

# Colchester Borough Council

## 2021 Housing Land Supply Annual Position Statement

August 2021

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# 1 Status and Content of this Document

- 1.1 This document sets out Colchester's housing land supply position and explains how this position complies with the requirements of national policy and guidance.
- 1.2 The document represents the current housing land supply position as of 1<sup>st</sup> April 2021. The relevant five year housing land supply period therefore covers the period between 1<sup>st</sup> April 2010 and 31<sup>st</sup> March 2026.
- 1.3 In accordance with the PPG the trajectory in Appendix 1 provides details of all sites that are expected to deliver new units in the next five years. For each site, details are included of the current planning status, the number of homes completed, homes under construction and those expected to be built, as well as the expiry date of permissions where applicable, and whether or not sites are counted as windfall. For major sites which do not benefit from full planning permission additional information and clear evidence is included in this report which demonstrates that there will be housing completions on site within 5 years, including current planning status, timescales and progress. The report also sets out the 5 year land supply calculation and identifies the appropriate buffer (5%), and that there is no shortfall to address. Section 8 confirms that there is a 5 year supply of deliverable housing land.
- 1.4 The information contained in this document is correct in respect of the time period it covers but due to the nature of housing supply and delivery it is considered to be a 'live document'. It is therefore subject to change as and when new information is received which changes the housing supply and/or housing delivery position. Notwithstanding this, the base date of the supply will not change, and new sites will not be added. Only those sites already included but where circumstances change may be updated, i.e. if reserved matters approval is granted on a site which at the base date has outline consent.
- 1.5 Over the past year there has been much uncertainty surrounding the housing market as a result of Covid 19. However, despite a slow start to the 2020/21 monitoring period, construction resumed and sales have been strong.
- 1.6 The Council acted swiftly to address the issue of not holding planning committees. Further delegation was used to ensure there were no hold ups in decision making and arrangements were put in place to facilitate the sealing of legal documents.

## 2 Local Context

**2.1** Colchester Borough Council has an adopted Local Plan which consists of;

- Section 1 Local Plan adopted in 2021,
- Core Strategy adopted in 2008 and subject to a Focused Review in 2014),
- Site Allocations DPD adopted in 2010 and
- Development Policies DPD adopted 2008 and reviewed 2014.
- In addition, there are five adopted Neighbourhood Plans within Colchester Borough in the form of the Myland and Braiswick Neighbourhood Plan (NP), Boxted Neighbourhood Plan, Wivenhoe NP, Eight Ash Green NP, West Bergholt NP which were adopted between 2016 and 2019.

**2.2** The adopted Core Strategy set a minimum housing target of 19,000 new homes between 2001 and 2023 at an annual rate of 830 dwellings per year (2008 – 2021) and 855 dwellings per year (2022-23). Housing delivery over the period to date has exceeded expectations and the Council has overseen a cumulative surplus of housing delivery.

**2.3** In 2017 the Council submitted a new Local Plan to direct future development and growth in the Borough and allocate sufficient land to meet objectively assessed housing needs over the plan period from 2017 to 2033. The plan preparation included the production of an up to date and robust evidence base, including a Strategic Housing Market Assessment and Objectively Assessed Housing Need Assessment. Accordingly, the new Local Plan set a housing target of 14,720 over the plan period at an annual rate of 920 dwellings per year. This target was used to monitor delivery and supply from 2013 until 2018 when the revised National Planning Policy Framework (NPPF) introduced the use of the Standard Methodology. In order to meet increased housing targets, the new Local Plan allocates additional land to supplement sites already identified and committed for residential development.

**2.4** In February 2021, Section 1 of the Local Plan was adopted. This included a policy (SP3) which confirmed the objectively assessed need for housing as 920 per annum. This is the figure used to inform the Councils housing land supply.

**2.5** Affordable Housing is sought on all sites above thresholds contained in the adopted Local Plan (Policy H4 of the Core Strategy). This sets out that 20% affordable housing will be sought on sites of 10 or more units in the urban area and larger villages and on sites of 5 or more dwellings in other villages. Section 2 of the new Local Plan is expected to be adopted later this year. This includes a policy which requires 30% affordable housing on all qualifying sites. For those emerging sites contained in the 5 year supply 30% affordable housing will be provided in accordance with emerging policy.

## 3 Housing Target for Colchester

- 3.1 Colchester's five-year housing land supply requirement is based on an annual housing target of 920 in accordance with the Policy adopted in February 2021.
- 3.2 The Housing Delivery Test was introduced in 20 to address issues of persistent under-delivery. Colchester has exceeded the target set and therefore only needs to add a 5% buffer to the target of 920. This results in an annual requirement of 966 units which equates to a five year supply of 4830.

## 4 National Policy

- 4.1 A core principle of the National Planning Policy Framework (NPPF) is a commitment that planning should be genuinely plan-led and that planning should proactively set out to meet the growth needs of an area. This is re-enforced at Section 5 which sets the requirements of local planning authorities to ensure that objectively assessed housing needs are met through the identification of housing development sites.
- 4.2 Paragraph 74 requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing land against their housing requirements. A buffer is required to be added to this five year requirement, the level of which is determined by the Housing Delivery Test based on local planning authorities' recent housing delivery record: a default 5% buffer is added to ensure choice and competition in the market for land; and in areas where the local planning authority has overseen a persistent under delivery of housing, this is increased to 20%. In both instances the buffer is brought forward from later in the plan period so that the overall housing target in the plan period is not affected.
- 4.3 Planning Practice Guidance (PPG) contains information on how authorities can review their 5 year land supply on an annual basis. Local planning authorities may need to develop a range of assumptions and benchmarks to help to inform and test assessments. Assumptions can include lapse/non-implementation rates in permissions, lead-in times and build rates, and these assumptions and yardsticks can be used to test delivery information or can be used where there is no information available from site owners/developers to inform the assessment. Assumptions should be based on clear evidence, consulted upon with stakeholders, including developers, and regularly reviewed and tested against actual performance on comparable sites. Tables of assumptions should be clear and transparent and available as part of assessments. This approach will ensure the assessment of delivery on sites will be as robust as possible.

**4.4** The PPG usefully sets out the type of information that assessments should include as detailed below;

- for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
- for small sites, details of their current planning status and record of completions and homes under construction by site;
- for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;
- permissions granted for windfall development by year and how this compares with the windfall allowance;
- details of demolitions and planned demolitions which will have an impact on net completions;
- total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and
- the 5 year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

**4.5** Appeal Inspectors are also starting to comment on the content of Position Statements. The following statement has been taken from an appeal decision in Braintree;

*“That is not to say that there should be publication of every email or every note of a meeting or telephone conversation. The information can be provided in summary form but there needs to be some means of identifying the basis for the conclusion reached.”*

**4.6** The revised NPPF published in 2021 retains the following definition of deliverable: For sites to be considered deliverable, the NPPF states they should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 4.7** Planning Practice Guidance (PPG) provides further guidance on what constitutes a deliverable site. Where evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:
- any progress being made towards the submission of an application;
  - any progress with site assessment work; and
  - any relevant information about site viability, ownership constraints or infrastructure provision.
- 4.8** The PPG also makes clear that local planning authorities may need to develop a range of assumptions and benchmarks to help to inform and test assessments. Assumptions can include lapse/non-implementation rates in permissions, lead-in times and build rates.
- 4.9** Paragraph 71 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to historic windfall delivery rates and expected future trends.
- 4.10** Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 4.11** This Annual Position Statement has been prepared in accordance with the requirements set out in national policy and guidance. It is expected that the statement will be updated every year as soon as the previous year's delivery is known.

## **5 Standard Methodology**

- 5.1** The National Planning Policy Framework expects strategic policy-making authorities to follow a standard method for assessing local housing need unless there are exceptional circumstances such as a local plan submitted on or before 24th January 2019. Colchester falls into this category and accordingly has based its emerging Local Plan on policies in the NPPF published in 2012. This means that the annual target within the emerging Local Plan is derived from an objectively assessed housing need (OAN) study published in 2015 and updated in 2016 by Peter Brett Associates in full compliance with national guidance (the NPPF & NPPG).
- 5.2** The new Local Plan is at an advanced stage and Section 1 which includes the housing target is adopted. Housing requirement figures identified in strategic policies should be used as the starting point for calculating the 5-year land supply figure in the following circumstances:
- for the first 5 years of the plan, and
  - where the strategic housing policies plans are more than 5 years old, but have been reviewed and are found not to need updating.

5.3 Prior to the adoption of the Local Plan, the Standard Methodology was used for decision making and this is reflected in the previous delivery figures detailed below.

## 6 Previous Delivery

6.1 National policy states that where local planning authorities have a record of persistent under delivery of new housing, there is a requirement to apply a 20% buffer to its five-year housing requirement. National policy has introduced the Housing Delivery Test (HDT) to clarify in which situations a 20% should be applied.

6.2 Colchester Borough Council has an excellent record of housing delivery over a prolonged period. Since 2001/2 it has overseen the delivery of just under 19,000 new homes at an average rate of 937 new dwellings per year.

Year	Annual target	Completions per year	Cumulative target	Cumulative completions	Cumulative completions against target
2001/02	830	566	830	566	<b>-264</b>
2002/03	830	980	1660	1546	<b>-114</b>
2003/04	830	916	2490	2462	<b>-28</b>
2004/05	830	1277	3320	3739	<b>+419</b>
2005/06	830	896	4150	4635	<b>+485</b>
2006/07	830	1250	4980	5885	<b>+905</b>
2007/08	830	1243	5810	7128	<b>+1318</b>
2008/09	830	1028	6640	8156	<b>+1516</b>
2009/10	830	518	7470	8674	<b>+1204</b>
2010/11	830	673	8300	9347	<b>+1047</b>
2011/12	830	1012	9130	10359	<b>+1229</b>
2012/13	830	617	9960	10976	<b>+1016</b>
2013/14	920	725	10880	11701	<b>+821</b>
2014/15	920	943	11800	12644	<b>+844</b>
2015/16	920	1149	12720	13793	<b>+1073</b>
2016/17	920	912	13640	14705	<b>+1065</b>
2017/18	920	1048	14560	15753	<b>+1193</b>
2018/19	920	1165	15480	16890	<b>+1410</b>
2019/20	1086	1124	16566	18014	<b>+1448</b>
2020/21	1086	741	17652	18752	<b>+1100</b>

Table One: Housing Delivery 2001/02 to 2020/21

6.3 Not surprisingly Colchester has passed the Housing Delivery Test and accordingly the Borough is required to apply a buffer of 5% opposed to the alternatives of a 20% and an Action Plan if the delivery rates had not been satisfactory.



## 7 Windfall Allowance

**7.1** Due to historic trends of windfall within the Borough, the Council will be applying a windfall allowance in line with paragraph 71 of the NPPF (2021) and the planning practice guidance. Although there is no universally used formula to account for the anticipated windfall several considerations have been taken account. The NPPF and PPG provide policy and guidance as summarised below:

- Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply
- Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

**7.2** Taking into account the above, the Council's criteria for a site to be considered windfall is that it should not form part of a current or emerging allocation. There is no one approach to a windfall allowance methodology but it is reasonable to consider past windfall rates as a basis for the expectation of the levels of windfall that will come forward in the future. This approach is widely used and can aid in considering the likely windfall that will come forward in the future.

**7.3** Table three below highlights the level of windfall the Council has seen completed in each of the last 5 years. The average over this time is 300 units per year. Windfall sites to accommodate 376 dwellings have already been identified for the 2021/22 monitoring period. The Position Statement published in April 2019 identified 403 units likely to be delivered on windfall sites. The fact that 399 units were actually delivered demonstrates the robustness of the Council's trajectory. Last year the Position Statement identified that 306 units were expected to be delivered in 2020/21 but the actual number was 377. For 2021/22 376 units have already been identified in the supply and for 2022/23 263 units are already known about. The Council therefore considers it is appropriate to use a higher figure of 300 windfall units in 2022/23 as it is likely a further 37 will come forward within the next two years. The trajectory then shows a reducing number over the remaining years, starting at 260 units which has been used as the target in recent years and dropping to 150 windfall units in 2025/26. These figures have been used for several years and are supported by evidence of delivery. The 260 figure has also been agreed as appropriate in appeal situations.

Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Average
Number of dwellings from windfall historically	328	248	207	243	399	377	300

Table Three: Historic windfall completion

7.4 Table four below includes figures taken from sites with approved planning applications that are yet to be completed that would meet the criteria of windfall. This can be termed as ‘known windfall’. It is important to note that these will not be double counted i.e.: included in the trajectory as a specific site and also used to justify an additional ‘windfall allowance’.

Year	Windfall Dwellings known to be in the trajectory
2021/22	376
2022/23	263
2023/24	168
2024/25	150
2025/26	134

7.5 The projected delivery of sites within the trajectory is based upon building control records and a dialogue with the site owners, agents and developers. On this basis, the Council considers that the windfall completions that are anticipated for the first year in the trajectory, 2021/2022, are likely to be similar to the projections as there is little opportunity for sites permissioned this year to be completed prior to the end of 2020/21 though some office to residential conversions could come forward. The figures for 2021/22 have been corroborated in most cases by site owners via phone call and confirmation emails. These are shown as site-specific allocations in the five-year supply and trajectory and no windfall allowance is included for year one (2021/22).

7.6 In recent years the number of windfall completions has increased, due in part to the office to residential conversions that are allowed under permitted development and an increase in student accommodation. Taking into account the recent level of windfall delivery, the predicted levels of windfall going forward are considered to be appropriate. The figures may be considered to be conservative when taking into account the further relaxation of permitted development by national government.

7.7 For years two through to five of the housing trajectory the exact completion year of sites is harder to project. Notwithstanding this a quantity of 1091 dwellings that are known to meet the windfall definition are already included within the trajectory. This is almost double what was known last year and results in a much smaller allowance for unknown sites.

Year	Windfall Predicted	Known Windfall sites anticipated to be completed	Additional unknown windfall that can be applied
2021/22	376	376	0
2022/23	300	263	37
2023/24	260	168	92
2024/25	260	150	110
2025/26	150	134	16
Total	1346	1091	255
<b>Total additional windfall to be applied</b>			<b>255</b>

7.8 The Council would expect that beyond the 1091 windfall dwellings, on known sites, a further 255 dwellings will come forward within the last four years of the five year supply period from additional windfall that the Council is unaware of currently. This equates to about 64 units per year on average.

## 8 Five Year Supply Calculation

8.1 The table below illustrates the 5-year supply calculation for the district during the period between 2021/2022 through to 2025/2026.

<b>Housing Need OAHN</b>	
Annualised objectively assessed housing need (OAHN)	920
5 year housing requirement (5x920)	4600
5 year housing requirement and 5% buffer	4830
<b>Supply</b>	
Permissioned sites, existing and selected emerging allocations and windfall allowance	5597
<b>Total number of years' worth of housing supply including emerging allocations</b>	
Supply against SM with permissioned sites, existing allocations, windfall and selected emerging allocations	5.79

8.2 The calculation above demonstrates that the Council has a sufficient supply of deliverable housing to meet the 5-year requirement. A total of 5.75 years is deliverable within this period.

## 9 The Supply of Deliverable Sites

- 9.1** The NPPF and Planning Practice Guidance (PPG) identifies that to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 9.2** Accordingly this Position Statement is based on national policy and guidance. At a local level this is implemented as follows;
- 1.** Sites of less than 10 units (not major development) with planning permission are considered deliverable unless there is clear evidence that homes will not be delivered within 5 years.
  - 2.** All sites (regardless of size) that have detailed planning permission are considered deliverable unless there is clear evidence that homes will not be delivered within 5 years.
  - 3.** Sites of 10 or more units with outline permission will only be included in the 5 year supply where there is clear evidence that they will be delivered within 5 years.
  - 4.** Sites which are allocated in the adopted or emerging development plan but which do not have planning permission will only be included in the 5 year supply where there is clear evidence that they will come forward within 5 years.
- 9.3** The Council uses a number of sources to inform the trajectory as detailed in the Monitoring section below. Lead in times and delivery rates have been reviewed on a number of major sites and assessed by local agents (see Appendix 2) to ensure the supply is realistic.
- 9.4** Every site within the 5 year supply either benefits from planning permission or is the subject of a current application. There are many sites within the 5 year supply which are under construction and this is noted alongside each. These are considered deliverable.
- 9.5** Sites of less than 10 units have been treated as deliverable unless there is evidence that they are unlikely to come forward.
- 9.6** Sites of 10 or more which have detailed planning permission have for the most part already commenced and are considered deliverable.

**9.7** Sites of 10 or more that benefit from outline planning permission have been scrutinised and particular attention has been given to whether they are likely to deliver housing units within 5 years. There is just one site that falls into this category as detailed below;

1. Land adjacent Weston Homes, Hawkins Road, Colchester - 282 Student Units (113 dwelling equivalent). Outline permission was granted in July 2021 (ref. 190335). Although this is an outline application the only matter reserved and still to be approved is landscaping. Given the high demand for student accommodation in this area close to the University there is no reason that this site will not deliver new homes in the 5 year period. There are a number of sites in Hawkins Road currently being developed reflecting the regeneration of the area.

**9.8** The final element of the supply comprises sites in the emerging Local Plan. A number of emerging allocated sites have already been granted planning permission. Those that have full planning permission are included as deliverable. Details of the other sites included in the 5 year supply are included below;

1. Rugby Club, Mill Road, Colchester – This a Council owned site and subject to a current hybrid planning application (ref. 190665) which has a resolution to approve subject to a S106 agreement. A full application for early delivery of infrastructure, a renewable energy centre and heat distribution network which is funded through the Housing Infrastructure Fund (200079) is already approved and work has commenced. This will facilitate a prompt start on the housing element of the scheme. The site is being promoted and developed by the Councils commercial development company who have experience of smaller scale housing development as well as commercial development. The scheme is outlined in the adopted Myland and Braiswick Neighbourhood Plan and has been the subject of extensive public consultation over the years leading up to submission. 30% of new homes will be affordable housing. 350 units of the 560 are expected to be delivered by December 2024. The detailed programme which is commercially sensitive shows that 260 of these will be delivered by another housebuilder following sale of the land at the end of 2021. The extra care facility is also expected to be developed by a third party developer.
2. Land south of Berechurch Hall Road – full planning application 190448 is currently under consideration by the Council and will shortly be reported to committee.
3. Land south of the A12/north of London Road in Stanway is the subject of a current full application (202829) and a PPA. Two national housebuilders are involved, both of which have experience of building new homes in Colchester.

**9.10** Appendix 1 includes the detailed 5 year housing land supply.

## 10 Monitoring

- 10.1** This housing land supply statement and accompanying housing trajectory has been produced based on information from a number of sources to reflect the multifaceted nature of housing supply and delivery.
- 10.2** In accordance with the PPG the trajectory in Appendix 1 provides details of all sites that are expected to deliver new housing units in the next five years. For each site, details are included of the current planning status, the number of homes completed, homes under construction and those expected to be built, as well as the expiry date of permissions where applicable, and whether or not sites are counted as windfall. For major sites which do not benefit from full planning permission additional information and clear evidence is included in this report which demonstrates that there will be housing completions on site within 5 years, including current planning status, timescales and progress. The report also sets out the 5 year land supply calculation and identifies the appropriate buffer (5%), and that there is no shortfall to address.
- 10.3** Those sites where additional information is required to demonstrate that housing completions will begin on site within 5 years, are detailed in the report and this position statement includes information about:
- progress being made towards the determination of an application;
  - progress with site assessment work; and
  - any relevant information about site viability, ownership constraints or infrastructure provision.
- 10.4** The PPG also makes clear that local planning authorities may need to develop a range of assumptions and benchmarks to help to inform and test assessments. Assumptions can include lapse/non-implementation rates in permissions, lead-in times and build rates. Accordingly the Council has prepared the table below to demonstrate lead in times and delivery across a number of sites in the borough. This uses clear evidence and demonstrates actual performance on comparable sites and is used to form assumptions to test delivery information or where there is no information available from site owners/developers to inform the assessment. There are very few sites in Colchester which lapse or are not implemented.

Development	Developer	Outline PP	Reserved Matters/Full	Discharge of Conditions	Commencement	1 <sup>st</sup> Completion	Build Rate PA (Ave.)
Chesterwell (1600 dwellings)	Mersea Homes	July 2014	March 2015	2014 onwards	2015	2016	150
	Countryside	July 2014	October 2015	2014 onwards	2015	2016	
Severalls Phase 1 (125 units)	Crest Nicholson	2010	2011	2011	Nov 2011	2012/13	35-63
Severalls Phase 2 (730 dwellings)	Taylor Wimpey	2015	April 2016	2015 onwards	2016	2017	98
	Bloor Homes	2015	April 2016	2015 onwards	2016	2017	
	Bellway	2015	April 2016	2015 onwards	2016	2017	
Wyvern Farm (358 dwellings)	Persimmon & Cala Homes	N/A	July 2015	2015/16	2016	2017	89-123
Stanway railway sidings (123)	Hopkins	N/A	July 2013	2014-16	2016	2016/17	58
Rowhedge Port (170 units)	Bloor Homes	N/A withdrawn	August 2015	2016/17	2017	2018	46
ECC depot, Park Rd (40 units)	Redrow	2013	June 2014	Sept. 2014	2014	2015	29 (1 yr build)
	Harding Homes	N/A	Dec 2014	2015	2016	2017	11
Axial Way (88 units)	Persimmon	N/A	March 2017	2017	2017	2018	88 (1 yr build)
Betts Factory (127 units)	Bellway	2013	2014	2014	2015	2016	50 (CBC part only)
Chapel Road, Tiptree (39 units)	Inland Homes	N/A	2016	2016/17	2017	2018	39 (1 yr build)
Factory Hill, Tiptree (126)	Crest Nicholson		2013	2016/17	2017	2018	
Avon Way (152 student units)	Beyond the Box	N/A	2018	2018/19	2019	Sept. 2019	152 dpa
University of Essex (643 student units)	University of Essex	N/A	July 2016	2017/18	2017	Sept 2018	643 – 1 yr build

- 10.5** In respect of housing supply the principle sources of information are residential planning permissions (including sites undergoing the planning application process, sites benefiting from extant permission, and sites with lapsed permission) and strategic residential allocations contained in the adopted and emerging Local Plans. Future sources of information may include the Brownfield Land Register and any future Strategic Land Availability Assessment.
- 10.6** Housing delivery information, specifically completion records, is gathered from Local Authority Building Control (LABC) records, which are available internally within the Council. In addition to LABC records, a large number of sites are inspected by the National House Building Council (NHBC) which compiles its own records and reports building regulations compliance to Colchester Borough Council.
- 10.7** Site specific anticipated delivery rates on sites under the control of a developer, land promoter or other such interested party are, wherever possible, gathered through direct contact with those parties. The Council contacts applicants and developers regularly to ensure the information is as accurate as possible. The Council has also asked local agents for their view on the housing trajectory in accordance with the PPG (Paragraph: 023 Reference ID: 3-023-20140306).
- 10.8** The anticipated delivery rates of sites without discernible promotion, or where contact has not been possible, are calculated based on the best judgement of the Council and assumptions which take into account whatever relevant background and site-specific information is available. Such sites are rarely included in the 5-year supply, unless there are exceptional circumstances to justify it.
- 10.9** In addition to these sources, the Council conducts site visits to gauge the progress of residential development sites and verify building control records where they are present, and supplement them where those records are not available.
- 10.10** The Council accepts that assessments need to be realistic and this Annual Position Statement includes the following:
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year;
  - for small sites, details of their current planning status and record of completions and homes under construction by site;
  - for sites with outline consent or allocated in local plans, information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;
  - permissions granted for windfall development by year and how this compares with the windfall allowance;
  - total net completions from the plan base date by year; and
  - the 5 year land supply calculation clearly indicating the 5% buffer and the number of years of supply.



- 10.11** The majority of sites are delivering at the projected rate which is to be expected given the regular contact with housebuilders and agents. Only net completions are included so the few demolitions that are involved are not identified i.e. where one dwelling is being demolished and three new homes built only two are shown in the trajectory. As detailed above few sites are not implemented in Colchester.
- 10.12** The inclusion of a limited number of sites in the emerging Local Plan reflects the stage the Local Plan has reached, previous appeals and judgements. The Court of Appeal delivered judgment in *St Modwen v SSCLG & ERYC 2017* concerning the meaning of the phrase “deliverable sites” in the context of the requirement in paragraph 47 of the National Planning Policy Framework for a five-year housing land supply. Lord Justice Lindblom said that, to be deliverable in this sense, a site has to be capable of being delivered within five years, but it does not need to be certain or probable that the site actually will be delivered within five years. Sites can be included in the five year supply if the likelihood of housing being delivered on them within the five year period is no greater than a realistic prospect; just because a particular site is capable of being delivered within five years, it does not mean that it necessarily will be. In his view, there is a distinction between the identification of deliverable sites for the purpose of showing a supply of specific deliverable sites sufficient to provide five years’ worth of housing against an authority’s requirements and the expected rate of delivery to be reflected in a housing trajectory. The Judge also noted that the NPPF recognises that local planning authorities do not control the housing market.
- 10.13** The High Court case of *Wainhomes (South West) Holdings v SSCLG 2013* clarified that inclusion of a site in an emerging Local Plan is at least some evidence that the site is deliverable. The Judge, Stewart-Smith J surmised that a site’s deliverability is reliant on the evidence to support the proposed allocation on a site-by-site basis. The weight to be attached to the quality of the authority's evidence base is a matter of planning judgment for an inspector.
- 10.14** The NPPF does not exclude consideration of emerging allocations in the criteria for deliverable and the Council considers that this is intentional when taking into account the use of closed lists elsewhere in the NPPF. Emerging allocations have only been included within the five year supply where the Council believes that the sites are deliverable using evidence obtained. All emerging sites within the 5-year trajectory are subject to early discussions, planning applications and PE’s/PPA’s and there are no known insurmountable constraints that will affect deliverability. Notwithstanding this, the Council is not reliant upon emerging allocations to illustrate a sufficient 5-year supply. They have however been included within the trajectory to reflect what the Councils considers to be the most accurate picture of delivery.
- 10.15** In June 2020 the Housing Secretary conceded that the National Planning Policy Framework's (NPPF's) definition of a "deliverable" housing site was not a "closed list" but leaves room for decision-makers to exercise their planning judgement. He stated that “The proper interpretation of the definition is that any site which can be shown to be 'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site will meet the definition. The examples given (in the NPPF glossary) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is

a matter of planning judgement on the evidence available." (East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government. Case Number: CO/917/2020)

**10.16** Due to the live nature of this document, it is subject to change following any subsequent changes to the housing land supply and/or housing delivery position. Therefore, whilst the published statement is correct at the relevant date stated in the document (as of the 1<sup>st</sup> of April 2021), it is subject to change. Future updates will be published on a regular basis to ensure that an accurate representation of the Council's land supply position is available to interested stakeholders.



## Appendix 1 - 5 Year Housing Trajectory

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwelling s	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
187460	11-19 BLACKHEATH	Completed	Yes	Full	9	0	9					
192820	56 BERECHURCH HALL ROAD, COLCHESTER	01 2024	Yes	Full	6	6		6				
200720	52 BERECHURCH HALL ROAD	Commenced	Yes	Full	1	1		1				
202021	128 THE WILLOWS, COLCHESTER	12 2023	Yes	Full	1	1		1				
201339/200 180	LAND R/O 64 & 66 BLACKHEATH, COLCHESTER	01 2024	Yes	Full	4	4		4				
202605	40 BERECHURCH ROAD, COLCHESTER	02 2024	Yes	Full	2	2		1	1			
180045	COWDRAY CENTRE, MASON ROAD, COLCHESTER	Commenced	No	Full	262	250	12	75	75	50	50	
145687	1-3 QUEEN STREET, COLCHESTER	Completed	Yes	Full	3	0	1					
172767	3 EAST STREET, COLCHESTER	Completed	Yes	PD	1	0	1					
180546	CASTLE COURT, ST PETERS STREET, COLCHESTER	03 2021	Yes	Full	13	3	10	3				
170424	FMR CO-OP, LONG WYRE STREET, COLCHESTER	Commenced	Yes	Full	24	24		12	12			
181064	42 SMYTHIES RD, COLCHESTER	Commenced	Yes	Full	1	1			1			
182163	2-3 TRINITY STREET COLCHESTER	11 2021	Yes	Full	1	1		1				

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwellings	Dwellings Remaining	20/21	21/22	22/23	23/24	24/25	25/26
182647	14 HEADGATE STREET, COLCHESTER	08 2021	Yes	PD	54	54			20	20	14	
170844	99 HIGH STREET, COLCHESTER	Completed	Yes	Full	7	0	7					
182120	LAND AT QUEEN ST CULTURAL QUARTER	02 2023	No	Full	192	192				100	92	
200269	7 EAST STOCKWELL STREET, COLCHESTER	04 2023	Yes	Full	1	1				1		
182409	239 GREENSTEAD ROAD, COLCHESTER	06 2023	Yes	Full	7	7		7				
188823	THE CORNER SHOP, 59 BARRACK STREET, COLCHESTER	Completed	Yes	PD	1	0	1					
190809	1 TRINITY STREET, COLCHESTER	Completed	Yes	Full	13	0	13					
192230	SEATRADE HOUSE, NORTH STATION ROAD	Completed	Yes	Full	27	0	27					
191216	21 MAIDENBURGH STREET, COLCHESTER	Completed	Yes	Full	3	0	3					
201641	32 CROUCH STREET, COLCHESTER	09 2023	Yes	Full	21	21		11	10			
201228	1 PELHAMS LANE, COLCHESTER	09 2023	Yes	Full	2	2		2				
192365	20-23 PRIORY WALK	07 2024	Yes	Full	18	18					9	9
202559	20 SIR ISAACS WALK, COLCHESTER	01 2024	yes	Full	1	1		1				
202560	1 THOMAS COURT, COLCHESTER	02 2024	Yes	Full	1	1				1		

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwellings	Dwellings Remaining	20/21	21/22	22/23	23/24	24/25	25/26
202763	CASTLE COURT, ST PETERS STREET, COLCHESTER	02 2024	Yes	Full	1	1		1				
202028	53 NORTH HILL, COLCHESTER	02 2024	Yes	Full	1	1		1	1			
182869	COLCHESTER MUSEUM, 14 RYEGATE ROAD	07 2022	Yes	Full	9	9				9		
190424	29 EAST BAY, COLCHESTER	05 2023	Yes	Full	20	20				20		
152493/ 180694	"SILVERTON AGGREGATES SITE" HAWKINS ROAD, COLCGHESTER	Commenced	No	O/RM	37	37		15	15	7		
181309	ELMSTEAD RD/ SWAN CLOSE, COLCHESTER	Completed	No	Full	62	0	62					
152303	166 ST ANDREW'S AVENUE, COLCHESTER	Commenced	Yes	Full	1	1			1			
160224	SPORTS GROUND, BROMLEY ROAD, COLCHESTER	Commenced	Yes	Full	12	8	4	8				
170979	128 FOREST ROAD, COLCHESTER	06 2020	Yes	Full	1	1				1		
192733	SCARF WAY, COLCHESTER	Commenced	Yes	Full	6	6		3	3			
192777	BUFFET WAY, COLCHESTER	Commenced	Yes	Full	6	6		6				
192610	HAWKINS ROAD, COLCHESTER	03 2023	Yes	Full	8	8		8				
180529	148 ST ANDREWS AVENUE, COLCHESTER	Completed	Yes	Full	1	0	1					

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwellings	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
181289	160 ST ANDREWS AVENUE	Completed	Yes	Full	1	0	1					
202772	AVON WAY HOUSE, AVON WAY, COLCHESTER	Completed	Yes	Full	60	0	60					
190335	R/O COLCHESTER CENTRE, HAWKINS ROAD	07 2024	Yes	O/RM	114	114				114		
191477	BROMLEY ROAD, COLCHESTER	04 2023	Yes	Full	1	1					1	
151666 182123	REAR OF 310-318 IPSWICH RD, COLCHESTER	02 2022	Yes	Full	2	2				2		
160927	37 OAKS DRIVE, COLCHESTER	Commenced	Yes	Full	1	1		1				
182169	24 BRADBROOK COTTAGES, ARMOURY RD, WEST BERGHOLT	Commenced	Yes	Full	1	1		1				
152322	LITTLE PORTERS, PORTERS LN, FORDHAM HEATH	Conditions Discharged	Yes	Full	1	1			1			
162249	WHITEHOUSE FARM, WEST BERGHOLT, CO6 3EW	Commenced	Yes	Full	1	1		1				
202596	HALSTEAD ROAD, EIGHT ASH GREEN	05 2024	No	RM	150	150			50	50	50	
172305	3 SPRING LANE WEST BERGHOLT	Completed	Yes	Full	3	0	3					
180152	FRIARS FARM BARN, DAISY GREEN, EIGHT ASH GREEN	Completed	Yes	Full	1	1			1			
181350	1 SUSSEX ROAD, COLCHESTER	11 2021	Yes	Full	1	1		1				

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwellings	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
181630	114 BRAISWICK, COLCHESTER	01 2022	Yes	Full	5	5		5				
182084	"SLINDON COTTAGE" PLUMMERS LANE, FORDHAM	11 2021	Yes	Full	1	1			1			
183017/200 655	144 BRAISWICK, COLCHESTER	Commence d	Yes	Full	5	5			5			
190094	87 ALBANY RD, WEST BERGHOLT	03 2022	Yes	Full	1	1			1			
183024	48 LEXDEN ROAD, WEST BERGHOLT	04 2022	Yes	Full	1	1			1			
190151	TURKEY COCK LANE, EIGHT ASH GREEN	08 2022	Yes	Full	1	1		1				
192561	WEMADIT, 58 CHITTS HILL	Commenced	Yes	Full	1	1			1			
191409	NAYLAND ROAD, WEST BERGHOLT	07 2022	Yes	Full	3	3		3				
192671	HARDINGS CLOSE, ALDHAM	02 2023	Yes	FULL	4	4		4				
192806	FOXES LANE, EIGHT ASH GREEN	01 2023	Yes	Full	1	1		1				
181624	COOKS HALL ROAD, WEST BERGHOLT	Commenced	Yes	Full	2	2		2				
200348	SEVEN STAR GREEN, EIGHT ASH GREEN	04 2023	Yes	Full	2	2			2			
182641	FORD STREET, ALDHAM	04 2023	Yes	Full	1	1			1			
201130	BAKERS LANE, COLCHESTER	12 2023	Yes	Full	3	3		3				



Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwelling s	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
200169	COOKS HALL ROAD, WEST BERGHOLT	09 2023	Yes	Full	2	2		2				
191997	STABLE COTTAGE, COLCHESTER ROAD, WEST BERGHOLT	03 2024	Yes	Full	41	41		15	15	11		
181458	32 COLCHESTER ROAD, WEST BERGHOLT	11 2023	Yes	Full	13	13		8	6			
193493	RIDGEWAY, WEST BERGHOLT	Completed	Yes	Full	1	0	1					
200332	THE TREBLE TILE, WEST BERGHOLT	05 2023	Yes	Full	2	2				2		
202499	41 LONDON ROAD, COLCHESTER	01 2024	yes	Full	1	1			1			
100502	FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER	Commenced	No	Full	998 (both phases)	320	61	100	95	95	30	
150473	CHESTERWELL, (Both Outlets)	Commenced	No	Full	1600	1003	56	152	148	148	145	148
150600	LAND ADJ 89 NAYLAND RD, COLCHESTER	Completed	Yes	Full	3	0	3					
162399	SOUTH OF CAMBIAN FAIRVIEW, BOXTED ROAD, COLCHESTER	Commenced	Yes	Full	26	26		13	13			
181827	16 TURNER RD, COLCHESTER	12 2021	Yes	Full	1	1			1			
192959	229 BERGHOLT ROAD, COLCHESTER	02 2023	YES	Full	1	1			1			

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwelling s	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
192890	MILE END ROAD, COLCHESTER	09 2023	Yes	Full	17	17		17				
150177	CHAPMANS FARM, NAYLAND ROAD, COLCHESTER	07 2021	no	Full	27	27				27		
173017	GARRISON DEVELOPMENT - H (SERGEANTS' MESS)	08 2021	no	Full	8	8		8				
170621	GARRISON DEVELOPMENT - K1 (ASSITED LIVING)	Commenced	No	Full	25	15	10	15				
190043	NORTH OF MAGDALEN STREET ( BROOK STREET) , COLCHESTER	01 2024	No	Full	119	119				60	59	
151087	GARRISON DEVELOPMENT - A1 (MEE01 & MEE03)	Commenced	No	Full	6	6		6				
131336	47 & 49 WICKHAM ROAD, COLCHESTER	Commenced	Yes	Full	1	1		1				
152705	145A-151 MAGDALEN ST, COLCHESTER	Expired	Yes	Full	6	6					6	
180116	79 MAGDALEN ST, COLCHESTER	10 2021	Yes	Full	1	1			1			
181281	FMR BUS DEPOT, MAGDALEN STREET, COLCHESTER	Completed	Yes	Full	104	0	104					
182342	192-220 MERSEA RD, COLCHESTER	12 2021	Yes	Full	1	1			1			
182528	LAND R/O 9-23 IRVINE RD, COLCHESTER	Completed	Yes	Full	6	0	6					

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwelling s	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
170331 / 171316	22-30 SOUTHWAY, COLCHESTER	Completed	Yes	Full	15	15	15					
192276	WHITEHALL ROAD, COLCHESTER	06 2023	Yes	Full	10	10		5	5			
200322	25 WINNOCK ROAD, COLCHESTER	11 2023	Yes	Full	3	3		3				
201601	67 MILITARY ROAD, COLCHESTER	11 2023	Yes	Full	1	1		1				
202160	87 MERSEA ROAD, COLCHESTER	12 2023	Yes	Full	1	1		1				
192828/192829	ECC HOSPITAL, LEXDEN ROAD, COLCHESTER	Commenced	yes	Full	118	118				15	33	70
202520	R/O 32-34 BARRACK STREET, COLCHESTER	02 2024	Yes	Full	3	3		3				
202785	5 OXFORD ROAD, COLCHESTER	02 2024	Yes	Full	1	1		1				
200177	2 CREFFIELD ROAD, COLCHESTER	03 2023	No	Full	1	1				1		
163197	RISING SUN PH & WAREHOUSES, HYTHE STATION RD, COLCH	Commenced	No	Full	27	27		27				
181552	LAND ADJ 35 ABBOTS ROAD COLCHESTER	Completed	Yes	Full	1	0	1					
150492	CANNOCK MILL, OLD HEATH ROAD	Commenced	Yes	Full	21	2	19	2				
172355	19A DARCY ROAD, COLCHESTER	Completed	Yes	Full	1	0	1					

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwellings	Dwellings Remaining	20/21	21/22	22/23	23/24	24/25	25/26
172549	13 FINGRINGHOE ROAD, COLCHESTER	Commenced	Yes	Full	2	2		2				
181552	L/A 33 ABBOTS ROAD, COLCHESTER	Completed	Yes	Full	1	0	1					
182582	6 ARTILLERY STREET, COLCHESTER	Completed	Yes	Full	1	0	1					
201317	2 PARSONS , COLCHESTER	09 2023	Yes	Full	1	1		1				
190255	45 WINCHESTER ROAD, COLCHESTER	Completed	Yes	Full	2	0	2					
192635	15A ABBOTS ROAD, COLCHESTER	Completed	Yes	Full	1	0	1					
190106	32 BALLANTYNE DRIVE, COLCHESTER	Commenced	No	Full	37	37		15	15	7		
192276	PICO WHARF, COLCHESTER	06 2023	Yes	Full	10	10					10	
170999	185A SHRUB END ROAD, COLCHESTER	Completed	Yes	Full	1	1		1				
200854	133 STRAIGHT ROAD, COLCHESTER	09 2023	Yes	Full	1	1		1				
171325	HEATH LODGE , 11 HEATH ROAD, COLCHESTER	Commenced	Yes	Full	5	5		3	2			
161244	42 GLOUCESTER AVENUE, COLCHESTER	Commenced	Yes	Full	1	1						1
182491	1 HAZELL AVENUE, COLCHESTER	03 2022	Yes	Full	1	1		1				
201309	MARETH PLAYGROUP, MARETH ROAD	09 2023	Yes	Full	4	4		4				

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwellings	Dwellings Remaining	20/21	21/22	22/23	23/24	24/25	25/26
201943	ELFREDA HOUSE, ICENI WAY, COLCHESTER	12 2023	Yes	Full	36	36		18	18			
202001	RAYMOUTH HOUSE, COLCHESTER	12 2023	Yes	Full	8	8					8	
202321	REVERDY HOUSE, COLCHESTER	12 2023	Yes	Full	8	8						8
202349	AMBROSE HOUSE, COLCHESTER	12 2023	Yes	Full	8	8						8
202161	ANCHOR HOUSE, COLCHESTER	12 2023	Yes	Full	8	8						
190522	GOSBECKS PHASE 2, COLCHESTER	01 2023	No	Full	144	144			40	40	30	34
151086	BENTLEIGH CT, GREENSTEAD RD, COLCHESTER	Commenced	Yes	Full	1	1		1				
182021	17 DILBRIDGE ROAD, COLCHESTER	10 2021	Yes	Full	1	1		1				
187739	L/A 42 PARSONS HEATH, COLCHETSER	Completed	yes	full	3	0	3					
191774	60 COMPTON ROAD	Completed	Yes	Full	1	0	1					
172057	FORMER M & F WATTS	Commenced	Yes	Full	8	2	3	2				
120848	RAILWAY SIDINGS SITE, NORTH OF HALSTEAD ROAD, STANWAY	Commenced	No	Full	123	7		4	3			
VARIOUS	LAKELANDS	Commenced	No	Full	254	131	16	40	40	36	15	

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwelling s	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
152826	LAND BETWEEN AND FRONTING DYERS ROAD AND WARREN LANE, STANWAY	Commenced	No	Full	93	32		16	16			
180873	DYERS ROAD , COLCHESTER (MERSEA HOMES)	Commenced	No	Full	58	13	45	13				
182220	FIVEWAYS FRUIT FARM, STANWAY	05 2024	No	Outline	420	420						
171569	FMR VILLAGE HALL, SCHOOL LANE, GREAT WIGBOROUGH	Started	Yes	PD	34	34		15	15	4		
171569	DUGARD HOUSE, PEARTREE ROAD	Completed	Yes	Full	34	0	34					
172272	LAND R/O FIELD HOUSE, DYERS ROAD	Commenced	No	Full	35	3	32	3				
172049	CHITTS HILL, STANWAY	Commenced	Yes	Full	100	100		25	30	30	15	
160696	WYVERN FARM, LONDON ROAD, STANWAY	Commenced	No	Full	358	82	2	82				
190700	2 WINSTREE ROAD, STANWAY	06 2022	Yes	Full	2	2		2				
200961	STANWAY GREEN, STANWAY	Commenced	Yes	Full	1	1		1				
181859	WYVERN FARM, LONDON ROAD, STANWAY	Commenced	No	Full	100	86	14	40	46			

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwellings	Dwellings Remaining	20/21	21/22	22/23	23/24	24/25	25/26
200303	R/O INTERNATIONAL HOUSE, PEARTREE ROAD	05 2023	Yes	Full	8	8				8		
195671	40 MALTING GREEN ROAD, LAYER DE LA HAYE	Completed	Yes	Full	1	0	1					
192329	FMR VILLAGE HALL, SCHOOL LANE, GREAT WIGBOROUGH	01 2023	Yes	Full	2	2					2	
152626	L/A 172 OLD LONDON ROAD, MARKS TEY (NOT DUPLICATE)	Completed	Yes	Full	1	0	1					
171190	33 LONDON ROAD, MARKS TEY, COLCHESTER	Completed	Yes	Full	1	1		1				
180042	CHESTNUT FARM, ABBERTON ROAD, LAYER DE LA HAYE	Commenced	Yes	Full	4	1	3	1				
180759	LAND OFF CLEARS ROAD, LAYER MARNEY	Completed	Yes	Full	2	0	2					
182272	GREEN FARM, THE STREET, SALCOTT	10 2021	Yes	Full	1	1		1				
182308	"PHIPPS FARM" LOWER ROAD, LAYER BRETON, COLCHESTER	Completed	Yes	Full	1	0	1					
171984	"BIRCHWOOD" BIRCH STREET, BIRCH, COLCHESTER	Completed	Yes	Full	1	0	1					
180174	"BUMBLE BEE FARM" LAYER BRETON HILL, LAYER BRETON, COLCHESTER	03 2021	Yes	Full	2	2				2		

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwellings	Dwellings Remaining	20/21	21/22	22/23	23/24	24/25	25/26
190963	CLEARFARM, LAYER MARNEY	Completed	Yes	Full	1	0	1					
192756	LAYER BRETON HILL, LAYER BRETON	04 2023	Yes	Full	1	1				1		
200826	HARDYS GREEN, BIRCH	06 2023	Yes	Full	1	1			1			
200730	152 LONDON ROAD, COPFORD	08 2023	Yes	Full	5	5		5				
202076	ROCKINGHAM FARM ROAD, LAYER MARNEY	11 2023	Yes	Full	4	4		4				
202074	BROOK FARM, KELVEDON ROAD, MESSING	12 2023	Yes	Full	1	1		1				
200615	PARK FARM, NEW ROAD, MESSING	N/A	Yes	PD	5	5			5			
145978	24 OAKWOOD AVENUE, WEST MERSEA	Completed	Yes	Full	1	0	1					
160149	FORMER LION PUBLIC HOUSE, MERSEA ROAD, LANGENHOE	Completed	Yes	Full	3	0	3					
160750	STANDISH, IVY LANE, EAST MERSEA	Commenced	Yes	Full	1	1						
163155	PLANE HALL FARM, SOUTH GREEN ROAD, FINGRINGHOE	Completed	Yes	Full	1	0	1					
172601	TWO BARFIELD ROAD, WEST MERSEA	Completed	Yes	Full	1	0	1					
202438	BROMAN FARM, BROMANS LANE	02 2024	Yes	Full	1	1		1				



Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwelling s	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
201847	15 RAINBOW ROAD, WEST MERSEA	03 2024	Yes	Full	1	1		1				
210036	MANWOOD TYE, ABBERTON	02 2024	Yes	Full	1	1		1				
196524	6 UPLAND ROAD, WEST MERSEA	Completed	Yes	Full	3	0	3					
190864	55 EMPRESS AVENUE, WEST MERSEA	Commenced	Yes	Full	2	1	1	1				
190010	95 FAIRHAVEN, WEST MERSEA	Completed	Yes	Full	1	0	1					
204556	49 HIGH STREET, WEST MERSEA	Completed	Yes	PD	1	0	1					
200206	90 FAIRHAVEN, WEST MERSEA	04 2023	Yes	Full	1	1		1				
144693	ROWHEDGE WHARF (Bloor)	Commenced	No	Full	170	95	13	35	30	30		
190753	FORMER ROWHEDGE PORT, ROWHEDGE	03 2023	No	Full	19	19			19			
170997	HILL FARM, BOXTED	Commenced	No	Full	36	8	18	8				
160906	HORKESLEY PARK, GREAT HORKESLEY	Commenced	Yes	Full	22	22		11	11			
171595	"HIGHBURY", EAST LANE, DEDHAM, COLCHESTER.	Completed	Yes	Full	1	0	1					
180051	LAND EAST OF CARTERS HILL, BOXTED	03 2021	Yes	Full	1	1		1				

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwelling s	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
181906	NOAKES FARM, STRAIGHT ROAD, BOXTED	10 2021	Yes	Full	4	4		4				
182427	"REDHOUSE FARM2 REDHOUSE LANE, BOXTED	Commenced	Yes	Full	1	1		1				
182950	RAMS FARM RD, FORDHAM	03 2022	Yes	Full	1	1		1				
183113	"UPP HALL FARM" SALMONS LANE, GREAT TEY	02 2022	Yes	Full	1	1			1			
182640	QUEENS HEAD, FORD STREET, ALDHAM	12 2022	Yes	Full	1	1			1			
191830	SCHOOL ROAD (EAST), LANGHAM	03 2023	No	Full	46	46				15	15	16
200018	FORDHAM ROAD, MOUNT BURES	04 2023	Yes	Full	3	3			3			
200212	MOOR ROAD, LANGHAM	03 2023	Yes	Full	5	5		5				
200533	NAYLAND ROA, GREAT HORKESLEY	11 2023	Yes	Full	2	2		2				
202037	LANGHAM LANE, BOXTED	11 2023	Yes	Full	1	1		1				
118874	LONG ACRE BUNGALOW, WAKES COLNE	Completed	Yes	Full	1	0	1					
202002	LONDON ROAD, GT HORKESLY	12 2023	Yes	Full	1	1		1				
202381	10 THE CRESCENT, GT HORKESLEY	04 2021	Yes	Full	1	1		1				
192220	WAKES HALL, WAKES COLNE	Completed	Yes	Full	5	0	5					

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwelling s	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
203902	POST OFFICE, WORMINGFORD	Completed	Yes	PD	2	0	2					
122134	GRANGE ROAD, TIPTREE	Commenced	No	Full	103	61	8	31	30			
130245/191414	LAND ON NORTH EAST SIDE OF FACTORY HILL, TIPTREE	Commenced	No	Full	135	43	12	15	15	13		
161171	L/A 58-60 MALDON ROAD, TIPTREE	Completed	Yes	Full	1	0	1					
173326	1 & 2 BOUNDARY COTTAGES, HALL ROAD, TIPTREE	Commenced	Yes	Full	2	2		2				
180136	86 CHURCH ROAD, TIPTREE	Commenced	Yes	Full	6	6			6			
182092	BARN ADJ. GATE HOUSE, CHERRY CHASE, TIPTREE	03 2022	Yes	Full	1	1		5				
170292	84 MALDON ROAD, TIPTREE	Commenced	Yes	Full	7	3	4	3				
170416	HIGHLANDS, KELVEDON ROAD, TIPTREE	11 2021	Yes	Full	1	1			1			
171250	63 NEWBRIDGE ROAD, TIPTREE	Commenced	Yes	Full	3	1	2	1				
190840	72 CHURCH ROAD, TIPTREE	05 2022	Yes	Full	1	1		1				
191343	10 SELDON ROAD	Completed	Yes	Full	1	0	1					
200733	FACTORY HILL, TIPTREE	Completed	Yes	Full	1	0	1					
210398	BARBROOK LANE, TIPTREE	06 2024	No	RM	200	200			30	60	60	50

Planning Reference	Site location	Expiry or Status	Wind fall	Permissi on Type	Dwellings	Dwellings Remainin g	20/21	21/22	22/23	23/24	24/25	25/26
192905	93 MALDON ROAD, TIPTREE	08 2023	Yes	Full	1	1		1				
202654	58 MALDON ROAD, TIPTREE	01 2024	Yes	Full	1	1		1				
171953	"VINGT TROIS", (THE BASKET WORKS), GRANGE ROAD, TIPTREE	Commenced	Yes	Full	1	1		1				
192090	UNIVERSITY OF ESSEX, COLCHESTER	02 2023	No	Full	548	548			248		150	150
180137	6 - 8 ANCHOR HILL, WIVENHOE	Complete	Yes	Full	1	0	1					
190876	1 VALFREDA WAY	Completed	Yes	Full	2	0	2					
191120	140 HIGH STREET	Commenced	Yes	Full	1	1		1				
192374	BERRY HOUSE, THE QUAY	11 2022	Yes	Full	1	1			1			
191700	17 QUEENS ROAD	08 2022	Yes	Full	1	1		1				
200089	4 FORRESTERS COURT, WIVENHOE	Commenced	Yes	Full	2	2		2				
182138	36 THE CROSS, WIVENHOE	11 2021	Yes	Full	1	1			1			
<b>Borough Totals</b>							<b>741</b>	<b>1015</b>	<b>1118</b>	<b>980</b>	<b>794</b>	<b>494</b>

Windfall Allowance	20/21	21/22	22/23	23/24	24/25	25/26
<b>Total Windfall known/predicted</b>	377	376	300	260	260	150
<b>Known windfall in supply</b>	377	376	263	168	150	134
<b>Additional windfall to be applied to known windfall</b>	0	0	37	92	110	16
<b>Borough total including windfall prediction</b>	<b>741</b>	<b>1015</b>	<b>1155</b>	<b>1072</b>	<b>904</b>	<b>510</b>

#### Existing allocations without planning permission to be reallocated in New Local Plan

Site location	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
BRIDGE HOUSE AND GARAGE, HYTHE QUAY, COLCHESTER				18		
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>

#### New Local Plan allocations

##### Garden Communities

Site location	2023/24	2024/25	2025/26
TENDRING COLCHESTER BORDERS	0	50	100
<b>TOTAL</b>	<b>0</b>	<b>50</b>	<b>100</b>

##### Colchester (and Stanway) urban area allocations

Site location	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
MILL ROAD, COLCHESTER (EXTRA CARE)				60	60	60
RUGBY CLUB, MILL ROAD, COLCHESTER				50	100	100
LAND NORTH OF BRAISWICK, COLCHESTER						20
LAND SOUTH OF BERECHURCH HALL ROAD, 190448 Bellway				10	22	44
LAND SOUTH OF BERECHURCH HALL ROAD, 191093 Harding			15	17		
LAND WEST OF LAKELANDS, STANWAY						50
LAND SOUTH OF A12, STANWAY						50
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>137</b>	<b>182</b>	<b>324</b>

**Other Allocations**

Site location	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
BRIERLEY PADDOCKS, WEST MERSEA (192136)			30	30	40	
BROOK ROAD, GREAT TEY (192249)		15				
<b>TOTAL</b>	<b>0</b>	<b>15</b>	<b>30</b>	<b>30</b>	<b>40</b>	<b>0</b>

<b>Total 5 year Housing Supply</b>	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Total including windfall, adopted and emerging allocations	<b>741</b>	<b>1030</b>	<b>1200</b>	<b>1257</b>	<b>1176</b>	<b>934</b>

## Appendix 2 - Local Agents Letters



DMG Colchester Limited  
80 London Road, Colchester, Essex, CO3 4DG.  
Tel: 01206 764626.  
Email: [admin@davidmartin.co.uk](mailto:admin@davidmartin.co.uk)

Dear Karen

### **Colchester Housing Supply**

Thank you for forwarding the updated table showing your predictions for housing delivery over the next 5 years. As previously conducted, I shared this information with all senior colleagues in our Colchester and Tiptree branch to ensure the information fed back is accurate. I would confidently say that we collectively have a very strong local knowledge of the whole borough.

I last reviewed this in 2019, who could have predicted what we've been through in the interim. Despite this, luckily the housing market in general has remained remarkably stable, especially in Colchester. The government incentives have helped considerably with restarting the market, but even the stamp duty holiday coming to an end hasn't dampened demand.

As requested, I have reviewed potential build out rates and lead in times – which all look reasonable to me. The new build market in particular is very strong, with an increase in buyers coming from outside the area, as well as existing local residents looking to move up the ladder.

I'm working closely with developers, who are all confident at the present time with the market and pipeline projects. There is a good mix of house types and sizes in demand and being built, which we can't see changing in the foreseeable. Unfortunately, limited sites come on the market, but when they do they are highly sought after and attract a high level of interest.

I hope you find this information useful, if you require anything additional, please don't hesitate to ask.

Yours sincerely

John Beton  
Managing director  
17/08/2021



Karen Syrett  
Lead Officer: Planning, Housing & Economic Growth  
Colchester Borough Council

Essex House  
42 Crouch Street  
Colchester CO3 3HH

01206 616 820

info@greenwoodpc.co.uk  
www.greenwoodpc.co.uk

[REDACTED]  
18th August 2021

Dear Karen,

## Re: Housing Land Supply

Thanks for sharing the Councils draft Housing Trajectory.

I set up Greenwood Property Consultants in 2020 having spent 20 years in the property sector working for a number of agents in the town. 2020 was a strange year but I had enough confidence in the local housing market to embark on a new venture.

The company deals with both sales and lettings and I can report that both remain very strong. I am based in the town centre and conversion of commercial space to residential is continuing at pace. We are also seeing examples of developers utilising the permitted development rights to build upwards and I understand the Hardings development at Berechurch Road has sold 75% of units off plan.

In recent years I have dealt with a lot of lettings for students and this is another strong market in the town. Although last year many students went home it has not lessened demand this year as they are keen to resume on campus teaching. The University of Essex expansion plans are still progressing and the additional accommodation required is being delivered by the University themselves and the private sector.

I have had a look at the trajectory and it looks correct to me and reflects the local market. There were a couple of sites however that I didn't spot including the Berechurch Rd site I mention above and the Beyond the Box scheme at the Hythe.

If I can be of further assistance please do call in.

Yours sincerely,

Andrew Greenwood  
Managing Director

