



**LOCAL PLAN** | **Monitoring Report** 1 April 2020 - 31  
March 2021

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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.

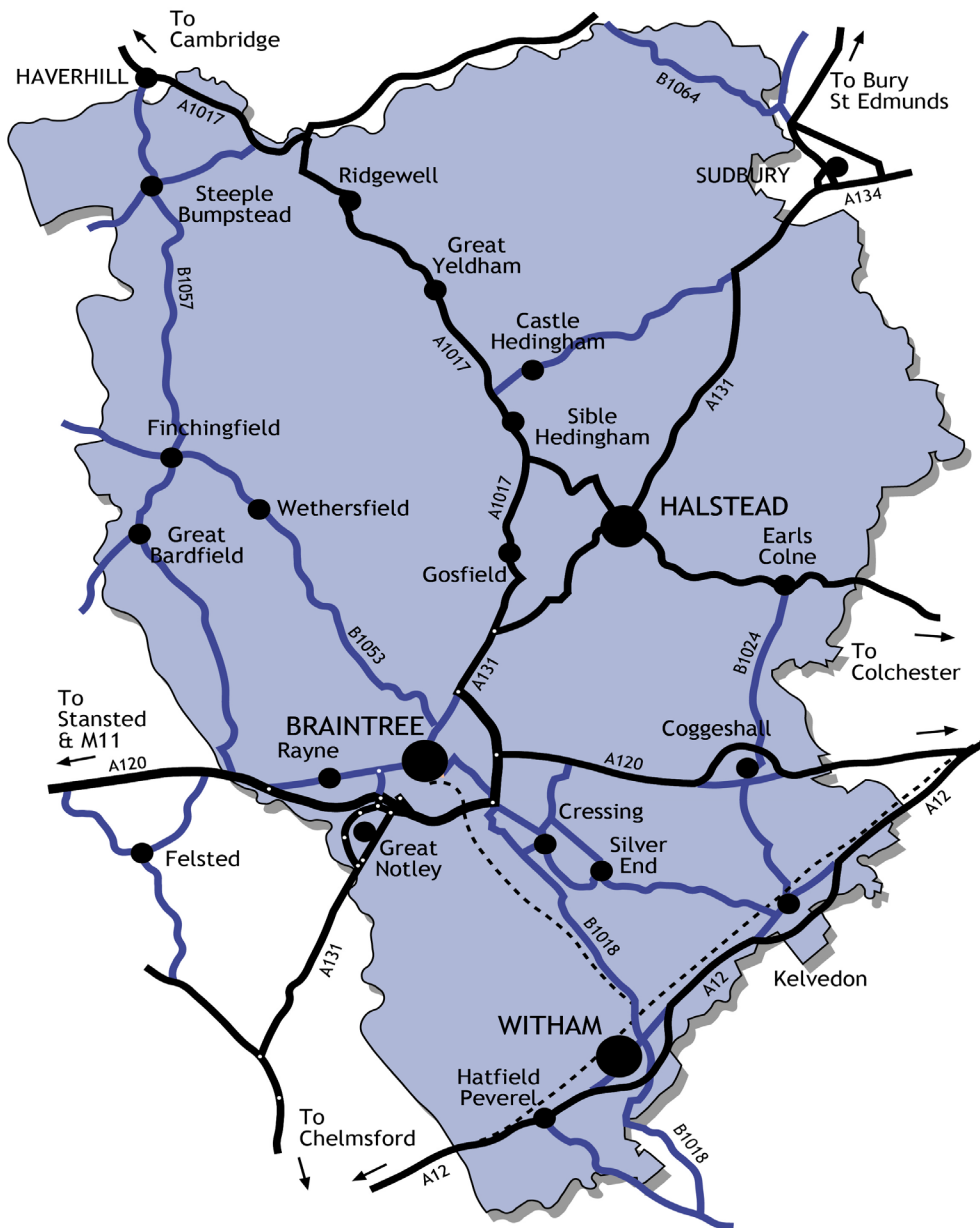
This report monitors between the period of 1 April 2020 to 31 March 2021, however more up to date information has been provided on occasion where relevant or useful

If you have any queries relating to this monitoring report, please contact the Planning Policy team on email [planningpolicy@braintree.gov.uk](mailto: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](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 2021.

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

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

## Profile of the District: Population Count and Broad Age Group

The estimated population of the District reached 153,091 in mid-2020. The table below indicates the age structure by broad age group.

<b>Table 1: Population of Braintree District mid-2020</b>		
	<b>Number</b>	<b>As proportion of total</b>
Total persons Braintree District	153,091	100%
Persons aged 0 - 4	8,457	5.52
Persons aged 5 - 19	27,203	17.77
Persons aged 20 - 44	43,442	28.38
Persons aged 45 – 64	42,493	27.76
Persons aged 65 and over	31,496	20.57

*Source: Office for National Statistics (ONS), mid-2020 population estimates, published 2021*

The estimated population by District Ward as at mid-2020 is set out in Table 2.

<b>Table 2: Population of Braintree District Wards, mid 2020</b>	
Ward Name	All Ages
Bocking Blackwater	9,708
Bocking North	5,272
Bocking South	6,645
Braintree Central & Beckers Green	10,156
Braintree South	6,995
Braintree West	5,905
Bumpstead	2,781
Coggeshall	6,045
Gosfield & Greenstead Green	2,270
Great Notley & Black Notley	10,032
Halstead St Andrew's	6,215
Halstead Trinity	6,553
Hatfield Peverel & Terling	5,816
Hedingham	6,002
Kelvedon & Feering	5,682
Rayne	2,921
Silver End & Cressing	6,742
Stour Valley North	2,904
Stour Valley South	2,911
The Colnes	5,814
Three Fields	5,916
Witham Central	6,466
Witham North	7,098
Witham South	6,529
Witham West	6,920
Yeldham	2,793
<b>Braintree and Bocking total</b>	<b>44,681</b>
<b>Halstead total</b>	<b>12,768</b>
<b>Witham total</b>	<b>27,013</b>

Source: Office for National Statistics (ONS), mid-2020 population estimates, published 2021

## District population change

Table 3 below illustrates estimated population change year on year between 2002/03 and 2019/20, according to the Office for National Statistics mid-year population estimates.

In the year 2019/20, the population was estimated to have increased to 153,091.

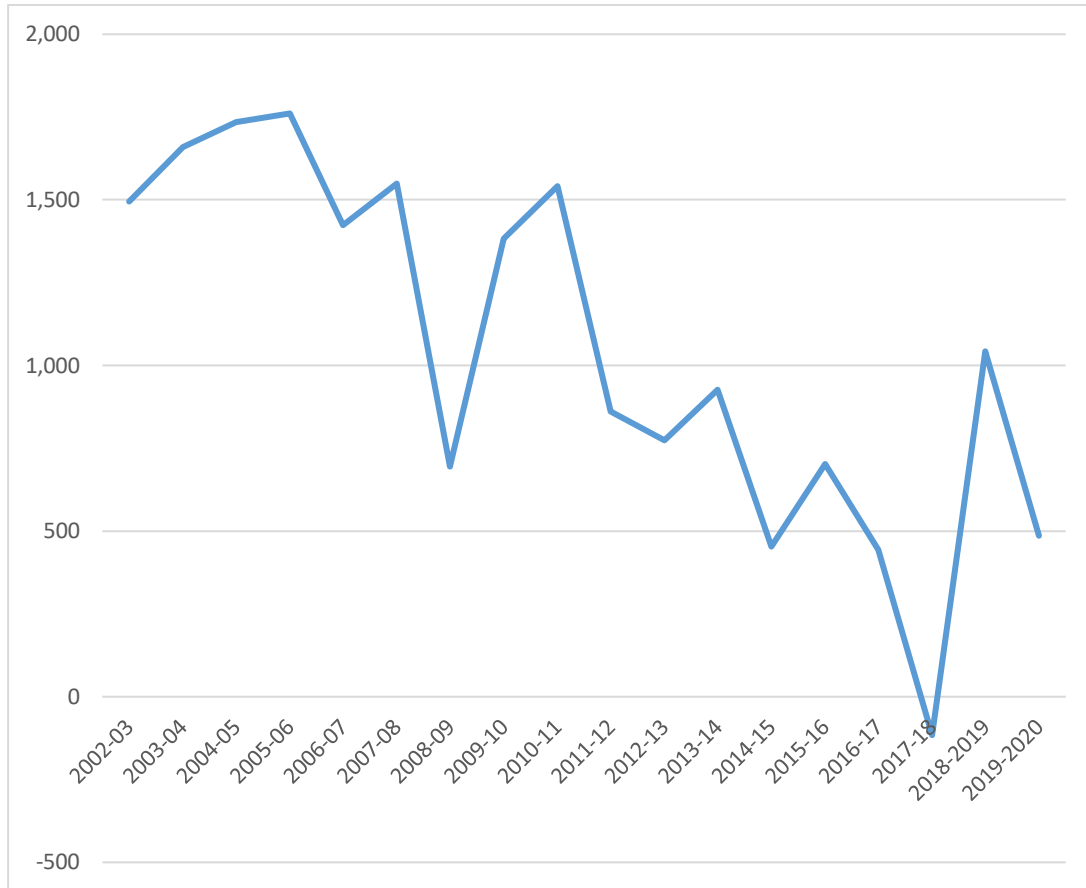
<b>Table 3: Population change by year, Braintree District, 2002/03 to 2019/20</b>			
	Estimated population at start mid-year	Estimated population at end mid-year	Estimated population change
2002-2003	134,272	135,767	+1,495
2003-2004	135,767	137,426	+1,659
2004-2005	137,426	139,160	+1,734
2005-2006	139,160	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
2017-2018	151,677	151,561	-116
2018-2019	151,561	152,604	+1,043
2019-2020	152,604	153,091	+487
Sum total change 18 year period 2002-2020			+18,819

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 2019/20**



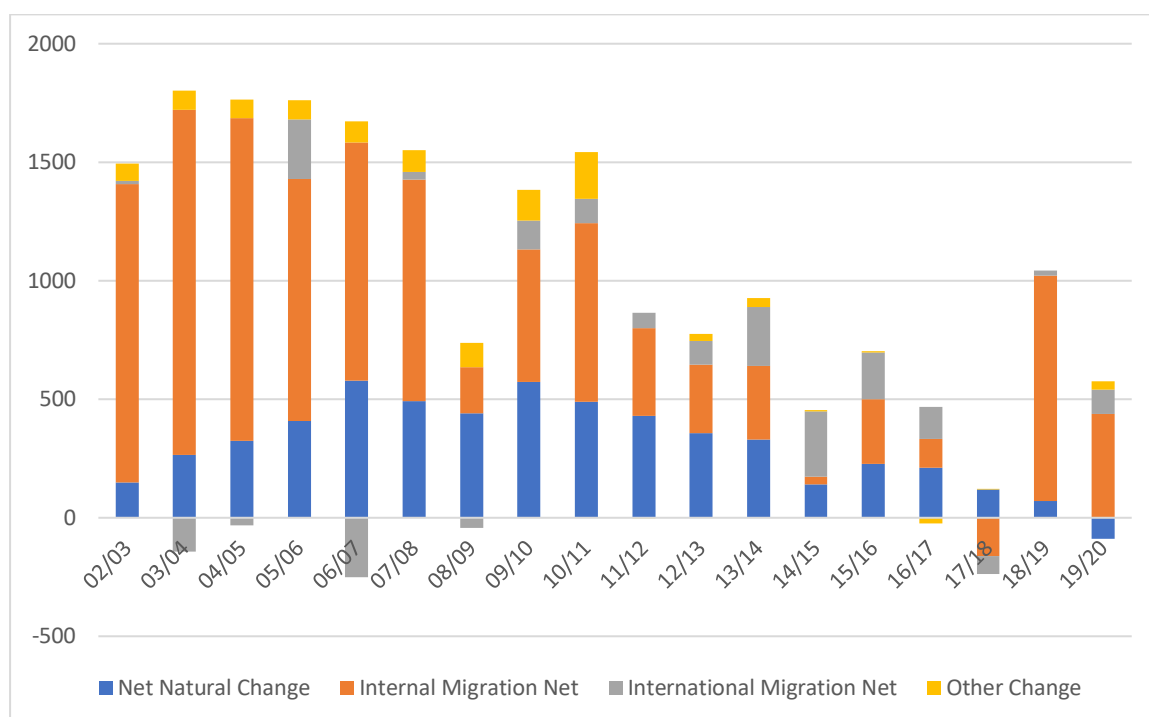
Source: Office for National Statistics, Sub National Mid-Year Population Estimates

Table 4 provides information on components of estimated population change in the District 2002-2020.

Table 4: Components of population change Braintree District 2002-2020												
	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
2017-18	1,701	1,583	118	7,312	7,475	-163	369	443	-74	-237	3	-116
2018-19	1,591	1,521	70	8,322	7,371	951	361	339	22	973	0	1043
2019-20	1,530	1,619	-89	7,010	6,573	437	323	219	104	541	35	487

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

**Figure 3: Braintree District Population Trend 2002 to 2020 Components of change**



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

## Projected population and household change

The Office for National Statistics produces projections of population change by age and sex over the next 25 years. These are trend-based projections, which means assumptions for future levels of births, deaths and migration are informed by observed levels mainly over the previous 5 years. The most recent set of the sub-national projections is the 2018-based, which were published in 2020. The next set of subnational projections will be 2021 based and will take into account data from the 2021 Census; these are expected to be published Spring/Summer 2023. However, the standard method for assessing local housing need concluded that the 2014 projections should continue to be used for calculating housing need.

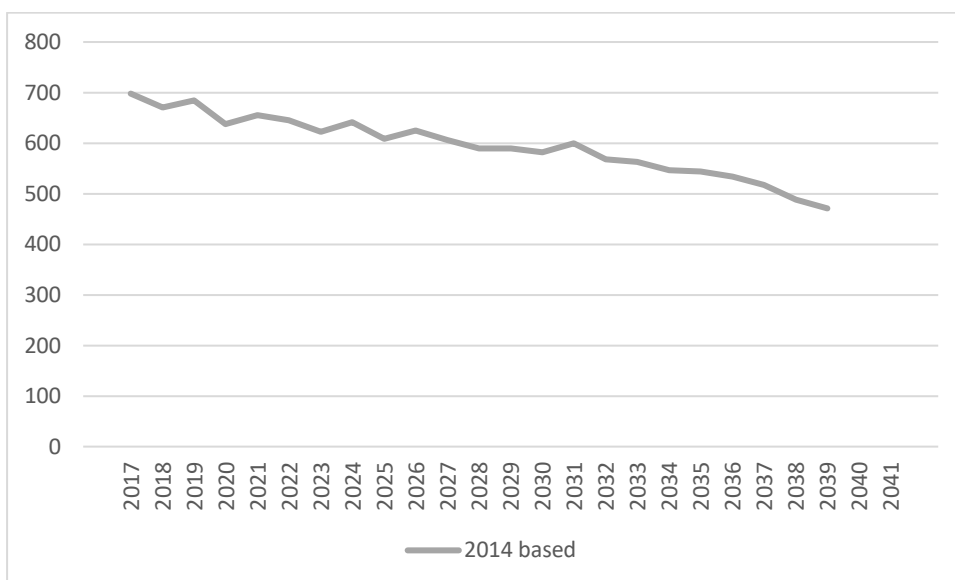
## Objectively Assessed Housing Need Study

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 (2014 based) population, household and employment projections. 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. This target is now adopted for the District as the Section 1 Local Plan was adopted on 22 February 2021.

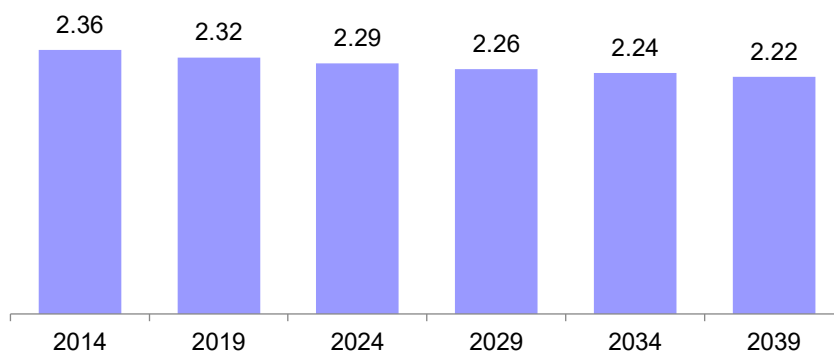
The Government has introduced a Standard Methodology with a formula that uses household projections and the local housing affordability ratio (both published by ONS) to calculate local housing need. The Standard Methodology Target should be monitored and reviewed each year to take into account changes in the local housing affordability ratio (updated annually).

**Figure 4: DCLG 2014-based Household Projections: projected increase in number of households from previous year, Braintree District**



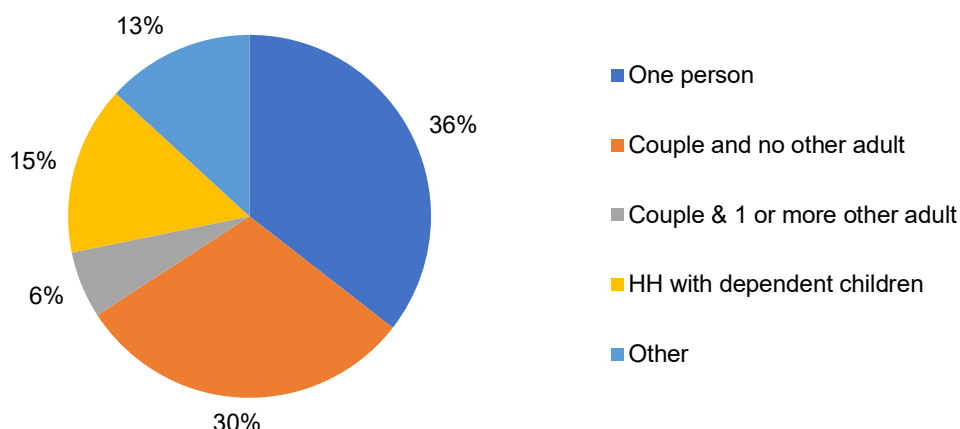
## Household size

**Figure 5: 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 6: Projected change in number of households Braintree District 2014-39**



**Table 5: 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 6.

**Table 6: 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

# Employment, Labour Supply, and Unemployment

Table 7 sets out information from the Annual Population Survey on labour supply in the District compared with the regional and Great Britain averages.

**Table 7: Employment and Unemployment (Jul 2020-Jun 2021)**

Employment and unemployment (Jul 2020-Jun 2021)				
	Braintree (Numbers)	Braintree (%)	East (%)	Great Britain (%)
<b>All People</b>				
Economically Active†	82,000	84.3	80.4	78.4
In Employment†	80,600	82.7	76.9	74.4
Employees†	65,500	67.7	66.6	64.7
Self Employed†	13,700	14.2	10.1	9.4
Unemployed (Model-Based)§	2,900	3.5	4.3	5.0
<b>Males</b>				
Economically Active†	42,500	83.3	84.7	82.0
In Employment†	42,500	83.3	81.2	77.6
Employees†	33,700	67.1	68.0	65.2
Self Employed†	8,300	16.1	13.1	12.1
Unemployed§	!	!	3.9	5.3
<b>Females</b>				
Economically Active†	39,600	85.3	76.2	74.8
In Employment†	38,100	82.0	72.5	71.2
Employees†	31,800	68.3	65.2	64.3
Self Employed†	5,400	12.2	7.1	6.7
Unemployed§	!	!	4.7	4.7

Source:ONS annual population survey  
 ! Estimate is not available since sample size is disclosive (see definitions)  
 † - 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

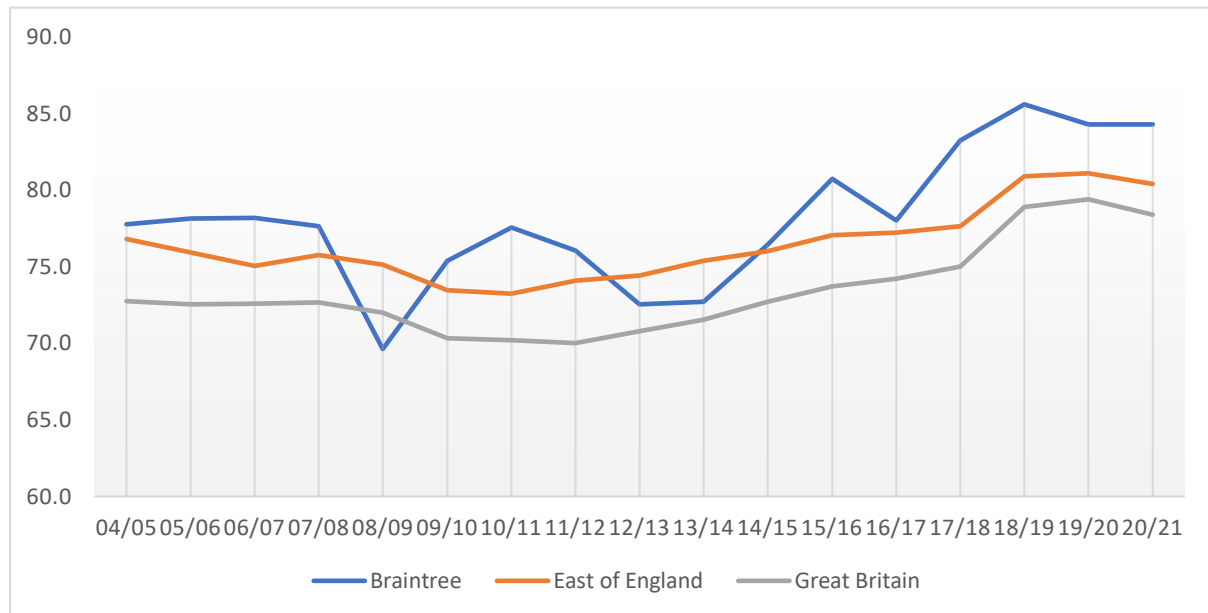
[view time-series](#)   [compare other areas](#)   [query dataset...](#)

\*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 7, which compares the economic activity rate trend according to the Annual Population Survey, for Braintree, the region and Great Britain. The suggested Braintree Trend is volatile.

**Figure 7: Economic activity rate trend 2004/05 to 2020/21**

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 8: Claimant count unemployment, Braintree District, September 2021**

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

Source: ONS Claimant count by sex and age

Source: Nomis, Labour Market Statistics, Local Authority Profile

# Employment and Jobs

## Job density

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

<b>Table 9: Job Density (2020)</b>			
	<b>Braintree</b>	East Region	GB
Jobs density	<b>0.73</b>	0.85	0.84

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

The job density figures represent the ratio of total jobs to working-age population. “Total jobs” includes employees, self-employed, government-supported trainees and HM Forces. Job density in the District remained below the regional and national average. Table 10 compares the estimated employment and estimated jobs density for Braintree with those of other districts in the Strategic Housing Market Area.

<b>Table 10: Estimated number of jobs and jobs density 2020</b>		
District	Estimated no. of jobs	Estimated jobs density
<b>Braintree</b>	<b>67,000</b>	<b>0.73</b>
Chelmsford	99,000	0.90
Colchester	94,000	0.74
Tendring	52,000	0.65

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

Table 11 shows the reported job density for Braintree District over the period 2005 to 2020. The data is based on sample surveys.

<b>Table 11: Job density, Braintree District 2005 - 2020</b>			
Year	Jobs Density	Year	Jobs Density
2005	0.67	2013	0.62
2006	0.66	2014	0.65
2007	0.70	2015	0.67
2008	0.64	2016	0.70
2009	0.65	2017	0.76
2010	0.60	2018	0.72
2011	0.60	2019	0.73
2012	0.61	2020	0.73

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

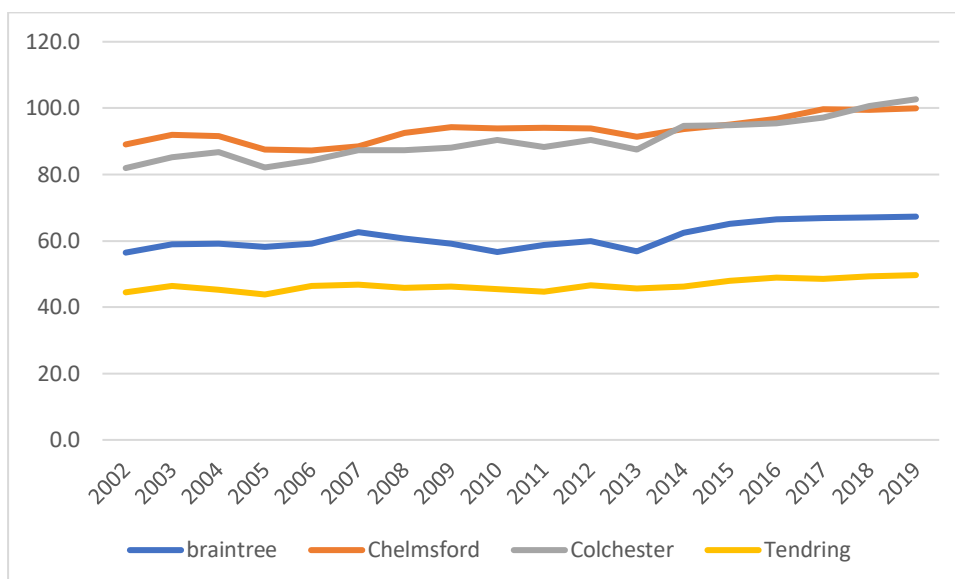
Table 12 and Figure 8 show the estimated change in the number of jobs from 2002 to 2019 in Braintree District and in the other districts in the Strategic Housing Market Area, according to the EEFM 2019.



<b>Table 12: Estimated change in number of jobs (000) 2002-2019</b>					
	<b>Braintree</b>	Chelmsford	Colchester	Tendring	SHMA
2002	56.4	89.1	81.9	44.5	271.9
2003	59.0	92.0	85.1	46.4	282.5
2004	59.1	91.5	86.7	45.2	282.4
2005	58.2	87.5	82.2	43.8	271.8
2006	59.1	87.2	84.2	46.4	276.9
2007	62.5	88.5	87.2	46.9	285.1
2008	60.6	92.6	87.3	45.9	286.4
2009	59.2	94.4	88.0	46.2	287.7
2010	56.7	93.9	90.4	45.5	286.4
2011	58.8	94.0	88.2	44.7	285.7
2012	59.9	93.9	90.4	46.6	290.9
2013	56.9	91.3	87.6	45.6	281.3
2014	62.4	93.7	94.7	46.3	297.1
2015	65.0	95.0	94.9	47.9	302.9
2016	66.5	96.8	95.3	49.0	307.7
2017	66.9	99.7	97.2	48.5	312.4
2018	67.1	99.6	100.7	49.2	316.6
2019	67.3	99.9	102.7	49.7	319.6
Change 2002-2019	10.8	10.8	20.7	5.2	47.6
% change 2002-2019	19.2	12.2	25.3	11.7	17.5

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

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



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

## Forecast employment change

The East of England Forecasting Model (EEFM) 2019 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.

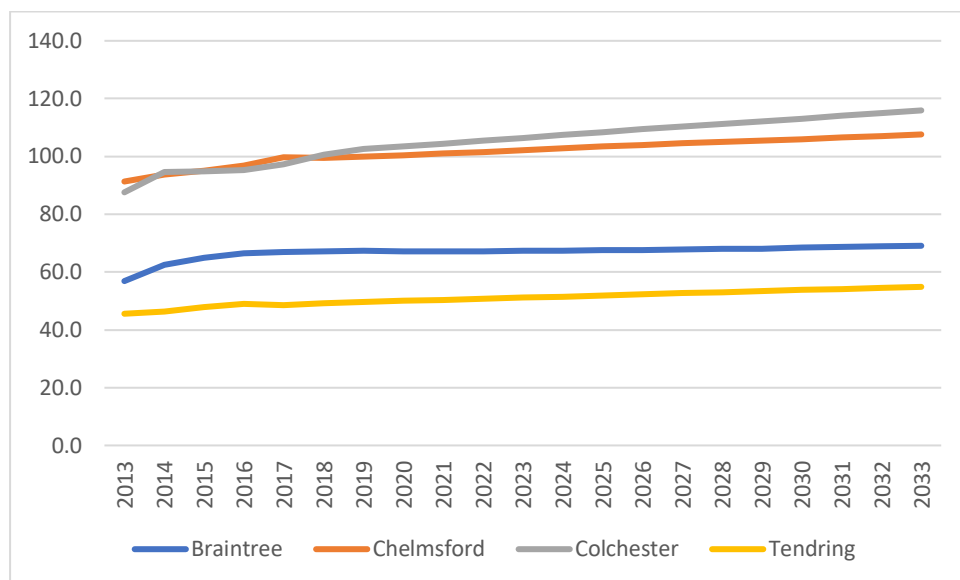
Table 13 and Figure 9 summarise the 2019 EEFM baseline employment forecasts for districts in the Housing Market Area.

<b>Table 13: 2019 EEFM Baseline Employment Forecasts ('000 jobs)</b>					
	Braintree	Chelmsford	Colchester	Tendring	SHMA total
2013	56.9	91.3	87.6	45.6	281.3
2014	62.4	93.7	94.7	46.3	297.1
2015	65.0	95.0	94.9	47.9	302.9
2016	66.5	96.8	95.3	49.0	307.7
2017	66.9	99.7	97.2	48.5	312.4
2018	67.1	99.6	100.7	49.2	316.6
2019	67.3	99.9	102.7	49.7	319.6
2020	67.2	100.4	103.5	50.0	321.1
2021	67.2	101.0	104.4	50.3	322.9
2022	67.2	101.6	105.4	50.7	324.9
2023	67.3	102.2	106.4	51.1	326.9
2024	67.4	102.8	107.4	51.5	329.1
2025	67.5	103.4	108.4	51.9	331.3
2026	67.7	104.0	109.4	52.3	333.3
2027	67.8	104.5	110.3	52.6	335.2
2028	68.0	105.0	111.2	53.0	337.2
2029	68.1	105.5	112.1	53.4	339.1
2030	68.4	106.0	113.0	53.8	341.2
2031	68.6	106.5	114.0	54.1	343.3
2032	68.8	107.1	115.0	54.5	345.4
2033	69.1	107.6	115.9	54.9	347.5
2013-2033 change	12.2	16.3	28.3	9.3	66.1
2013-2033, % change	21.5	17.8	32.4	20.4	23.5

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

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

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



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

## Commuting

The 2011 Census results showed commuting inflow of 15,184, and commuting outflow of 31,765, with net out-commuting of 16,581 (source: 2011 Census Origin/destination statistics, Location of usual residence and place of work by sex). Table 14 shows estimated net commuting across Greater Essex. The level of net-out-commuting from Braintree District was the highest in Greater Essex.

<b>Table 14: Net commuting, Greater Essex, according to the 2011 Census</b>			
	2011 Census Travel to Work data		
	Inflow	Outflow	Net flows
Basildon	36,071	36,243	-172
<b>Braintree</b>	<b>15,184</b>	<b>31,765</b>	<b>-16,581</b>
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

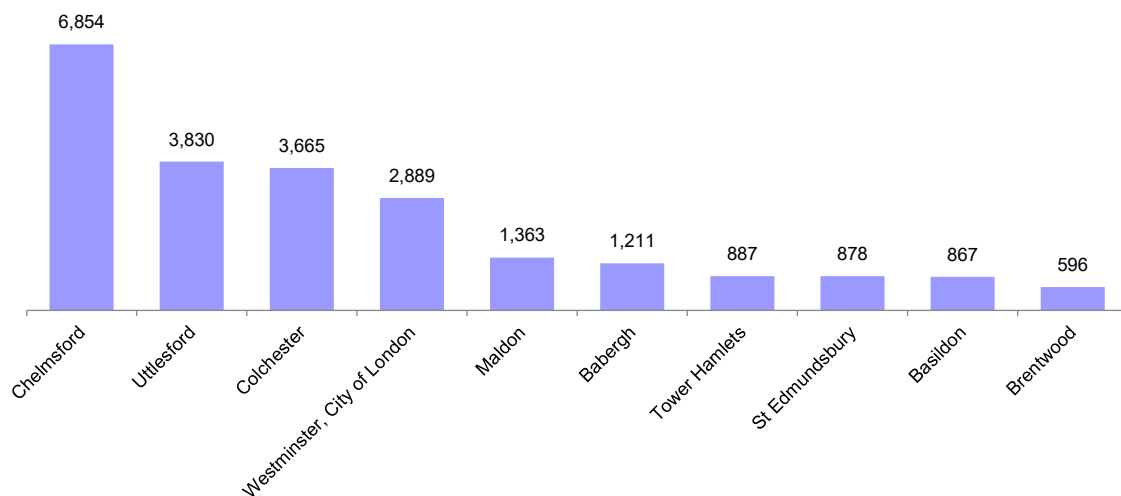
According to the 2011 Census, 26,964 residents of Braintree District aged 16 and over work within the District, and 8,664 mainly work at or from home. Table 15 compares information on where people work for the four districts in the Strategic Housing Market Area. Of the four districts, Braintree had the highest proportion travelling to work outside of their district of residence.

Table 15: 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.

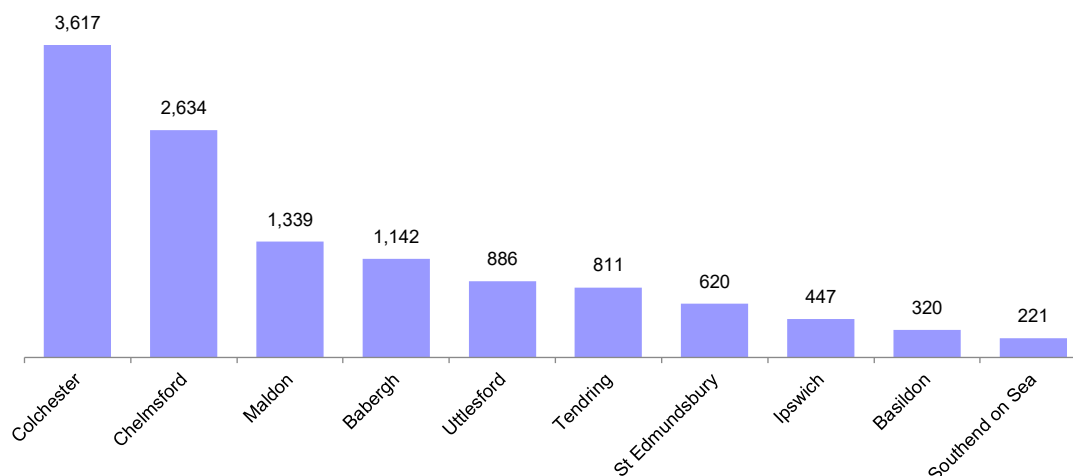
The average distance to work by District residents in 2011 was 21.1 km; the third highest in the East of England region (only Uttlesford and Maldon were higher). The average distance travelled had increased, from 20.1 km. in 2001 and was the 12<sup>th</sup> highest out of all the 326 local authority 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 10: 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 11:

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



## Forecast Commuting

Net out-commuting from the District is expected to increase. Table 16 compares forecast change in net commuting levels according to the EEFM 2019 forecasts for Braintree Districts and neighbouring districts of Chelmsford and Colchester.

	2013	2033	2045
Braintree	-15.9	-19.0	-20.4
Chelmsford	-12.4	-8.3	-8.5
Colchester	-5.2	-1.9	-0.1

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

## Forecast employment change by sector

The East of England Forecasting Model provided forecasts of employment in districts by industrial sector, although Cambridge Econometrics (who produced the forecasts) advised that these should be used with caution. In general terms, the forecasts showed a reduction in manufacturing employment, and increases in employment in construction and services.

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

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

# Business development

## The Base Date

The information set out in these results represents sites identified at 31 March 2021 involving additional development, or loss of, 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 17 provides information on the completed non-residential floorspace for the whole of the District, in square metres by use class, in the survey year 2020/21, and also shows the amount of additional floorspace on previously developed land.

<b>Table 17: Non-residential floorspace completed 2020/21</b>					
	Use Class E	Use Class B2/8	Use Class Sui Generis	Flexible	TOTAL
Gross Floorspace 2020/21	5,983.78	6,128	3,482	(2946.48)	15,593.78
Floorspace Losses 2020/21	4,133.45	3,452.3	181		7,766.75
<i>Floorspace Redevelopment Non-Res to Non-Res</i>	<i>1,772</i>	<i>3,162.3</i>	<i>0</i>		<i>4,934</i>
<i>Floorspace Redevelopment Non-Res to Res</i>	<i>2,361.45</i>	<i>290</i>	<i>181</i>		<i>2,832.45</i>
Net Change in Floorspace 2020/21	1,850.33	2,675.7	3,301	(2946.48)	7,827.03

All the numbers in table 17 are referring to square meters

## Employment development in previous years

Tables 18 to 20 provide information on net development in employment floorspace, for E-B8 Use Classes in square metres, over the ten-year period 2011-2021.

<b>Table 18: Class E- Commercial, Business and Service (sq m): 2011-2021</b>											
<b>Table 18: Class E- Commercial, Business and Service</b>											
	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	<b>2011-21</b>
Net fspace developed	1,130	-458	580	669	3,509	1,738	2,774	-407	2,457	1,850	<b>13,842</b>

<b>Table 19: Net office floorspace development (sq m): 2010-2020</b>											
<b>B1a Offices</b>											
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	<b>2010-20</b>
Net fspace developed	-148	1,351	-3,047	-1,317	-4,963	2,724	-990	457	205	-3,399	<b>-9,127</b>

<b>Table 20: Net B1/B2/B8 floorspace development (sq m): 2011-2021</b>											
<b>Table 20: Class B2 General industrial &amp; B8 Storage or distribution</b>											
	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	<b>2011-21</b>
Net fspace developed	2,030	-6,562	-18,359	-4,128	-956	1,416	1,013	3,800	8,511	2,675	<b>-10,560</b>

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

<b>Table 21: Potential sq. m. of non-residential floorspace (with planning permission) identified as at 31<sup>st</sup> March 2020 by Use Class</b>						
	A1/A2	B1a Offices	B1, B2, B8 (other than specified as B1a)	D2 - Leisure	Flexible	Total
Outstanding fspace with permission	19669	13,778	55,042	3,580	0	92,069
Outstanding fspace redevelopment/losses with permission	2821	4,888	21,155	2,499	0	31,363
<i>Potential fspace redevelopment Non-Res to Non-Res</i>	<i>475</i>	<i>340</i>	<i>8,420</i>	<i>1,366</i>	<i>0</i>	<i>10,601</i>
<i>Potential Fspace loss Non-Res to Res</i>	<i>2346</i>	<i>4,548</i>	<i>12,735</i>	<i>1,133</i>	<i>0</i>	<i>20,762</i>
Net additional floorspace outstanding with permission	16,848	8,890	33,887	1,081	0	60,706

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](https://www.braintree.gov.uk/downloads/file/5296/local_plan_2014_evidence_base_employment_land_employment_land_needs_assessment_aug_2015)

## Town Centres:

The 2018 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/8332/retail\\_study\\_update\\_may\\_2018\\_-\\_subject\\_to\\_consultation](https://www.braintree.gov.uk/downloads/file/8332/retail_study_update_may_2018_-_subject_to_consultation)



## 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:

- 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

### Demand generated from the register

- 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 third base period, 31.10.2017 to 30.10.2018: 56 individuals, no group entries.
- Entries on the register in the fourth base period, 31.10.2018 to 30.10.2019: 26 individuals, no group entries.
- Entries on the register in the fifth base period, 31.10.2019 to 30.10.2020: 23
- Entries on the register in the sixth base period, 31.10.2020 to 30.10.2021: 27
- 212 individual entries and no group entries across all five base periods.

### Supply of suitable development permissioned plots

- Between 31 October 2020 and 30 October 2021, planning permissions were granted for 36 serviced plots suitable for self and custom build
- In February 2021 the Government published guidance on what permissions Local Authorities can count towards meeting the demand generated by the register. The Local Authority will therefore keep this under review.

## 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 10 counts is shown in Table 22, using data published by the Department for Levelling Up, Housing and Communities.

<b>Table 22: Number of traveller caravans Braintree District</b>									
	Jan 2016	July 2016	Jan 2017	July 2017	Jan 2018	July 2018	Jan 2019	July 2019	Jan 2020
Socially rented	44	28	31	31	35	31	38	33	35
Private caravans with planning permission	67	69	69	88	89	111	107	100	118
Caravans on Travellers' own land:									
Tolerated	0	0	0	0	0	0	0	0	0
Not tolerated	0	0	0	0	0	0	0	0	0
Caravans on land not owned by Gypsies:									
Tolerated	0	0	0	0	0	0	0	0	0
Not tolerated	0	10	0	0	0	0	0	0	0
<b>Total all caravans</b>	<b>111</b>	<b>107</b>	<b>108</b>	<b>124</b>	<b>124</b>	<b>142</b>	<b>145</b>	<b>133</b>	<b>153</b>

*Source: Communities and Local Government, Count of Traveller Caravans, published June 2020, and BDC (July 2021 data return)*

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

The Council's evidence base on Gypsy and Traveller and Travelling 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 at appropriate Strategic Growth Locations. Further work is being undertaken to determine any likely need for Transit Pitch provision across Essex.

## **The District's Housing Provision and Five Year Housing Land Supply**

The latest five year housing land supply assessment can be found on the Planning Policy Monitoring Webpage (link below).

<https://www.braintree.gov.uk/planning-building-control/monitoring-reports>

## Policy Performance Conclusions

Over the monitoring year 2020/2021 the total supply of new homes was 863, compared to the previous two years when 555 homes were completed in 2018/2019 and 884 were completed in 2019/20. The good performance was despite the impact of pandemic restrictions. Overall, supply over the three year Housing Delivery Test (HDT) period 2018-2021 measured 125% against the HDT target.

Of the three strategic Growth Locations identified in the LDF Core Strategy, development of North East Witham (Forest Road) and South West Witham (Hatfield Road) are well advanced, and the third – North West Braintree (Panfield Lane) was granted a hybrid permission in March 2020. The Draft Local Plan proposes additional site allocations including Strategic Growth Locations at Braintree, Bocking; Black Notley, Feering and Witham. Outline permission was granted for the Straits Mill Growth Location in March 2021; the Towerlands Strategic Growth Location had a Resolution to Grant on an outline planning application and the Wood End Farm Strategic Growth Location was the subject of a current outline 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.

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 target.

There was a recorded net increase of Use Class E floorspace in the monitoring year of 1,850.33 sq m. Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e).

There was a recorded loss of Use Class E of 4,133.45sq m. of which 1,772 sq m redeveloped as non-residential floorspace and 2,631.45 were the net loss to residential. 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. And the COVID pandemic enforced this impact since more people and chose to work from home on a permanent basis and the need for non-residential floorspace decreased.

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

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