yes – site is currently under construction	Full permission granted May 2017. Developer expects site to be developed over 1-2 years.

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Francis Gate Land West of Boars Tye Road Silver End	15/01004/OUT 17/1074/REM	16.03.2016 28.12.2017	Keepmoat Homes South East	Development of 59 homes	Full permission. Expected supply within 5 year period: 59	16 plots completed and 35 under construction.	Yes – site is currently under construction	Construction started March 2018.
Cox's Yard Rayne Road Braintree	16/00211/FUL BTE/18/1273/FUL	27.06.2016	George Cox (Braintree) Ltd	Demolition of redundant buildings, redevelopment to 10 flats and 1 house	Full permission. Expected supply within 5 year period: 10	Expected supply within 5 year period: 10	Yes	Site being marketed by Savills; net supply is 10. Site to be sold in Spring 2019. Revised plans submitted for 13 dwellings (net 12), BTE/18/01273/FUL, pending consideration.
Land East of Cherry Tree Close Halstead	15/01457/FUL	12.01.2017	Greenfields Community Housing	Erection of 20 homes	Full permission. Expected supply within 5 year period: 20		Yes	Building Control Initial Notice submitted
Former Timber yard Station Approach Braintree	17/1754/FUL	06.02.2018	North Avenue Development Company Ltd	Development of 12 homes	Full permission. Expected supply within 5 year period: 12		Yes	Site cleared pre development. Current application seeks to increase capacity to 14
Land between A120 and Tey Road Coggeshall	15/1372/FUL	23.03.2017	Greyread Ltd	Development of 11 homes	Full permission. Expected supply within 5 year period: 9	Current full application for 9 bungalows.	Yes	Current full application for 9 bungalows.
Oak View Lodge Leywood Close Braintree	14/00676/FUL	26.08.2014	Cassek Ltd	Erection of 14 sheltered apartments	Full permission. Expected supply within 5 year period: 14	Building Inspector has advised that construction started 2017	Yes – site is currently under construction	
Former Courtauld Boiler Building Factory Lane Halstead	16/0850/FUL	19.07.2017	Courtauld Properties Ltd	Change of use to 22 flats	Full permission. Expected supply within 5 year period: 22	Site currently being marketed	Yes	

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Phase 1a Lodge Park, Witham	15/00430/OUT 17/0931/REM	18.09.2017	Redrow Homes	Erection of 91 homes	Full permission. Under construction, Expected supply within 5 year period: 91	82 plots started.	Yes – site is currently under construction	
Phase 1b Lodge Park, Witham	15/00430/OUT 18/00884/REM	27.05.2016	Redrow Homes	Erection of 84 homes	Outline permission as part of 750 in Growth Location. Expected supply within 5 year period: 84	Reserved matters approved 4 Sept 2018, 54 plots started by end Oct 2018	Yes – site is currently under construction	
Phase 2 Lodge Park, Witham	15/00430/OUT 18/1912/REM	27.05.2016 18.09.2017	Redrow Homes	Erection of 57 homes	Outline permission as part of 750 in Growth Location. Expected supply within 5 year period: 57	Reserved matters submitted Oct 2018	Yes	
Phases 3, 4 and 5 Lodge Park, Witham	15/00430/OUT	27.05.2016 18.09.2017	Redrow Homes	Outline permission for erection of 750 homes on whole site, means up to 518 remain for Phases 3 4 and 5	Outline permission as part of 750 in Growth Location. Expected supply within 5 year period: 215			

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Former Carier site East Street Braintree	15/1366/OUT 18/613/REM	10.07.2017	Myriad Housing Ltd	Development of 74 homes	Outline permission. Expected supply within 5 year period: 74	Now with reserved matters approval, granted 30.11.2018, conditions being discharged	Yes	
Land off Braintree Road Great Bardfield	15/01354/OUT	25.10.2016	Croudace Homes	Erection of up to 37 homes	Outline permission. Expected supply within 5 year period: 37	Reserved matters approved 18.06.2018 and site is now under construction, BTE/18/187/REM. Expected supply within 5 year period: 37	Yes – site is currently under construction	Reserved matters now approved.
Land at Rayne Lodge Braintree	15/01458/OUT 17/1973/FUL	21.02.2017	Redrow Homes	Development of 127 homes	Outline permission. Expected supply within 5 year period: 127	Reserved matters approved 06.04.2018 and site now under construction. Sales launched June 2018. 38 plots under construction. Expected supply within 5 year period: 127	Yes – site is currently under construction	
Hunnable Industrial Estate Toppesfield Road Gt Yeldham	14/01254/OUT 18/01475/REM	08.09.2015	Linden Homes	Erection of up to 60 homes	Outline permission. Expected supply within 5 year period: 60	Reserved matters and discharge of conditions submitted	Yes	Site owned by developer

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Former Arla Dairy site Bury Lane Hatfield Peverel	16/2096/OUT	20.12.2017	Bellway Homes	Development of up to 145 homes	Outline permission. Expected supply within 5 year period: 145	Site cleared, current discharge of conditions application	Yes	Detailed plans being prepared for development in conjunction with adjacent Hatfield Bury Farmsite
Hatfield Bury Farm Bury Lane Hatfield Peverel	17/0241/OUT		Bellway Homes	Development of 46 homes approved in principle 29.08.2017 subject to signing of S106 Agreement	Outline application. Expected supply within 5 year period: 46	Decision issued 18.4.2018	Yes	Detailed plans being prepared for development in conjunction with adjacent Arla Dairy site
Land at Station Road Earls Colne	15/00934/OUT	26.08.2016	CALA Homes (North Home Counties) Ltd	Erection of 56 homes	Outline permission. Expected supply within 5 year period: 56	Reserved matters application submitted	Yes	Reserved matters submitted BTE/18/0371/REM
Meadow View, Land off Western Road Silver End	15/0280/OUT 18/01751/REM	20.04.2016	Redrow Homes	Development of up to 350 homes	Outline permission. Expected supply within 5 year period: 178	Reserved matters submitted	Yes	
Land East of Sudbury Road Halstead	17/0575/OUT 18/01749/FUL	09.11.2017	Bellway Homes	Development of 218 homes	Outline permission. Expected supply within 5 year period: 218	Reserved matters application for 218 homes pending consideration	Yes	Outline permission was for 205 homes plus a care home site; care home proposal now dropped, reserved matters submitted for 218 homes

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Station Field (Monks Farm) Kelvedon	17/0418/OUT	05.10.2017	CALA Homes (North Home Counties) Ltd	Development of up to 250 homes	Outline permission. Expected supply within 5 year period: 200	Reserved matters application being prepared.	Yes	Reserved matters to be submitted within 2 years of outline permission.
Land north east of Inworth Road Feering	16/0569/OUT	19.12.2017	Bloor Homes	Development of 165 homes	Outline permission. Expected supply within 5 year period: 165	Developer is preparing reserved matters for submission.	Yes	
The Manors East of Boars Tye Road Silver End	16/1653/OUT	07.07.2017	Sanctuary Homes	Development of 50 homes	Outline permission. Expected supply within 5 year period: 50	Developer is preparing reserved matters for submission	Yes	
Land North of Conrad Road Witham	15/01273/OUT	05.07.2017	Sanctuary Homes	Development of up to 150 homes	Outline permission. Expected supply within 5 year period: 100	Developer preparing reserved matters application for submission; site marketing board states coming soon	Yes	Full planning application submitted January 2019, BTE/19/0026/FUL
Land at Maltings Lane Witham	12/1071/OUT	26.07.2013	Churchmanor Estates	Last remaining phase of residential devt on new neighbourhood site; 1,027 homes completed	Outline permission. Expected supply within 5 year period: 63	Expected supply within 5 year period: 63	Yes	Plans for mixed use being drawn up.

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Land south of The Limes Gosfield	17/0610/OUT	01.02.2018	Marden Homes Ltd	Development of up to 19 homes	Outline permission. Expected supply within 5 year period: 19	Revised plans in for 22 homes, 18/2007/FUL	Yes	
Land at Ivy Chimneys and Former Bowling Green site, Hatfield Road Witham	14/1528/OUT 14/1529/FUL	15.10.2015	St Giles Developments Ltd	Outline for development of 18 new build, full permission for conversion of building to 4 flats	Outline and full permissions. Expected supply within 5 year period: 22	Expected supply within 5 year period: 22	Yes – part site under construction	Revised plans submitted for part of the site could mean an increase in capacity
Land at Balls Farm (at Greenways) Halstead	16/0802/OUT	03.05.2017	Not yet known; application submitted by site owner Mr & Mrs R & J Wright	Development of up to 14 homes	Outline permission. Expected supply within 5 year period: 14			Greenfield site within development boundary of town.
Land at Ashen Road Ridgewell	17/1325/OUT	12.01.2018	Mr S Lewin	Development of up to 16 homes	Outline permission. Expected supply within 5 year period: 16	Reserved matters submission in preparation	Yes	
Land west of Hedingham Road Gosfield	17/1066/OUT		Baylight Ltd	Development of up to 35 homes	Outline application approved in principle Nov 2017 subject to signing of S106 Agreement. Expected supply within 5 year period: 35	Decision issued May 2018	Yes	

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Land rear of Halstead Road Earls Colne	15/01580/OUT	08.08.2017	The Hunt Property Trust	Outline permission for development of up to 80 homes.	Expected supply within 5 year period: 80		Yes	
Land at Braintree Road Crossing	16/2144/OUT		Countryside Properties	Development of 225 homes	Outline application approved in principle 27.02.2018 subject to signing of S106 Agreement. Expected supply within 5 year period: 166	Section 106 signed and sealed Dec 2018. Decision issued 18 December 2018.	Yes	Reserved matters under discussion, being prepared for submission 2019.
Land east of Morleys Road Earls Colne	17/1769/OUT		William Lee	Development of 20 homes.	Outline application approved in principle 13.02.2018 subject to signing of S106 Agreement. Expected supply within 5 year period: 20	Decision issued 29.12.2018	Yes	

Table 42: Sites of 10 or more homes contributing to the 5 year supply (excludes draft Local Plan allocations):								
Site	Planning app. ref	Date of permission	Developer	Description of development	March 2018 position	December 2018 position	Will completions begin on site within the 5 year supply period?	Notes
Land West of Panfield Lane Braintree	15/01319/OUT		Mersea Homes Ltd and Hills Residential Ltd	Hybrid application for mixed use development incl. 600 homes. Outline: 392 homes; Detailed: 208 homes;	Adoptwd Plan Allocation subject of hybrid application. Expected supply within 5 year period: 225	Planning permission expected to be granted 1st half of 2019.	Yes	2 developers will be active on site. Programme is for infrastructure start on site before end of 2019, residential development starting 2020 on the hybrid/detailed element, with 25 completions second half of 2020, followed by approx. 100 per annum thereafter.

The Council has included an allowance for windfall sites, and an allowance for the loss to supply from the expiry of planning permissions. Evidence to support the Council's forecasts in these respects is set out below.

Supply from windfall sites

Government policy guidance on housing supply in the National Planning Policy Framework allows local planning authorities to make a realistic allowance for windfall sites, including in the 5-year supply assessment. This should be supported by evidence. 'Windfall' sites come forward on an ad hoc basis; they do not include sites that were identified for development through the Local Plan process. In December 2016 the Council commissioned Peter Brett Associates to review the 5 year supply position in Braintree District for the period 2017-2022, as part of the preparation for a planning appeal Public Inquiry. The review included an allowance for supply from windfall sites of 75 dwellings per year after the first two years, and Braintree District Council has used this assumption in its 5 year supply assessment. The Council has continued to monitor evidence on windfall site supply, and having considered the evidence has retained this forecast supply.

The 2012 NPPF (against which the Local Plan will be examined) specified that the evidence of past trends should exclude "part garden sites" (in the context of concern about so-called "garden grabbing"), but did not seek to curtail future permissions on part garden sites.

The 2018 NPPF (against which planning applications will be considered) no longer specifies that the supporting evidence should exclude "garden sites" from the assessment of past supply from windfall sites. The evidence set out below provides information on past trends excluding, and including garden sites.

The evidence demonstrates that windfall sites are likely to supplement currently identified supply, including in the rural areas of the District. Table 43 provides evidence on the supply of sites from windfall permissions.

Table 43: Windfall permissions Braintree District 2010/2011 to March 2017

Windfall permissions 2010/2011			
Location	Net supply all windfall sites	Windfall permissions on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	14	0	14
Halstead	8	0	8
Witham	3	0	3
Total in the 3 towns	25	0	25
Service Villages	5	2	3
Other Villages	20	6	14
Total Rural	25	8	17
Total District	50	8	42

Windfall permissions 2011/2012			
Location	Net supply all windfall sites	Windfall permissions on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	28	0	28
Halstead	10	0	10
Witham	3	0	3
Total in the 3 towns	41	0	41
Service Villages	14	3	11
Other Villages	39	4	35
Total Rural	53	7	46
Total District	94	7	87

Windfall permissions 2012/2013			
Location	Net supply all windfall sites	Windfall permissions on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	21	3	18
Halstead	4	2	2
Witham	17	1	16
Total in the 3 towns	42	6	36
Service Villages	34	1	33
Other Villages	17	0	17
Total Rural	51	1	50
Total District	93	7	86

Windfall permissions 2013/2014			
Location	Net supply all windfall sites	Windfall permissions on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	29	2	27
Halstead	39	1	38
Witham	43	0	43
Total in the 3 towns	111	3	108
Service Villages	44	0	44
Other Villages	54	3	51
Total Rural	98	3	95
Total District	209	6	203

Windfall permissions 2014/2015			
Location	Net supply all windfall sites	Windfall permissions on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	67	7	60
Halstead	38	4	34
Witham	41	3	38
Total in the 3 towns	146	14	132
Service Villages	24	5	19
Other Villages	47	9	38
Total Rural	71	14	57
Total District	217	28	189

Windfall permissions 2015/2016			
Location	Net supply all windfall sites	Windfall permissions on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	11	3	8
Halstead	4	0	4
Witham	5	1	4
Total in the 3 towns	20	4	16
Service Villages	34	0	34
Other Villages	36	7	29
Total Rural	70	7	63
Total District	90	11	79

Windfall permissions 1 April 2016/31 March 2017			
Location	Net supply all windfall sites	Windfall permissions on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	106	5	101
Halstead	7	3	4
Witham	30	0	30
Total in the 3 towns	143	8	135
Service Villages	45	12	33
Other Villages	46	6	40
Total Rural	91	18	73
Total District	234	26	208

Windfall permissions 1 April 2017/31 March 2018			
Location	Net supply all windfall sites	Windfall permissions on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	37	2	35
Halstead	37	0	37
Witham	21	2	19
Total in the 3 towns	95	4	91
Service Villages	15	3	12
Other Villages	61	8	53
Total Rural	76	11	65
Total District	171	15	156

Total windfall permissions 1 April 2010/31 March 2018			
Location	Net supply all windfall sites	Windfall permissions on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	313	22	291
Halstead	147	10	147
Witham	163	7	156
Total in the 3 towns	623	39	584
Service Villages	215	26	189
Other Villages	320	43	277
Total Rural	535	69	466
Total District	1158	108	1050

Annual average windfall permissions 1 April 2010/6 March 2018			
Location	Net supply all windfall sites	Windfall permissions on "garden sites"	Net supply windfall permissions excluding "garden sites"
Braintree	39	3	36
Halstead	18	1	17
Witham	20	1	20
Total in the 3 towns	78	5	73
Service Villages	27	3	24
Other Villages	40	5	35
Total Rural	67	9	58
Total District	145	14	131

Over the five year period 2013/14-2017/18, windfall planning permissions were granted for an average of 184 homes per year (167 excluding garden sites).

Table 44 provides evidence on housing supply from completions on windfall sites in Braintree District.

Table 44: Net completions on windfall sites in Braintree District

	Total	"Garden sites"	Excluding "garden sites"
2013/2014	160	9	151
2014/2015	177	25	147
2015/2016	172	25	147
2016/2017	123	20	103
2017/2018	135	25	110

These figures do not include regeneration schemes that came forward at Hatfield Peverel and Kelvedon which involved the demolition of the old homes in 2016/2017 and the erection of new homes mainly in 2017/2018; because although these schemes resulted in an overall net increase of 27 homes, it could give a misleading impression in respect of these two years if the schemes were included.

Loss of supply from expiry of planning permission

The assessment of future supply should not assume that all sites where planning permission expires should be discounted. The results of a review of expired permissions in Braintree District showed that as time went on, some of the sites initially deleted from residential land availability came back in with new applications and permissions; some had been built (and exceptionally work had started after the planning permission expired).

Taking into account the evidence on lapse rates, Braintree District Council has included a relatively modest non-implementation allowance of 15 homes per annum in the assessment of housing supply in the district.

The loss of supply from the expiry of permissions is not a significant factor in Braintree District; in this part of the country market conditions encourage sites to come forward, as is the case in neighbouring Uttlesford District Council. Expiry sites are in the main small sites that were windfall sites. In a few cases, the tightening of guidance on flood risk and residential development has meant that old permissions have not been renewed. The results have been affected by the recession, which would be expected to have a discouraging effect. The list below reviews the current position on sites where planning permission expired by the year that the permission expired:

It should in addition be noted that the 20% buffer that currently applies to the 5 year supply target for Braintree District is in part an allowance against non-implementation.

Permissions that expired in the monitoring year 2008/2009:

- 2 sites, with a net capacity of 10 dwellings, have been completed under new permissions
- 9 sites, with a net capacity of 15 dwellings, remain without permission.

Permissions that expired in the monitoring year 2009/2010:

- 10 sites were completed under new permissions – the new permissions had a net capacity of 45 dwellings.
- 2 sites with a net capacity of 17 dwellings were under construction under new permissions, with one site being part completed.
- One site that had a permission for 17 dwellings expire that year gained a new permission for 19 dwellings (net capacity 14 dwellings) that had not yet started
- 7 sites, with a total net capacity of 14 dwellings, remained without permission

Permissions that expired in the monitoring year 2010/2011

- 5 sites, with a net capacity of 23 dwellings, were completed under new permissions
- 3 sites, with a net capacity of 9 dwellings, was under construction under new permissions.
- 1 sites has a new permission (9 dwellings) that was not yet started

- 16 sites with a net capacity of 27 dwellings remained without permission, of which one site was the subject of a current planning application for 10 dwellings
- 1 site which had permission previously for 4 dwellings was under construction for a 32 bed care home

Permissions that expired in the monitoring year 2011/2012:

- 4 sites were completed under new permissions with a total net capacity of 42 dwellings
- 2 sites had new permissions that were not yet started (net capacity 7 dwellings)
- 8 sites, with a net capacity of 20 dwellings, remained without permission

Permissions that expired in the monitoring year 2012/2013:

- 2 sites, with a capacity of 2 dwellings, were completed under new permissions
- 5 sites, with a net capacity of 11 dwellings, were under construction under new permissions; two of these sites were part completed
- 1 site had a new permission that was not yet started with a net capacity of 3 dwellings
- 4 sites, with a net capacity of 15 dwellings, remained without permission

Permissions that expired in the monitoring year 2013/2014:

- 3 sites, were completed under new permissions with a total net capacity of 23 dwellings
- 5 sites, with a net capacity of 10 dwellings, remained without permission; 1 of these sites (net capacity 2 dwellings) is the subject of a current planning application

Permissions that expired in the monitoring year 2014/2015:

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

Permissions that expired in the monitoring year 2015/2016:

- 1 site was built under a new permission, with a net capacity of 6 dwellings
- 1 site for redevelopment (nil net gain) was under construction
- 1 site, with a net capacity of 1 dwelling, had a new permission that was not yet started
- 3 sites, with a net capacity of 2 dwellings, remained without permission

Permissions that expired in the monitoring year 2016/2017:

- 1 site, with a capacity of 1 dwelling, was under construction despite permission having expired

- 1 sites, with a net capacity of 1 dwelling, had a new permission that was not yet started
- 1 sites, with a net capacity of 1 dwelling, was the subject of a new planning application pending consideration
- 2 sites, with a net capacity of 3 dwellings, remained without permission

Permissions that expired in the monitoring year 2017/2018:

- 1 site, with a net capacity of 2 dwellings, has a new permission for 1 dwelling
- 1 site, with a net capacity of 14 dwellings, had “accidentally expired” – the owner and agent were unaware the permission had expired and were seeking to discharge conditions, and have now submitted a new application
- 2 further sites, with a net capacity of 2 dwellings, are the subject of current new applications
- 1 site for 1 dwelling is the subject of a discharge of conditions application that states it is started and not started
- 5 sites, with net capacity of 9 dwellings, have no further residential applications as yet

Summary of the 5 year supply position:

Table 45 summarises the 2018-2023 supply forecasts as at 31 March 2018. In practice the supply will be boosted before 2023 by sites coming forward, notably from current planning applications and the draft Local Plan allocations (see Tables 46 and 47).

Table 45: The Decision Making 5 year supply calculation: Summary of forecast supply over the 5-year supply period April 2018- March 2023 (excluding draft allocations)

	Year 1: 2018/19	Year 2: 2019/20	Year 3: 2020/21	Year 4: 2021/22	Year 5: 2022/23	Sum years 1-5
Projected completions, Use Class C3	470	1,010	1,539	1,230	658	4,907 (981 p.a.)

This shows a projected **6.00** year supply, and a **surplus of 817** homes over the 5 year period.

The position on the 5 year supply is monitored, reviewed and updated to reflect new information on existing sites and additional sites coming forward.

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

Planning for the supply of new homes in the longer term

The Council's strategy regarding housing supply in the emerging Local Plan includes large strategic sites which will come forward later in the plan period and will continue to deliver housing beyond the plan period. Braintree District has a key role to play in the North Essex Garden Communities Project which will result in the development of three large new settlements supplying around 40,000 homes. Two of the settlements will directly involve Braintree District – at West of Braintree and at Colchester/Braintree borders. This work is supported by the Government, which has provided significant funding for the project to date under its locally led garden villages, towns and cities project.

Of the three strategic growth locations in the adopted LDF Core Strategy, Forest Road Witham and Lodge Farm Witham are now under construction, and the third (North West Braintree) is the subject of a current planning application which is expected to be determined in 2019. Of the two large regeneration sites in the LDF Core Strategy, construction of the largest site was completed in 2017 (Earls Garden Sible Hedingham, 193 homes in total), but the former Critall factory site in Silver End has not yet come forward for development.

The Council is allocating further large strategic growth locations at sustainable locations in the District. The Council considers that these new Garden Communities and Strategic Growth Allocations are the most sustainable way to accommodate the identified scale of growth. The spatial strategy is also the way to secure the strategic infrastructure provision needed and address the current infrastructure deficit.

Table 46 sets out current information on the progress of the Emerging Local Plan Allocations.

Table 47 sets out information on major development sites (10 or more dwellings) that are coming forward over and above sites allocations in the Emerging Local Plan; with planning permission or approved in principle subject to the signing of a Section 106 Agreement.

Table 46: Progress of Emerging Local Plan Housing Allocations			
ELP site reference	Site address	Planning application reference	Comments
Sites Completed			
BOB 20	Former Garage site at Falkland Court/Land north of Edinburgh Gardens Braintree	17/00528/REM; 14/01116/OUT	14 homes completed
BOB 39	157 Coggeshall Road and land to rear (Ushers Meadow) Braintree	16/00315/FUL	12 homes completed
BRC 7	Crossman House Station Approach Braintree	15/01596/FUL	21 homes completed
SIB 2	Earl's Garden (Premdor site) Station Road Sible Hedingham	13/00416/FUL	Remaining 51 homes completed, site total 193
WIN 7	Former Forest Road Community Hall site Witham	14/01644/FUL	Remaining 20 homes completed, site total 31
Sites Under Construction			
BLAN 115	Land at Bakers Lane and London Road Black Notley	16/00605/FUL	Developer Crest Nicholson Eastern, 96 homes, part completed
BOB 38	Former Health Clinic site Coggeshall Road Braintree	15/00903/FUL	Developer APC London, 14 homes, nearing completion
BOCS 140	Site at Rayne Lodge Farm, North of Rayne Road Braintree	15/01458/OUT; 17/01973/FUL	Developer Redrow Homes, 127 homes
BRC 82	Blandford House site 7 London Road Braintree	12/01344/FUL	4 new build homes built; 10 by conversion outstanding
BRS 2	Land North of St Johns Avenue, Braintree	15/01321/FUL	Developer Parkland Developments Ltd, 48 apartments
CRESS 192	Land east of Mill Lane, Cressing	16/00397/OUT; 17/01671/REM	Developer Bellway Homes, 118 homes
EARC 221	Land off Monks Road Coggeshall	16/01475/FUL	Developer Crest Nicholson Eastern, 50 homes.
GRBA 255A	Land off Braintree Road, Great Bardfield		Developer Croudace Homes, 37 homes 15/01354/OUT; 18/00187/REM

GGHR 307	Land South of Oak Road Halstead	14/01580/OUT, 17/01952/REM, 17/01665/REM	Phase 1 183 homes, Developer Bloor Homes; Phase 2 100 homes, Developer David Wilson Homes; both under construction
GNBN 264	Land between London Road, Pods Brook and A120, Braintree	15/01193/FUL	Developer Countryside Properties, 215 homes
HAS 16	Balls Chase Halstead	16/01577/FUL; 15/00328/FUL; 14/00171/FUL	Site developed incrementally, developer AR Clarke, estimated 33 homes outstanding at March 2018
HASA 513	Portway Place, Central Park site Colchester Road Halstead	15/01312/FUL	Developer Bellway Homes, 103 homes, part completed.
RIVE 360	North East Witham - Forest Road	15/00799/OUT; 17/01092/FUL 17/01092/FUL	Developer Bellway Homes. Phase 1 (222 homes) part completed, Phase 2 now has full permission for 163 homes
SIB 2CH	Rockways site Station Road Sible Hedingham	16/01628/REM	Developer Myriad Housing Ltd, 38 homes
SIL 7H	Car park at Sheepcotes Lane Silver End	15/01392/FUL	Developer The Stemar Group Ltd, 15 homes
SILV 385	Land West of Boars Tye Road Silver End	17/01074/REM	Developer Keepmoat Homes SE. 57 homes
WITC 423	South West Witham, Lodge Farm	15/00430/OUT; 17/00931/REM 18/00884/REM	Developer Redrow Homes. Overall outline for 750, Phase 1a under construction (91). Reserved Matters approved for Phase 1b (84); plans being drawn up to follow for Phase 2 (est capacity 57). Phases 3 4 and 5 not yet with detailed plans submitted.
WITC 422	Ivy Chimneys Hatfield Road Witham	14/1528/OUT 14/1529/FUL 16/1907/FUL	Site with part outline and part reserved matters. Part site under construction. 22 homes
WITC 424	East Of England Strategic Health Authority Offices 8 Collingwood Road Witham	17/02315/COUPA	Developer Inspired Witham Ltd, Conversion to 98 homes

Full permission, not yet started			
BOCN 134	Polly's Field, Land at Church Lane Bocking (sheltered housing)	15/01584/FUL	Developer Abbeyfield, 100 homes. Conditions being discharged. Construction is planned to start 2019
BRC 6	Cox's Yard, Land north of Rayne Road, south of Bunyan Road Braintree	16/00211/FUL	Net supply 10 homes; current application to increase number to 12 BTE/18/1273
BRC 77	Timber yard east of Crossman House Station Approach Braintree	17/01754/FUL	Site cleared. Current application seeks to increase capacity from current 12 homes.
BCBG 144	Carrier Business Park East Street Braintree	15/01366/OUT; 18/00613/REM	Developer Myriad Housing Ltd - Reserved matters recently approved; 74 homes
COGG 181	Land Between A120 and Tey Road Coggeshall	15/01372/FUL	Conditions being discharged on permission for 11 homes; current application seeks to develop 9 bungalows
HASA 289	Land at Cherry Tree Rise Halstead	15/01457/FUL	Developer Greenfields CH, 20 homes
WETH 414	Land at Silver Street Wethersfield	17/02253/FUL	Developer Julia MacKay Properties, 9 homes
HATF 313	Sorrells Field Hatfield Peverel	17/00973/FUL	Developer Countryside Properties, 45 homes
Outline permission			
EAR 3	Land at Station Road Earls Colne	18/00371/REM; 15/00934/OUT	Developer Cala Homes, 56 homes - Reserved matters pending decision
EARC 225	Land rear of Halstead Road Earls Colne	15/01580/OUT	80 homes
	Land NE of Inworth Road (part of Feering Strategic Growth Location)	16/00569/OUT	Developer Bloor Homes, 165 homes; reserved matters application in preparation
GRYE 275	Hunnable Industrial Estate Great Yeldham	14/01254/OUT 18/01475/REM	Developer Linden Homes, 60 homes - Reserved matters application pending consideration

HASA 286	Land At Greenways Balls Chase Halstead	16/00802/OUT	14 homes
HATF 608	Former Arla Dairy Site Bury Lane Hatfield Peverel	16/02096/OUT	Developer Bellway Homes, 145 homes, full plans being drawn up for comprehensive development
HATF 630	Hatfield Bury Farm, Bury Lane, Hatfield Peverel	17/00341/OUT	Approved in principle subject to signing of S106 29.8.2017; decision issued 18.4.2018. Developer Bellway Homes, 46 homes, full plans being drawn up
KELV 335	Monks Farm (Station Field) Land north of Kelvedon Station	17/00418/OUT	Developer Cala Homes, 250 homes - Reserved matters in preparation
RIDG 359	Land SE side of Ashen Road with Tilbury Road Ridgewell	17/01325/OUT	16 homes
SILV 389	Land North of Western Road, Silver End	15/00280/OUT 18/01751/REM	Developer Redrow Homes, 350 homes - Current application for reserved matters
WIS 9	Land south of Maltings Lane Witham	12/01071/OUT	Final phase of new neighbourhood site, 63 homes. Site promoter Churchmanor developing mixed use plans for submission
WITN 426	Land north of Conrad Road Witham	15/01273/OUT	Developer Sanctuary Homes. 150 homes; development promotion board on site, full application submitted January 2019, BTE/19/0026/FUL
COGG 506	Dutch Nursery West Street Coggeshall	17/00359/OUT	48 homes
Planning application approved in principle subject to signing of Section 106 Agreement			
HATR 309	Blamsters area 3, Halstead	16/1646/OUT	25 homes
Planning application submitted, pending consideration			
BOCN 123, BOCN 132	Land at Straits Mill, Braintree Straits Mill (Broad Road) Bocking	18/1318/OUT; 17/00005/SCO	Lead developer Gallagher Estates Ltd - Outline planning application submitted, 1,050 homes

BOS 6H	Land West of Panfield Lane Braintree	15/01319/OUT	Developers Mersea Homes and Hill Residential - Master Layout Plan agreed. Hybrid planning application submitted - Phase 1 full application for 189 homes and outline for remaining 411 homes expected to be determined 2019.
BRS 35	The Rose and Crown PH site Masefield Road Braintree	18/00195/FUL	Site cleared. Application submitted for 14 homes - previous permission expired
BRAW 153	Broomhills Estate Braintree	18/02015/FUL	Application submitted for 81 homes,
BOS 10	Land rear of 49-57 Church Lane Braintree	18/01917/FUL	Permission recently expired, current full application for renewal, net capacity 15 homes
CRESS 201	Land at Appletree Farm, Polecat Road, Cressing	18/00920/FUL & 18/00921/FUL	2 applications submitted, for 65 homes and for 80
GRYE 274	Nuns Walk Field Great Yeldham	18/00312/FUL	Application submitted for 33 homes, developer Countryside Properties
HASA 287	Land east of the High Street, off St Andrews Road Halstead	18/02084/OUT	Developer Parkland Developments Ltd - up to 73 homes
HATR 299	Harrison Works, Kings Road, Halstead (Comprehensive Redevelopment Area LPP 26)	18/01121/OUT	Mixed use - includes 40 homes
SIBH 377	Former Tanners Dairy Prayors Hill Sible Hedingham	BTE/18/2154/FUL	Estimated capacity 50 homes, Planning application recently submitted for 54 homes.
STEB 395	Land South of Freezes Barns, North Street, Steeple Bumpstead	18/00408/FUL	Estimated capacity 25 homes, application is for 31
WITC 421	Gimsons Witham	18/02010/FUL	Developer Bellway Homes, full application for 78 homes
WITN 429	Rickstones Neighbourhood Centre, land at Dorothy Sayers Drive/Laburnum Ave Witham	18/00019/OUT	Net supply of 18 homes

Planning application imminent			
BLAN 114	Land east of Great Notley, Strategic Growth Location		Site total 1,700 pre-2033; application for part of site expected to be submitted 2019.
BOCN 137	Former Towerlands Park Site, Braintree		Developer Persimmon Homes - pre application public consultation, application expected to be submitted 2019 - capacity expected to be c. 575 homes
COGG 174	Land on the south side of East Street, Coggeshall		Estimated capacity 25 homes. Planning application expected to be submitted 2019
HATF 315/316	Land at Wood End Farm South West of Witham		Estimated capacity 450 homes. Site acquired by Countryside Properties - application expected to be submitted 2019
Not coming forward as yet			
BCBG 150	Land at Stubbs Lane, Braintree		Estimated capacity 12 homes
BCBG 550	Land off Chapel Hill Braintree		Estimated capacity 46 homes
BLAN 633	Filling Station adjacent 203 London Rd Black Notley		Estimated capacity 10 homes
BOB 1	Phase 2, Tabor House site 5 Coggeshall Road Braintree		Estimated capacity 16 homes
BOCN 127	Land east of Elizabeth Lockhart Way Braintree		Estimated capacity 10 homes
BOCS 700	Land at Braintree College		Estimated capacity 30 homes
BOS 16	Land at Harkilees Way Braintree		Estimated capacity 11 homes
BRC 34	Land rear of 138-142 (Kwik Fit) South Street		Estimated capacity 10 homes
BRE 17H	302 Cressing Road, Braintree		Estimated capacity 10 homes
BRSO 152	Land at Railway Station, Braintree		Estimated capacity 100 homes
FEER 230	Land south of Feering west of A12, Feering		See FEER232

FEER 233	Land south of Feering west of A12, Feering		Overall Strategic Growth Location capacity 750 within Plan Period; part now has now has outline permission for 165 homes (above), leaving 585. An estimated 250 is planned for post 2033.
HASA 295	The old wood yard site Fenn Road Halstead		Estimated capacity 30 homes
KELV 332	St. Dominic's care homes, The Cloisters (C2) Kelvedon		Estimated capacity 41 C2 Use Class Care Home places
SILV 388	Crittall Works and adjoining Finishing Company Silver End		Estimated capacity 65 homes
WCH 14CD	Newlands Precinct Witham		Estimated capacity potential 10 homes as part of mixed use development
WITN 425 WITN613	No 4 and 6 Chipping Hill Ramsden Mills and Chipping Hill Industrial Estate Witham		Estimated capacity 30 homes
WITN 427	Land north of Conrad Road Witham		Estimated capacity 10 homes
WITW 431	Land off Teign Drive Witham		Estimated capacity 20 homes
Progressing via Section 1 Local Plan Examination			
WBGC	West of Braintree Garden Community		Estimated supply to 2033 2,500 as at 31 March 2018
CBBGC	Colchester/Braintree Borders Garden Community		Estimated supply to 2033 1,150 as at 31 March 2018

Table 47: Additional major (10+ homes) sites, included since the publication of the Submitted Emerging Local Plan 2017			
Date of decision	Site address	Planning application ref	Comments
Sites in the supply as at 31 March 2018			
19.07.2017	Former Courtauld Boiler Building Factory Lane West Halstead	16/0850/FUL	Conversion to 22 flats, not yet started
01.02.2018	Land south of The Limes Gosfield	17/0610/OUT	Developer Marden Homes; outline permission for 19 homes
24.05.2018	Land to the West of Hedingham Road Gosfield	17/1066/OUT	Approved in principle 28.11.2017 subject to signing of S106 Agreement; 35 homes
09.11.2017	Land east of Sudbury Road Halstead	17/0575/OUT	Developer Bellway Homes, 218 homes, reserved matters application submitted
07.07.2017	Land east of Boars Tye Road Silver End	16/1653/OUT	Developer Sanctuary Homes, 50 homes
28.11.2018	Land east of Morleys Road Earls Colne	17/1769/OUT	Outline application for 20 homes; approved in principle 13.02.2018 subject to signing of S106 Agreement. Decision issued 28.11.2018
Dec 2018	Land adjacent Braintree Road Cressing	16/2144/OUT	Developer Countryside Properties; approved in principle 27.02.2018 subject to signing of S106 Agreement, permission issued 18.11.2018; 225 homes
Update for information: Additional sites identified so far since 1 April 2018			
13.05.2018	Sherbourne House 71 Collingwood Road Witham	18/0425/COUPA	10 homes from conversion of offices, under construction
	Land north of Rayne Road Braintree Phase 2	18/0092/OUT	Developer Redrow Homes, 45 homes, approved in principle 11.9.2018 subject to signing of S106 Agreement, decision now issued.
	Land rear of Library and Town Hall Manor Street Braintree	18/1337/FUL	Principle of regeneration scheme development approved by Cabinet and Full Council May 2018; full application

			submitted and to be considered at Planning Committee Spring 2019.
	Land north of Colchester Road Coggeshall	17/2246/OUT	Developer Bovis Homes, 298 homes; approved in principle 4.12.2018 subject to signing of S106 Agreement
	Land adjacent Watering Farm Coggeshall Road Kelvedon	17/2271/OUT	Approved in principle 31.07.2018 subject to signing of S106 Agreement, 35 homes
	Land south of Rickstones Road Rivenhall	18/947/OUT	Developer Bellway Homes. Approved in principle 11.09.2018 subject to signing of S106 Agreement, 58 homes. Reserved matters application submitted December 2018; BTE/18/02316/REM
	Land south of The Garden Field Western Road Silver End	18/0442/OUT	Approved in principle 11.12.2018 subject to signing of S106 Agreement, 45 homes
	Land West of Station Road Earls Colne	18/0121/OUT	Approved in principle 17.07.2018 subject to signing of S106 Agreement, 90 homes

The supply of Affordable homes

Table 48 summarises the net supply of affordable homes in Braintree District from the 2013 Local Plan base date according to planning monitoring. The net supply in 2016/2017 was unusually low because of the demolitions that took place that year as part of regeneration developments the sites were under construction and the new homes were mainly completed the following year.

Table 48: Net supply of Affordable homes Braintree District	
2013/2014	81
2014/2015	124
2015/2016	129
2016/2017	25
2017/2018	135

The main source of new affordable homes in the future is likely to be via Section 106 Agreements secured on permissions for larger residential developments.

Custom Build and Self Build house building

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

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

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

- Entries on the register in the first base period, to 30.10.2016: 38 individuals, no group entries.
- Entries on the register in the second base period, 31.10.2016 to 30.10.2017: 42 individuals, no group entries.
- Entries on the register in the second base period, 31.10.2017 to 30.10.2018: 56 individuals, no group entries.
- 136 individual entries across all three base periods.
- Braintree District Council has not introduced a local connection test
- Braintree District Council has not implemented a charge for entry onto the register
- Information and the form for registering is available on the Braintree District Council website

- A draft policy on this subject is included in the Braintree District Submission Draft Local Plan; plots are proposed to be included at the Strategic Growth Locations to be allocated in the Local Plan.
- Braintree District Council is currently monitoring planning permissions which have potential to contribute towards meeting the demand on the register.

Travellers

According to the 2011 Census, in March 2011 there were 132 people in the District who defined their ethnic group as White, Gypsy or Irish Traveller.

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

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

The number of traveller caravans in Braintree District for the most recent published 8 counts is shown in Table 49, using data published by the Department for Communities and Local Government.

Table 49: Number of traveller caravans Braintree District								
	Jan 2015	July 2015	Jan 2016	July 2016	Jan 2017	July 2017	Jan 2018	July 2018
Socially rented	40	40	44	28	31	30	35	31
Private caravans with planning permission	25	65	67	69	77	88	89	111
Caravans on Travellers' own land:								
Tolerated	0	0	0	0	0	0	0	0
Not tolerated	0	0	0	0	0	0	0	0
Caravans on land not owned by Gypsies:								
Tolerated	0	0	0	0	0	0	0	0
Not tolerated	0	15	0	10	0	6	0	0
Total all caravans	94	120	111	107	108	124	124	142

Source: Communities and Local Government, Count of Traveller Caravans

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

Policy Performance Conclusions

Over the monitoring year 2017/2018 the supply of new homes increased to 491, compared to the previous year when 291 homes were completed; but although an improvement this was still much lower than the new target. Braintree District now This will add to the shortfall to be made up in future years in the Local Plan context, but under the new Standard Methodology approach for calculating the 5 year supply for decision making the key difference is that the District now needs to identify a 20% buffer in the 5 year supply; and will need to produce a Housing Action Plan when the Housing Delivery Test Results are published by the Government..

The three strategic Growth Locations identified in the LDF Core Strategy are coming forward; two are under construction) and the third is the subject of a current planning application. The Council has been actively working to increase future housing supply to meet higher targets, through the development management process, and in the preparation of the new Local Plan. This Monitoring Report provides evidence of draft allocations coming forward and additional sites being added to the supply.

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

There have been several major appeal public inquiries for sites in the District where the 5 year supply evidence was examined. The Council was successful in resisting major speculative development at Steeple Bumpstead, Coggeshall and Finchingfield, but more recently appeal decisions have been delayed as a consequence of widespread uncertainty surrounding changes to the Habitats Regulation requirements and changes to the NPPF and Planning Practice Guidance.

As currently calculated, the District can now demonstrate a 5 year supply for decision making purposes.

The volume of additional net retail floorspace developed was more than the previous year, at 2,774 sq m compared to 1,738 sq m in 2016/2017 and was higher than the floorspace developed in most previous years. There were sites with planning permission for a potential net retail floorspace of 9,904 sq m.

There was a net increase of office of 457 sq m. Overall, there has been a trend over the last number of years of net losses of office space within the district. In part this reflects the impact of the Government changes to Permitted Development regulations to encourage housing supply. There were sites with planning permission for a potential net floorspace of 5, 876 sq m.

There was a net increase in B1/B2/B8 floorspace of 1,013 sq m. There were sites with planning permission for a potential net floorspace of 19, 543 sq m.

1,646 sq m of leisure uses floorspace was developed, and there were sites with planning permission for a potential net floorspace of 2,645 sq m.

The Local Plan includes additional sites for future employment development, in good sites for business uses; whereas some of the losses that are occurring and proposed for the future are of old vacant or redundant sites.

Appendix 1: Five Year Supply Housing Trajectory 2018-2023

Local Plan Site reference	Planning Application reference	Planning Status	Parish	Name and address of site	2018/19	2019/20	2020/21	2021/22	2022/23	Total Identified Supply 2018-2033	Total supply 2018-2023	Total identified supply post 2023	Notes
Under construction													
BOB239	BTE/16/0315	Full	Braintree	157 Coggeshall Road and land to rear (Ushers Meadow)	12	0	0	0	0	12	12	0	Planning permission for 12 homes (net 11); demolition took place July 2016. Developer Chelsteen Homes; Building control site checks indicate construction well advanced, completion expected 2018/2019
BOB 38H	BTE/15/0903	Full	Braintree	Former Health Clinic site Coggeshall Road	14	0	0	0	0	14	14	0	
	BTE/16/0663	Full	Braintree	Land rear of 39-41 Julien Court Road, adj 11a Beaufort Gardens	1	0	0	0	0	1	1	0	
	BTE/17/2270	Full	Braintree	104a Bradford Street	0	4	0	0	0	4	4	0	Change of use to 4 flats
	BTE/17/0145	Full	Braintree	St Lawrence surgery 4 Bocking End	0	4	0	0	0	4	4	0	Change of use from GP surgery to 4 flats
	BTE/05/2192	Full	High Garrett	Land adj 15 Sunnyfields Road	0	1	0	0	0	1	1	0	
	BTE/15/0901	Full	Braintree	Land between 90 and 92 High Garrett	2	5	0	0	0	7	7	0	Plots 1, 3 and 4 under construction
	BTE/16/0337	Full	Braintree	Rusty Barn Sunnyfields Road	1	0	0	0	0	1	1	0	Barn conversion
	BTE/16/2021	Full	Braintree	Rusty Barn Sunnyfields Road	1	0	0	0	0	1	1	0	Barn conversion
	BTE/16/2140	Full	Braintree	Evegate, and stables r/o Evegate, 1 Thistley Green Rd/Broad Rd	8	0	0	0	0	8	8	0	Specialist supported housing, for people with learning disabilities, 8 separate flats and 2 bungalows, all with own bathrooms, kitchens, etc; loss of 2 dwgs, net gain 8
	BTE/14/1151	Full	Braintree	101 Church Lane	0	1	0	0	0	1	1	0	
	BTE/17/2179	Full	High Garrett	Conversion of Water Tower, land south of Three Counties Crematorium, Halstead Road	0	1	0	0	0	1	1	0	
	BTE/17/1337/COUPA	Full	Braintree	The Old Coach House 22A Rayne Road	0	1	0	0	0	1	1	0	
	BTE/06/1210	Full	Braintree	Land to rear of 17-19 Manor Street	0	4	0	0	0	4	4	0	
	BTE/11/0348	Full	Braintree	Land rear of 68-70 South Street	0	0	4	0	0	4	4	0	LDC obtained confirming development commenced
	BTE/15/0670	Full	Braintree	Walter Muir Memorial Hall 96 Coggeshall Road	4	0	0	0	0	4	4	0	Nearing completion
	BTE/16/1704	Full	Braintree	Land rear of 164-180 South Street	0	6	0	0	0	6	6	0	
	BTE/17/120/COUPA	Full	Braintree	First floor offices 71a High Street	1	0	0	0	0	1	1	0	Conversion of offices
	BTE/16/0468	Full	Braintree	Sherbrook Clockhouse Way	1	0	0	0	0	1	1	0	Redevelopment of garage site
	BTE/16/0848	Full	Braintree	136a Bartram Avenue North	1	0	0	0	0	1	1	0	
	BTE/16/1452	Full	Braintree	81-83 High Street	0	10	0	0	0	10	10	0	Conversion from former PH
	BTE/17/0423	Full	Braintree	138 South Street	0	1	0	0	0	1	1	0	Redevelopment of fire damaged dwelling; demolition took place 2017/2018
	BTE/14/0676	Full	Braintree	Oak View Lodge, Land at Leywood Close	0	0	0	14	0	14	14	0	
	BTE/15/1522	Full	Braintree	1st and 2nd floor 100-102 High Street	2	0	0	0	0	2	2	0	Flats above restaurant
	BTE/14/1244	Full	Braintree	First floor above 55 High Street	0	0	0	2	0	2	2	0	Conversion of office;
	BTE/02/2109	Full	Braintree	24 Maple Avenue	0	0	0	0	1	1	1	0	
BRC 82	BTE/12/1344	Full	Braintree	Blandford House site 7 London Road	0	0	10	0	0	10	10	0	
	BTE/09/1300	Full	Helions Bumpstead	Barn at Helions Farm Sages End Road	2	0	0	0	0	2	2	0	
	BTE/16/1658	Full	Helions Bumpstead	Barn at Helions Farm Sages End Road	2	0	0	0	0	2	2	0	
	BTE/11/0949	Full	Steeple Bumpstead	Rylands Farm Barn, Broad Green	1	0	0	0	0	1	1	0	
	BTE/13/0036	Full	Steeple Bumpstead	Land adj Broadgate House 15 Church Street	1	0	0	0	0	1	1	0	
	BTE/10/1248	Full	Sturmer	The Spinning Wheel Rowley Hill	2	2	2	3	0	9	9	0	Plots 1 2 and 3 under construction
	BTE/12/1034	Full	Bradwell	Bradwell Trout Farm The Slades Cuthedge Lane	1	0	0	0	0	1	1	0	
	BTE/17/1294	Full	Bradwell	Bradwell Hall Farm Barns, Barn C Church Road	0	1	0	0	0	1	1	0	
	BTE/17/1293	Full	Bradwell	Bradwell Hall Farm Barns, Barn B Church Road	0	1	0	0	0	1	1	0	
	BTE/13/0635	Full	Coggeshall	44 Colchester Road	1	0	0	0	0	1	1	0	
	BTE/12/1600	Full	Coggeshall	Stablehands Cottage Curds Hall Farm Cut Hedge Lane Kelvedon Road	1	0	0	0	0	1	1	0	

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	BTE/12/0174	Full	Coggeshall	The Old Mill House 55 Robinsbridge Road	1	0	0	0	0	1	1	0	Redevelopment; demolition February 2016, new home under construction
	BTE/10/1121	Full	Coggeshall	The Vineyard West Street	0	0	0	0	1	1	1	0	
	BTE/17/0732	Full	Coggeshall	31-33 Tilkey Road	1	0	0	0	0	1	1	0	Conversion 1 dwelling to 2; net gain 1
	BTE/14/0115	Full	Coggeshall	Barn B Highfields Farm	1	0	0	0	0	1	1	0	
	BTE/15/0027/COUPA	Full	Coggeshall	Barns at Highfields Farm West Street	2	0	0	0	0	2	2	0	Revised plans submitted BTE/18/0139/FUL, conversion to 2 dwellings; approved May 2018; site commenced under BTE/15/0027.
	BTE/15/0605	Full	Coggeshall	Stable block at The Mount 71 East Street	1	0	0	0	0	1	1	0	
	BTE/14/1297	Full	Coggeshall	Curds Hall Farm Cut Hedge Lane Kelvedon Rd	0	2	2	0	0	4	4	0	
	BTE/14/1616	Full	Gosfield	Adj 27 Meadway	1	0	0	0	0	1	1	0	
	BTE/10/0771	Full	Great Maplestead	1 Toldish Hall Cottages Toldish Hall Road	1	0	0	0	0	1	1	0	
	BTE/16/0655	Full	Great Maplestead	Land adjacent 2 Toldish Hall Cottages Toldish Hall Road	1	0	0	0	0	1	1	0	
	BTE/17/0538	Full	Greenstead Green	Site of outbuilding land adjacent 1 The Haven Church Road	0	1	0	0	0	1	1	0	
	BTE/11/0821 BTE/17/0616	Full	Wickham St Paul	Shellards Farm Barn Shellards Lane	0	1	0	0	0	1	1	0	
GGHR 307	BTE/14/1580 BTE/17/1952	Full	Greenstead Green & Halstead Rural	Phase 1 Land south of Oak Road Halstead	45	45	45	48	0	183	183	0	Developer Bloor Homes; reserved matters granted Jan 2018; permission for spine road granted 18 Dec 2017 BTE/17/1932. As at Nov 2018, 56 plots under construction and 9 completed.
BLAN 115	BTE/16/0605	Full	Black Notley	Land at Bakers Lane and London Road	50	11	0	0	0	61	61	0	Developer Crest Nicholson, permission granted and construction started Jan 2017, 41 under construction and 35 completed at end March 2018. Includes 29 affordable homes.
GNBN 264	BTE/15/1193	Full	Great Notley	Land between London Road, Pods Brook and A120	0	45	70	90	10	215	215	0	Granted 10 Oct 2017; roundabout access revised. Work started on construction of access Jan 2018, with delivery of completions forecast by developer as starting 2018.
	BTE/17/0421	Full	Great Notley	Land rear of 158 London Road	0	1	0	0	0	1	1	0	
HAS2	BTE/86/0185, 14/0171, 15/0328, 16/1577	Full	Halstead	Balls Chase/Tidings Hill, Ozier Field and Stanstead Road	12	6	4	5	6	33	33	0	Part completed. 14 plots commenced 2017/2018. Revised plans agreed for 4 plots
	BTE/05/0740	Full	Halstead	The Stables The Howe Howe Chase	0	0	2	0	0	2	2	0	
HASA513	BTE/15/1312	Full	Halstead	Portway Place, Central Park site Colchester Road	46	0	0	0	0	46	46	0	Developer Bellway Homes
	BTE/17/1418	Full	Halstead	First and second floors 7a High Street	0	2	0	0	0	2	2	0	Change of use 1st floor flat & offices above to residential on 1st floor, 2 flats 2nd floor
	BTE/17/0638	Full	Halstead	Land adjacent 85 Colchester Road	0	5	3	0	0	8	8	0	Terrace B (5) construction now well advanced. Appeal decision 3.12.2018 increased capacity by 1 to 9, but not included here as post base date.
	BTE/16/0119	Full	Halstead	Land adj 24 White Horse Avenue	1	0	0	0	0	1	1	0	
	BTE/17/1287	Full	Halstead	Land adjacent 21 Sloe Hill	0	3	0	0	0	3	3	0	All 3 plots under construction
	BTE/15/1349	Full	Halstead	83 Chapel Hill	0	0	1	0	0	1	1	0	Redevelopment, demolition took place earlier
	BTE/17/0742	Full	Halstead	First floor 9A Bridge Street	1	0	0	0	0	1	1	0	Change of use from office/storage
	BTE/16/1016	Full	Fairstead	Old School House Fairstead Hall Road	0	1	0	0	0	1	1	0	Redevelopment; Demolition was 2017/18
	BTE/15/0962	Full	Hatfield Peverel	Land at 18-40 St Andrews Road	4	0	0	0	0	4	4	0	Housing Association. Redevt of 16 homes, erection of 25; overall net gain 9 (demolitions were 2016/2017)
	BTE/13/0641	Full	Hatfield Peverel	Witham Field Farm Witham Road	0	0	1	0	0	1	1	0	Redevelopment; Demolition was earlier.

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	BTE/17/0183	Full	Hatfield Peverel	Land rear of 1 The Limes	1	0	0	0	0	1	1	0	Site was previously commercial woodyard.
	BTE/16/1494	Full	Castle Hedingham	Redevelopment of grain store at Nunnery Farm Nunnery Street	2	0	0	0	0	2	2	0	
	BTE/13/0687	Full	Castle Hedingham	Land rear of 1 and 3 Castle Lane	0	0	1	0	0	1	1	0	
	BTE/15/0403	Full	Castle Hedingham	Nunnery Barns Nunnery Farm Nunnery Street	2	0	0	0	0	2	2	0	
	BTE/04/1469	Full	Sible Hedingham	Adj The Village Hall	1	1	1	1	0	4	4	0	Plots 23, 24, 28 and 29 completed
	BTE/15/0662	Full	Sible Hedingham	Greenoaks, 83A Alexandra Rd	1	0	0	0	0	1	1	0	
	BTE/12/1614	Full	Sible Hedingham	Oak Tree Barn Tilekin Farm Braintree Rd A1017	1	0	0	0	0	1	1	0	
	BTE/08/2093	Full	Sible Hedingham	Oak House Morris Green Road	0	0	0	0	0	0	0	0	Redevelopment
	BTE/15/0969	Full	Sible Hedingham	Adjacent Sydney Villa 124 Swan Street	0	3	0	0	0	3	3	0	
	BTE/16/1133	Full	Sible Hedingham	Barn at Hostage Farm Wethersfield Road	1	0	0	0	0	1	1	0	Barn conversion
SIB2H (part)	BTE/16/1628	Full	Sible Hedingham	Rockways site Station Road	0	38	0	0	0	38	38	0	All 38 plots now under construction.
	BTE/14/0335	Full	Sible Hedingham	165 Swan Street	0	0	0	0	9	9	9	0	
	BTE/16/0346	Full	Feering	Land Adjacent 38 Hunt Close	1	0	0	0	0	1	1	0	
	BTE/13/0005/COUPA BTE/16/0418	Full	Feering	Units 1 and 2 Tey Grove Gt Domseys Farm Domsey Chase	0	11	0	0	0	11	11	0	Conversion of offices to 11 homes. Conditions being discharged, construction commenced 1 January 2018, completion planned for April 2019.
	BTE/10/0053	Full	Kelvedon	Land adjacent 5 Observer Way	0	1	0	0	0	1	1	0	
	BTE/14/1558	Full	Kelvedon	Land at 14-18 Thorne Road and 1-15 Croft Road	12	0	0	0	0	12	12	0	Housing Association. Redevelopment; demolition of 12 flats took place 2016/17, erection of 6 flats and 9 houses; net gain +3
	BTE/14/1557	Full	Kelvedon	Land at 20-42 Church Road	18	0	0	0	0	18	18	0	Housing Association. Redevelopment; demolition of 12 flats 2016/2017; erection of 18 houses; net gain +6. New dwellings completed April 2018.
	BTE/11/1638	Full	Kelvedon	Outbuilding at The Red House Church Street	0	0	0	1	0	1	1	0	
	BTE/15/1049	Full	Kelvedon	Corbiere London Road	0	0	0	0	0	0	0	0	Redevelopment; nil net gain
	BTE/14/0832	Full	Kelvedon	Barn at Hole Farm London Road	1	0	0	0	0	1	1	0	
	BTE/15/1498	Full	Kelvedon	Grangewood Centre 10-12 High Street	0	25	0	0	0	25	25	0	Start Jan 2018; includes 6 affordable homes; 2 shared ownership and 4 rented
	BTE/16/0263	Full	Bardfield Saling	Kitchen Farm Bardfield Road	0	0	1	0	0	1	1	0	
	BTE/16/0604	Full	Rayne	Adjacent 1 Gore Terrace Gore Road	1	0	0	0	0	1	1	0	
	BTE/15/0613	Full	Rayne	Land rear of 8 The Street	0	1	0	0	0	1	1	0	
	BTE/17/0404	Full	Cressing	Queenswood Braintree Road Tye Green	0	2	0	0	0	2	2	0	Demolition of bungalow, erection of 2 chalet bungalows, net gain 1. Demolition took place 2017/2018; new homes under construction.
	BTE/14/0131 BTE/17/141	Full	Cressing	20 Mill Lane	0	1	0	0	0	1	1	0	Erection of extension and new build home
CRESS 192	BTE/16/0397 BTE/17/01671/REM	Full	Cressing	Avondale, Land east of Mill Lane	19	65	34	0	0	118	118	0	Developer Bellway Homes. Includes 47 affordable homes. Reserved matters approved 10 Jan 2018. Sales launching Autumn 2018. 48 plots under construction at Nov 2018.
	BTE/11/0799	Full	Rivenhall	Ford Farm Church Road	0	0	2	0	0	2	2	0	
RIV2H	BTE/15/0799	Full	Rivenhall	NE Witham Growth Location, East of Forest Road	50	50	51	0	0	151	151	0	Developer Bellway Homes.

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SILV 385	BTE/17/1074	Full	Silver End	Land West of Boars Tye Road	20	39	0	0	0	59	59	0	Reserved matters permission for 59 homes for Keepmoat Homes SE, includes 23 affordable homes. Construction started March 2018; 16 plots completed and 35 under construction at Dec 2018.
SIL7H	BTE/15/1392	Full	Silver End	Car park at Sheepcotes Lane	0	15	0	0	0	15	15	0	Site recently sold to new developer, work started Dec 2017
	BTE/17/0861	Full	Ashen	Plot 1 Land adjacent Mallards Ashen Road	1	0	0	0	0	1	1	0	
	BTE/02/2132	Full	Belchamp St Paul	Wakes Hall Farm Barn	0	0	1	0	0	1	1	0	Nearing completion
	BTE/11/0372	Full	Borley	Barn at Borley Place School Road	0	1	0	0	0	1	1	0	
	BTE/15/0766	Full	Foxearth	Tuckers Mill Road	1	0	0	0	0	1	1	0	Demolition/replacement; bungalow demolished and new dwelling under construction.
	BTE/16/0865	Full	Little Yeldham	86 Mashey Road	1	0	0	0	0	1	1	0	Demolition/replacement; nil net change; demolition taken place earlier
	BTE/14/0535	Full	Tilbury Juxta Clare	Plot 3 The Barn Tilbury Hill	1	0	0	0	0	1	1	0	
	BTE/16/2047	Full	Tilbury Juxta Clare	39 Tilbury Road	1	0	0	0	0	1	1	0	Demolition/replacement; nil net change; demolition took place 2017/2018
	BTE/14/0023/COUPA	Full	Alphamstone	The Tractor Shed Clees Hall Goulds Road	2	0	0	0	0	2	2	0	
	BTE/14/0852	Full	Twinstead	Twinstead Manor Coach House	2	0	0	0	0	2	2	0	Conversion to 2 dwellings
	BTE/17/1493	Full	Twinstead	Hares Leap Church Road	1	0	0	0	0	1	1	0	Redevelopment of dwelling; demolition took place 2017/2018, new dwelling under construction
	BTE/16/0189	Full	Colne Engaine	Ex Haulage yard at 1 Mill Lane	0	2	3	0	0	5	5	0	Discharge of conditions application confirmed start; developer intends to implement this permission rather than subsequent one. Developer Oak Homes Developments developed adjacent land which forms Phase 1, with this site being currently promoted as coming soon.
	BTE/14/0587	Full	Earls Colne	Oxford House Upper Holt Street	0	1	0	0	0	1	1	0	Conversion bar/restaurant to 2 flats completed; erection of dwelling in land to rear outstanding
	BTE/16/1111	Full	Pebmarsh	Land adj Ivy Cottage Clay Hills	0	1	0	0	0	1	1	0	
	BTE/15/0728	Full	Finchingfield	Finchingfield Farm Howe Street	0	0	0	0	0	0	0	0	Replacement of temporary dwelling with permanent dwelling; nil net change
	BTE/08/1645	Full	Finchingfield	Hobtoes Farm	0	0	0	0	0	0	0	0	Redevelopment of bungalow, nil net gain
	BTE/13/1315	Full	Finchingfield	Cottons Farm Sculpins Lane	0	1	1	1	0	3	3	0	Redevelopment fire damaged dwelling plus conversion of outbuildings to 3 homes
	BTE/15/0183	Full	Great Bardfield	The Willows Bridge Street	0	1	0	0	0	1	1	0	
	BTE/14/1308	Full	Great Bardfield	Chiefs Farm Cottage Walthams Cross	1	0	0	0	0	1	1	0	
	BTE/13/0012	Full	Great Bardfield	Bushett Farm Oxen End	0	2	3	0	0	5	5	0	
	BTE/17/1326/ELD	Full	Great Bardfield	Park Hall Farm Braintree Road	3	0	0	0	0	3	3	0	
	BTE/16/1313	Full	Great Bardfield	Park Hall Farm Braintree Road	3	0	0	0	0	3	3	0	
	BTE/17/0470/COUPA	Full	Panfield	Flint House Hall Road	1	0	0	0	0	1	1	0	Change of use of agricultural building, construction started July 2017
	BTE/09/1116	Full	Shalford	Builders yard Braintree Road	0	2	2	2	2	9	8	1	
	BTE/16/0448	Full	Shalford	Bays Farm Barns (Buildings 1 and 3) Shalford Green Road	0	2	0	0	0	2	2	0	
	BTE/15/0049/COUPA	Full	Shalford	Goldsticks Farm Barn Braintree Road	0	1	0	0	0	1	1	0	
	BTE/16/1677	Full	Shalford	Goldsticks Farm Barn Braintree Road	0	1	0	0	0	1	1	0	
	BTE/17/058	Full	Shalford	Goldsticks Farm Barn Braintree Road	0	1	0	0	0	1	1	0	
	BTE/11/0948	Full	Wethersfield	Land adj 58 Saffron Gardens	0	0	1	0	0	1	1	0	
	BTE/14/1517	Full	Wethersfield	Land at King and Co. Beazley End	1	0	0	0	0	1	1	0	Nearing completion at Feb 2018
	BTE/14/1236	Full	Wethersfield	Garage block at Great Codham Hall Codhams Lane	1	0	0	0	0	1	1	0	Conversion of garage block

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	BTE/15/0004	Full	Wethersfield	Adjacent 1 Upper Barn Cottages	0	1	0	0	0	1	1	0	
WIS 06	BTE/17/0931	Full	Witham	Phase 1A of SW Witham Growth Location, off Hatfield Road	65	26	0	0	0	91	91	0	Developer Redrow Homes. 57 under construction at 31.3.2018. 65 completions reported by Dec 2018.
	BTE/14/1176	Full	Witham	Land rear of 4-8 Guithavon Valley	1	0	0	0	0	1	1	0	
	BTE/14/0403	Full	Witham	Land adjacent 32 Albert Road	1	0	0	0	0	1	1	0	Demolition of garage, erection of dwelling
	BTE/16/1227	Full	Witham	Cullen Mill Phase 2, 49 Braintree Road	9	0	0	0	0	9	9	0	
	BTE/14/0917	Full	Witham	Land adjacent 12 Chantry View	0	1	0	0	0	1	1	0	
	BTE/16/2191/COUPA	Full	Witham	Rafi News 82 Chelmer Road	1	0	0	0	0	1	1	0	Conversion from retail
	BTE/07/1765	Full	Great Yeldham	Rear of Fear God House High Street	0	2	0	0	0	2	2	0	
	BTE/17/1958	Full	Great Yeldham	The Police Station High Street	0	8	0	0	0	8	8	0	
	BTE/10/1438	Full	Toppesfield	The Stables Berwick Hall Farm Barns Park Lane	0	1	0	0	0	1	1	0	Of the 3 permitted, this is the remaining outstanding conversion, see BC/17/0446/IN
Capacity outstanding on sites under construction					449	470	245	167	29	1342	1,360	-18	
With Full Planning Permission, sites not yet under construction													
	BTE/16/0593	Full	Braintree	Land adjacent 11 Bedford Close	1	0	0	0	0	1	1	0	
	BTE/16/1413	Full	Braintree	Land adj 52 Gilbert Way	1	0	0	0	0	1	1	0	
	BTE/17/1317	Full	Braintree	Land adjacent 28 Cavendish Gardens	0	0	1	0	0	1	1	0	
	BTE/16/1528	Full	Braintree	Part garden 100 High Garrett	0	1	0	0	0	1	1	0	
	BTE/15/0037/COUPA	Full	Braintree	Barn at Highfield Stile Barn Highfield Stile Road	0	1	0	0	0	1	1	0	
	BTE/17/0526	Full	Braintree	Trotters Rest Sunnyfields Road	0	2	0	0	0	2	2	0	
	BTE/17/2098	Full	Braintree	Land adj 155 Church Lane	0	0	1	0	0	1	1	0	Part garden.
BOCN 134	BTE/15/1584	Full	Braintree	Polly's Field, Land at Church Lane Bocking (sheltered housing)	0	0	100	0	0	100	100	0	Elderly persons sheltered housing, Abbeyfield Society. Site preparation work commenced.
	BTE/16/0409	Full	Braintree	Garage site Sandwich Close	0	0	0	0	4	4	4	0	Site was proposed as Affordable development, but may now be disposed of. Site cleared.
	BTE/15/0344	Full	Braintree	Land at Wentworth House 87 Bradford Street	1	0	0	0	0	1	1	0	
BOS10H	BTE/16/0271	Full	Braintree	Land rear of 49-57 Church Lane	0	0	0	0	0	15	0	15	With permission for 19 homes (15 = net). Current application to renew permission.
BRC6H	BTE/16/0211	Full	Braintree	Cox's Yard, Land north of Rayne Road, south of Bunyan Road	0	0	10	0	0	10	10	0	11 homes, net supply 10. To be sold in Spring 2019. Revised plans submitted for 13 dwellings, BTE/18/01273/FUL, pending consideration.
	BTE/16/0661	Full	Braintree	Garage court site Lancaster Way	0	7	0	0	0	7	7	0	
	BTE/17/1198	Full	Braintree	Garage site rear of 2-14 Arnhem Grove	0	5	0	0	0	5	5	0	Affordable, rented; current discharge of conditions application
	BTE/17/1545	Full	Braintree	Garage site rear of 102 Bailey Bridge Road	0	4	0	0	0	4	4	0	Housing Association
	BTE/17/0182/COUPA	Full	Braintree	Gordon House 22 Rayne Road	4	0	0	0	0	4	4	0	Change of use from offices
	BTE/16/0339	Full	Braintree	179A and 179B Crossing Road	-1	0	0	0	0	-1	-1	0	Conversion 2 dwellings to 1
	BTE/16/2072	Full	Braintree	First floor 11a Great Square	0	2	0	0	0	2	2	0	
	BTE/17/0550	Full	Braintree	5 Clockhouse Way	0	1	0	0	0	1	1	0	Conversion 1 dwelling to 2 flats
	BTE/17/1353	Full	Braintree	49 Crossing Road	0	0	2	0	0	2	2	0	Redevelopment of outbuildings
BRC 77H	BTE/17/1754/FUL	Full	Braintree	Timber yard Station Approach	0	0	12	0	0	12	12	0	
	BTE/17/1894	Full	Braintree	Baverstocks Manor Place Albert Road	0	0	5	0	0	5	5	0	Change of use from offices to 5 flats
	BTE/17/0434	Full	Braintree	The Nags Head Market Place	0	0	0	4	0	4	4	0	Change of use of upper floors; appeal allowed
BRS2	BTE/15/1321	Full	Braintree	Riverside site St John's Avenue	0	0	48	0	0	48	48	0	
	BTE/16/1836	Full	Braintree	Former Rifleman PH Rifle Hill	2	0	0	0	0	2	2	0	
	BTE/17/1428	Full	Braintree	Garage site at Chaucer Crescent	0	3	0	0	0	3	3	0	Social rented bungalows
	BTE/16/1887	Full	Braintree	54 Beadon Drive	0	0	1	0	0	1	1	0	Conversion of 1 dwelling to 2; net gain +1.
	BTE/16/1770	Full	Steeple Bumpstead	Site of Old Builders Yard Church St (adj no.16)	0	0	1	0	0	1	1	0	

Appendix 1: Five Year Supply Housing Trajectory 2018-2023

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	BTE/16/2026	Full	Steeple Bumpstead	Land adj 7 Chapel Street	0	0	1	0	0	1	1	0	
	BTE/17/1785/COUPA	Full	Steeple Bumpstead	Maltings Poultry Farm Sturmer Road	0	0	3	0	0	3	3	0	
	BTE/17/1660	Full	Bradwell	Barns, Woodhouse, Compasses Rd Pattiswick	0	0	2	0	0	2	2	0	Barns conversion
	BTE/17/1869	Full	Bradwell	Barns, Woodhouse, Compasses Rd Pattiswick	0	0	1	0	0	1	1	0	
	BTE/16/0312	Full	Bradwell	The Paddocks Hollies Road	0	0	0	0	0	0	0	0	Redevelopment, nil net gain
	BTE/17/1187	Full	Bradwell	Land adj 2 Forge Crescent	0	0	1	0	0	1	1	0	Part garden.
	BTE/17/2242	Full	Bradwell	The Old Dairy Church Road	0	0	1	0	0	1	1	0	Change of use, was previously commercial use
	BTE/15/0370	Full	Coggeshall	Barn at Great Nuntys Nuntys Lane	0	1	0	0	0	1	1	0	
COGG 181	BTE/15/1372	Full	Coggeshall	Land between A120 and Tey Road	0	0	9	0	0	11	9	0	Subsequent application for 9 bungalows (has permission for 11)
	BTE/17/2190	Full	Coggeshall	Land east of Tilkey Road	0	0	2	3	0	5	5	0	
	BTE/16/1480/COUPA	Full	Coggeshall	Surrex Barn Old Road	0	0	1	0	0	1	1	0	Change of use from office
	BTE/17/1391/COUPA	Full	Stisted	Essex Barn Gowers Farm Tumblers Green	0	0	1	0	0	1	1	0	
	BTE/15/1575	Full	Stisted	Jenkins Farm Kings Lane	0	3	0	0	0	3	3	0	
	BTE/17/1406	Full	Stisted	Glebe Barns Rectory Road	0	0	1	0	0	1	1	0	
	BTE/16/0721 / BTE/16/1421	Full	Gosfield	Land between 31-33 Greenfields	0	0	1	0	0	1	1	0	
	BTE/16/1031	Full	Great Maplestead	Part garden Buttercups Cottage Church Street	0	1	0	0	0	1	1	0	
	BTE/15/0914	Full	Great Maplestead	Highview Church Street	0	1	1	0	0	2	2	0	Redevelopment of dwelling and erection of 2 dwellings in part garden
	BTE/15/0367	Full	Greenstead Green	Old Thatch Ravens Hall Road	0	0	0	0	0	0	0	0	Redevelopment of dwelling; nil net gain
	BTE/15/1585	Full	Little Maplestead	Attadale Gestingthorpe Road	0	1	0	0	0	1	1	0	Conversion 1 dwelling to 2
	BTE/16/0168	Full	Black Notley	65 Brain Valley Avenue	0	0	1	0	0	1	1	0	Redevelopment of dwelling, erection of 2 new homes
	BTE/17/1205	Full	Braintree	Builders yard, Braintree Green	0	0	1	0	0	1	1	0	Shire Hall Homes Ltd
	BTE/17/1848	Full	Braintree	Outbuilding adjacent George Gardens Braintree Green	0	0	1	0	0	1	1	0	Conversion of outbuilding
	BTE/16/1541	Full	Great Notley	17 Ennerdale Avenue	0	0	1	0	0	1	1	0	Redevelopment of garage
	BTE/16/1973 BTE/17/0725	Full	Halstead	3 Market Hill and land to the rear	0	5	2	0	0	7	7	0	Erection of 2 dwellings (under BTE/17/0725 which part s/s the 2016 PA), the conversion of the existing workshop into an apartment and conversion of the existing building at 3 Market Hill to 4 flats and the change of use of the ground floor from A1 use to become a wine bar / restaurant.
	BTE/16/0361	Full	Halstead	Land adjacent The Griffin PH Parsonage Street	0	1	0	0	0	1	1	0	
HASA 289	BTE/15/1457	Full	Halstead	Land East of Cherry Tree Rise	0	0	10	10	0	20	20	0	Site sold to Greenfields Housing Association; Building Control Initial Notice received.
	BTE/16/2145	Full	Halstead	Land adjacent 1 Brook Farm Close	0	0	1	0	0	1	1	0	
	BTE/17/0726	Full	Halstead	First floor Premier Travel 63 High Street	0	0	1	0	0	1	1	0	
	BTE/17/0660	Full	Halstead	Land adjacent The Chase Pretoria Road	0	0	1	0	0	1	1	0	
	BTE/17/1028	Full	Halstead	Bartholemew House Colchester Road	0	0	1	0	0	1	1	0	Change of use from children's day nursery
	BTE/17/1980	Full	Halstead	Rear of 57 High Street	0	1	0	0	0	1	1	0	Conversion from storage for shop
	BTE/17/0352	Full	Halstead	Land adjacent 5 West Road	0	1	0	0	0	1	1	0	Affordable housing
	BTE/17/1340	Full	Halstead	28-30 Trinity Street	0	6	0	0	0	6	6	0	
	BTE/16/1562	Full	Halstead	Crowbridge Farm Barn	0	2	0	0	0	2	2	0	
	BTE/16/2030	Full	Halstead	41 Chapel Hill	0	0	3	0	0	3	3	0	Change of use commercial building to 3 flats
	BTE/16/0850	Full	Halstead	Former Courtauld Boiler Building Factory Lane West	0	0	0	22	0	22	22	0	Change of use of former boiler buildings
	BTE/17/1432	Full	Halstead	Halstead Police Station Trinity Street	0	5	0	0	0	5	5	0	Conversion to 5 apartments

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	BTE/17/1578	Full	Halstead	Garage site rear of 24-30 Ronald Road	0	3	0	0	0	3	3	0	Housing Association
	BTE/17/2273	Full	Halstead	Land adjacent Lyndale Tidings Hill	0	0	1	0	0	1	1	0	Current application for revised plans BTE/17/2273
	BTE/14/0488 BTE/16/01081/VAR	Full	Hatfield Peverel	Land rear of Swan View The Street	0	1	0	0	0	1	1	0	
	BTE/15/0289	Full	Hatfield Peverel	Land part garden of Acres Down Station Road Hatfield Peverel	0	0	1	0	0	1	1	0	Erection of bungalow
	BTE/17/0403	Full	Hatfield Peverel	Land adjacent 5 Church Road	0	0	1	0	0	1	1	0	
	BTE/17/2304	Full	Hatfield Peverel	Hatfield Place The Street	0	-1	0	0	0	-1	-1	0	Change of use to wedding venue
	BTE/15/03/COUPA BTE/17/0387	Full	White Notley	Land adj Stanfield Meadow Vicarage Avenue	0	0	2	0	0	2	2	0	
	BTE/16/0238	Full	Sible Hedingham	Barn at Hole Farm Braintree Road	0	1	0	0	0	1	1	0	
	BTE/16/0987/COUPA	Full	Sible Hedingham	Barn at Greenfield High Street Green	0	1	0	0	0	1	1	0	
	BTE/15/1598	Full	Sible Hedingham	Plots 1 and 2 Rectory Meadow	0	2	0	0	0	2	2	0	
	BTE/15/1599	Full	Sible Hedingham	Plots 3 and 4 Rectory Meadow	0	2	0	0	0	2	2	0	
	BTE/15/1600	Full	Sible Hedingham	Plots 5 and 6 Rectory Meadow	0	2	0	0	0	2	2	0	
	BTE/15/1601	Full	Sible Hedingham	Plot 7 Rectory Meadow	0	1	0	0	0	1	1	0	
	BTE/17/0063	Full	Sible Hedingham	Land adjacent 8 Brook Meadow	0	0	0	1	0	1	1	0	
	BTE/17/0026	Full	Sible Hedingham	Cobbs Fenn	0	1	0	0	0	1	1	0	
	BTE/17/0410	Full	Sible Hedingham	3 Hills Road	0	0	1	0	0	1	1	0	Redevelopment of outbuildings
	BTE/17/1725	Full	Sible Hedingham	Land rear of 123 Swan Street	0	1	0	0	0	1	1	0	
	BTE/17/1963	Full	Sible Hedingham	Grassells High Street Green	0	0	0	0	0	0	0	0	Redevelopment; nil net gain
	BTE/14/1526	Full	Kelvedon	Former Depot rear of 16-20 High Street	0	0	0	4	0	4	4	0	
	BTE/15/1501	Full	Kelvedon	4, 6 and 8 High Street	0	3	0	0	0	3	3	0	
	BTE/17/2009	Full	Kelvedon	12 High Street	0	1	0	0	0	1	1	0	Change of use from use connected with Grangewood Centre
	BTE/16/2136/COUPA BTE/17/590	Full	Bardfield Saling	Gentlemans Farm Barns The Street	0	0	4	0	0	4	4	0	
	BTE/16/0636	Full	Rayne	Little Sandyhurst Gatewoods Lane	0	0	0	0	0	0	0	0	Redevelopment; nil net gain
	BTE/16/1439	Full	Rayne	Hacienda Dunmow Road	0	0	0	0	0	0	0	0	Redevelopment; nil net gain
	BTE/17/1372/COUPA	Full	Rayne	Barn at King & Co. Dunmow Road	0	1	0	0	0	1	1	0	
	BTE/17/1553	Full	Rayne	Barn at Pound Farm Shalford Road	0	0	1	0	0	1	1	0	
	BTE/17/1563	Full	Cressing	Land adj 7 The Street	0	1	0	0	0	1	1	0	
	BTE/15/1283	Full	Cressing	Jodanchri Longacre Road	0	2	0	0	0	2	2	0	Conversion 1 dwelling to 3, net gain 2
	BTE/16/1075	Full	Cressing	Cart shed and stable at Hungry Hall Farm Cressing Road	0	2	0	0	0	2	2	0	
	BTE/16/1782	Full	Cressing	Land adj and rear of 1-8 Leyfield Braintree Rd	0	0	0	1	0	1	1	0	Current application for 4 dwellings
	BTE/17/2068	Full	Rivenhall	23 Church Road	0	0	1	0	0	1	1	0	Redevelopment of dwelling to 2 dwellings, net gain 1
	BTE/16/0780	Full	Silver End	Land north of 145 Broadway	0	1	0	0	0	1	1	0	
	BTE/17/1436	Full	Silver End	Land adjacent 37 Western Road	0	0	1	0	0	1	1	0	
	BTE/16/1950	Full	Ashen	Land adjacent 12 Ashen Road	0	1	0	0	0	1	1	0	
	BTE/17/1712	Full	Ashen	Plot 2 Land adjacent Mallards Ashen Road	0	0	1	0	0	1	1	0	
	BTE/16/0972	Full	Belchamp St Paul	1 & 2 Old Pastures Knowl Green	-1	0	0	0	0	-1	-1	0	Conversion of 2 dwellings to 1, net loss of 1
	BTE/17/1556	Full	Belchamp Walter	Site of Barn on land opposite Birds Farm Puttock End	0	0	1	0	0	1	1	0	Redevelopment of agricultural building
	BTE/17/2061/COUPA	Full	Belchamp Walter	Home Farm Barn Otten Road	0	0	0	2	0	2	2	0	Barn conversion
	BTE/16/1996	Full	Borley	Purkins Farm Barns Lower Farm Road	0	2	0	0	0	2	2	0	
	BTE/17/2217/COUPA	Full	Little Yeldham	Land adj 67 Little Yeldham Road	0	0	1	0	0	1	1	0	Change of use from B8 storage
	BTE/17/1912	Full	Little Yeldham	Barns at Sewells Farm North End Road	0	0	0	3	0	3	3	0	
	BTE/18/0016	Full	Ovington	Barn adj Granary Hall Clare Road	0	0	1	0	0	1	1	0	
	BTE/15/036/COUPA	Full	Pentlow	Foot of the Folly Barn School Barn Farm	0	2	0	0	0	2	2	0	
	BTE/16/1564	Full	Ridgewell	Glebe Farm Tilbury Green	0	0	0	0	0	0	0	0	Demolition/replacement; nil net change
	BTE/16/1844	Full	Ridgewell	The Workshop Hall Lane	0	1	0	0	0	1	1	0	Change of use workshop to dwelling
	BTE/17/1212	Full	Ridgewell	Pine Side Ashen Road	0	2	2	0	0	4	4	0	Redevelopment of builders yard

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	BTE/12/1634 BTE/16/1486	Full	Alphamstone	Lower Goulds Farm Barn Goulds Road	0	1	0	0	0	1	1	0	
	BTE/16/0382	Full	Gestingthorpe	Land adjacent Boulders Nether Hill	0	1	0	0	0	1	1	0	
	BTE/17/2021	Full	Gestingthorpe	Honeywood Yard Little Maplestead Road	0	0	0	0	0	0	0	0	Redevelopment of existing bungalow
	BTE/16/0897	Full	Twinstead	Land adjacent Court House Church Road	0	1	0	0	0	1	1	0	Conditions discharged 2017
	BTE/16/2127	Full	Twinstead	Land between the Waggon and Horses and Hollies, Pebmarsh Rd	0	1	0	0	0	1	1	0	
	BTE/16/01572/COUPA	Full	Twinstead	Twinstead Hall Farm Barns Church Road	0	2	0	0	0	2	2	0	
	BTE/16/0198/COUPA	Full	Wickham St Paul	Barns at Field Numbers 6542 to 7633 Old Road	0	1	0	0	0	1	1	0	Barn conversion. Conditions discharged 2017
	BTE/17/0339	Full	Wickham St Paul	Oaklea The Green	0	0	0	0	0	0	0	0	Demolition/replacement, nil net gain.
	BTE/17/0196	Full	Wickham St Paul	Land adj Kingsmead School Road	0	0	1	0	0	1	1	0	
	BTE/17/0603	Full	Wickham St Paul	Naggs Farm Barn Old Road	0	0	1	0	0	1	1	0	Barn conversion. Conditions discharged 2017
	BTE/17/1409	Full	Wickham St Paul	Stonehouse Farm Barn Park Road	0	0	0	1	0	1	1	0	Barn conversion
	BTE/18/0032	Full	Wickham St Paul	Barns at Nether House Farm Old Road	0	0	2	0	0	2	2	0	
	BTE/17/1503	Full	Colne Engaine	Land adj 19 Brook Street	0	0	0	1	0	1	1	0	Part garden
	BTE/17/1209	Full	Colne Engaine	Barn at Westwoods Halstead Road	0	0	0	1	0	1	1	0	Barn conversion
EARC 221	BTE/16/1475	Full	Earls Colne	Land off Monks Road	4	46	0	0	0	50	50	0	Full application approved in principle, subject to signing of S106 Agreement at 30 April, decision issued 22.05.2017. Discharge of conditions permitted. Developer Crest Homes.
	BTE/17/1150	Full	Earls Colne	Moorlands Farm Barn Burnthouse Road	0	0	1	0	0	1	1	0	
	BTE/17/1690	Full	Earls Colne	First floor 52a High Street	0	2	0	0	0	2	2	0	Conversion of first floor to 2 flats
	BTE/17/2050	Full	Earls Colne	Claypits Coggeshall Road	0	0	0	0	0	0	0	0	Redevelopment of existing dwelling
	BTE/17/2236/COUPA	Full	Earls Colne	Barn at Becklands Farm America Road	0	0	1	0	0	1	1	0	Conversion
	BTE/16/1853/COUPA	Full	Pebmarsh	Barn at Broomhills Farm Catley Cross	0	1	0	0	0	1	1	0	Change of use barn to home
	BTE/16/2032/COUPA	Full	White Colne	Barn at Tybar Weir Farm Wakes Colne Road	0	1	0	0	0	1	1	0	
WHICH 419	BTE/17/1211	Full	White Colne	Land south of Colchester Road	0	2	4	2	0	8	8	0	Developer Granville Developments. Conditions being discharged.
	BTE/16/2187	Full	White Colne	Land adj 112 Colchester Rd White Colne	0	0	1	0	0	1	1	0	Granted on appeal. In Planning statement, agent indicated it would be a self build development. Current discharge of conditions application.
	BTE/17/0077/COUPA	Full	Finchingfield	Barn at Hole Farm Stambourne Road	0	1	0	0	0	1	1	0	
	BTE/15/011/COUPA	Full	Finchingfield	Barn at Sculpins Farm Boyton Hall Park Farm	1	0	0	0	0	1	1	0	Expires May 2018. New application subsequently granted, BTE/18/569
	BTE/16/0303	Full	Finchingfield	Ashwell Hall Walthams Cross	0	0	0	0	0	0	0	0	Redevelopment of existing dwelling
	BTE/16/0867	Full	Finchingfield	Great Wincey Farm Brent Hall Road	0	2	0	0	0	2	2	0	Conversion of redundant offices
	BTE/17/1352	Full	Finchingfield	Garage block Stephen Marshall Avenue	0	0	2	0	0	2	2	0	Affordable housing, shared ownership
	BTE/17/1872/COUPA	Full	Finchingfield	Garlands Farm Barn Brent Hall Road	0	1	0	0	0	1	1	0	
GRBA 254	BTE/16/1470	Full	Great Bardfield	Bardfield Centre Braintree Road	0	0	0	8	0	8	8	0	
	BTE/17/1127	Full	Great Bardfield	School Farm Barn Mill Road	0	0	1	0	0	1	1	0	
	BTE/17/1851	Full	Great Bardfield	Rosewood Mill Road	0	0	0	0	0	0	0	0	Replacement dwelling, nil net change
	BTE/15/0641	Full	Shalford	Land adjacent Larchwood Three Fields	0	1	0	0	0	1	1	0	Site preparation started
	BTE/15/0020/COUPA	Full	Shalford	Hunts Farm Hulls Lane	1	0	0	0	0	1	1	0	
	BTE/17/0292	Full	Shalford	Greenways Shalford Green	0	0	0	0	0	0	0	0	Redevelopment of existing dwelling
	BTE/16/1636	Full	Wethersfield	Hyde Farm Gosfield Road Blackmore End	0	1	0	0	0	1	1	0	
	BTE/15/014/COUPA	Full	Wethersfield	Barn Lower Green Farm Lower Green Road Blackmore End	1	0	0	0	0	1	1	0	
	BTE/16/0592	Full	Wethersfield	Land rear of 46 Hereward Way	0	1	0	0	0	1	1	0	
	BTE/16/1724	Full	Wethersfield	Stables at 3 Brook Street Cottages	0	1	0	0	0	1	1	0	Conversion of stables

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	BTE/16/2153	Full	Wethersfield	Land adjacent Lime Tree Cottage Beazley End	0	1	0	0	0	1	1	0	
	BTE/17/1123	Full	Witham	Adj 127 Maldon Road	0	1	0	0	0	1	1	0	
WIS10	BTE/14/1529	Full	Witham	Old Ivy Chimneys Hatfield Road	0	4	0	0	0	4	4	0	Current discharge of conditions application
WIS10	BTE/16/1907	Full	Witham	New Ivy Chimneys and land to rear, Hatfield Road	0	0	5	5	0	10	10	0	Demolition of NHS offices, erection 6 flats, 6 houses. Current discharge of conditions application, current revised plans pending consideration for 10 dwellings, BTE/18/237
WITC 424	BTE/17/2315/COUPA	Full	Witham	Former East of England Strategic Health Authority Offices 8 Collingwood Road	0	98	0	0	0	98	98	0	Conversion of offices. Developer Inspired Witham.
	BTE/16/2114	Full	Witham	66c Newland Street	0	1	0	0	0	1	1	0	Conversion from offices
	BTE/16/0371	Full	Witham	Site of Cerine 105 Braintree Road	0	4	0	0	0	4	4	0	Current discharge of conditions application
	BTE/17/0449	Full	Witham	Unit 1 Cullen Mill 49 Braintree Road	0	2	0	0	0	2	2	0	Change of use café to 2 homes
	BTE/17/2069	Full	Witham	Stefre House White Horse Lane	0	0	4	0	0	4	4	0	Change of use from D1 to 4 flats; current discharge of conditions application
	BTE/17/0686	Full	Witham	Ullswater Maldon Road	0	0	0	0	0	0	0	0	Redevelopment of bungalow
	BTE/17/0622	Full	Witham	Land adjacent 18 Highfields Road	0	0	1	0	0	1	1	0	
	BTE/17/1679	Full	Witham	Land adj (part garden) 141 Highfields Road	0	0	1	0	0	1	1	0	
	BTE/17/1199	Full	Witham	Land adj 78 Speedwell Close	0	3	0	0	0	3	3	0	Affordable housing
	BTE/17/0350	Full	Great Yeldham	Land adjacent 24 Carleton Close	0	0	1	0	0	1	1	0	
	BTE/17/0736	Full	Stambourne	Post Mill Barn Mill Road	0	0	1	0	0	1	1	0	Barn conversion, allowed on appeal

Sites with full permission and not yet under construction	14	268	275	68	4	665	629	36
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With Outline Planning Permission

BOCS 140	BTE/15/1458/OUT BTE/17/1973/FUL	Outline	Braintree	Site at Rayne Lodge Farm, north of Rayne Road	22	50	50	5	0	127	127	0	Developer Redrow Homes; full application granted 06.04.18 covers details of materials, limiting need for later discharge of conditions. Developer expected to progress development fairly quickly. Includes 38 affordable homes. Sales launched June 2018. 38 plots under construction at Dec 2018.
BCBG 144	BTE/15/1366 BTE/18/613/REM	Outline	Braintree	Carrier Business Park East Street	0	14	40	20	0	74	74	0	Brownfield site, being cleared and coming forward. Current applications for discharge of conditions and reserved matters.
	BTE/16/1525	Outline	Steeple Bumpstead	4 Helions Road	0	0	9	0	0	9	9	0	Redevelopment of agricultural machinery depot
	BTE/17/0649	Outline	Bradwell	Land at Rectory Meadow	0	0	0	3	0	3	3	0	Redevelopment of commercial buildings
GGHR 307	BTE/14/1580 BTE/17/1665	Outline	Greenstead Green & Halstead Rural	Phase 2 Land south of Oak Road Halstead	0	20	40	40	0	100	100	0	Developer David Wilson Homes; current reserved matters application for 100 homes; can be developed concurrently with Phase 1. As at Nov 2018, 23 plots under construction
GOSF 217	BTE/17/0119	Outline	Gosfield	10 New Road and land to the rear	0	0	3	4	0	7	7	0	Development of 8 homes on mainly industrial site, loss of 1 dwelling; net gain 7 new homes
	BTE/16/1982	Outline	Gosfield	Adj Octavia House Bridge Meadow The Street	0	0	0	0	1	1	1	0	
GOSF 251	BTE/17/0610 BTE/18/2007	Outline	Gosfield	Land South of The Limes	0	0	5	14	0	19	19	0	Developer Chelsteen Homes Ltd. Full application for 22 homes now submitted.
BLAN 112	BTE/16/2055 BTE/17/2064	Outline	Black Notley	Land adjacent Peacehaven, London Rd/Bakers Lane	0	2	2	0	0	4	4	0	Includes 2 self build plots. Current reserved matters application.
GRN7X/ GNBN262	BTE/17/0318	Outline	Great Notley	Land adjacent Malting Cottage 106 London Rd	0	0	2	2	0	4	4	0	
	BTE/17/0503	Outline	Black Notley	Land south of Longmead Court Nursing Home London Rd	0	0	5	0	0	5	5	0	
HASA 286	BTE/16/0802	Outline	Halstead	Land at at Greenways Balls Chase	0	0	14	0	0	14	14	0	

Appendix 1: Five Year Supply Housing Trajectory 2018-2023

Local Plan Site reference	Planning Application reference	Planning Status	Parish	Name and address of site	2018/19	2019/20	2020/21	2021/22	2022/23	Total Identified Supply 2018-2033	Total supply 2018-2023	Total identified supply post 2023	Notes
GGHR 283 HASA 293	BTE/17/0575/OUT BTE/18/1749/FUL	Outline	Halstead	Land east of Sudbury Road	0	20	70	70	58	205	218	0	Developer Bellway Homes. Outline was for up to 205 homes plus a care home site. Full application now submitted for 218 homes.
	BTE/15/1103	Outline	Hatfield Peverel	Cowards Garage (Universal Garage site) The Street	0	0	9	0	0	9	9	0	
HATF 608	BTE/16/2096	Outline	Hatfield Peverel	Former Arla Dairy Site	0	0	80	65	0	145	145	0	Developer Bellway Homes. Site cleared. Current discharge of conditions application, reserved matters submission in preparation.
	BTE/16/0569/OUT	Outline	Feering	Land NE of Inworth Rd (Part Strategic Growth Location Land south of Feering/west of A12)	0	0	50	50	65	165	165	0	Developer Bloor Homes is preparing reserved matters application for submission.
KELV 335	BTE/17/0418	Outline	Kelvedon	Station Field, Land west of Kelvedon Station Station Road (Monks Farm)	0	50	50	50	50	250	200	50	Developer Cala Homes. As part of conditions of outline consent reserved matters will be submitted within 2 years of outline permission. Reserved matters application expected to be submitted shortly; current discharge of conditions application.
RIV2H	BTE/15/0799 BTE/17/1092	Outline	Rivenhall	Phase 2 NE Witham Growth Location, East of Forest Rd	0	0	80	83	0	163	163	0	Reserved matters application submitted for Phase 2 from developer Bellway Homes for 163 homes, granted 27.04.2018.
SILV 389	BTE/15/0280	Outline	Silver End	Land off Western Road	0	25	51	51	51	350	178	172	Reserved matters application expected 2018, developer Redrow Homes.
SILV 386	BTE/16/1653	Outline	Silver End	Land east of Boars Tye Road	0	0	20	30	0	50	50	0	Reserved matters application expected soon, developer Sanctuary Homes
	BTE/16/0199	Outline	Ridgewell	Land adjacent to The Cottage Stambourne Rd	0	0	3	0	0	3	3	0	Site being cleared pre development
RIDG 359	BTE/17/1325	Outline	Ridgewell	SE side Ashen Rd, at junction with Tilbury Rd	0	0	0	8	8	16	16	0	
BURE 526	BTE/17/0582	Outline	Bures Hamlet	Land rear of Windridge Colne Road	0	0	9	0	0	9	9	0	
GRBA 255A	BTE/15/1354/OUT BTE/18/0187/REM	Outline	Great Bardfield	Land off Braintree Road	0	37	0	0	0	37	37	0	Developer Croudace Homes; anticipated sales launch 2019. Reserved matters submitted and now approved post base date. Development forecast provided by developer Dec 2018.
	BTE/15/1117 BTE/18/0278/REM	Outline	Shalford	Part garden White Court Braintree Road	0	2	2	0	0	4	4	0	Reserved matters application submitted; 2 plots under construction Dec 2018
	BTE/17/1397	Outline	Colne Engaine	Land adj Bramble Rise Brook Street	0	0	1	0	0	1	1	0	
EAR 3	BTE/15/0934 BTE/18/0371/REM	Outline	Earls Colne	Land at Station Road	0	15	20	21	0	56	56	0	Reserved matters submitted, Cala Homes
EARC 225	BTE/15/1580	Outline	Earls Colne	Land rear of Halstead Road	0	25	55	0	0	80	80	0	Reserved matters planned to be submitted 2019.
	BTE/15/0435	Outline	White Colne	Former Goods Yard Bures Road	0	0	2	3	0	5	5	0	
	BTE/16/2185 BTE/18/0494/REM	Outline	Finchingfield	Shillington Toppesfield Road	0	0	0	1	0	1	1	0	Redevt; demolition 2017/2018. Current reserved matters application for new home.
	BTE/16/2074	Outline	Panfield	Land adj Budleiqh Cottage Hall Road	0	0	1	0	0	1	1	0	
WIS 10X	BTE/14/1528	Outline	Witham	Former Bowls Club And Land At Old Ivy Chimneys Hatfield Road	0	0	12	0	0	12	12	0	BTE/16/1907 for 12 homes on land at New Ivy Chimneys part superseded this site by overlapping on 6 units on land NW of New Ivy Chimneys. Est. total on the 3 Ivy Chimneys sites 14/1529, 4; 16/1907, 12; and residual 12 from 14/1528 = 28, but developer indicated he wishes to build 10 homes instead of 12 on land subject of BTE/16/1907 - total yield of 26.
WIS 06	BTE/15/0430	Outline	Witham	South West Witham Growth Location, off Hatfield Road	0	11	121	134	90	659	356	303	Developer Redrow Homes. Phase 1, 91 homes, under construction (above) The Mulberries. Full plans being drawn up for Phase 1b (est capacity 84) and Phase 2 (est capacity 49)

Appendix 1: Five Year Supply Housing Trajectory 2018-2023

Local Plan Site reference	Planning Application reference	Planning Status	Parish	Name and address of site	2018/19	2019/20	2020/21	2021/22	2022/23	Total Identified Supply 2018-2033	Total supply 2018-2023	Total identified supply post 2023	Notes
WITN 426	BTE/15/1273	Outline	Witham	Land north of Conrad Road	0	0	20	40	40	150	100	50	Prospective developer Sanctuary Homes.
WIS 09	BTE/12/1071	Outline	Witham	Land south of Maltings Lane	0	0	0	10	30	63	40	23	Remainder of new neighbourhood site, as shown in approved master plan. Site promoter Churchmanor Estates has confirmed completions will start on site before April 2023.; current discussions with LPA on proposed mixed use development.
GREY 275	BTE/14/1254	Outline	Great Yeldham	Hunnable Industrial Estate	0	16	44	0	0	60	60	0	Developer Linden Homes owns site. Reserved matters and discharge of conditions now submitted.

Sites with outline planning permission	22	287	870	704	393	2887	2,276	611
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Adopted Plan Growth Location Sites, Without Planning Permission

BOS6H	BTE/15/1319	Without	Braintree	Land West of Panfield Lane	0	0	25	100	100	600	225	375	Hybrid planning application - Phase 1 full, 189; outline only for remaining 411. Forecast provided by agent Kevin Coleman agent on behalf of the two developers involved, Mersea Homes and Hill Residential.
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Estimated supply from Adopted Growth Location sites, without planning permission	0	0	25	100	100	600	225	375
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Other Sites Without Planning Permission

GOSF 252 GOSF 253	BTE/17/1066/OUT	Without	Gosfield	Land to the West of Hedingham Road	0	0	5	30	0	35	35	0	Outline application approved in principle 28.11.17 subject to signing of S106 Agreement
HATF 630	BTE/17/0341	Without	Hatfield Peverel	Hatfield Bury Farm Bury Lane	0	0	0	46	0	46	46	0	Approved in principle subject to signing of S106. Subsequently decision granted 18.04.2018. Developer Bellway Homes.
CRESS 192 CRESS 193	BTE/16/2144/OUT	Without	Cressing	Land adjacent to Braintree Road	0	0	39	55	72	225	166	59	Developer Countryside Properties; outline application approved in principle 27.02.18 subject to signing of Section 106 Agreement; decision issued 18 Dec 2018
	BTE/17/1769/OUT	Without	Earls Colne	Land East of Morleys Road	0	0	20	0	0	20	20	0	Outline application approved in principle 13.02.18 subject to signing of S106 Agreement

Currently identified sites without planning permission, other than NW Braintree Adopted Growth Location	0	0	64	131	72	330	267	63
Plus windfall allowance, without permission	0	0	75	75	75	975	225	
Minus lapse rate	-15	-15	-15	-15	-15	-225	-75	
Total forecast supply	470	1,010	1,539	1,230	658	6,574	4,907	1,067

Braintree District Monitoring Report 2018
Addendum to the Monitoring Report:

Subject:

Five Year Housing Supply 2018-2023



11 April 2019

1 The target

- 1.1 Braintree District Council now normally reviews housing land supply on an annual basis, in accordance with Government Practice Guidance.
- 1.2 However, the Government has made changes to the assessment of housing land supply, and this has led to the need to review the 5 year supply position. The review continues to examine forecast supply for the 5 year period 2018-2023.
- 1.3 In July 2018 the Government published the Revised National Planning Policy Framework (2018) which introduced the approach of the Standard Methodology for calculating the 5 year supply target for decision making in districts where there was no up to date Local Plan. This was the position for Braintree District, because the adopted Review Local Plan (2005) was more than 5 years old and the emerging new Local Plan is not yet adopted.
- 1.4 The NPPF was supported by revised Practice Guidance, published in September 2018.
- 1.5 According to the Standard Methodology (2018) the target was calculated using data from the latest household projections, and applying a ratio from the latest local housing affordability ratio published by the Office for National Statistics. A buffer should then be applied to the target. Whether the buffer should be the standard 5% buffer or increased to 20% was to be defined by the results of the Housing Delivery Test taking into account housing delivery over the past three years. The Housing Delivery Test was due to be published in November 2018, as stated by the Government in the NPPF, and this buffer requirement definition took effect from when the HDT results were published.
- 1.6 In September 2018 the Office for National Statistics (ONS) published 2016 based household projections. These then formed the basis of the calculation of the housing target for the 5 year supply for Braintree District.
- 1.7 The Government then published a consultation which proposed to change the Standard Methodology to revert, as a temporary measure, to using the (generally higher) 2014 based household projections.

- 1.8 The Government published a revised version of the NPPF in February 2019, together with revised Practice Guidance, and the results of the Housing Delivery Test 2018 (delayed from November). The use of the 2014 household projections produced a higher requirement for Braintree District in Step 1 of the calculation (632, being the annual average projected increase 2018-2028 in the 2014 based household projections). This is an increase compared to the Step 1 target from the 2016 based projections, which was 507.
- 1.9 On March 28 2019 the Office for National Statistics published the latest (2018) local housing affordability ratios. The local housing affordability ratio for Braintree District has increased from 9.5 in 2017 to 10.17. This results in a local affordability multiplier of 1.385625 for Step 2 of the calculation of the target (increased from 1.34375 in the 2017 results published by ONS in April 2018). When this ratio is applied the annual average target increases to **876**.
- 1.10 The local housing affordability data compares the median average house price of properties sold in the District over the year ending at September to the median average income of people working in the District according to earnings sample survey data. House prices in the District have risen, but in addition the data showed a reduction in the median average earnings of people who work in the District. A high proportion of the District commutes to work outside the District where average earnings are higher, and new housing developments in the District are generally marketed as attractive locations for commuters. Average earnings nationally have increased and the earnings of residents, including commuters, is likely to have increased (interim, quarterly, data indicated a rise above the national average). The results for the average earnings of people working in the District may to some extent reflect the employment structure, and may reflect the volatility of sample survey data at low geographic levels such as districts.
- 1.11 Step 3 of the calculation caps the level of any increase over the household projections to 40%. As the Braintree District increase in Step 2 was less than 40%, this is not currently relevant to Braintree District.

1.12 Step 4 applies the buffer (as defined in the Housing Delivery Test Results 2018) to the target. When the Housing Delivery Test Results were published in February this confirmed the buffer for Braintree District at 5%. When applied to the target, this increases the annual average target to 920 and the 5 year supply target to **4,598**.

1.13 These calculations are summarised in Table 1:

Table 1: Calculation of the target for 2018-2023	
Stage 1: Setting the baseline: the ONS 2014 based household projections	
Average annual increase in households 2018-2028 Braintree District	632
Stage 2: Adjustment to take account of ONS 2018 local housing affordability data	
Braintree District affordability ratio 2018	10.17
Adjustment factor: (Local ratio minus 4) divided by 4, and then multiplied by 0.25	0.385625
= local affordability ratio to apply:	1.385625
Five years' worth of target before buffer applied, based on 2014 household projections, 2017 affordability ratio published April 2018	4,379
= Baseline annual target after application of local affordability factor and before buffer applied	876
Stage 3: Capping the increase	
The effect of the local affordability ratio is capped at a maximum of 1.4. As Braintree is currently under 1.4, this makes no change	
Stage 4: Application of the buffer The 2018 Housing Delivery Test results (published February 2019) have confirmed the buffer is currently 5%	
Annual target (876 + 5%)	920
5 year supply target (4,379 + 5%)	4,598

2 The supply

- 2.1 The revisions to the NPPF Practice Guidance also changed the approach to the assessment of deliverable supply, and the Council has reviewed the evidence of deliverability on the sites identified by the Council in the 5 year supply assessment 2018-2023.
- 2.2 Further guidance on the sort of evidence needed according to categories of sites and the context has been promised by the Government but is still outstanding.
- 2.3 Sites with detailed permission and small sites with outline permission (i.e. less than 10 dwellings) can be taken as deliverable unless there is evidence to the contrary – and if there are formal phasing restrictions these should be taken into account (this does not apply to any of the sites in the Braintree District 5 year supply).
- 2.4 For larger sites with outline permission, or allocated in adopted plans, information and clear evidence is needed that delivery of completions will start within the 5 year period. Such evidence can include current planning status, timescales and progress towards detailed permission. Information from developers about their sites is important in assessing deliverability.
- 2.5 Table 2 summarises the deliverable supply in Braintree District by planning status.

Table 2: Summary of 5 year supply 2018-2023 by planning status as at 1 April 2018	
As shown in 2018 Monitoring Report, February 2019:	
Sites under construction	1,360
Sites with full permission, development not yet started	629
Small sites with outline permission	66
Windfall allowance	225
Lapse/expiry allowance	-75
Other sites identified as at 1 April 2018: As reviewed against supporting evidence April 2019	
Large sites with outline permission as at 1 April 2018	2,174
Sites with Resolution to Grant as at 1 April 2018	231
Adopted Allocation, North West Braintree	200
Total projected supply, excluding communal accommodation	4,810

- 2.6 For sites with full permission and small sites with outline permission the supply is as detailed in the site trajectory in the 2018 Monitoring Report published in February 2019. Sites developed via Prior Approval process (e.g. conversion of offices or farm buildings via Prior Approval) are included within this category.
- 2.7 For larger sites without detailed permission - including sites with outline permission; sites with a Resolution to Grant subject to the signing of a Section 106 Agreement as at 1 April 2018; and the adopted Growth Location allocation at North West Braintree which is the subject of a current hybrid planning application – were reviewed against information and evidence of deliverability. This included contacting site developers and agents responsible for the sites; reviewing progress including progress towards the submission of planning applications, and a sense check of reviewing the forecast delivery against recent progress on sites.
- 2.8 Appendix 1 to this addendum summarises information on the sites reviewed (large outline permissions; sites with a Resolution to Grant permission; and the adopted allocation at North West Braintree). Appendix 2 provides more detailed supporting information and evidence on these sites.
- 2.9 The results of the review demonstrated that such sites are coming forward. Although the total expected supply from large outline sites appears substantial at 2,174, Table 3 summarises the current status of these sites:

Table 3:	
Deliverable supply 2018-2023 from large sites with outline permission as at 1 April 2018: Updated status	
Under construction	351
With detailed permission, not yet started	532
Resolution to Grant on detailed permission (in addition to the outline)	218
Full or Reserved Matters application pending consideration	572
Full or Reserved Matters application in preparation	461
Deliverable supply 2018-2023 from large sites with Resolution to Grant as at 1 April 2018: Updated status	
With outline permission, Full or Reserved Matters application in preparation to be submitted over next few months, developer on board, deliverable supply forecast provided (<i>Braintree Road Crossing, Countryside Properties, outline consent for 225 homes, deliverable supply by 2023 3 years at 50-60 dpa; and Bury Farm Hatfield Peverel, 46 homes, Bellway Homes, deliverable supply by 2023 46 homes</i>)	209
With outline consent, not yet with deliverable supply forecast from identified developer (<i>Hedingham Road Gosfield – 35 - and Morleys Road Earls Colne – 20</i>)	55

- 2.10 These were sites identified as at 1 April 2018 as expected to produce completions in the 5 year supply period 2018-2023: although additional sites have been identified through the development management process since 1 April 2018 and these sites are expected to add to supply before 2023, the Council will take such sites into account in the roll forward of the supply review to the period 2019-2024. These additional sites reflect the action the Council continues to take to increase supply.
- 2.11 The supply assessment includes an allowance for windfall sites, at 75 dwellings per year from Year 3 of the 5 year supply period; and an allowance for expiry of permissions at 15 dwellings per year over Years 1-5. The evidence supporting these allowances is detailed in the Monitoring Report.
- 2.12 As part of the review of evidence, the Council carried out an analysis of the lead time in recent developments on larger sites from the date of detailed permission to the timing of first delivery of completions. This analysis also examined delivery rates year by year from the date of detailed permission. This evidence is set out in Appendix 3 to this addendum. This demonstrates that lead times vary depending on the site. The longest lead time, at 24 months, was at Portway Place Halstead where existing old employment buildings on this brownfield site needed to be cleared before development could commence. It is more usual however for the lead time to be approximately 1 year, and there were several examples where construction commenced very soon after granting of detailed consent and completions started to be delivered well within the year, for example at the Lodge Farm site in Witham.
- 2.13 The review also demonstrated how on the larger sites such as Lodge Farm, more than one outlet can be operating at one time, and phases of development can come forward before earlier phases are completed. At Lodge Farm (Redrow Homes) and Forest Road (Bellway Homes), land with outline permission at 1 April 2018 was part of larger sites which were under construction, and these subsequent phases come forward without the lead time expectations that might be expected in the case of an outline permission site where development has not started.

3 Review of 2017 trajectory

- 3.1 Government guidance suggests that the Council should review the previous (2017) Monitoring Report trajectory to examine progress on sites. Appendix 4 compares the information in the 2017 trajectory for sites of 10 or more dwellings that would be in the 5 year supply with information on progress and a review of forecasts.
- 3.2 This demonstrates that whilst some sites have not come forward as quickly as forecast, others are coming forward more rapidly.

4 Communal accommodation

- 4.1 To this assessed supply should be added projected supply from communal accommodation, in accordance with Government Guidance. The publication of the Housing Delivery Test data now provides the ratio to be applied to this supply. The Council has included sites with detailed permission in this category.
- 4.2 For student accommodation a ratio of 2.5 is applied. For other communal accommodation a ratio of 1.8 is applied. There are no student communal accommodation developments identified in Braintree District. The total number of net additional rooms identified 2018-2023 is 105. After dividing by 58, this results in a net contribution to supply of 58. These permissions are listed in the schedule in Appendix 5.

4 The 5 year supply position: comparison of reviewed 2018-2023 target against reviewed 2018-2023 supply

- 4.1 Table 4 compares the reviewed target, as amended to reflect the 2018 local housing affordability ratio (published 28 March 2019) with the 2018-2023 projected deliverable supply, taking into account the reviewed evidence of deliverability (Table 2 and paragraph 3.2, above). This results in a **5.29 year supply**.

Annual average target	920
5 year supply target 2018-2023	4,598
Projected deliverable 5 year supply before communal accommodation taken into account	4,810
Projected contribution to deliverable 5 year supply from communal accommodation after application of ratio of 1.8 as per Housing Delivery Test specification	58
Total projected supply	4,868
Years supply	5.29
Projected surplus against target	270

Appendix 1 - Five Year Supply Housing Trajectory April 2018-March 2023
Large outline and without permission sites: Planning Status as at 31 March 2018

Local Plan Site reference	Planning Application reference	Planning Status	Name and address of site	2018/19	2019/20	2020/21	2021/22	2022/23	Total Identified Supply 2018-33	Total supply 2018-2023	Total identified supply post 2023	Correspondence from Developer / Agent / Land owner	Deliverability evidence as of when AMR was published (January 2019)	Deliverability Evidence update
With Outline Planning Permission, 10 dwellings or more														
BOCS 140	BTE/15/1458/OUT BTE/17/1973/FUL	Outline	Site at Rayne Lodge Farm, north of Rayne Road Braintree	5	60	50	12	0	127	127	0	Yes. 21.12.2018. Trajectory from developer forecast 22 in 2018/19, 50 in 2019/20, 50 in 2020/21 and 5 in 2021/22. BDC has adjusted this to take into account site progress at start April 2019 site check.	Developer Redrow Homes; full application granted 06.04.18 covers details of materials, limiting need for later discharge of conditions. Developer expected to progress development fairly quickly. Includes 38 affordable homes. Sales launched June 2018. 38 plots under construction at Dec 2018.	As at start of April 2019, site check showed 5 plots completed and 60 plots under construction.
BCBG 144	BTE/15/1366 BTE/18/613/REM	Outline	Carier Business Park East Street Braintree	0	0	50	24	0	74	74	0	Yes completed form returned by developer Dec 2018, confirmed completions will begin on site within 5 year supply period, and completion of sale of site to developer due shortly	Brownfield site, being cleared and coming forward. Current applications for discharge of conditions and reserved matters.	Reserved Matters approved 30.11.18. Variation of plans approved with new S106 signed 19.11.18. Updated information from developer received 8 April 2019 confirmed developer has now completed purchase of site; is tendering for the works, and envisages works will commence c. Sept 2019 with completion by March 2021.
GGHR 307	BTE/14/1580/OUT BTE/17/1665/REM	Outline	Phase 2 Land south of Oak Road Halstead	11	56	33	0	0	100	100	0	Yes. 04.12.2018. Forecast completions 18/19: 17, 19/20: 56, 20/21:27. BDC has adjusted this to take into account completions 2018/2019 from site check.	Developer David Wilson Homes; current Reserved Matters application for 100 homes; can be developed concurrently with Phase 1. As at Nov 2018, 23 plots under construction	Site check April 2019 found 11 plots completed and 25 plots under construction.
HASA 286	BTE/16/0802/OUT	Outline	Land at Greenways Balls Chase	0	0	0	0	0	14	0	14	No		Insufficient evidence of deliverability within 5 year supply period
GOSF 251	BTE/17/0610/OUT BTE/18/2007/FUL	Outline	Land South of The Limes Gosfield	0	0	5	14	0	19	19	0	Yes. 4.12.2018 from agent Strutt and Parker confirming no significant constraints and site now owned by Chelsteen Homes and full application submitted.	Developer Chelsteen Homes Ltd. Full application for 22 homes now submitted,	Full planning application BTE/18/2007/FUL pending consideration
GGHR 283 HASA 293	BTE/17/0575/OUT BTE/18/1749/FUL	Outline	Land east of Sudbury Road Halstead	0	33	62	62	61	218	218	0	Yes. 18.12.2018 Trajectory from developer. Subsequent revised trajectory provided by developer 6.2.2019.	Developer Bellway Homes. Outline was for up to 205 homes plus a care home site. Full application now submitted for 218 homes.	The full application on this site that has an extant outline consent has now had a resolution to grant subject to completion of a Section 106 Agreement. The site access is going in and the site is currently being marketed to potential homebuyers. Follow up information received in meeting with developer dated 6.02.2019; Forecast development 33 completions 2019/20; and 62 completions 2020/21, with remaining 123 homes subsequently. Includes 65 affordable homes.
HATF 608	BTE/16/2096/OUT BTE/19/0494/REM	Outline	Former Aria Dairy Site Hatfield Peverel	0	16	82	47	0	145	145	0	Yes. 18.12.2018 Trajectory from developer. Subsequent revised trajectory provided by developer 6.2.2019.	Developer Bellway Homes. Site cleared. Current discharge of conditions application, reserved matters submission in preparation.	Reserved Matters now submitted, BTE/19/00494/REM pending consideration. The site is now being marketed to potential homebuyers (Hatfield Grove). Follow up information received in meeting with developer dated 6.02.2019; Forecast development 16 completions 2019/20; and 82 completions 2020/21, with remaining 47 homes subsequently. Proposed development includes 58 affordable homes.

Five Year Supply Housing Trajectory April 2018-March 2023
Large outline and without permission sites: Planning Status as at 31 March 2018

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	BTE/16/0569/OUT	Outline	Land NE of Inworth Rd Feering	0	0	50	50	50	165	150	15	Yes. 05.02.2019 Trajectory from agent Savills acting on behalf of developer.	Developer Bloor Homes is preparing reserved matters application for submission.	06.02.2019 Agent Savills advised infrastructure to commence late summer 2019; with an anticipated build rate of 50 per year agent from 2020/21, would expect to have 150 completions by April 2023. Reserved Matters in preparation following pre application discussions and expected to be submitted late April/early May 2019.
KELV 335	BTE/17/0418/OUT	Outline	Station Field, Land west of Kelvedon Station Station Road (Monks Farm) Kelvedon	0	0	50	50	50	250	150	100	04.12.2018 Trajectory from agent Phase 2 Planning acting for developer advised 50 dpa from 2019/20.	Developer Cala Homes. As part of conditions of outline consent reserved matters will be submitted within 2 years of outline permission. Reserved matters application expected to be submitted shortly; current discharge of conditions application	Applications for Non material amendment and Variation of plans pending consideration; until determined, the Reserved Matters application is in abeyance. Council has adjusted the trajectory to reflect progress, deferring completions by 1 year.
RIV2H	BTE/15/0799 BTE/17/1092/FUL	Outline	Phase 2 NE Witham Growth Location, East of Forest Rd Rivenhall/Witham	0	21	87	55	0	163	163	0	Yes. 18.12.2018 and revised trajectory from developer 06.02.2019.	Full application 17/01092/FUL submitted for Phase 2 from developer Bellway Homes for 163 homes, granted 27.04.2018.	Follow up information received in meeting with developer dated 6.02.2019: Forecast development 21 completions 2019/20; 87 completions 2020/21, 55 completions post 2021. Includes 49 affordable homes. Planning application BTE/19/00138/FUL granted 4.4.2019 for temporary off site construction compound. Developer is constructing the Rivenhall Park site already with Phase 1 underway (222 total of which only 23 plots not yet started, 114 plots are completed and 85 plots are under construction, as at start April 2019).
SILV 389	BTE/15/0280/OUT BTE/18/1751/REM	Outline	Land off Western Road Silver End ("Meadow View")	0	25	51	51	51	350	178	172	Yes. 21.12.2018. Trajectory from developer	Reserved matters application expected 2018, developer Redrow Homes.	Reserved matters application for 350 homes BTE/18/1751/REM approved, Planning Committee. NHBC report for March 2019 shows the site as under construction, first 2 plots started 28 March 2019, and sales have launched. Construction of site access underway. Includes 40% of homes as affordable (140). Current construction by this developer at Lodge Farm showed 95 completions delivered within first year of which 15 were from Phase 1b which had outline.
SILV 386	BTE/16/1653 BTE/18/01172/VAR	Outline	Land east of Boars Tye Road Silver End	0	4	35	11	0	50	50	0	Yes. 28.02.2019 Trajectory from developer	Variation of plans agreed. Reserved matters application expected soon, developer Sanctuary Homes. Developer has confirmed forecast delivery.	Reserved matters application now submitted by developer, BTE/19/00634/REM. Includes 40% affordable homes, which are currently programmed to be delivered in the first phase.
RIDG 359	BTE/17/1325/OUT BTE/19/0635/FUL	Outline	SE side Ashen Rd, at junction with Tilbury Rd Ridgewell	0	0	0	8	8	16	16	0	Yes. 13.03.2019; agent forecast completion of the whole site in the first quarter of 2021.	Agent confirmed site sold to developer and full planning application was in preparation following pre app discussions (and approval of earlier outline application).	Full planning application now submitted; BTE/19/00635/FUL, Beacon Hill Homes, application for 18 dwellings.
GRBA 255A	BTE/15/1354/OUT BTE/18/0187/REM	Outline	Land off Braintree Road Great Bardfield (Bardfield Walk)	0	37	0	0	0	37	37	0	Yes. 3.12.2018, trajectory from developer.	Developer Croudace Homes; anticipated sales launch 2019. Reserved matters submitted and now approved post base date. Development forecast provided by developer Dec 2018.	As at beginning of April 2019, 28 of the 37 plots were under construction.

Five Year Supply Housing Trajectory April 2018-March 2023
Large outline and without permission sites: Planning Status as at 31 March 2018

Local Plan Site reference	Planning Application reference	Planning Status	Name and address of site	2018/19	2019/20	2020/21	2021/22	2022/23	Total Identified Supply 2018-33	Total supply 2018-2023	Total identified supply post 2023	Correspondence from Developer / Agent / Land owner	Deliverability evidence as of when AMR was published (January 2019)	Deliverability Evidence update
EAR 3	BTE/15/0934/OUT BTE/18/0371/REM	Outline	Land at Station Road Earls Colne	0	0	15	20	21	56	56	0	Yes. 4.12.2018 agent (Phase 2 Planning) forecast 40 in 2019/20 and 16 in 2020/21.	Reserved matters submitted, Cala Homes	Reserved matters application pending consideration. The Council has moderated the forecast supply from the agent. Nonetheless, given the average Cala Homes delivery rate nationally of 32, plus affordable housing (which in this location would be at 40%), with a capacity of 56 dwellings this site is fully deliverable within the 5 yr supply period.
EARC 225	BTE/15/1580/OUT	Outline	Land rear of Halstead Road Earls Colne	0	0	25	55	0	80	80	0	Yes. 17.12.2018. Agent Amec Foster Wheeler. BDC adjusted agent trajectory.	Reserved matters planned to be submitted 2019.	Council has put back completions by 1 year
WIS 10X	BTE/14/1528/OUT	Outline	Former Bowls Club And Land At Old Ivy Chimneys Hatfield Road Witham	0	0	0	12	0	12	12	0	No	BTE/16/1907 for 12 homes on land at New Ivy Chimneys part superseded this site by overlapping on 6 units on land NW of New Ivy Chimneys; capacity shown is remaining outline capacity.	Although the outline permission expired later in 2018, a full application for this site has been submitted and is pending consideration, developer St Giles Developments Ltd, application reference BTE/19/00109/FUL. The site is within the development boundary and is adjacent existing development. There are no known constraints. The developer is currently carrying out small developments on adjacent sites and it is anticipated that this site will come forward on completion of the adjacent work.
WIS 06	BTE/15/0430/OUT BTE/18/0884/REM BTE/18/1912/REM	Outline	Lodge Farm, South West Witham Growth Location, off Hatfield Road	15	90	90	90	90	659	375	284	Yes. 21.12.2018. BDC adjusted developer trajectory.	Developer Redrow Homes. Overall capacity 750 homes. Phase 1, 91 homes, under construction. Full plans being drawn up for Phase 1b (capacity 84) and Phase 2 (est capacity 49)	Twin outlet development. Council has now revised trajectory to take into account progress 2018/19. Phase 1a had full permission at 31.3.2018 and so is not included in this outline capacity. Currently Phase 1a (nearing completion, only 11 plots outstanding at April 2019) and Phase 1b (granted 4 Sept 2018) are both under construction. On the overall site, a total of 95 homes were completed in the year 2018/2019 of which 15 were from Phase 1b which had outline consent at April 2018. Phase 1B, 84 total as at April 2018 and with outline consent, had 67 plots under construction and 2 plots not started as at April 2019. Phase 2 now has detailed permission for 57 homes, granted 26 March 2019 - and sales have launched ("The Junipers"), and plans are being drawn up for submission of details for Phases 3 and 4 this year. Developer has advised sales strong, currently averaging 1.3 per week compared to more usual average of 1 per week. Affordable housing at 30% is in addition to sales.
WITN 426	BTE/15/1273 BTE/19/0026/FUL	Outline	Land north of Conrad Road Witham	0	0	21	67	36	150	124	26	Yes. 1.03.2019. Trajectory from developer.	Developer Sanctuary Homes.	Developer estimated trajectory as 21 in 2020/2021; 67 in 2021/2022; 36 in 2022/2023 and 26 in 2023/24 (after 5 year supply period) - and that the affordable homes are currently programmed to be delivered 2021/2022, hence the spike in completions. Full application pending consideration

Five Year Supply Housing Trajectory April 2018-March 2023
Large outline and without permission sites: Planning Status as at 31 March 2018

Local Plan Site reference	Planning Application reference	Planning Status	Name and address of site	2018/19	2019/20	2020/21	2021/22	2022/23	Total Identified Supply 2018-33	Total supply 2018-2023	Total identified supply post 2023	Correspondence from Developer / Agent / Land owner	Deliverability evidence as of when AMR was published (January 2019)	Deliverability Evidence update
WIS 09	BTE/12/1071	Outline	Land south of Maltings Lane Witham	0	0	0	10	30	63	40	23	Churchmanor Estates replied 4.12.2018	Remainder of new neighbourhood site, as shown in approved master plan. Site promoter Churchmanor Estates has confirmed completions will start on site before April 2023.; current discussions with LPA on proposed <u>mixed use development</u> .	
GREY 275	BTE/14/1254	Outline	Hunnable Industrial Estate Great Yeldham	0	16	44	0	0	60	60	0	Yes 4.12.2018. Trajectory from developer.	Developer Linden Homes owns site. Reserved matters and discharge of conditions now submitted; to be considered by Planning Committee 12 March 2019, recommended for approval.	Reserved Matters approved 4.4.2019. Conditions being discharged. Construction is expected to start Spring/Summer 2019.

Estimated supply from Sites with outline planning permission, 10 dwellings or more

31	358	750	638	397	2808	2174	634
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Adopted Plan Growth Location Sites, Without Planning Permission

BOS6H	BTE/15/1319	Without	Land West of Panfield Lane Braintree	0	0	30	70	100	600	200	400	Form returned 10.12.2018 forecasting 18/19: 0, 19/20: 0, 20/21: 25, 21/22: 100, 22/23: 100.	Hybrid planning application - Phase 1 full, 189; outline only for remaining 636.	The planning application is planned to be considered by Planning Committee Summer 2019. The Council has reduced forecast delivery by 25 to take into account Feb 2019 advice from agent Kevin Coleman agent as confirmed in meeting Feb 2019 with the two developers involved, Mersea Homes and Hill Residential.
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Estimated supply from Adopted Growth Location site, without planning permission

0	0	30	70	100	600	200	400
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Sites with Resolution to Approve subject to signing of Section 106 Agreement

GOSF 252 GOSF 253	BTE/17/1066/OUT	Without	Land West of Hedingham Road (Land to the north of Meadway) Gosfield	0	0	0	0	0	35	0	35	No. Original agent responded providig contact details for new agent but no response received to enquiry from new agent.		Resolution to grant subject to signing of S106, 28.11.2017. Subsequently decision granted 24.05.2018. Site has been marketed and is understood to have been sold or is "under offer" for development, but at present insufficient evidence of deliverability within the 5 year supply period.
HATF 630	BTE/17/0341/OUT	Without	Hatfield Bury Farm Bury Lane Hatfield Peverel	0	0	0	46	0	46	46	0	Yes. 18.12.2018 and 06.02.2019. Council has used the original trajectory provided by the developer (18.12.2018).	Approved in principle subject to signing of S106. Subsequently decision granted 18.04.2018. Developer Bellway Homes. Full application in preparation.	
CRESS 192 CRESS 193	BTE/16/2144/OUT	Without	Land adjacent to Braintree Road Cressing	0	0	55	55	55	225	165	60	Yes. 14.01.2019. Developer projects 50 – 60 units per year from the end of 2019	Developer Countryside Properties; outline application approved in principle 27.02.18 subject to signing of Section 106 Agreement; decision issued 18 Dec 2018	Reserved Matters expected to be submitted late April/early May 2019.
	BTE/17/1769/OUT	Without	Land East of Morleys Road Earls Colne	0	0	0	20	0	20	20	0	Yes. 17.12.2018. From the Hunt Property Trust. In line with agent trajectory.	Outline application approved in principle 13.02.18 subject to signing of S106 Agreement; decision issued 28.11.2018.	

Estimated supply from Sites subject of Resolution to Approve subject to signing of Section 106 Agreement

0	0	55	121	55	326	231	95
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Appendix 2 – Correspondence with Developers, Agents and Land Owners

Site	Name of Developer, Agent or Land Owner	Correspondence type	Date
Site at Rayne Lodge Farm, north of Rayne Road, Braintree	Redrow Homes	Form	21.12.2108
Former Carrier site, East Street, Braintree	Myriad Housing Ltd /CHP	Form	December 2018
Phase 2 Land south of Oak Road Halstead	David Wilson Homes	Form	04.12.2018
Land South of The Limes Gosfield	Strutt and Parker on behalf of Chelsteen Homes	Email	04.12.2018
Land east of Sudbury Road Halstead	Bellway Homes	Forms received 18.12.2018 Further Information received in meeting with developer 06.02.2019 (table)	18.12.2018 & 06.02.2019
Arla Dairy Site, Hatfield Peverel			
Forest Road, Witham			
Hatfield Bury Farm Bury Lane, Hatfield Peverel			
Land north East of Inworth Road	Savills acting on behalf of Bloor Homes	Email	05.02.2019
Station Field, Kelvedon	Phase 2 Planning acting for Cala Homes	Form	04.12.2018
Land off Western Road Silver End (Meadow View)	Redrow Homes	Form	21.12.2018
Land east of Boars Tye Road, Silver End	Sanctuary Homes	Email	28.02.2019
Ashen Road, Ridgewell	Arcady Architects (agent)	Email	13.03.2019
Land off Braintree Road, Great Bardfield	Croudace Homes	Form	03.12.2018
Land at Station Road, Earls Colne	Phase 2 Planning acting for Cala Homes	Form	04.12.0218

Site	Name of Developer, Agent or Land Owner	Correspondence type	Date
Land rear of Halstead Road, Earls Colne	Amec Foster Wheeler (agent)	Form	17.12.2018
Lodge Farm, South West Witham Growth Location, off Hatfield Road	Redrow Homes	Forms	21.12.2018
Land north of Conrad Road, Witham	Sanctuary Homes	Email	01.03.2019
Land south of Maltings Lane, Witham	Churchmanor Estates	Form	04.12.2018
Hunnable Industrial Estate, Great Yeldham	Linden Homes	Form	04.12.2018
Land West of Panfield Lane, Braintree	Phase 2 Planning & Development Ltd (agent) on behalf of Mersea Homes Ltd And Hills Residential Ltd	Form	10.12.2018
Land adjacent to Braintree Road, Cressing	Countryside Properties	Email	14.01.2019
Land East of Morleys Road, Earls Colne	The Hunt Property Trust	Email	17.12.2018

Please return forms by Friday 7th December 2018



Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to planningpolicy@braintree.gov.uk or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Chris Gatland
Position:	
Organisation:	
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 032 Rayne Gardens, Site at Rayne Lodge Farm, north of Rayne Road
Planning application reference(s):	BTE/15/1458/OUT BTE/17/1973/FUL

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	Now with full permission and under construction

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	Submitted and approved
Details of Discharge of conditions status: submitted	Conditions discharged
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	OFF RAYNE ROAD
Ground conditions/ contamination:	NO CONTAMINATION
Drainage (SUDS, flood prevention etc):	SUDS AND SWALES
Land ownership:	REDROW HOMES
Other constraints (describe), including market:	

Total/estimated total site capacity	127
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	127
Forecast completions Year 1: April 2018/March 2019	22
Forecast completions Year 2: April 2019/March 2020	50
Forecast completions Year 3: April 2020/March 2021	50
Forecast completions Year 4: April 2021/March 2022	5
Forecast completions Year 5: April 2022/March 2023	0

Other developer/site promoter/landowner comments	
(Internal use)	

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

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Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

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PART A Developer/Promoter Details

Contact Name:	Debbie Blacow
Position:	Development Officer - new Business
Organisation:	Myriad Housing Ltd /CHP
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 034 Former Carier Business Park East Street Braintree
Planning application reference(s):	BTE/15/1366 BTE/18/613/REM

Is the site:

Owned by Developer	<input type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input checked="" type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	Reserved matters approved

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	18/00613/REM
Details of Discharge of conditions status: submitted	Discharge of conditions submitted
Information on Constraints: Actions needed before completions can be achieved	Land completion from land owner, knotweed removal
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	Exchanged, completion of land due shortly
Other constraints (describe), including market:	

Total/estimated total site capacity	74
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	74
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	
Forecast completions Year 3: April 2020/March 2021	
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	
(Internal use)	

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Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Ray Houghton
Position:	HEAD OF PLANNING
Organisation:	David Wilson Homes Eastern Counties/Barratt Homes
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 035 St Andrews Gate Phase 2 Land south of Oak Road Halstead
Planning application reference(s):	BTE/14/1580 BTE/17/1665

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	YES
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	Now with full permission and under construction

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	
Details of Discharge of conditions status: submitted	Conditions now discharged
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	
Other constraints (describe), including market:	

Total/estimated total site capacity	100
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	100
Forecast completions Year 1: April 2018/March 2019	17
Forecast completions Year 2: April 2019/March 2020	56
Forecast completions Year 3: April 2020/March 2021	27
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	
(Internal use)	

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From: [Carpenter, Kathy](#)
To: [Laura Dudley-Smith](#)
Subject: RE: Request for information forecast development Land south of The Limes Gosfield
Date: 04 December 2018 10:02:00

Many thanks for your help, I think I can take it from here.

Best wishes,
Kathy

From: Laura Dudley-Smith
Sent: 03 December 2018 17:35
To: Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>
Cc: James Firth
Subject: RE: Request for information forecast development Land south of The Limes Gosfield

Dear Kathryn,

The land at Gosfield is no longer owned by Marden Homes Ltd. We are now acting on the site on behalf of it's new owner, Chelsteen Homes. The contact there is Bill Poulton.

A revised planning application has been submitted to BDC for consideration. There are no significant issues that have been identified however that should present delay to delivery should the revised application be determined favourably.

Please let me know if you would like us to complete a revised form in this regard.

Laura

Laura Dudley-Smith
Strutt & Parker

From: Carpenter, Kathy [<mailto:kathy.carpenter@braintree.gov.uk>]
Sent: 30 November 2018 17:38
To: Laura Dudley-Smith
Subject: Request for information forecast development Land south of The Limes Gosfield
Importance: High

Dear Laura,

Please see the attached file. Braintree District Council needs to check information the anticipated timing of completions on the above site, as part of work on checking the deliverable housing land supply in the District. Our records show that you were the contact for the development; could you please advise on the site or provide contact details for someone who can confirm?

Kind regards,

Kathryn Carpenter
Senior Planning Officer

Please return forms by Friday 7th December 2018



Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Steve Read
Position:	Divisional Development & Planning Manager
Organisation:	Bellway Homes Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 38 Land east of Sudbury Road Halstead
Planning application reference(s):	BTE/17/0705

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	Full application submitted for 218 homes BTE/18/01749, agent jennifer.carroll@struttandparker.com


Site Progress cont.. HALSTEAD



Full/reserved matters status: approved, applied for, when planned to be submitted	Submitted FULL APPLICATION SUBMITTED
Details of Discharge of conditions status: submitted	Submitted November 2018; Building Regs Intial Notice (NHBC) submitted
Information on Constraints: Actions needed before completions can be achieved	PLANNING APPROVAL AND COMMENCEMENT OF BUILD.
Access/transport:	ACCESS POINTS AGREED AT OUTLINE APPROVAL
Ground conditions/ contamination:	FARM LAND NO CONTAMINATION EXPECTED.
Drainage (SUDS, flood prevention etc):	APPLICATION WITH FULL PLANNING SUBMISSION
Land ownership:	BELLWAY HOMES.
Other constraints (describe), including market:	N/A.

Total/estimated total site capacity	205 OUTLINE
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	205
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	20
Forecast completions Year 3: April 2020/March 2021	70
Forecast completions Year 4: April 2021/March 2022	70
Forecast completions Year 5: April 2022/March 2023	58

218 FULL APPLICATION

Other developer/site promoter/landowner comments	
(Internal use)	Outline permission for 205 also included site for a care home; whereas this is omitted from the full application for 218 - i.e. supply may exceed the 205 indicated as at March 2018

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

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Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Steve Read
Position:	Divisional Development and Planning Manager
Organisation:	Bellway Homes
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 039 Former Arla Dairy Site Bury Lane/Station Road Hatfield Peverel
Planning application reference(s):	BTE/16/2096

Is the site:

Owned by Developer	<input type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input checked="" type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	YES
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	SUBJECT TO R.M. APPLICATION DISCUSSIONS U/WAY/.

Site Progress cont.. ARLA FOODS



Full/reserved matters status: approved, applied for, when planned to be submitted	OUTLINE APPROVAL / SECTION 73 R.M. APPLICATION BEING DISCUSSED.
Details of Discharge of conditions status: submitted	PRE RM CONDITIONS BEING SUBMITTED.
Information on Constraints: Actions needed before completions can be achieved	R.M. APPROVAL.
Access/transport:	VIA STATION ROAD - SUBJECT TO CURRENT SECTION 73.
Ground conditions/ contamination:	COVERED HARD/CONC
Drainage (SUDS, flood prevention etc):	APPLICATION WITH R.M.
Land ownership:	T.B.C.
Other constraints (describe), including market:	N/A.

Total/estimated total site capacity	145	OUTLINE
Dwellings built as at 31 March 2018	0	
Outstanding capacity as at 31 March 2018	145	✓
Forecast completions Year 1: April 2018/March 2019	0	
Forecast completions Year 2: April 2019/March 2020	0	
Forecast completions Year 3: April 2020/March 2021	80	
Forecast completions Year 4: April 2021/March 2022	65	
Forecast completions Year 5: April 2022/March 2023	-	

Other developer/site promoter/landowner comments	
(Internal use)	

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Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:

Bellway Homes - Steve Read.

Position:

Divisional Development and Planning Manager

Organisation:

Bellway Homes

E-mail Address:

Telephone Number:

PART B Site Details (please use separate form for each site)

Site Address/Location:

Phase 2 Rivenhall Park Forest Road Witham

Planning application reference(s):

BTE/15/0799 BTE/17/1092

Is the site:

Owned by Developer

Site Actively being marketed

Sale to developer under negotiation

Site not actively being marketed

PART C Site Progress

Will Housing completions begin on site before April 2023?

YES

Planning Status at 31 March 2018:

Outline planning permission

Update on Planning Status:

Now with full planning permission for 163 homes, Building Regs Initial Notice submitted

Site Progress cont..

FOREST ROAD - PH 2



Full/reserved matters status: approved, applied for, when planned to be submitted	Approved R.M.
Details of Discharge of conditions status: submitted	CONDITIONS TO BE RELEASED.
Information on Constraints: Actions needed before completions can be achieved	CLEAR CONDITIONS.
Access/transport:	APPROVED VIA PHASE 1
Ground conditions/ contamination:	FARM LAND / GOLF COURSES
Drainage (SUDS, flood prevention etc):	YES
Land ownership:	T. B. C
Other constraints (describe), including market:	N/A.

Total/estimated total site capacity	163	R.M.
Dwellings built as at 31 March 2018	0	
Outstanding capacity as at 31 March 2018	163	
Forecast completions Year 1: April 2018/March 2019	0	
Forecast completions Year 2: April 2019/March 2020	0	
Forecast completions Year 3: April 2020/March 2021	80	
Forecast completions Year 4: April 2021/March 2022	83	
Forecast completions Year 5: April 2022/March 2023	—	

Other developer/site promoter/landowner comments	
(Internal use)	

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Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to planningpolicy@braintree.gov.uk or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Steve Read
Position:	Divisional Development and Planning Manager
Organisation:	Bellway Homes
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 054 Hatfield Bury Farm Bury Lane Hatfield Peverel
Planning application reference(s):	BTE/17/00341/OUT

Is the site:

Owned by Developer	<input type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input checked="" type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	YES - SUBJECT TO LAND DEAL AND FULL APPLICATION.
Planning Status at 31 March 2018:	Outline application approved in principle 29.08.17 subject to signing of S106 Agreement
Update on Planning Status:	Outline planning permission granted 18.04.2018

Site Progress cont..

BURT FARM



Full/reserved matters status: approved, applied for, when planned to be submitted	CURRENT OUTLINE 46 UNITS.
Details of Discharge of conditions status: submitted	NONE
Information on Constraints: Actions needed before completions can be achieved	FULL APPLICATION OR R.M.
Access/transport:	VIA EXISTING ENTRANCE
Ground conditions/ contamination:	T.B.A.
Drainage (SUDS, flood prevention etc):	T.B.A.
Land ownership:	T.B.C.
Other constraints (describe), including market:	N/A.

Total/estimated total site capacity	46 OUTLINE.
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	46
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	0
Forecast completions Year 3: April 2020/March 2021	0
Forecast completions Year 4: April 2021/March 2022	46 (50)
Forecast completions Year 5: April 2022/March 2023	-

Other developer/site promoter/landowner comments	
(Internal use)	

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Braintree District Council - Bellway sites

Site	Number of units	Number of HA units	Yearly breakdown				forward
			2017/2018	2018/2019	2019/2020	2020/2021	
Approved Planning							
Central Piling	103	31	57	46			
Forest Road, Phase 1	222	67	71	93	58		
Forest Road, Phase 2	163	49			21	87	55
Mill Lane, Cressing	118	35		19	65	34	
Current	606	182	128	158	144	121	55
4 in Construction		30.03%					

Current applications

Sudbury Road, Halstead	218	65			33	62	123
Riverview (Gimsons)	78	23			33	45	
Rickstones Road	58	17			15	43	
3 Current Application							

Future applications

Arla Food, Hatfield Peveral	145	58			16	82	47
Bury Farm, Hatfield Peveral	50	18				16	34
Earls Colne	90	36				54	36
Bakers Lane	300	90				TBC	TBC
N E Witham - Phase 4	350	105				TBC	TBC
Current + Future applications	1289	412					

From: [Wilde, Mathew](#)
To: [Carpenter, Kathy](#)
Subject: FW: 18/60196/PREAPP Land north East of Inworth Road
Date: 05 February 2019 14:23:41
Attachments: [image001.gif](#)

FYI

Kind Regards,

Mathew Wilde

Senior Planner – Development Management

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2512 | www.braintree.gov.uk | ✉ mawil@braintree.gov.uk

From: Catherine Williams **Sent:** 05 February 2019 2:21 PM
To: Wilde, Mathew <Mathew.Wilde@braintree.gov.uk>
Subject: RE: 18/60196/PREAPP Land north East of Inworth Road

Mathew,

In terms of start on site:

- Infrastructure to commence late summer 2019
- With an anticipated build rate of 50 per year we would expect to have 150 completions by April 2023.

Regards,

Catherine Williams BA(Hons) MA MRTPI
Associate Director
Planning

Savills, 33 Margaret Street, London, W1G 0JD
Tel

Email

Website : www.savills.co.uk



Before printing, think about the environment

From: Wilde, Mathew [<mailto:Mathew.Wilde@braintree.gov.uk>]
Sent: 28 January 2019 9:59 AM
To: Catherine Williams
Subject: 18/60196/PREAPP Land north East of Inworth Road

Hi Catherine,

Thank you for our meeting on Friday. I have asked Lee to go through the boundary treatment plan with me this week so I will provide comments on this shortly.

In terms of the coloured block plan, please may I have an electronic copy of this?

I have also been asked if I could get some confirmation in writing from you in respect to timescales for the REM submission? And when roughly will works commence?

Could you also please give an indication if possible please?:

- If the site will start to produce completions before April 2023
- View of expected development rates - how many of the 165 are expected to be completed by April 2023?

Many thanks in advance for your help.

Kind Regards,

Mathew Wilde

Senior Planner – Development Management

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Matthew Wood, agent Phase 2 Planning and Development
Position:	Principal Planner
Organisation:	CALA Homes (North Home Counties) Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Station Field, Land W of Kelvedon Station Station Rd (Monks Farm) Kelvedon
Planning application reference(s):	Site 041 BTE/17/0418

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes,subject to RM approval
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	RM to be submitted early 2019

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	RM to be submitted early 2019
Details of Discharge of conditions status: submitted	Condition submissions to be made early 2019
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	Access approved at outline stage.
Ground conditions/ contamination:	Agricultural land.
Drainage (SUDS, flood prevention etc):	SUDS system to be included within Reserved Matters application.
Land ownership:	CALA Group
Other constraints (describe), including market:	

Total/estimated total site capacity	250
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	250
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	50
Forecast completions Year 3: April 2020/March 2021	50
Forecast completions Year 4: April 2021/March 2022	50
Forecast completions Year 5: April 2022/March 2023	50

Other developer/site promoter/landowner comments	
(Internal use)	As condition of the outline permission dated October 2017, reserved matters application for first phase must be submitted by October 2019 (i.e. within 2 years)

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Chris Gatland
Position:	
Organisation:	Redrow Homes
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 043 Meadow View, Land off Western Road Silver End
Planning application reference(s):	BTE/15/0280

Is the site:

Owned by Developer Site Actively being marketed

Sale to developer under negotiation Site not actively being marketed

PART C Site Progress

Will Housing completions begin on site before April 2023?	
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	Reserved matters and discharge of conditions submitted, Building Regs Initial Notice submitted; access approved

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	Submitted
Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	OFF WESTERN ROAD
Ground conditions/ contamination:	NO CONTAMINATION
Drainage (SUDS, flood prevention etc):	SUDS AND SWALES
Land ownership:	REDROW HOMES
Other constraints (describe), including market:	

Total/estimated total site capacity	350
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	350
Forecast completions Year 1: April 2018/March 2019	25
Forecast completions Year 2: April 2019/March 2020	51
Forecast completions Year 3: April 2020/March 2021	51
Forecast completions Year 4: April 2021/March 2022	51
Forecast completions Year 5: April 2022/March 2023	51

Other developer/site promoter/landowner comments	
(Internal use)	

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From: [Conan Farningham](#)
To: [Havers, Timothy](#)
Cc: [Carpenter, Kathy](#); [Alice Patchett](#)
Subject: RE: Silver End
Date: 28 February 2019 15:07:23
Attachments: [image001.png](#)

Afternoon Tim,

Thanks for your email, I would comment as follows:

- We are ready to submit – we are just waiting for the decision notice to ensure it is not lost in the system.
- We would hope to be complete and off site by April 2023
- Completions are assumed as follows but these will likely change following appointment of a contractor and also the decision date:

April 2019/March 2020: 4
April 2020/March 2021: 35
April 2021/March 2022: 11
April 2022/March 2023 0

Please be advised that we are currently programming the S106 units to be delivered in the first Phase.

Regards,

Conan

Conan Farningham
Head of Land and Planning

Sanctuary Group

Office: 02088261598



From: Havers, Timothy [mailto:timothy.havers@braintree.gov.uk]
Sent: 28 February 2019 14:54
To: Conan Farningham
Cc: Carpenter, Kathy
Subject: Silver End

Conan,

I'm aware that you are chasing Chris for the DN for the above. I have also chased – he is interviewing all day today so may not be able to respond today.

I would be grateful if you could provide a short email setting out the answers to the below. This is to assist with our Planning Policy Team's assessment of the deliverability timescales for your Silver End site.

- When do you plan to submit the full planning application?
- Will the site start to produce completions before April 2023?
- How many completions are they planning for in the years:

April 2019/March 2020:
April 2020/March 2021:
April 2021/March 2022:
April 2022/March 2023

Many Thanks

Tim

Tim Havers MRTPI

Principal Planner

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From: [Heather Organ](#)
To: [Carpenter, Kathy](#)
Subject: RE: Development site at land at Ashen Road Ridgewell
Date: 13 March 2019 15:13:14
Attachments: [~WRD000.jpg](#)
[image001.png](#)

Dear Kathryn,

We intend to be in a position to submit an application for planning shortly - in late March or early April 2019. Assuming we are successful I would anticipate completion of the whole site in the first quarter of 2021 based on our clients current aspirations.

I am unable to provide the name of the developer at this time but I trust the above information answers your main queries.

Kind Regards,
Heather.

Heather Organ BSc Architecture

Heather



From: Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>
Sent: 13 March 2019 11:51
To: Heather Organ <[REDACTED]>
Subject: Development site at land at Ashen Road Ridgewell
Importance: High

Dear Heather Organ,

We spoke on the telephone recently, when I was enquiring about whether this above site is coming forward for development in the next few years, as you acted as agent for a Mr J Williams in a 2018 pre application, following the sale of the site by the landowner to a developer. The site currently has the benefit of an extant outline permission and is shown as a draft allocation in the emerging Draft Braintree District Local Plan. You kindly provided me with a verbal response, confirming that the site is now owned by a developer, and that a detailed planning application is being drawn up for submission (in 2019?) following on from the pre-application consideration.

Could I please ask if you could provide this confirmation in writing for us – by e-mail response would be fine? If possible, as well as confirming whether the site is expected to start to produce completions by April 2023, any information would be helpful if available on expected estimated timescales for submission of the planning application, start on site, and expected number of dwellings by year –
April 2019/March 2020 (I assume that will be 0)

April 2020/March 2021
April 2021/March 2022, and
April 2022/March 2023.

If you are able to confirm the name of the developer that would also be helpful.

Kind regards,

Kathryn Carpenter

Senior Planning Officer

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Christopher Evans
Position:	Architect
Organisation:	Croudace Homes Ltd.
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 045 Land off Braintree Road Great Bardfield
Planning application reference(s):	BTE/15/1354/OUT BTE/18/0187/REM

Is the site:

Owned by Developer Site Actively being marketed

Sale to developer under negotiation Site not actively being marketed

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes - site under construction
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	Site now under construction, conditions discharged.

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	Approved
Details of Discharge of conditions status: submitted	Discharged
Information on Constraints: Actions needed before completions can be achieved	N/A
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	
Other constraints (describe), including market:	

Total/estimated total site capacity	37
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	37
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	37
Forecast completions Year 3: April 2020/March 2021	
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	
(Internal use)	

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Matthew Wood agent Phase 2 Planning and Development
Position:	Principal Planner
Organisation:	CALA Homes (North Home Counties) Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 046 Land at Station Road Earls Colne
Planning application reference(s):	BTE/15/0934 18/02004/REM

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes, construction due to begin early 2019 subject to RM approval
Planning Status at 31 March 2018:	RM submitted
Update on Planning Status:	RM due to be heard at Planning Committee in Jan/Feb 2019

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	RM submitted Feb 2018
Details of Discharge of conditions status: submitted	All relevant condition submissions made and small number yet to be approved
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	Access approved as part of outline consent and S278 works underway.
Ground conditions/ contamination:	No contamination present.
Drainage (SUDS, flood prevention etc):	Attenuation basin incorporated into RM submission.
Land ownership:	Developer owned
Other constraints (describe), including market:	

Total/estimated total site capacity	56
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	56
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	40
Forecast completions Year 3: April 2020/March 2021	16
Forecast completions Year 4: April 2021/March 2022	0
Forecast completions Year 5: April 2022/March 2023	0

Other developer/site promoter/landowner comments	
(Internal use)	

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Please return forms by Friday 7th December 2018

Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Stuart Williamson agent Amec Foster Wheeler
Position:	
Organisation:	The Hunt Property Trust
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Land rear of Halstead Road Earls Colne
Planning application reference(s):	BTE/15/1580

Is the site:

Owned by Developer

Site Actively
being marketed

Sale to developer
under negotiation

Site not actively
being marketed

PART C Site Progress

Will Housing completions begin on site before April 2023?	YES
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	JULY 2019
Details of Discharge of conditions status: submitted	NONE TO DATE
Information on Constraints: Actions needed before completions can be achieved	NONE BEYOND USUAL
Access/transport:	(Access Reserved i.e approved)
Ground conditions/ contamination:	Further investigations per outline
Drainage (SUDS, flood prevention etc):	" " "
Land ownership:	-
Other constraints (describe), including market:	-

Total/estimated total site capacity	80
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	80
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	25
Forecast completions Year 3: April 2020/March 2021	55
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	
(Internal use)	

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Chris Gatland
Position:	
Organisation:	Redrow Homes Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 018 Phase 1B Lodge Farm Hatfield Road
Planning application reference(s):	BTE/15/0430/OUT BTE/18/00884/REM

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	Reserved matters application submitted 16 May 2018
Full/reserved matters status: approved, applied for, when planned to be submitted	

Site Progress cont..

Details of Discharge of conditions status: submitted	Conditions discharged post March 2018, site now under co	
Information on Constraints: Actions needed before completions can be achieved		
Access/transport:	Access off the B1389	
Ground conditions/ contamination:	No remediation required Predominantly cohesive	
Drainage (SUDS, flood prevention etc):	SUDS and Swales - 1 in 100 year event and 30% for climate change	
Land ownership:	Redrow Homes	
Other constraints (describe), including market:		
Total/estimated total site capacity	84	
Dwellings built as at 31 March 2018	0	
Outstanding capacity as at 31 March 2018	84	
Forecast completions Year 1: April 2018/March 2019	0	
Forecast completions Year 2: April 2019/March 2020	30	
Forecast completions Year 3: April 2020/March 2021	54	
Forecast completions Year 4: April 2021/March 2022	0	
Forecast completions Year 5: April 2022/March 2023	0	
Other developer/site promoter/landowner comments		
(Internal use)		

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Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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PART A Developer/Promoter Details

Contact Name:	Chris Gatland
Position:	
Organisation:	Redrow Homes Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 019 Phase 2 Lodge Farm Witham
Planning application reference(s):	BTE/15/0430/OUT BTE/18/01912/REM

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	Reserved matters application submitted 24 Oct 2018;
Full/reserved matters status: approved, applied for, when planned to be submitted	

Site Progress cont..

Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	Access off the B1389
Ground conditions/ contamination:	No remediation required Predominantly cohesive
Drainage (SUDS, flood prevention etc):	SUDS and Swales - 1 in 100 year events and 30% for climate change
Land ownership:	Redrow Homes
Other constraints (describe), including market:	
Total/estimated total site capacity	57
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	57
Forecast completions Year 1: April 2018/March 2019	11
Forecast completions Year 2: April 2019/March 2020	46
Forecast completions Year 3: April 2020/March 2021	0
Forecast completions Year 4: April 2021/March 2022	0
Forecast completions Year 5: April 2022/March 2023	0
Other developer/site promoter/landowner comments	
(Internal use)	

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PART A Developer/Promoter Details

Contact Name:	Chris Gatland
Position:	
Organisation:	Redrow Homes
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 020 Phases 3, 4 and 5 Lodge Farm Hatfield Road
Planning application reference(s):	BTE/15/0430/OUT

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	
Full/reserved matters status: approved, applied for, when planned to be submitted	

Site Progress cont..

Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	Access of the B1384
Ground conditions/ contamination:	No remediation required Predominantly cohesive
Drainage (SUDS, flood prevention etc):	SUDS and Swales - 1 in 100 year event and 30% after climate change
Land ownership:	Redrow Homes
Other constraints (describe), including market:	
Total/estimated total site capacity	518
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	518
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	45
Forecast completions Year 3: April 2020/March 2021	80
Forecast completions Year 4: April 2021/March 2022	90
Forecast completions Year 5: April 2022/March 2023	90
Other developer/site promoter/landowner comments	
(Internal use)	Potential capacity based on outline of up to 750, minus Phases 1 a(91) 1b (84) and 2 (57), would be a residual 518, but is this still a realistic estimate of residual site capacity?

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From: [Conan Farningham](#)
To: [Carpenter, Kathy](#)
Cc: [Havers, Timothy](#); [Banks, Natalie](#); [Alice Patchett](#)
Subject: Silver End/Conrad Rd
Date: 01 March 2019 11:00:51
Attachments: [image001.png](#)
[image002.jpg](#)

Morning,

I would advise the following for Conrad Road, Witham (Southfields):

- . We have submitted the application and awaiting for further timescales etc
- . Yes, this scheme along with Silver End are key to delivering our Homes England Programme and overall targets
- . Completions are assumed as follows but these will likely change following appointment of a contractor and also the decision date:

April 2019/March 2020: 0
April 2020/March 2021: 21
April 2021/March 2022: 67
April 2022/March 2023: 36
April 2023/March 2024: 26

Please be advised that we are currently programming the S106 units to be delivered April 21/22 hence the spike in completions.

Regards,

Conan

Conan Farningham
Head of Land and Planning

Sanctuary Group

Office: 02088261598

Email:



From: Carpenter, Kathy [mailto:kathy.carpenter@braintree.gov.uk]
Sent: 28 February 2019 15:44
To: Conan Farningham
Subject: RE: Silver End
Importance: High

Dear Conan – thank you very much for your prompt response. Could I please ask, are you able to provide me with the equivalent information in respect of Conrad Road Witham, which I believe you know as Southfields?

Kind regards,
Kathy Carpenter

Kathryn Carpenter
Senior Planning Officer
Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB
☎ 01376 552525 Ext. 2564 | www.braintree.gov.uk | ✉ kathy.carpenter@braintree.gov.uk

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PART A Developer/Promoter Details

Contact Name:	Stephen M Clark
Position:	Chief Executive
Organisation:	Churchmanor Estates plc
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 050 Land south of Maltings Lane Witham
Planning application reference(s):	BTE/12/1071

Is the site:

Owned by Developer Site Actively being marketed

Sale to developer under negotiation Site not actively being marketed

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	See below

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	
Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	
Other constraints (describe), including market:	Need a mini Masterplan to deal with housing/neighbourhood shops and public open space

Total/estimated total site capacity	268
Dwellings built as at 31 March 2018	205
Outstanding capacity as at 31 March 2018	63
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	
Forecast completions Year 3: April 2020/March 2021	
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	Current discussions with LPA case officer Neil Jones to combine this application with the provision of Neighbourhood Shops
(Internal use)	Discussions with LPA taking place on proposed mixed use development on remaining, final phase of largely completed strategic site (Land south of Maltings Lane)

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PART A Developer/Promoter Details

Contact Name:	Hannah Short
Position:	Planning and Design Co-ordinator
Organisation:	Linden Homes
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 051 Former Hunnable site Toppesfield Road Great Yeldham
Planning application reference(s):	BTE/14/1254 18/01475/REM

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	Reserved matters application submitted, and discharge of conditions

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	Submitted
Details of Discharge of conditions status: submitted	Submitted
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	Access via Market Grove to be be constructed, technical approval required from Essex County Council before works can commence on access.
Ground conditions/ contamination:	Contamination present in ground, remediation to be carried out and validation report to be approved by Braintree DC.
Drainage (SUDS, flood prevention etc):	Surface Water drainage strategy (outline condition 5) to be discharged by Braintree DC.
Land ownership:	None
Other constraints (describe), including market:	None

Total/estimated total site capacity	60
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	60
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	16
Forecast completions Year 3: April 2020/March 2021	44
Forecast completions Year 4: April 2021/March 2022	0
Forecast completions Year 5: April 2022/March 2023	0

Other developer/site promoter/landowner comments	n/a
(Internal use)	

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PART A Developer/Promoter Details

Contact Name:	Kevin Coleman, agent Phase 2 Planning & Development Ltd
Position:	Mersea Homes Ltd And Hills Residential Ltd
Organisation:	
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 52 Land West of Panfield Lane Braintree
Planning application reference(s):	BTE/15/1319

Is the site:

Owned by Developer	<input type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input checked="" type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Without permission; adopted Local Plan Allocation, hybrid application for: 411 homes outline; plus 189 homes full
Update on Planning Status:	Planning application planned to be put before Planning Committee Spring 2019

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	Hybrid application submitted
Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	
Other constraints (describe), including market:	

Total/estimated total site capacity	600
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	600
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	0
Forecast completions Year 3: April 2020/March 2021	25
Forecast completions Year 4: April 2021/March 2022	100
Forecast completions Year 5: April 2022/March 2023	100

Other developer/site promoter/landowner comments	Assumed programme is for infrastructure start on site before the end of 2019, residential development starting in 2020 on the hybrid/detailed element, with 25 completions second half of 2020, followed by approx. 100 per annum thereafter. Assuming of course that we actually get planning permission 1st half of 2019.
(Internal use)	

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From: [Emma Woods](#)
To: [Carpenter, Kathy](#)
Cc: [Jones, Neil](#); [Massow, Alan](#); [Goodings, Emma](#)
Subject: RE: Request for confirmation of expected housebuilding on Countryside sites within 5 year supply
Date: 14 January 2019 11:14:38
Attachments: [image002.jpg](#)
[119011411143200611.png](#)

Good morning Kathy,

For Meadow Rise, the previous figures should still stand, although you may wish to roll the 6 from 2018/19 into the following period if this is an end of March cut off (ie – 45 in 2019/20; 70 in 2020/21; 90 in 2021/22 and 10 in 2022/23).

For Braintree Road we are hoping to start on site at the end of 2019 – subject to planning; and would therefore anticipate delivery of 50 – 60 units per year once on site, so the previous figures look about right.

Does that help?

Kind regards

Emma

Emma Woods MSc MRTPI
Senior Planning Manager
Housebuilding (East)
Countryside Properties

cid:image001.png@01D42276.B64D46B0



From: Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>
Sent: 14 January 2019 09:25
To: Emma Woods
Cc: Jones, Neil <neil.jones@braintree.gov.uk>; Massow, Alan <alan.massow@braintree.gov.uk>; Goodings, Emma <emma.goodings@braintree.gov.uk>
Subject: [EXTERNAL] Request for confirmation of expected housebuilding on Countryside sites within 5 year supply
Importance: High

This message originated from outside Countryside Properties

Dear Emma –

I am seeking confirmation from Countryside Properties on the forecast supply from two sites that Countryside have, that are included in the March 2018 5 year supply assessment 2018-

2023. I e-mailed Countryside in December but have not had a reply, and Neil suggested that you could help me on this.

The two sites are Meadow Rise London Road Braintree, and Braintree Road Cressing.

Meadow Rise Braintree is of course under construction with new homes actively being marketed. I assume it is safe to take it that there will be completions before 2023. I had used forecasts previously supplied by Countryside, 6 dwellings 2018/19; 39 in 2019/20; 70 in 2020/21; 90 in 2021/22 and 10 in 2022/23.

Braintree Road Cressing is a site that in the context of the revised Planning Practice Guidance etc I really need confirmation on as this is a site subject of an outline planning application which was approved subject to a Section 106 signing as at March 2018. I understand from Neil that the Section 106 has recently been signed. Can you please confirm for me:

- a. if you believe that that completions will begin on site before 2023
- b. the expected rate of completions.

Based on information previously supplied by Countryside, I have forecast 166 completions on this site by March 2023; 39 in 2020/21; 55 in 2021/22 and 72 in 2022/23.

Many thanks for your assistance on this,

Kathryn Carpenter

Senior Planning Officer

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2564 | www.braintree.gov.uk | ✉ kathy.carpenter@braintree.gov.uk

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From: [William Lee](#)
To: [Carpenter, Kathy](#)
Subject: Request for information on forecast development
Date: 17 December 2018 14:35:14
Attachments: [CCF_000039.pdf](#)
Importance: High

Dear Kathy

Apologies for not coming back to you sooner, but please find the attached.

I am also handling the adjoining Morleys Rd site that has just obtained s106 sign off.

The replies would be exactly the same, except I would target 20 units in the year from April 2020.

Yours sincerely

William Lee MA FRICS

Principal
GREENHUNT

St James's
London SW1Y 6LX

Appendix 3 - Lead time and delivery rates in recent large sites in Braintree District As at end March/Start April 2019

Site	Developer	Brownfield or Greenfield	Date of detailed permission	Site capacity	Date of first plot commencement	Date of first plot completions	Lead time (months) from date of detailed permission to completions starting	No. of completions within 1 year of detailed permission	No. of completions between 1 and 2 years of detailed permission	No. of completions between 2 and 3 years of detailed permission	Notes
Bakers Lane London Road Black Notley	Crest Strategic	Greenfield	17-Jan-17	96	Jan-17	Oct-17	10	28	45	11	83 plots completed as at March 2019; 11 under construction; Year 3 = 2.5 months only
Portway Place Halstead	Bellway Homes	Greenfield	25-Apr-16	103	Oct-16	Apr-18	24	0	57	28	Former employment site had to first be demolished and cleared, following permission
Monks Road Earls Colne	Crest Nicholson	Greenfield	22-May-17	50	Sep-18	Mar-19	22	0	1		As at March 2019 1 completed and 45 under construction; Year 2 = 10 months only
Phase 1 Oak Road Halstead	Bloor Homes	Greenfield	25-Jan-18	183	Apr-18	Oct-18	9	21	18		39 plots now completed and 60 under construction; Year 2 = 2 months only
Phase 2 Oak Road Halstead	David Wilson Homes	Greenfield	11-May-18	100	May-18	Feb-19	9	11			41 plots under construction. Year 1 = 11 months only
Meadow Rise Pods Brook Braintree	Countryside Properties	Greenfield	10-Oct-17	215	Jun-18			0	0		45 plots under construction. Year 2 = 6 months only
Phase 1 Forest Road NE Witham	Bellway Homes	Greenfield	14-Jul-16	222	Sep-16	Oct-17	15	0	78	36	Currently 114 completed and 85 under construction. Year 3 = 9.5 months.
Avondale Mill Lane Cressing	Bellway Homes	Greenfield	10-Jan-18	118	Apr-18	Jan-19	12	11	8		Currently 19 completed and 37 plots under construction, within 15 months of permission. Year 2 = 2.5 months only.
Phase 1a Lodge Farm Witham	Redrow Homes	Greenfield	18-Sep-17	91	Sep-17	Jun-18	9	23	57		Overall site total, of which this is 1 phase, is 750, of which 95 were completed in the monitoring year April 2018/2019. On Phase 1A currently 80 completed and 6 under construction. Year 2 = 6 months only
Phase 1b Lodge Farm Witham	Redrow Homes	Greenfield	04-Sep-18	84	Sep-18	Mar-19	7	15			Currently 67 plots under construction. Year 1 = 7 months only.
Land West of Boars Tye Road Silver End	Keepmoat Homes	Greenfield	28-Dec-17	59	Mar-18	Dec-18	12	17	23		Currently 40 plots completed and 19 under construction. Year 2 = 3 months only.
Rayne Gardens Braintree	Redrow Homes	Greenfield	06-Apr-18	127	May-18	Feb-19	11	5			Currently 60 plots under construction, by end of Year 1.
Land off Braintree Road Great Bardfield	Croudace Homes	Greenfield	08-Jun-18	37	Nov-18						Currently 28 plots under construction. Year 1 = 10 months only.
Constance Close Witham	Bloor Homes	Greenfield	Mar-13	94	Jun-13	Apr-14	13	0	62	32	
Land south of Mill Hill Braintree	Bellway Homes	Greenfield	11-Jun-14	74	Jan-15	Aug-15	14	0	47	27	
WJC Hospital site Braintree	Croudace Homes	Brownfield	Aug-13	29	Feb-14	Nov-14	15	0	29		Buuildings had first to be demolished and site cleared.

Appendix 4: Review of March 2017 housing trajectory schedule against progress/change, taking into account current (April 2019) evidence

Planning application reference	Planning Status	Name and address of site	2017 Monitoring Report position	2018 Review and Update
BTE/16/0315	Full	157 Coggeshall Road and land to rear (Ushers Meadow) Braintree	Full permission for 12 dwellings and was under construction at 1 April 2017, all 12 forecast to be completed 2017/2018. Developer Chelsteen Homes.	12 dwellings completed 2017/2018 as forecast
BTE/15/1530	Full	The Old Police Station Fairfield Road Braintree	Full permission for 14 dwellings and was under construction, part completed at 1 April 2017. Remaining 7 dwellings of total of 14, 7 completed 2016/17; outstanding 7 forecast to be completed 2017/18. Developer Chignal Properties Limited.	7 dwellings completed 2017/2018 as forecast
BTE/15/1596	Full	Crossman House Station Approach Braintree	Development of 21 flats, under construction at 1 April 2017 and forecast to be completed 2017/2018. Developer Colne Housing Society Ltd.	21 dwellings completed as forecast.
BTE/15/0872	Full	Garage block off Mersea Way, Chelmer Road Braintree	Revelopment of garage court to provide 12 houses, under construction at 1 April 2017 and forecast to be completed 2017/2018. Developer Greenfields Community Housing.	12 dwellings completed as forecast.
BTE/12/1344	Full	Blandford House site 7 London Road Braintree	Development of 14 dwellings from conversion of Blandford House to 10 apartments and erection of 4 houses. 4 houses completed and conversion forecast to be completed 2017/2018.	Development has temporarily stalled; it is understood that the owner has recently died.
BTE/16/0605	Full	Land at Bakers Lane and London Road Black Notley	Development of 96 dwellings, under construction, forecast first completions 2017/18 (40) and 56 forecast 2018/19. Developer Crest Nicholson Eastern	Detailed permission granted January 2017 and construction commenced January 2017. 35 dwellings completed at 1 April 2018. Site check April 2019 identified 83 completed, 11 under construction, 2 plots not yet started. So only 13 plots outstanding at April 2019 of which 11 were under construction.
BTE/14/0171 BTE/15/0328 BTE/16/1577	Full	Balls Chase/Tidings Hill, Ozier Field and Stanstead Road Halstead	Large development being developed incrementally over long period by local developer. 34 plots outstanding; site under construction. 4 completions forecast 2017/18 and further 4 in 2018/19.	1 plot completed 2017/2018, but then 12 plots completed 2018/2019; development now ahead of 2017 tra.
BTE/15/1312	Full	Portway Place, Central Park site Colchester Road Halstead	Redevelopment of employment site to provide 103 homes. 34 completions forecast 2017/18 followed by 69 the following year. Developer Bellway Homes.	57 plots completed 2017/18, more than forecast. Site check April 2019 identified 85 completed (i.e.28 completed 2018/19), 15 under construction, no plots not started. Development is expected to be completed by April 2020.
BTE/15/0962	Full	Land at St Andrews Road Hatfield Peverel	Redevelopment of homes with net gain, demolitions took place earlier, site under construction, 25 new build completions forecast 2017/2018. Developer Greenfields Community Housing.	25 dwellings completed as forecast.
BTE/13/00416	Full	Earl's Garden (Premdor site) Station Road Sible Hedingham	Redevelopment of factory site to 193 dwellings; site under construction and part completed. Completion of remaining 51 dwellings forecast 2017/2018. Developer Bloor Homes.	51 dwellings completed as forecast.
BTE/13/0005/COUPA BTE/16/0418	Full	Units 1 and 2 Tey Grove Gt Domseys Farm Domsey Chase Feering	Conversion of former offices to 11 homes via Prior Approval process, under construction. 11 completions forecast 2017/2018. Local developer Kingsland Property Co Ltd.	Site remains under construction; completion forecast 2017/2018. Completion certificate issued 4 Dec 2018.
BTE/14/1559	Full	Land at 31-45 Church Road Kelvedon	Redevelopment of homes with net gain, demolitions took place earlier, site under construction, 18 new build completions forecast 2017/2018. Developer Greenfields Community Housing.	18 dwellings completed as forecast.
BTE/14/1558	Full	Land at 14-18 Thorne Road and 1-15 Croft Road Kelvedon	Redevelopment of homes with net gain, demolitions took place earlier, site under construction, 15 new build completions forecast 2017/2018. Developer Greenfields Community Housing.	3 completions 2017/2018 and remaining 12 completed 2018/2019.

Appendix 4: Review of March 2017 housing trajectory schedule against progress/change, taking into account current (April 2019) evidence

Planning application reference	Planning Status	Name and address of site	2017 Monitoring Report position	2018 Review and Update
BTE/14/1556	Full	Land at 29-43 Thorne Road Kelvedon	Redevelopment of homes with net gain, demolitions took place earlier, site under construction, 13 new build in total of which 2 completed 2016/17. 11 new build completions forecast 2017/2018. Developer Greenfields Community Housing.	11 dwellings completed as forecast.
BTE/14/1557	Full	Land at 20-42 Church Road Kelvedon	Redevelopment of homes with net gain, demolitions took place earlier, site under construction, 18 new build completions forecast 2017/2018. Developer Greenfields Community Housing.	The 18 dwellings were completed April 2018.
BTE/15/0799	Full	Phase 1 NE Witham Growth Location, East of Forest Road	Development of 222 homes under a hybrid permission for 370 in total, of which Phase 1 (the 222) had detailed consent. 50 completions forecast 2017/2018, and 50 for following year. Developer Bellway Homes.	71 plots completed 2017/18, more than forecast. Site check April 2019 identified 114 completed (i.e. 43 completed 2018/2019), 85 under construction, 23 plots not yet started. As at April 2019, development remains ahead of forecast in 2017 trajectory, 114 having been completed over the 2 years compared to forecast 100.
BTE/15/0237	Full	Land adj Coach House Way Witham	Development of 11 homes on brownfield town centre site, site under construction. 11 completions forecast 2018/2019. Developer Aedis Homes.	11 dwellings completed 2017/2018, ahead of forecast.
BTE/14/1644	Full	Plots 12-31, Phase 2, The Spinney, Former Forest Road Community Hall site Witham	Redevelopment of former community hall site to 31 dwellings, site under construction and Phase 1 (11 dwellings) completed, 20 completions forecast 2017/2018. Developer Greenfields Community Housing.	20 dwellings completed as forecast.
BTE/16/0982/COUPA	Full	Cullen Mill 49 Braintree Road. Block D Witham	Conversion of former offices to 16 homes via Prior Approval process, under construction. 16 completions forecast 2017/2018. Developer Eden Homes	16 dwellings completed as forecast.
BTE/15/0903	Full	Former Health Clinic site Coggeshall Road Braintree	Redevelopment of former health clinic site to 14 dwellings, site with full permission, not yet under construction at April 2017. 14 completions forecast 2018/2019. Developer APC London.	14 dwellings completed as forecast.
BTE/15/1584	Full	Polly's Field, Land at Church Lane Bocking (sheltered housing)	Development of 100 sheltered apartments, site with full permission, not yet under construction at April 2017. 100 completions forecast 2019/2020. Developer Abbeyfield Braintree & Bocking Society Ltd	Development put back 1 year to 2020/2021. Developer advised that the contractor is in place and has done preliminary work, and the site is "oven ready"
BTE/16/0271	Full	Land rear of 49-57 Church Lane Braintree	Reserved Matters permission for net supply of 15 dwellings, forecast supply 6 dwellings 2019/2020 and 9 in 2020/2021.	The consent expired in May 2018 and the site was not included in the 2018 5 year deliverable supply as there was insufficient evidence of deliverability. Following pre-application discussions in Summer 2018, a new full planning application, for a net supply of 15 dwellings, was submitted in October 2018 and is the subject of a Resolution to Grant subject to signing of a Section 106 Agreement, BTE/18/1917/FUL, Planning Committee 26 February 2019. As such the site is not included in the Council's 5 year supply 2018-2023, base date 1 April 2018, but is expected to be considered for possible inclusion in a future review on the basis of the new permission.
BTE/16/0211	Full	Cox's Yard, Land north of Rayne Road, south of Bunyan Road Braintree	Full permission not yet started. Development of 11 dwellings, net supply 10. Forecast supply 10 completions in 2018/2019. Developer George Cox (Braintree) Ltd	The site has not come forward as quickly as anticipated because revised plans were submitted by the developer in July 2018 and permitted 5.3.2019, increasing the net capacity to 12 (BTE/18/01273/FUL). 2018 Review projects completions in 2020/2021

Appendix 4: Review of March 2017 housing trajectory schedule against progress/change, taking into account current (April 2019) evidence

Planning application reference	Planning Status	Name and address of site	2017 Monitoring Report position	2018 Review and Update
BTE/14/0676	Full	Oak View Lodge, Land at Leywood Close Braintree	14 sheltered apartments, full permission, not yet started. Forecast supply 14 completions 2018/2019. Developer Cassek Limited.	The site has not come forward as quickly as anticipated although the Approved Building Inspector has advised that development has started. 2018 Review projects 14 completions in 2021/2022.
BTE/16/1452	Full	81-83 High Street Braintree	Conversion of PH to form 10 flats, full permission not yet under construction. Forecast 10 completions in 2019/2020. Developer Litten Tree Development Ltd	Construction commenced 1.2.2018. Revised plans BTE/18/00986/FUL 10 units, granted 20.12.2018, regularising amendments. Delivery forecast unchanged.
BTE/14/1115	Full	The Rose and Crown PH site Masfield Road Braintree	14 dwellings, not yet started, completions forecast for 2018/2019. Developer Whitewood Rose And Crown Development Limited.	Permission expired 15.12.2017. Agent and developer unaware, sought to discharge conditions. LPA advised agent of position, new application submitted for 14 dwellings, BTE/18/00195/FUL, pending consideration (problems include inadequate provision of information on SUDS), and a revised application BTE/19/00265/FUL which is currently invalid as form incomplete. The site is not currently included in the 5 year supply.
BTE/15/1321	Full	Riverside site St John's Avenue Braintree	48 flats, full permission not yet under construction, forecast 48 completions 2019/2020. Developer Parkland Developments Riverside Ltd.	Development is under construction; deliuvry forecast unchanged.
BTE/15/1372	Full	Land between A120 and Tey Road Coggeshall	Full permission not yet started. Development of 11 dwellings. Forecast supply 11 completions in 2018/2019. Developer	Revisedplans submitted for 9 bungalows, BTE/18/01673/FUL, pending consideration, revised version of this application submitted March 2019. Development forecast revised to 9 completions in 2020/2021.
BTE/15/1457	Full	Land East of Cherry Tree Rise Halstead	Full permission for 20 dwellings granted to local developer George Tanner (Shalford) Ltd, not started. Forecast development 20 dwellings over 2019/2020-2021/22 starting with 5 completions in 2019/2020.	Site sold to Greenfields Community Housing who have submitted two planning applications seeking approval of revised plans, both refused. Development forecast put back, revised to 10 completions 2021/2022, and 10 in 2022/2023.
BTE/15/1498	Full	Grangewood Centre 10-12 High Street Kelvedon	Redevelopment of centre to 25 dwellings. Full permission, not started. Forecast 25 completions in 2019/2020. Developer Sanzen Investments Limited.	Site under construction. Development forecast unchanged.
BTE/15/1392	Full	Car park at Sheepcotes Lane Silver End	Development of 15 dwellings, forecast 15 completion 2018/2019; full permission, not started.	Site sold to new developer and currently under construction, developer now Stemar Group Ltd, completions put back to 2019/2020.
BTE/16/2198/COUPA	Full	East of England Strategic Health Authority Offices 8 Collingwood Road Witham (Lime Tree Place)	Was full, not started; conversion of offices to 61 dwellings via Prior Approval process; forecast 61 completions 2020/2021. Applicant NHS Property Services.	February 2018 revised Prior Approval BTE/17/02315/COUPA for conversion to 98 dwellings;now under construction, completion of 98 dwellings planned for Spring 2019, on which basis completions brought forward and increased to 98 in 2019/2020. Developer Inspired Asset Management.
BTE/14/1116 BTE/17/0528	Outline	Former Garage site at Falkland Court/Land north of Edinburgh Gardens Braintree	Outline permission for 14 dwellings, forecast completion 2018/2019.	Reserved Matters approved 26.04.2017, 14 completion 2017/2018, ahead of 2017 forecast. Local developer Dimora Homes.
BTE/15/1458	Outline	Site at Rayne Lodge Farm, north of Rayne Road Braintree	Outline permission for up to 136 dwellings, forecast completion 15 in 2018/2019 then 30 dpa.	Full application for 127 homes approved 6.4.2018. Site now under construction, 5 completions 2018/2019 and 59 plots under construction. Developer Redrow Homes. Site completion forecast by 2021/2022 at higher delivery rate than in 2017 trajectory, 127 dwellings within the 5 year supply period.
BTE/14/1580	Outline	Land south of Oak Road Halstead	Outline permission for 292 dwellings. Forecast dwelling completions start with 25 in 2018/2019 and then continue at 50 dpa, 175 completions forecast over 5 years.	Site now under construction: Phase 1 developer Bloor Homes 183 dwellings , completions started 20018/19 with 39 completions and 60 plots under construction; Phase 2 David Wilson Homes 100 homes, completions started 2018/19 with 11 completions and 41 under construction. Overall, Phases 1 and 2 50 completions 2018/2019 compared with 25 in 2017 forecast, and 101 plots under construction April 2019; development accelerated from 2017 trajectory forecast. Now forecast for overall site (2 developers) 283 completions by 2022; 50 achieved in first year 2018/2019; then 70 in 2019/2020; 90 in 2020/2021 and 73 in 2021/2022

Appendix 4: Review of March 2017 housing trajectory schedule against progress/change, taking into account current (April 2019) evidence

Planning application reference	Planning Status	Name and address of site	2017 Monitoring Report position	2018 Review and Update
BTE/14/0688	Outline	Rockways site Station Road Sible Hedingham	Brownfield site; former industrial site. Outline permission for 38 dwellings, forecast delivery 10 in 2018/2019 and 28 in 2019/2028. Developer was originally St Giles Developments Ltd.	Site sold to affordable housing developer and now under construction, all 38 plots under construction and forecast to be completed 2019/2020. Developer Myriad Housing Limited.
BTE/15/1004	Outline	Land West of Boars Tye Road Silver End	Outline permission for 55 dwellings, forecast delivery 55 in 2019/2020.	Delivery brought forward. Site under construction, 40 completions 2018/2019, remaining 19 plots under construction and forecast to be completed 2019/2020. Developer Keepmoat Homes.
BTE/15/0280	Outline	Land off Western Road Silver End	Outline permission for up to 350 dwellings, forecast delivery starting 2019/2020 with 50 completions followed by 60 dpa, site completing 2025.	Site acquired by Redrow Homes, Reserved Matters approved, construction started 2019, Forecast delivery now starts with 25 in 2019/2020, followed by 51 dpa, following updated delivery forecast from developer.
BTE/15/1354	Outline	Land off Braintree Road Great Bardfield	Outline permission for 37 dwellings, forecast delivery 10 in 2019/2020 and 27 in 2020/2021.	Now under construction, 28 plots under construction at April 2019, 37 completions forecast 2019/2020. Delivery forecast accelerated in light of progress on site. Developer Croudace Homes.
BTE/15/0934	Outline	Land at Station Road Earls Colne	Outline permission for 56 dwellings, forecast delivery 15 in 2019/2020; 20 in 2020/2021, and 21 in 2021/2022.	Site acquired by Cala Homes, Reserved Matters for 56 dwellings submitted and to be considered at Planning Committee 23.04.2019, recommended for approval, Forecast delivery now set back 1 year, starts with 15 in 2020/2021.
BTE/14/1528	Outline	Former Bowls Club And Land At Old Ivy Chimneys Hatfield Road Witham	Outline permission for 18 dwellings, forecast delivery 11 dwellings in 2019/20 and 7 in 2020/2021. Developer St Giles Developments Ltd.	4 dwellings being developed on part of site under separate permission for part of site (BTE/BTE/14/1529 conversion of Old Ivy Chimneys under construction and forecast delivery 2019/2020); full application for 19 dwellings refused and appeal dismissed, no affordable housing provision. New full application now submitted for 13 dwellings on remaining part of site (former bowling green) and pending consideration, BTE/19/00109/FUL, forecast completions in 2021/2022.
BTE/15/0430	Outline	South West Witham Growth Location, off Hatfield Road	Outline permission for 750 homes. Reserved Matters for first Phase, 1B, 91 dwellings, submitted. Forecast delivery at 50 dpa starting 2018/2019. Developer Redrow Homes.	Twin outlet development. Council has now revised trajectory to take into account progress 2018/19. Phases 1A (91) and 1B (84) are under construction. Phase 1A is now nearing completion, only 11 plots outstanding at April 2019. Phase 1B (Reserved Matters granted 4 Sept 2018) delivered 15 completions 2018/2019 and 67 plots were under construction at April 2019.. On the overall site, a total of 95 homes were completed in the year 2018/2019. Phase 2 now has detailed permission for 57 homes, granted 26 March 2019 - and sales have launched ("The Junipers"). The developer has advised that he is keen to start work on Phase 2 and bring forward Phases 3 and 4 to maintain supply to meet demand as demand is strong. Plans are being drawn up for submission of details for Phases 3 and 4 by Summer 2019 -capacity expected to be c. 300+ dwellings on Phases 3 and 4. Developer has advised sales strong, currently averaging 1.3 per week compared to more usual average of 1 per week. Affordable housing at 30% is in addition to sales. Delivery is much higher than in 2017 forecast and is forecast to continue at 90 dpa.

Appendix 4: Review of March 2017 housing trajectory schedule against progress/change, taking into account current (April 2019) evidence

Planning application reference	Planning Status	Name and address of site	2017 Monitoring Report position	2018 Review and Update
BTE/12/1071	Outline	Land south of Maltings Lane Witham	Developer/Site promoter Churchmanor Estates. This is the remaining residential phase from the overall Maltings Lane site (1,027 dwellings completed). Forecast delivery 63 dwellings starting with 30 in 2020/2021	Reserved Matters for this final phase not yet submitted; revised forecast 10 dwellings in 2020/21 and 30 in 2021/22.
BTE/14/1254	Outline	Hunnable Industrial Estate Great Yeldham	Brownfield site with outline permission for up to 60 homes. Forecast supply 8 dwellings 2020/2021 followed by 15 dpa.	Reserved Matters approved 4.4.2019. Conditions being discharged. Construction is expected to start Spring/Summer 2019. Revised forecast with information from developer now 16 in 2019/2020 and 44 in 2020/2021. Developer Linden Homes.
BOS6 BOS8 BTE/15/1319	Without	Land West of Panfield Lane Braintree (NW Braintree Growth Location)	Greenfield adopted allocation for mixed use Growth Location. Two developers - Mersea Homes and Hills Residential. Hybrid application for 600 dwellings in total of which 208 was full application. Forecast delivery 50 in 2019/2020 followed by 90 dpa.	Following extensive negotiations, the dwelling capacity has increased from 600 to 825 of which 189 is a full application. Application expected to be considered by Planning Committee Summer 2019. Delivery forecast set back 1 year, now starting at 30 in 2020/2021 followed by 70 in 2021/2022 and 100 in 2022/2023.
BTE/15/1366	Without	Carier Business Park East Street Braintree	Brownfield site, subject of outline planning application, 74 homes. Without permission. Resolution to Approve subject to signing of Section 106 Agreement. Forecast delivery starting 2019/2020, 14; 2020/2021 40; 2021/2022 20.	Reserved Matters approved 30.11.18. Variation of plans approved with new S106 signed 19.11.18. Updated information from developer received 8 April 2019 confirmed developer has now completed purchase of site; is tendering for the works, and envisages works will commence c. Sept 2019 with completion of site by March 2021, earlier than previous forecast. Developer Myriad Housing Ltd.
GNBN 264 BTE/15/1193	Without	Land between London Road, Pods Brook and A120 Braintree	Developer Countryside Properties. Outline planning application for 215 homes subject of Resolution to Approve subject to signing of Section 106 Agreement. Forecast delivery starting 2021/2022, 25 homes, as advised in appraisal by Peter Brett Associates Dec 2016 (LPA considered this forecast was pessimistic).	Site now under construction, 45 plots under construction at April 2019. Forecast delivery now brought forward to 45 in 2019/2020, 70 in 2020/2021, 90 in 2021/22 and 10 in 2022/2023.
BTE/16/0397	Without	Land east of Mill Lane Cressing	Outline planning application for 118 homes subject of Resolution to Approve subject to signing of Section 106 Agreement. Forecast delivery starting 2019/2020, 18 homes, and then 50 dpa.	Reserved Matters granted January 2019 and site now under construction. 19 dwellings completed 2018/19 and 37 plots under construction at April 2019. Delivery accelerated from 2017 forecast; 65 completions now forecast 2019/20 and remaining 34 in 2020/2021. Developer Bellway Homes.
BTE/15/1580	Without	Land rear of Halstead Road Earls Colne	Outline planning application for 56 homes subject of Resolution to Approve subject to signing of Section 106 Agreement. Forecast delivery starting 2018/2019, 15 homes, and then 30 dpa.	Reserved Matters plans in preparation, expected to be submitted 2019. Forecast completions put back to 25 in 2020/21 followed by 55 in 2021/22.
BTE/16/1475	Without	Land off Monks Road Earls Colne	Full planning application for 50 homes subject of Resolution to Approve subject to signing of Section 106 Agreement. Forecast delivery starting 2018/2019, 20 homes, and then 30 in 2019/20.	Site now under construction, 37 plots under construction at April 2019. Forecast delivery now set back to start in 2019/2020. Developer Crest Nicholson Eastern
BTE/15/1273/OUT	Without	Land north of Conrad Road Witham	Outline planning application for 150 homes subject of Resolution to Approve subject to signing of Section 106 Agreement. Forecast delivery starting 20 in 2020/2021, and then 40 dpa.	Site now purchased by Sanctuary Housing and full planning application pending consideration. Developer has estimated trajectory as 21 in 2020/2021; 67 in 2021/2022; 36 in 2022/2023 and 26 in 2023/24 (after 5 year supply period) - and that the affordable homes are currently programmed to be delivered 2021/2022, hence the spike in completions.

Appendix 5: Communal residential accommodation

Planning Application reference	Planning Status	Name and address of site	2018/19	2019/20	2020/21	2021/22	2022/23	Total Identified Supply 2018-2023	contribution to Housing Delivery after application of ratio of 1.8	Notes
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Elderly persons

BTE/15/1186	Full permission, not yet started	Willowmead Nursing Home Wickham Bishops Road Hatfield Peverel			25			25	14	Demolition of existing 62 bed care home and erection of new 87 bed care home, net increase of 25 rooms, granted May 2016. Building Regulations Initial Notice submitted. Current discharge of Conditions application.
BTE/11/0532	Now Completed, 2018/2019	Riverdale Care Home Land adjacent 63 Duggers Lane Braintree	32					32	18	Specialist dementia care, by condition; opened Summer 2018.
BTE/14/1626	Now Completed, 2018/2019	37 Cross Road Witham	1					1	1	Completed April 2018; additional room in care home
BTE/14/1013	Under construction	Former Dairy Crest Depot Site 195 Coggeshall Road Braintree					45	45	25	Permission was for demolition of buildings and erection of care home. Demolition now taken place, site cleared pre-development and conditions discharged 2018

Subtotal, elderly persons care 33 0 25 0 45 103 57

Learning disabilities

BTE/16/1804	Now Completed, 2018/2019	Rascasse Sheepcotes Lane Silver End	1					1	1	Completed April 2018. 1 additional room for people with learning disabilities.
BTE/16/1644	Full permission, not yet started	Massenet Wickham Bishops Road Hatfield Peverel		1				1	1	Change of use from C3b (supported housing) to C2 care home & self contained 1 bed annexe; no. of rooms/ occupants increases by 1 to 7 & so needs to be reclassified. Original PA was ELD, BTE/15/093 for use as community home by 6 adults with learning disability, change took place 2015/16 from 1 dwg C3 to C3b.

Subtotal, learning disabilities 1 1 0 0 0 2 1

		Total change in C2 rooms	34	1	25	0	45	105	58	
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