



**Strategic Land Availability Assessment (SLAA):
Desktop Review Report**

Colchester Local Plan Review

April 2024

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Introduction

Colchester City Council has commenced work on reviewing the Local Plan. The Local Plan Review will need to allocate land for the provision of homes and other uses to meet the City's future and existing needs.

In 2023, the Council drafted and consulted on Strategic Land Availability Assessment (SLAA) Methodology. The comments received were presented to Local Plan Committee on 11 December 2023. The adopted SLAA Methodology can be viewed on the Council's website as part of the Local Plan Review Evidence Base and Supporting Documents: <https://www.colchester.gov.uk/local-plan/evidence-base-supporting-documents/>

As part of the SLAA process, the Council launched a Call for Sites in Autumn 2023. The Call for Sites is an opportunity for individuals or groups to suggest sites that they would like to be considered to inform the preparation of the Local Plan. Further information on the sites submitted through the Call for Sites can be found on the Council's website: <https://www.colchester.gov.uk/local-plan/engagement-consultation/call-for-sites/>

In addition to the sites received through the Call for Sites process, the Council, as set out in the SLAA Methodology, have proactively looked to identify any additional potential sites and locations for growth or green uses to be assessed through the SLAA process, to ensure its approach to new land allocation is comprehensive. This part of the SLAA process is called the 'Desktop Review' and further detail is provided in the [SLAA Methodology](#). **This report sets out the process undertaken to carry out the Desktop Review of sites.**

Desktop Review Data Sources

The SLAA Methodology, in line with the Planning Practice Guidance (PPG) for Housing and Economic Land Availability Assessment, set out data sources that could be used for the desktop identification of sites. The following data sources were used to identify any additional potential sites in Colchester:

- Brownfield Register
- Unimplemented planning permissions (major applications) (October 2017 to December 2023)
- Planning applications (major applications) that have been refused or withdrawn (in relation to spatial strategy) (applications determined between October 2017 to December 2023)
- Land owned by Colchester City Council (Local Authority Land)
- General Enquiries received on other sites

Existing Local Plan allocations without planning permission, or those with Planning Permission submitted but not determined (as of December 2023) are also assessed as part of the SLAA process. Appendix A contains full details of the data sources and sites identified as part of the desktop review.

Duplication of Sites and Sites with Overlapping Boundaries

There is potential for duplication of sites when using a variety of data sources. Where there is duplication of a site, this will only be assessed once within the SLAA. Therefore, the list of sites identified through the Desktop Review have been reviewed and duplicated sites are only listed once in the table in Appendix A. However, both sources of data are listed in the table for completeness.

Where any sites identified in the Desktop Review overlapped, the reason for the overlap has been considered. Where one data source clearly superseded another, the most recent boundary has been used. Where two or more distinct sites overlap, the sites have been combined and will be assessed together as a whole for the purposes of the SLAA assessment.

There may also be some duplication between desktop review sites and sites submitted as part of the Call for Sites. The list of Desktop Review sites therefore includes those that are considered a duplicate of sites submitted as part of the Call for Sites.

These duplicate sites have been identified and listed below. These duplicate sites will only be assessed once as part of the SLAA. The Call for Sites boundary will be used in this case, due to this representing the most up to date information.

- Cedar Brook, Terrace Hall Chase, Great Horkesley (Call for Sites ID: 10125)
- Place Farm, Hythe (Call for Sites ID: 10629)

- Croquet Gardens, Wivenhoe (Call for Sites ID: 10751)
- School Lane, Great Horkesley (Call for Sites ID: 10122)
- Land north of Maldon Road, Tiptree (Call for Sites ID: 10210 and 10486)
- Land off Brook Meadows, Tiptree (Call for Sites ID: 10132)
- Land off East Road, West Mersea (Call for Sites ID: 10745)
- The Car Boot Field, Marks Tey (Call for Sites ID: 10746)

Green Infrastructure

The Call for Sites included the opportunity for sites to be submitted for Green Infrastructure. The Desktop Review has therefore also identified sites to be assessed as part of the SLAA for Green Infrastructure uses. The four sites identified through the Desktop Review are:

- Land north of Cymbeline Way, Colchester
- Spring Lane Nursery Spring Lane, Colchester
- Marsh Crescent, Rowhedge
- Blackheath Allotments/Playground, Finchingfield Way, Colchester



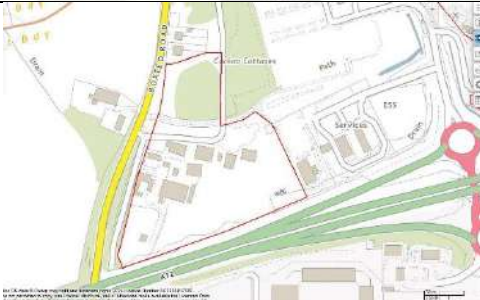
Two of the sites (Land north of Cymbeline Way and Spring Lane Nursery) have been identified in the desktop review to be assessed for both residential and green infrastructure uses, although the land north of Cymbeline Way identified to be assessed for Green Infrastructure is larger than the site identified to be assessed for residential uses.




Appendix B contains location maps for these sites.




Next Steps




All sites submitted through the Call for Sites and sites identified through the Desktop Review are assessed through the Strategic Land Availability Assessment (SLAA). The SLAA Methodology is used to appraise all sites for their suitability, availability and achievability with the aim of objectively determining which sites will be deliverable over the plan period. The results of the SLAA process is part of the evidence which will inform site allocations in the Local Plan Review. The outcome of the SLAA will not definitively allocate land for development but will contribute to the Local Planning Authorities evidence base and ensure that decisions regarding site allocations are backed by robust and objective evidence.




Appendix A: List of Desktop Review Sites and Source


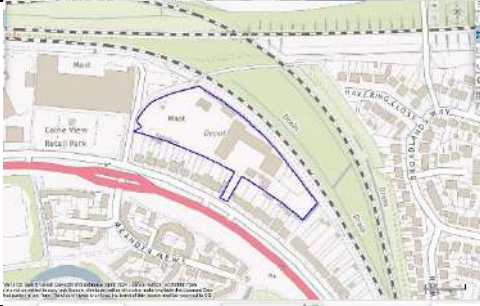

| SLAA Reference | Site Name | Location/Map | Source |
|----------------|-------------------------|-------------------------------------------------------------------------------------|----------------------|
| 10927 | Land North A12 |  | Local Authority Land |
| 10928 | Severalls Lane |  | Local Authority Land |
| 10929 | Land West of BP Station |  | Local Authority Land |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 10932 | Wick Road, Langham |  A map showing a residential area with a yellow line highlighting a specific road or boundary. The area is labeled 'Langham' and 'Oak Cottage'. | Existing Allocation |
| 10934 | Geantree, Great Horkesley |  A map showing a residential area with a red line highlighting a specific boundary. The area is labeled 'Geantree' and 'Wood'. | General Enquiries |
| 10935 | Land North of Ivy Lodge Road, Great Horkesley |  A map showing a residential area with a red line highlighting a specific boundary. The area is labeled 'Ivy Lodge Road', 'Pond', 'Sewage Pumping Station', and 'Telephonic Exchange'. | General Enquiries |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|---------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------|
| 10936 | Former Cedrics Coaches Site, Wivenhoe |  | Unimplemented Planning Permission |
| 10937 | Willows Court, Colchester |  | Unimplemented Planning Permission |
| 10938 | Cultural Quarter, Queen Street |  | Unimplemented Planning Permission |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|-----------------------------------|-------------------------------------------------------------------------------------|-----------------------------------|
| 10939 | Former Odeon Cinema |  | Unimplemented Planning Permission |
| 10940 | Mill Road, Former Rugby Club Site |  | Local Authority Land |
| 10941 | Bergholt Road, Golf Club Site |  | General Enquiries |




| SLAA Reference | Site Name | Location/Map | Source |
|-------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Call for Site Duplicate | Cedar Brook, Great Horkesley |  A map showing a residential area with a red boundary line highlighting a specific site. The map includes labels for 'Terrace Hill' and 'America Hill'. | General Enquiries |
| 10943 | Garage Site Rear of 1 Stalin Road |  A map showing a residential area with a blue boundary line highlighting a specific site. The map includes labels for 'Stalin Road' and 'El Sub S14'. | Brownfield Register |
| 10944 | Parking Area, Grove Road, Tiptree |  A map showing a residential area with a blue boundary line highlighting a specific site. The map includes labels for 'Grove Road', 'Tiptree', 'TCB', 'PO', 'Posts', 'Safara', and 'GROSVENOR'. | Brownfield Register |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|------------------------------------------|-------------------------------------------------------------------------------------|---------------------|
| 10945 | Land opposite The Spinnaker Public House |  | Brownfield Register |
| 10946 | Cowdray Avenue BT Site |  | Brownfield Register |
| 10947 | Guildford Road, BT Repeater Site |  | Brownfield Register |

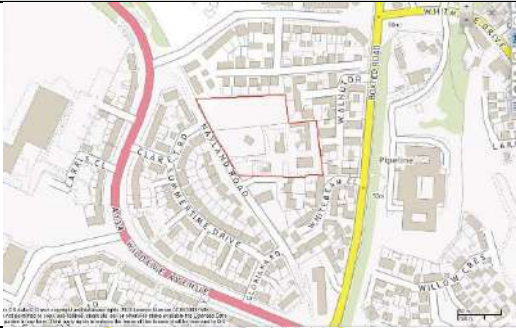


| SLAA Reference | Site Name | Location/Map | Source |
|----------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 10948 | Circular Road North, former Arena Site |  A map showing the former Arena Site at Circular Road North. The site is outlined in purple and is located between Circular Road North and North Road. It is adjacent to a Sports Facility and a Cricket Ground. | Brownfield Register |
| 10949 | Garden House, Maudlyn Road |  A map showing the Garden House site at Maudlyn Road. The site is outlined in purple and is located between Maudlyn Road and a residential area. It is adjacent to a Breary Court and a Garden House. | Brownfield Register |
| 10950 | Vineyard Gate Development |  A map showing the Vineyard Gate Development. The site is outlined in blue and is located between a residential area and a road. It is adjacent to a Car Park and a Vineyard Gate Development. | Existing Allocation |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|----------------------------|-------------------------------------------------------------------------------------|---------------------|
| 10951 | St Runwald Street Car Park |  | Existing Allocation |
| 10952 | Colchester Road, Braiswick |  | Existing Allocation |
| 10953 | Middlewick Ranges |  | Existing Allocation |




| SLAA Reference | Site Name | Location/Map | Source |
|-------------------------|-----------------------------|-------------------------------------------------------------------------------------|---------------------|
| 10954 | Barrington Road/Bourne Road |  | Existing Allocation |
| Call for Site Duplicate | Place Farm |  | Existing Allocation |
| 10956 | Rowhedge Business Park |  | Existing Allocation |




| SLAA Reference | Site Name | Location/Map | Source |
|-------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 10957 | Highlands Nursery Site, Tiptree |  A map showing a residential area with a red-outlined site. The site is located near a road and a green area. The map includes labels for 'Highlands Nursery Site' and 'Tiptree'. | Existing Allocation |
| Call for Site Duplicate | Croquet Gardens, Wivenhoe |  A map showing a residential area with a red-outlined site. The site is located near a road and a green area. The map includes labels for 'Croquet Gardens' and 'Wivenhoe'. | Existing Allocation |
| Call for Site Duplicate | School Lane, Great Horkesley |  A map showing a residential area with a red-outlined site. The site is located near a road and a green area. The map includes labels for 'School Lane', 'Great Horkesley', and 'Wivenhoe'. | Existing Allocation |

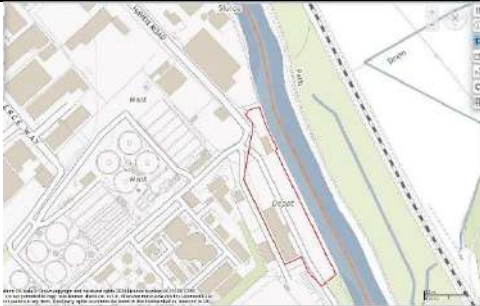


| SLAA Reference | Site Name | Location/Map | Source |
|-------------------------|----------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------|
| 10960 | Land adjacent Colchester Road, West Bergholt |  | Planning Permission Refused or Withdrawn |
| 10961 | Halstead Road, Eight Ash Green |  | Planning Permission Refused or Withdrawn |
| Call for Site Duplicate | Land north of Maldon Road, Tiptree |  | Planning Permission Refused or Withdrawn |




| SLAA Reference | Site Name | Location/Map | Source |
|-------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 10963 | Chapmans Farm, Colchester |  A detailed street map of a residential area in Colchester. A specific plot is highlighted with a red outline. The map shows various streets including 'CLARK ROAD', 'UPPER FINE DRIVE', and 'WILLOW LANE'. A red line also runs along the left side of the map. | Planning Permission Refused or Withdrawn |
| Call for Site Duplicate | East Road, West Mersea |  A map showing a residential area with a plot outlined in red. The text 'Mersea Island' is visible in the upper right portion of the map. The map includes street names and a scale bar. | Planning Permission Refused or Withdrawn |
| Call for Site Duplicate | Brook Meadows, Tiptree |  A map of a residential area with a plot outlined in red. The map shows streets, green spaces, and a body of water labeled 'Pond'. A scale bar is present at the bottom. | Planning Permission Refused or Withdrawn |




| SLAA Reference | Site Name | Location/Map | Source |
|-------------------------|------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------|
| Call for Site Duplicate | Land North of London Road (Car Boot Site), Marks Tey |  | Planning Permission Refused or Withdrawn |
| 10967 | Scarletts Plants, West Bergholt |  | Planning Permission Refused or Withdrawn |
| 10968 | Land off Stanway Western Bypass |  | Planning Permission Refused or Withdrawn |

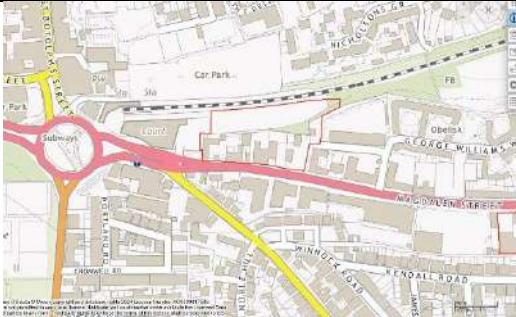


| SLAA Reference | Site Name | Location/Map | Source |
|----------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 10969 | The Crescent, Colchester |  A map showing a residential area in Colchester. A yellow line highlights a curved road labeled 'THE CRESCENT'. The surrounding area includes green spaces, buildings, and other roads like 'WIGMORE STREET'. | Local Authority Land |
| 10970 | Olivers Lane, Colchester |  A map showing a residential area in Colchester. A yellow line highlights a road labeled 'OLIVERS LANE'. The surrounding area includes green spaces, buildings, and other roads like 'ADAMS ROAD'. | Local Authority Land |
| 10971 | The Chase, Spring Lane, Colchester |  A map showing a residential area in Colchester. A yellow line highlights a road labeled 'THE CHASE'. The surrounding area includes green spaces, buildings, and other roads like 'SPRING LANE'. | Local Authority Land |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|----------------------------------------------------|-------------------------------------------------------------------------------------|----------------------|
| 10972 | Spring Lane Nursery, Colchester |  | Local Authority Land |
| 10973 | Whitehall Industrial Estate, Colchester |  | Local Authority Land |
| 10974 | Land at Beacon End, Halstead Road, Eight Ash Green |  | Local Authority Land |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|----------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------|
| 10975 | Former Fieldgate Site, Haven Road |  | Local Authority Land |
| 10976 | Britannia Car Park, St Botolphs Circus |  | Brownfield Register Existing Allocation |
| 10977 | Former Coldoc Site, Haven Road |  | Existing Allocation |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 10978 | Hythe Scrapyard Site, Haven Road |  A map showing the Hythe Scrapyard Site, Haven Road. The site is highlighted in blue and labeled 'The Hythe'. It is situated near a river and a road. | Existing Allocation |
| 10979 | Gas Works Site, Haven Road |  A map showing the Gas Works Site, Haven Road. The site is outlined in red and labeled 'Gas Works Site'. It is situated near a river and a road. | Brownfield Register Existing Allocation |
| 10980 | Land West of Hawkins Road |  A map showing the Land West of Hawkins Road. The site is outlined in red and labeled 'Land West of Hawkins Road'. It is situated near a river and a road. | Existing Allocation Brownfield Register |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 10981 | Land East of Hawkins Road |  A map showing a large blue-shaded area representing the 'Land East of Hawkins Road'. The area is bounded by Hawkins Road to the west and a railway line to the east. The map includes labels for 'Hawkins Road', 'Railway', and 'Land East of Hawkins Road'. A scale bar is visible at the bottom right. | Existing Allocation Brownfield Register |
| 10982 | Coal Yard Site, Hythe Station Road |  A map showing a large blue-shaded area representing the 'Coal Yard Site, Hythe Station Road'. The area is bounded by Hythe Station Road to the north and a railway line to the south. The map includes labels for 'Hythe Station Road', 'Railway', and 'Coal Yard Site'. A scale bar is visible at the bottom right. | Brownfield Register Existing Allocation |
| 10983 | Gamet Bearings Factory Site, Hythe Station Road |  A map showing a large blue-shaded area representing the 'Gamet Bearings Factory Site, Hythe Station Road'. The area is bounded by Hythe Station Road to the north and a railway line to the south. The map includes labels for 'Hythe Station Road', 'Railway', and 'Gamet Bearings Factory Site'. A scale bar is visible at the bottom right. | Brownfield Register Existing Allocation |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|-----------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------|
| 10984 | Euro Pit & Magdalen Street Garage Sites |  | Existing Allocation Brownfield Register |
| 10985 | 80-102 Magdalen Street |  | Brownfield Register Existing Allocation |
| 10986 | 146 Magdalen Street |  | Existing Allocation |


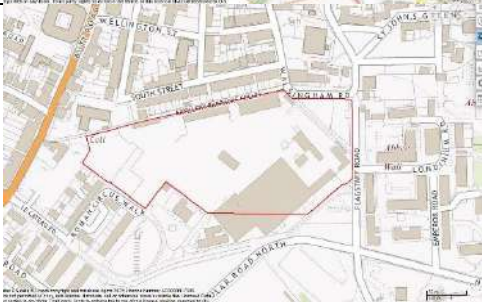

| SLAA Reference | Site Name | Location/Map | Source |
|----------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 10987 | Ford Car Showroom Site, Magdalen Street |  A map showing a large, rectangular plot of land outlined in red. The plot is situated between a row of residential houses on the left and a road on the right. The road is labeled 'MAGDALEN STREET'. | Existing Allocation |
| 10988 | Robertson Van Hire, Magdalen Street |  A map showing a plot of land outlined in red, labeled '9Z' and 'Factory'. The plot is situated between a road on the left and a road on the right. The road on the right is labeled 'MAGDALEN STREET'. | Existing Allocation |
| 10989 | Priory Walk Development, Colchester |  A map showing a plot of land outlined in red, labeled 'Priory Walk'. The plot is situated between a road on the left and a road on the right. The road on the right is labeled 'QUEEN STREET'. | Existing Allocation |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 10990 | 23 St Julian Grove |  A map showing a blue-shaded rectangular area labeled '23' at the corner of St Julian Grove. The area is outlined in purple. The map includes a scale bar and a north arrow. | Brownfield Register |
| 10991 | Former Telephone Exchange, Station Road, Tiptree |  A map showing a yellow-shaded area labeled 'Telephone Exchange' and 'GATE HOUSE NEWS' on Station Road. The area is outlined in purple. The map includes a scale bar and a north arrow. | Brownfield Register |
| 10992 | Former Underwood Garage Site, 1-3 Kingsland Road, West Mersea |  A map showing a blue-shaded area labeled 'Garage' on Kingsland Road. The area is outlined in purple. The map includes a scale bar and a north arrow. | Brownfield Register |



| SLAA Reference | Site Name | Location/Map | Source |
|----------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 10993 | Elms Farm, Tiptree |  A map showing the Elms Farm area in Tiptree. The site is outlined in red and is situated near a road and a green field. The map includes labels for 'Elms Farm' and 'Tiptree'. | Existing Allocation |
| 10994 | King Edward Quay Industrial Estate, Haven Road |  A map showing the King Edward Quay Industrial Estate in Haven Road. The site is outlined in red and is situated near a river and a road. The map includes labels for 'King Edward Quay' and 'Haven Road'. | Existing Allocation |
| 10995 | West Bergholt Sites |  A map showing the West Bergholt Sites. The site is outlined in red and is situated near a road and a green field. The map includes labels for 'West Bergholt' and 'Bergholt'. | Existing Allocation |

| SLAA Reference | Site Name | Location/Map | Source |
|----------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------|
| 10996 | Former Lookers Garage Site, 74 to 78 Military Road, Colchester |  | Brownfield Register |
| 10997 | Former Coldoc Site 2, Haven Road, Colchester |  | Brownfield Register |
| 10998 | Land East of Queensberry Avenue, Copford |  | Existing Allocation |




| SLAA Reference | Site Name | Location/Map | Source |
|----------------|------------------------------------|-------------------------------------------------------------------------------------|---------------------|
| 10999 | Land North of London Road, Stanway |  | Existing Allocation |
| 11000 | London Road Almshouses |  | Existing Allocation |
| 11001 | Land west of Lakelands |  | Existing Allocation |


| SLAA Reference | Site Name | Location/Map | Source |
|----------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 11002 | Great Horkesley Manor |  A map showing the Great Horkesley Manor site, which is a large, irregularly shaped area outlined in red. The site is located in a residential area with surrounding streets and buildings. The map includes a scale bar and a north arrow. | Existing Allocation |
| 11003 | Abro Site, Le Cateau Road |  A map showing the Abro Site, Le Cateau Road, which is a large, irregularly shaped area outlined in red. The site is located in a residential area with surrounding streets and buildings. The map includes a scale bar and a north arrow. | Existing Allocation |
| 11004 | Elmstead Road, Wivenhoe |  A map showing the Elmstead Road, Wivenhoe site, which is a large, irregularly shaped area outlined in red. The site is located in a residential area with surrounding streets and buildings. The map includes a scale bar and a north arrow. | Existing Allocation |

| SLAA Reference | Site Name | Location/Map | Source |
|----------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 11005 | Land Behind Fire Station, Wivenhoe |  A map showing a residential area with a large, irregularly shaped plot of land outlined in red. The plot is situated behind a row of buildings, including what appears to be a fire station. The surrounding area includes streets and other residential plots. | Existing Allocation |
| 11006 | Land south of cycle facility |  A map showing a large, irregularly shaped plot of land outlined in red. The plot is situated south of a cycle facility, which is indicated by a yellow line. The surrounding area includes streets, buildings, and a river. | Local Authority Land |
| 11007 | Land east of P&R |  A map showing a large, irregularly shaped plot of land outlined in red. The plot is situated east of a P&R (Park and Ride) facility, which is indicated by a yellow line. The surrounding area includes streets, buildings, and a river. | Local Authority Land |

| SLAA Reference | Site Name | Location/Map | Source |
|----------------|-----------------------------|------------------------------------------------------------------------------------|----------------------|
| 11008 | Land west of Severalls Lane |  | Local Authority Land |
| 11113 | Swan Grove, Chappel |  | Existing Allocation |

Appendix B: Desktop Review sites (Green Infrastructure)

| Site Name | Location/Map |
|-----------------------------|--------------------------------------------------------------------------------------|
| Spring Lane Nursery |  |
| Land North of Cymbeline Way |  |
| Marsh Crescent, Rowhedge |  |

| Site Name | Location/Map |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Blackheath Allotments/Playground, Finchingfield Way, Colchester |  |