



Colchester Borough Council

2020 Housing Land Supply Annual Position Statement

May 2020

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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 1st April 2020. The relevant five year housing land supply period therefore covers the period between 1st April 2020 and 31st March 2025.
- 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 At the time this report is being drafted (March/April 2020), there is much uncertainty in the housing market as a result of Covid 19. As a result, the additional information contained in appendices 3 and 4 has not been updated. In addition, housing completion data for 2019/20 is incomplete because it has not been possible to undertake all site visits in March. The information received up until then demonstrates that the annual delivery target has been met.
- 1.6 The Council acted swiftly to address the issue of not holding planning committees. Further delegation is being used to ensure there are no hold ups to decision making and arrangements are 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 its Core Strategy (adopted in 2008 and subject to a Focused Review in 2014), Site Allocations DPD (adopted 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, Boxted Neighbourhood Plan, Wivenhoe NP, Eight Ash Green NP, West Bergholt NP which were adopted between 2016 and 2019.
- 2.2** The adopted Local Plan 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 emerging Local Plan sets 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** 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. 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 1078. The standard methodology has been used to calculate this figure and this will continue to be used until such time as an updated housing target is adopted in a new Local Plan.
- 3.2** Earlier this year the Housing Delivery Test was introduced to address issues of persistent under-delivery. Colchester exceeded the target set and therefore only needs to add a 5% buffer to the target of 1078. This results in an annual requirement of 1131 which equates to a five year supply of 5659.

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 73 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 introduced a new 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 NPPG 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 70 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 in April 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. The NPPF also sets out transitional arrangements for emerging local plans submitted on or before 24th January 2019. Colchester falls into this category and accordingly has based its emerging Local Plan on policies in the previous Framework (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 emerging Local Plan is at an advanced stage and matters concerning housing were discussed at a hearing session in 2018. The Inspector subsequently wrote to North Essex Authorities and confirmed that the figure of 920 represents the OAN in accordance with the NPPF/PPG.
- 5.3** However, until such time as the emerging Local Plan policy is adopted, the Standard Methodology will be used for decision making. At the time of this annual update the annual target generated by the standard methodology is 1078 and this forms the basis of this 5 Year Supply Position Statement. This rises to 1131 dwellings per year when the 5% buffer is added and a 5 year requirement of 5659.
- 5.4** The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The standard method identifies a minimum annual housing need figure. It does not produce a housing requirement figure.
- 5.5** 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.
- 5.6** In other circumstances, the starting point for calculating housing need will be the standard method which will inform the 5-year land supply requirement.
- 5.7** The standard method figure changes on an annual basis taking into account various data sets however primarily it considers the following:
- Household projections (updated every two years)
 - Affordability Ratios (updated yearly).
 -
- 5.8** The detailed methodology applied to Colchester is attached in Appendix 1.

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 over 18,000 new homes at an average rate of 948 new dwellings per year.

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

Table One: Housing Delivery 2001/02 to 2019/20

- 6.3** Not surprisingly Colchester has passed the Housing Delivery Test with a result of 122% 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. Confirmation of this is provided in a note from MHCLG attached in Appendix 1.

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 70 of the NPPF (2019) 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 285 units per year. Windfall sites to accommodate 306 dwellings have already been identified for the 2020/21 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. The delivery for 2019/20 is higher than in recent years and although 306 units have been identified for 2020/21 the Council considers it is appropriate to retain the same windfall allowance figure of 260 units per year for the 5 year supply. This figure has been used for several years and is supported by evidence of delivery. It has also been agreed as appropriate in appeal situations.

Year	2015/16	2016/17	2017/18	2018/19	2019/20	Average
Number of dwellings from windfall historically	328	248	207	243	399	285

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
2020/21	306
2021/22	81
2022/23	11
2023/24	93
2024/25	19

- 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, 2020/2021, 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 2020/21 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 (2020/21).
- 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 is 260 dwellings per year on average. This is considered to be a conservative estimate when taking into account the anticipated 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 510 dwellings that are known to meet the windfall definition are already included within the trajectory.

Year	Windfall Predicted	Known Windfall sites anticipated to be completed	Additional unknown windfall that can be applied
2020/21	306	306	0
2021/22	260	81	179
2022/23	260	11	249
2023/24	260	93	167
2024/25	260	19	241
Total	1346	510	836
Total additional windfall to be applied			836

- 7.8** The Council would expect that beyond the 510 windfall dwellings, on known sites, a further 836 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 209 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 2020/2021 through to 2024/2025.

Housing Need OAHN	
Annualised objectively assessed housing need (OAHN)	920
5 year housing requirement (5x920)	4600
5 year housing requirement and 5% buffer	4830
Housing Need Standard Methodology (SM)	
Standard Method annual target	1078
Standard Method Target for 5 year period	5390
Standard Method Target for 5 year period with 5% buffer	5659
Supply	
Permissioned sites, existing and selected emerging allocations and windfall allowance	6108
Total number of years' worth of housing supply including emerging allocations	
Supply against SM with permissioned sites, existing allocations, windfall and selected emerging allocations	5.4

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 up to 5.4 years is deliverable within this period depending on the scenario adopted.

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 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 4) 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 an existing 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. The sites are listed below;

1. Land north of Magdalen Street - 120 dwellings of which 60 are anticipated to be built within 5 years. The area is part of a wider area programmed for redevelopment, much of which is completed or underway. Planning permission was granted for 58 units in 2015. In accordance with the hybrid permission, 8 units have been completed and conditions were discharged for the remaining scheme in 2018. A revised full application is currently under consideration for 120 units in a redesigned scheme which is due to be considered by Planning Committee in June 2020. The developer is Inland Homes who have delivered schemes in the borough quickly and to a high standard. They have advised their delivery timeline which is reflected in the trajectory.
2. Halstead Road, Eight Ash Green – Outline planning permission was granted in 2019 subject to a S106 agreement (ref. 171529). The legal agreement has been completed and a national housebuilder is engaged on a detailed scheme for the site through a PPA. An application to vary the access details was approved in April 2020 (ref. 192841). The scheme is for 150 units which are expected to be delivered within 5 years, as stated by the applicants in their planning submission. The site is allocated in the adopted Eight Ash Green Neighbourhood Plan. Given the allocation in the Neighbourhood Plan and the involvement of a national housebuilder who is familiar with working in Colchester there is no reason to believe this cannot proceed quickly to delivery.
3. Fiveways Fruit Farm – Outline permission granted in 2019 for 442 dwellings, 350 of which are expected to be built within 5 years. This is an existing allocation in the adopted Local Plan. The site is being brought forward by two local development companies (Mersea Homes and Hills Residential) who have built out many small, medium and large sites in the borough and surrounding areas. The site benefits from outline planning permission with a smaller Phase 1 having the benefit of full permission and under construction to enable a start on site and to move seamlessly to the next part of the development. The outline application includes details of access to enable site works to commence immediately while reserved matters are sought. This site was always expected to deliver later in the plan period because of mineral working on the adjacent site. Given the previous record of development in the borough and the two companies involved there is no reason why this will not deliver within the 5 year period. The timescales shown in the trajectory are based on advice from them and is not unreasonable given previous builds including Chesterwell where Mersea Homes are lead developer and delivering approximately 150 units per year. The Companies have previously worked together on sites in the borough as well as independently. This approach allows them to proceed quickly even where they have a number of other developments under way. An email detailing delivery and the lack of constraints on the site is attached in Appendix 4.
4. Brierley Paddocks, West Mersea – Outline planning permission has been granted and a s106 agreement completed. The applicants are keen to progress the reserved matters and to commence construction on site. They have entered into a Planning Performance Agreement (PPA) which sets out their timeline. The details are as follows;
 - a. Inception meeting – 30 March 2020 (completed)
 - b. Submission of Reserved Matters – 30 April 2020
 - c. Committee consideration July 2020
 - d. Discharge of conditions – Autumn
 - e. Commence on site – early 2021.

There is no reason why this site will not deliver. The developer has an option on the site and has confirmed there are no legal, physical or viability constraints that would prevent the

scheme coming forward quickly. City & Country are locally based but have experience of a range of schemes across the country including heritage projects, regeneration and new build properties. They are well known to the Council having converted one of our former office building in the Town Centre.

9.8 There are two sites within the trajectory that are allocations in the Adopted Local Plan and expected to come forward in the 5 year period. Each of these is detailed below to demonstrate why they are now considered to be deliverable;

1. Essex County Hospital – 108 units. A full planning application is under consideration and is expected to be determined in July 2020. There are no outstanding matters (ref. 192828). The applicants and their agents worked through a Planning performance Agreement to agree details prior to submission. This included public consultation. They have been working with planning officers and English Heritage on the regeneration project that will retain and restore the main hospital building and other heritage buildings on the 4.5 acre site. The hospital is no longer in use and the County Council are keen to start work because of anti-social behaviour in and around the site which is now surrounded by hoardings. A delivery programme submitted by agents for the scheme (Strutt & Parker) shows the following;
 - Autumn 2019 – application submission
 - Spring 2020 – application approved
 - Autumn 2020 – archaeological works and discharge of conditions
 - Spring 2021 – construction begins.
2. Land adjacent Weston Homes, Hawkins Road, Colchester - 282 Student Units (113 dwelling equivalent). There is a current planning application on the site (ref. 190335). 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.

9.9 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 and those with outline permission that are included within the 5 year supply are detailed at 9.7 above. 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) and 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). 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 2020. The extra care facility is also expected to be developed by a third party developer. A delivery timetable is attached as Appendix 3.

2. Land at Berechurch Hall Road is included as an allocation in the Emerging Local Plan. The land subject to the allocation is in two ownerships: the smaller part being owned by developers Harding Homes. They have submitted a full application (ref. 191093) for 32 units which is expected to be determined in June 2020 following design revisions. Only this part of the site is considered to be deliverable within the 5 year period. They have confirmed that the site is viable and deliverable and that there are no constraints to its delivery.

9.10 Every site within the 5 year supply either benefits from planning permission or is the subject of an existing application.

9.11 Because the Council takes a cautious approach to its 5 year supply there are a number of other sites that have been excluded from the supply though they could have been included. In addition to the sites included in the trajectory there are sites at an advanced stage of planning that will provide contingency and flexibility. These account for an additional 279 units. The details are as follows;

1. Priory Walk, Colchester – current full application (ref. 192365) for 18 residential units above an established shopping centre. The site is within a conservation area and positive discussions are underway to achieve an improved design. This will promote and support the development of under-utilised land and buildings, by utilising space above shops.
2. Pico Wharf, Whitehall Road – current full application (192276) incorporating a rooftop extension and reconfiguration to provide 10 units. A SUDS report has now been submitted to address concerns raised by the LLFA. The report is considered to address their concerns and the application will be delegated as soon as a response is received.
3. Bridge House, Hythe Quay, Colchester – current application for 18 units. This site previously had planning permission but the revised scheme has been submitted to ensure delivery. Planning application ref. 192441.
4. International House, Moss Road, Colchester – revised scheme approved May 2020 to address internal space standards and allow delivery. Planning application ref. 200303 for 10 extra units.
5. 32 Colchester Road West Bergholt - a planning application (ref. 181458) is at an advanced stage with the legal agreement being worked up. The site is an allocation within the recently adopted Neighbourhood Plan. It will deliver 13 units.
6. Colchester Road, West Bergholt – full application for 41 units (191917). Amended plans have been submitted for this site which is within the Neighbourhood Plan housing allocation. The scheme follows discussions with the Parish Council and is due to be determined shortly.
7. Chesterwell - 160 units are to be brought forward from later in the plan period because of permission for a separate southern access. The developer has confirmed that they plan to deliver these as a separate sales unit on top of the development to the north of the site. All 160 units are expected to be delivered in the 5-year period, in addition to the 148 units per year shown in the trajectory. The northern part of the site is being delivered by Countryside and Mersea Homes with 2 sales outlets. 160 additional units.

8. Factory Hill, Tiptree – planning permission has been granted for a revised scheme which will deliver an additional 9 units. The development has already commenced (ref. 191414).

9.12 Appendix 2 includes the detailed 5 year housing land supply.

11 Monitoring

- 11.1** 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.
- 11.2** In accordance with the PPG the trajectory in Appendix 2 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 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.
- 11.3** 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 submission of an application;
 - progress with site assessment work; and
 - any relevant information about site viability, ownership constraints or infrastructure provision.
- 11.4** 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 st Completion	Build Rate (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

- 11.5** 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.
- 11.6** 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.
- 11.7** 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).
- 11.8** 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.
- 11.9** 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.
- 11.10** 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.

- 11.11** 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.
- 11.12** The inclusion of a limited number of sites in the emerging Local Plan reflects 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.
- 11.13** 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.
- 11.14** 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.
- 11.15** 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 1st of April 2020), 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 – Technical Note – Stantec and MHCLG

Job Name: Colchester Local Housing Need (*amended to correct or error in the affordability uplift*)

Job No: 43007

Note No: 1

Date: 07 April 2020

Prepared By: R Pestell

Subject: Local Housing Need

1. Introduction

- 1.1** Colchester Borough Council have asked Stantec to independently calculate the minimum Local Housing Need figure going forward to inform their Annual Position Statement. In addition, we explain how the Housing Delivery Test result is calculated.

2. Standard Method

- 2.1** Using the Standard Method, the minimum Local Housing Need figure for 2020 onwards is 1,078 homes per year. This is the figure that should be used as the starting point in the five-year land supply calculation.

- 2.2** This is derived using the three-stage approach set out in the latest National Planning Practice Guidance. We use the 2014-based household projections to calculate the growth over the ten-year period 2020-2030 and the latest 2019 Affordability Ratio which was released in March 2020. The results for each step are set out below:

Step 1: setting the baseline

- 2.3** The annual average growth is 801, using the 2014-based household projections over the ten-year period 2020-2030.

Step 2: adjusting for affordability

- 2.4** The 2019 affordability ratio is 9.54 which results in an affordability adjustment of 0.346. Multiplying the step 1 figure of 801 by the adjustment factor calculation $[801 \times (1+0.346)]$ results in an uncapped figure of 1,078 (rounded).

Step 3: capping the increase

- 2.5** As at 1st April 2018 the local plan was over five years old, the cap would be applied to the baseline using 2014 based household projections (resultant figure from Step 1). However, as the affordability adjustment (Step 2 figure) is less than a 40% uplift it is not necessary to apply the cap and the figure from Step 2 is used.

3. Understanding the Housing Delivery Test Result

- 3.1. The Housing Delivery Test (HDT) 2019 identifies the annual Local Housing Need figure as 1,069 for the year 2018/2019. Explanation for this figure has been sought and the reason given is because it uses the ten-year period 2018-2028 and applies the 2017 Affordability Ratio, as issued, and not the backward revised figures released with each subsequent update. The 2019/20 HDT requirement figure will be calculated using the ten years 2019-2029 and the 2018 Affordability Ratio. The methodology for the calculation is set out in more detail in the attached paper from MHCLG at Appendix A.

Appendix A: Response from MHCLG 27 March 2020

Homes Required

Paragraphs 12 to 15 of the Housing Delivery Test Rule Book set out how the homes required is calculated. In summary, this is largely dependent on the age of the plan during any given monitoring period, household growth projections in years 2016/17 and 2017/18, and local housing need in 2018/19, details are set out below.

Plan Information

- There is no 'up to date' plan for Colchester (i.e. no local plan adopted in the last 5 years)

Source: Delta return submitted to MHCLG, then verified by MHCLG checking plan data

Calculating Local Housing Need using the standard method

Local Housing Need is calculated using 3 steps. More information on how Local Housing Need is calculated is available in Planning Practice guidance¹. The Housing Delivery Test Technical Note https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/865156/HDT_Technical_Note_2019.pdf sets out how this applies to calculating HDT for 2018/19.

Step 1 sets a baseline using 2014 based national household growth projections. Projected average annual household growth over a 10 year period from 2018 to 2028 is **819**.

Step 2 adjusts the baseline calculated in step 1 based on the affordability of the area. The 2017 affordability ratio is 8.89 (rounded) which results in a affordability adjustment of **0.31**. Multiplying the step one figure of 819 by the affordability adjustment (819 x 1.31) results in an uncapped figure of **1,069**

¹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Step 3 caps the level of any increase a local authority can face based on the status of the local plan.

As at 1st April 2018 the local plan was over five years old, the cap would be applied to the baseline using 2014 based household projections (resultant figure from Step 1). However, as the affordability adjustment (Step 2 figure) is less than a 40% uplift it is not necessary to apply the cap and the figure from Step 2 is used.

Calculating the requirement

For all three years of the test, household growth or Local Housing Need (2018/19)² is used as the adopted plan for the area was older than 5 years old, a breakdown of this is set out (next page). Please note, numbers may not sum due to rounding.

Year	Plan number	Household growth/LHN	Lower of
2016/17	N/A	870	870
2017/18	N/A	831	831
2018/19	N/A	1,069	1,069
Total			2,770

Homes Delivered

Paragraphs 6 to 11 of the Housing Delivery Test Rule Book the homes delivered is calculated. In summary, this uses Housing supply: net additional dwellings statistics³ and an adjustment for student and other communal accommodation. Please note, numbers may not sum due to rounding.

As shown in paragraph 11 the Technical Note, some other adjustments are made to account for the delivery in national park areas during the 3 year period, where the homes required includes part of the national park. This is because the Housing Delivery Test does not apply to National Park areas.

The relevant figures for your authority are shown below:

² Household projections as set out in table 1 of the housing delivery test rule book – 2012 household projections for year 2016/17, and 2014 household projections for 2017/18. Local Housing Need for 2018/19.

³ www.gov.uk/government/collections/net-supply-of-housing

Year	Net Additional Dwellings	National parks adjustment	Student accommodation adjustment	Adjusted net additions
2016/17	912	n/a	0	912
2017/18	1,048	n/a	0	1,048
2018/19	1,175	n/a	257	1,432
Total				3,392

643 net student communal bed spaces divided by 2.5 national average 257.2 dwellings freed up

Final HDT result = 122%

Total delivery	Total requirement	HDT result
3,392	2,270	122%

If you identify numbers that you were not expecting in the above data, please specify which figures this relates to and the figures you believe should be used. To support this, please also send weblinks to documentation where these figures are referenced.

Appendix 2 – 5 Year Supply

5 Year Housing Trajectory

Planning Reference	Status	Windfall	Permissi on Type	Site location	Dwelli ngs	Dwel lings Rem ainin g	2020/21	2021/22	2022/23	2023/24	2024/25
190288	Not Started	Yes	Full	56 BERECHURCH HALL ROAD	4	4	4				
180045	Commence d	No	Full	COWDRAY CENTRE, MASON ROAD, COLCHESTER	262	262		80	80	52	50
180546	Not Started	Yes	Full	CASTLE COURT, ST PETERS STREET, COLCHESTER	13	13		13			
151004	Commence d	Yes	Full	FMR ODEON CINEMA, CROUCH STREET, COLCHESTER	54	54					54
160903	Commence d	Yes	Full	113 – 115 CROUCH STREET, COLCHESTER	1	1	1				
162850	Not Started	Yes	Full	ABBEYGATE TWO, WHITEWELL ROAD, COLCHESTER	8	8		8			
170424	Commence d	Yes	Full	FMR CO-OP, LONG WYRE STREET, COLCHESTER	24	24	24				
172306	Not Started	Yes	Full	12 – 14 EAST HILL, COLCHESTER	1	1	1				
181064	Commence d	Yes	Full	42 SMYTHIES ROAD, COLCHESTER	1	1	1				
182163	Not Started	Yes	Full	2 – 3 TRINITY STREET, COLCHESTER	1	1	1				

Planning Reference	Status	Windfall	Permissi on Type	Site location	Dwelli ngs	Dwel lings Rem ainin g	2020/21	2021/22	2022/23	2023/24	2024/25
182609	Commence d	Yes	Full	32 CROUCH STREET, COLCHESTER	14	14	14				
182647	Commence d	Yes	PD	14 HEADGATE STREET, COLCHESTER	54	54	54				
170994	Not Started	Yes	Full	48 LEXDEN ROAD, COLCHESTER	2	2			2		
171871	Not Started	Yes	Full	4 ST BOTOLPHS STREET, COLCHESTER			3				
171972	Not Started	Yes	Full	26 ST JOHNS STREET, COLCHESTER	5	5	5				
172418	Commence d	Yes	Full	1A ST BOTOLPHS STREET, COLCHESTER	3	3		3			
172443	Not Started	Yes	Full	35 EAST STREET, COLCHESTER	1	1	1				
173149	Not Started	Yes	Full	DUCHESS HOUSE, EAST STREET, COLCHESTER	1	1		1			
182120	Not Started	No	Full	LAND AT QUEEN STREET, CULTERAL QUARTER	192	192				100	92
152493/180694	Commence d	No	O/RM	SILVERTON AGGREGATES SITE, HAWKINS ROAD, COLCHESTER	37	37	37				
181309	Commence d	No	Full	ELMSTEAD ROAD/SWANCLOSE, COLCHESTER	61	61	61				
152303	Commence d	Yes	Full	166 ST ANDREWS AVENUE, COLCHESTER	1	1	1				
160224	Commence d	Yes	Full	SPORTS GROUND, BROMLEY ROAD, COLCHESTER	12	12	12				
170979	Not Started	Yes	Full	128 FOREST ROAD, COLCHESTER	1	1	1				

Planning Reference	Status	Windfall	Permissi on Type	Site location	Dwelli ngs	Dwel lings Rem ainin g	2020/21	2021/22	2022/23	2023/24	2024/25
192733	Not Started	Yes	Full	SCARFE WAY, COLCHESTER	6	6	6				
192777	Not Started	Yes	Full	BUFFET WAY, COLCHESTER	6	6		6			
192610	Not Started	Yes	Full	HAWKINS ROAD, COLCHESTER	8	8		8			
180529	Commence d	Yes	Full	148 ST ANDREWS AVENUE, COLCHESTER	1	1	1				
151666/182123	Not Started	Yes	Full	REAR OF 310-318 IPSWICH ROAD, COLCHESTER	2	2				2	
162249	Commence d	Yes	Full	WHITEHOUSE FARM, WEST BERGHOLT	1	1	1				
171441	Not Started	Yes	Full	1 WOOD LANE, FORDHAM HEATH	1	1		1			
171529	Not Started	No	Outline	HALSTED ROAD, EIGHT ASH GREEN	150	150		50	50	50	
172305	Commence d	Yes	Full	3 SPRING LANE WEST, BERGHOLT	3	3	3				
180152	Not Started	Yes	Full	FRIARS FARM BARN, DAISY GREEN, EIGHT ASH GREEN	1	1	1				
181350	Not Started	Yes	Full	1 SUSSEX ROAD, COLCHESTER	1	1		1			
181630	Not Started	Yes	Full	114 BRAISWICK, COLCHESTER	5	5		5			
182084	Not Started	Yes	Full	SLINDON COTTAGE, PLUMMERS LANE FORDHAM	1	1	1				
183017	Not Started	Yes	Full	144 BRAISWICK, COLCHESTER	1	1			1		
190094	Not Started	Yes	Full	87 ALBANY ROAD, WEST BERGHOLT	1	1	1				

Planning Reference	Status	Windfall	Permissi on Type	Site location	Dwelli ngs	Dwel lings Rem ainin g	2020/21	2021/22	2022/23	2023/24	2024/25
183024	Not Started	Yes	Full	48 LEXDEN ROAD, WEST BERGHOLT	1	1	1				
190151	Not Started	Yes	Full	TURKEY COCK LANE, EIGHT ASH GREEN	1	1		1			
192561	Not Started	Yes	Full	WEMADIT, 58 CHITTS HILL	1	1			1		
191409	Not Started	Yes	Full	NAYLAND ROAD, WEST BERGHOLT	3	3		3			
192671	Not Started	Yes	Full	HARDINGS CLOSE, ALDHAM	4	4		4			
192806	Not Started	Yes	Full	FOXES LANE, EIGHT ASH GREEN	1	1	1				
181624	Not Started	Yes	Full	COOKS HALL ROAD, WEST BERGHOLT	2	2		2			
100502	Commence d	No	Full	FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER	998 Both Phase	392	106	106	87		
150473	Commence d	No	Full	CHESTERWELL (BOTH OUTLETS)	1600	999	148	148	148	148	145
162399	Not Started	Yes	Full	SOUTH OF CAMBIAN FAIRVIEW, BOXTED ROAD, COLCHESTER	26	26	13	13			
171248	Not Started	Yes	Full	27 THREE CROWNS ROAD, COLCHESTER	1	1			1		
181827	Not Started	Yes	Full	16 TURNER ROAD, COLCHESTER	1	1	1				
192959	Not Started	Yes	Full	229 BERGHOLT ROAD, COLCHESTER	1	1	1				
150177	Not Started	No	Full	CHAPMANS FARM, NAYLAND ROAD, COLCHESTER	27	27				27	
173017	Not Started	No	Full	GARRISON DEVELOPMENT – H (SERGEANTS MESS)	8	8	8				
170621	Commence d	No	Full	GARRISON DEVELOPMENT- K1 (AFFORDABLE HOUSING)	25	25		13	12		
190043	Hybrid	No	Full	NORTH OF MAGDALEN STREET, COLCHESTER	120	120				60	60

Planning Reference	Status	Windfall	Permissi on Type	Site location	Dwelli ngs	Dwel lings Rem ainin g	2020/21	2021/22	2022/23	2023/24	2024/25
152705	Expired	Yes	Full	145A – 151 MAGDALEN STREET, COLCHESTER	6	6					
172186	Not Started	Yes	Full	8A MAGDALEN STREET, COLCHESTER	1	1	1				
180116	Not Started	Yes	Full	79 MAGDALEN STREET, COLCHESTER	1	1	1				
181281	Commence d	Yes	Full	FMR BUS DEPOT, MAGDALEN STREET, COLCHESTER	101	101	101				
182342	Not Started	Yes	Full	192 -220 MERSEA ROAD, COLCHESTER	1	1	1				
182528	Commence d	Yes	Full	LAND R/O IRVINE ROAD, COLCHESTER	6	6	6				
170331/171316	Not Started	Yes	Full	22-30 SOUTHWAY, COLCHESTER	15	15	15				
163197	Commence d	No	Full	RISING SUN PH & WAREHOUSES, HYTHE, STATION ROAD	27	27				27	
162395	Not Started	Yes	Full	3 – 4 STANDARD ROAD, COLCHESTER	1	1	1				
163060	Not Started	Yes	Full	38 ROWHEDGE ROAD, COLCHESTER	1	1			1		
172115	Not Started	Yes	Full	LAND BETWEEN 137 & 138 HYTHE HILL, COLCHESTER	1	1	1				
172355	Not started	Yes	Full	19A DARCY ROAD, COLCHESTER	1	1			1		
190753	Not Started	No	Full	FORMER ROWHEDGE PORT, ROWHEDGE	19	19			19		
190106	Commence d	No	Full	32 BALLANTYNE DRIVE, COLCHESTER	37	37	37				
170999	Not Started	Yes	Full	185A SHRUB END ROAD, COLCHESTER	1	1		1			
171325	Commence d	Yes	Full	HEATH LODGE, 11 GEATH ROAD, STANWAY	5	5	5				
173350	Not Started	Yes	Full	8 QUEEN ELIZABETH WAY, COLCHESTER	1	1		1			

Planning Reference	Status	Windfall	Permissi on Type	Site location	Dwelli ngs	Dwel lings Rem ainin g	2020/21	2021/22	2022/23	2023/24	2024/25
182491	Not Started	Yes	Full	1 HAZELL AVENUE, COLCHESTER	1	1		1			
190522	Not Started	No	Full	GOSBECKS PHASE 2, COLCHESTER	144	144		44	50	30	20
151086	Commence d	Yes	Full	BENTLEIGH COURT, GREENSTEAD ROAD, COLCHESTER	1	1	1				
162925	Not Started	Yes	Full	57 DUNTHORNE ROAD, COLCHESTER	1	1	1				
182021	Not Started	Yes	Full	17 DILBRIDGE ROAD, COLCHESTER	1	1	1				
172057	Commence d	Yes	Full	FORMER M & F WATTS	8	6	6				
VARIOUS	Commence d	No	Full	LAKELANDS	254	147	37	37	37	36	
180873	Commence d	No	Full	DYERS ROAD, COLCHESTER (MERSEA HOMES)	59	57	27	30			
Pending	N/A	No	Outline	FIVEWAYS FRUIT FARM, STANWAY	442	442		50	100	100	100
171569	Commence d	Yes	PD	DUGARD HOUSE, PEARTREE ROAD, COLCHESTER	34	34	34				
181948	Not Started	Yes	Full	SHAW PARK, MALDON ROAD, STANWAY, COLCHESTER	1	1	1				
172272	Not Started	No	Full	LAND R/O FIELD HOUSE, DYERS ROAD, STANWAY, COLCHESTER	35	35			17	18	
172049	Not Started	Yes	Full	CHITTS HILL, STANWAY	100	100		40	40	20	
160696	Commence d	No	Full	WYVERN FARM, LONDON ROAD, STANWAY	358	84	64	20			
190700	Not Started	Yes	Full	2 WINSTREE ROAD, STANWAY	2	2		2			
181859	Not Started	No	Full	WYVERN FARM, LONDON ROAD, STANWAY Phase 2	100	100		40	60		
192329	Not Started	Yes	Full	FMR VILLAGE HALL, SCHOOL LANE, GREAT WIGBOROUGH	2	2					2

Planning Reference	Status	Windfall	Permissi on Type	Site location	Dwelli ngs	Dwel lings Rem ainin g	2020/21	2021/22	2022/23	2023/24	2024/25
171190	Not Started	Yes	Full	33 LONDON ROAD, MARKS TEY, COLCHESTER	1	1		1			
171345	Not Started	Yes	Full	GREEN FARM, THE STREET, SALCOTT	1	1			1		
171511	Not Started	Yes	Full	68 – 70 LONDON ROAD, COPFORD	1	1			1		
180042	Not Started	Yes	Full	CHESTNUT FARM, ABBERTON ROAD, LAYER DE LA HAYE	4	4		4			
182272	Not Started	Yes	Full	GREEN FARM, THE STREET, SALCOTT	1	1	1				
182308	Not Started	Yes	Full	PHIPPS FARM LOWER ROAD, LAYER BRETON, COLCHESTER	1	1		1			
171251	Not Started	Yes	Full	MCCREADIES GARAGE, SMYTHES GREEN, LAYER MARNEY	5	5					5
172425	Not Started	Yes	Full	LONE ASH, ABBERTON ROAD, LAYER DE LA HAYE	1	1			1		
172597	Not Started	Yes	Full	ST CHLOE, ABBERTON, LAYER DE LA HAYE	1	1	1				
180174	Not Started	Yes	Full	BUMBE BEE FARM, LAYER BRETON HILL, COLCHESTER	2	2	2				
171774/173355	Not Started	No	Full	19 KINGSMERE CLOSE, WEST MERSEA	1	1			1		
160149	Commence d	Yes	Full	FORMER LION PUBLIC HOUSE, MERSEA ROAD, LANGENHOE	1	1	1				
170168	Not Started	Yes	Full	16 COAST ROAD, WEST MERSEA	1	1	1				
171564	Not Started	Yes	Full	FLAT THREE HALL BARN, HIGH STREET, WEST MERSEA	1	1	1				
171783	Not Started	Yes	Full	PETE HALL, COLCHESTER ROAD, PELDON	1	1	1				

Planning Reference	Status	Windfall	Permissi on Type	Site location	Dwelli ngs	Dwel lings Rem ainin g	2020/21	2021/22	2022/23	2023/24	2024/25
172601	Not Started	Yes	Full	TWO BARFIELD, WEST MERSEA	1	1	1				
173168	Not Started	Yes	Full	OXLEY HOUSE FRUIT FARM	1	1		1			
171774/173355	Not Started	No	Full	19 KINGSMERE CLOSE, WEST MERSEA	1	1			1		
160551	Commence d	No	Full	ROWHEDGE WHARF, FORMER ROWHEDGE PORT, ROWHEDGE	86	40	20	20			
170997	Commence d	No	Full	HILL FARM, BOXTED	36	26	10	16			
160906	Commence d	Yes	Full	HORKESLEY PARK, GREAT HORKESLEY	22	22	22				
170069	Not Started	Yes	Full	JANKES FARM BARN, JANKES GREEN ROAD, WAKES COLNE	1	1		1			
171029	Not Started	Yes	Full	ORCHARD HOUSE, LAMBERTS LANE, GREAT TEY	1	1			1		
171172	Not Started	Yes	Full	WEST END GARAGE, HIGH STREET, DEDHAM	1	1		1			
171412	Not Started	Yes	Full	POPLARS, CAGE LANE, BOXTED	1	1	1				
171595	Not Started	Yes	Full	HIGHBURY, EAST LANE, DEDHAM, COLCHESTER	1	1		1			
180051	Not Started	Yes	Full	LAND EAST OF CARTERS HILL, BOXTED	1	1		1			
180070	Not Started	Yes	Full	BACON LANE, CHAPPEL	1	1		1			
180078	Not Started	Yes	Full	ALDHAM HALL FARM, BROOK ROAD, ALDHAM	1	1			1		
181906	Not Started	Yes	Full	NOAKES FARM, STRAIGHT ROAD, BOXTED	4	4	4				

Planning Reference	Status	Windfall	Permissi on Type	Site location	Dwelli ngs	Dwel lings Rem ainin g	2020/21	2021/22	2022/23	2023/24	2024/25
182427	Not Started	Yes	Full	REDHOUSE FARM 2, REDHOUSE LANE, BOXTED	1	1	1				
182950	Not Started	Yes	Full	RAMS FARM ROAD, FORDHAM	1	1	1				
183113	Not Started	Yes	Full	UPP HALL FARM, SALMONS LANE, GREAT TEY	1	1	1				
182640	Not Started	Yes	Full	QUEENS HEAD, FORD STREET, ALDHAM	1	1	1				
181812	Not Started	Yes	Full	PUMP HOUSE, MOUNT BURES	1	1	1				
191830	Not Started	No	Full	SCHOOL ROAD (EAST), LANGHAM	46	46			20	26	
122134	Commenced	No	Full	GRANGE ROAD, TIPTREE	103	69	35	34			
130245	Commenced	No	Full	LAND ON NORTH EAST SIDE OF FACTORY HILL, TIPTREE	126	46	40	6			
173326	Not Started	Yes	Full	1 & 2 BOUNDARY COTTAGES, HALL ROAD, TIPTREE	2	2		2			
180136	Not Started	Yes	Full	86 CHURCH ROAD, TIPTREE	6	6	6				
182092	Not Started	Yes	Full	BARN ADJ. GATE HOUSE, CHERRY CHASE, TIPTREE	5	5	5				
170292	Commenced	Yes	Full	84 MALDON ROAD, TIPTREE	7	7	7				
170993	Not Started	Yes	Full	INWORTH GRANGE, GRANGE ROAD, TIPTREE	1	1		1			
170416	Not Started	Yes	Full	HIGHLANDS, KELVEDON ROAD, TOPTREE	1	1	1				
171250	Not Started	Yes	Full	63 NEWBRIDGE ROAD, TIPTREE	3	3	3				
190840	Not Started	Yes	Full	72 CHURCH ROAD, TIPTREE	1	1		1			
191343	Not Started	Yes	Full	10 SELDON ROAD, TIPTREE	1	1		1			

Planning Reference	Status	Windfall	Permissi on Type	Site location	Dwelli ngs	Dwel lings Rem ainin g	2020/21	2021/22	2022/23	2023/24	2024/25
171953	Not Started	Yes	Full	VINGT TROIS (THE BASKET WORKS), GRANGE ROAD, TIPTREE	1	1	1				
192090	Commence d	No	Full	UNIVERSITY OF ESSEX, COLCHESTER	548	548		274		274	
180137	Not Started	Yes	Full	6 – 8 ANCHOR HILL, WIVENHOE	1	1	1				
190876	Not Started	Yes	Full	1 VALFREDA WAY, WIVENHOE	2	2	2				
191120	Not Started	Yes	Full	140 HIGH STREET, WIVENHOE	1	1	1				
192374	Not Started	Yes	Full	BERRY HOUSE, THE QUAY	1	1	1				
191700	Not Started	Yes	Full	17 QUEENS ROAD, WIVENHOE	1	1	1				
182138	Not Started	Yes	Full	36 THE CROSS, WIVENHOE	1	1	1				
190335	Not Started	Yes	Outline	LAND EAST OF HAWKINS ROAD	113	113			56	57	
192828	Not Started	Yes	Outline	FORMER ESSEX COUNTY HOSPITAL	120	120			60	60	
190665 & 200079	Not Started	Yes	Hybrid	MILL ROAD, COLCHESTER (EXTRA CARE)	180	180			60	60	60
190665	Not Started	Yes	Hybrid	RUGBY CLUB, MILL ROAD, COLCHESTER	350	350		50	100	100	100
191093	Not Started	Yes	Full	LAND SOUTH OF BERECHURCH HALL ROAD	32	32				10	22
192249	Not Started	Yes	Full	BROOK ROAD, GREAT TEY	15	15		15			
192136	Not Started	Yes	Outline	BRIERLEY PADDOCKS, WEST MERSEA	100	100			30	30	40
				WINDFALL ALLOWANCE			0	179	249	167	241
						Total	1031	1343	1289	1454	991

5 Year Supply = 6108

Appendix 3 – Site Information

APPENDIX C

DELIVERY STATEMENT

The following delivery schedule is based on the timetable set out in Appendix B and follows on from the issue of the decision notice at week 18. It assumes that other items to be actioned by the Council are addressed within the timescales identified.

Day	Action
Week 20	Submission of applications to discharge pre-commencement conditions and validation
Week 21	Consultation period begins (21 days)
Week 22	Consultation
Week 23	Consultation
Week 24	Meeting to review any issues with conditions material unless addressed through exchange of emails/calls
Weeks 25-27	Preparation and submission of any additional information/amendments required
Week 28	Applications approved
Week 29	Site set up begins
Week 32	Construction begins
Week 84	First completion

Completions will average 60 units per year (open market and affordable). The site is expected to be completed within 2.5 years. This reflects the pace of delivery on other sites being developed by Bloor Homes in the Colchester area such as Severalls.

RE Fiveways Fruit Farm Stanway

From: Stuart Cock <stuart.cock@merseahomes.co.uk>
Sent: 24 April 2019 11:11
To: Karen Syrett
Subject: RE: Fiveways Fruit Farm Stanway

Karen

Certainly, I can confirm the following -

* We have secured the site via an Option Agreement from a single owner who will give us vacant possession after planning permission is achieved.
* There aren't any legal issues that make the site undeliverable.

Regards

Stuart

Stuart Cock Managing Director

Eagle House
Kingsland Road
West Mersea
Essex, C05 8RA

t: 01206 383159

www.merseahomes.co.uk

From: Karen Syrett <Karen.Syrett@colchester.gov.uk>
Sent: 23 April 2019 18:30
To: Stuart Cock <stuart.cock@merseahomes.co.uk>
Subject: RE: Fiveways Fruit Farm Stanway

Dear Stuart

Thank you for the information. For the purposes of demonstrating delivery I would be grateful if you could confirm the position regarding the availability of the site.

As I understand it you have an option on the land and there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners.

I appreciate we have previously discussed this and that you have completed

RE Fiveways Fruit Farm Stanway

returns to
inform previous housing trajectories but the requirements in the PPG are such
that extra
evidence now needs to be produced.

Many thanks
Karen

Karen Syrett ~ Planning & Housing Manager ~ Colchester Borough Council
Tel. 01206 506477 ~ Textphone users dial 18001 followed by the full number.

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From: Stuart Cock [mailto:stuart.cock@merseahomes.co.uk]
Sent: 23 April 2019 10:34
To: Karen Syrett <Karen.Syrett@colchester.gov.uk>
Subject: Fiveways Fruit Farm Stanway

Karen

Further to your request for a more detailed understanding of our programme for
the above site I
confirm the following -

1. You planning officer tells me that we will be going to committee in June
and we would
therefore expect to receive planning by September 2019
2. We would then immediately prepare reserve matters and would anticipate
those being
produced and approved within 9 months.
3. Site set up would therefore start in the summer of 2020
4. We anticipate first completions to be ready May 2021
5. As there are two developers delivering the site we are anticipating 100
completions per
annum meaning the site should be complete by summer 2025.

Please let me know if you need any further information

RE Fiveways Fruit Farm Stanway

Regards

Stuart

Stuart Cock Managing Director

Eagle House
Kingsland Road
West Mersea
Essex, CO5 8RA

t: 01206 383159

www.merseahomes.co.uk

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Appendix 4 - Agent Letters



Correspondence to:

80 London Road
Lexden
Colchester CO3 4DG
t: 01206 764626
f: 01206 764636
e: lexden@davidmartin.co.uk
www.davidmartin.co.uk

Dear Karen

3rd April 2019

Colchester Housing Supply

Thank you for forwarding the draft housing land supply table to me to review. My apologies that I it has taken some time to get back to you but it is very detailed and I wanted to check with colleagues.

David Martin have offices covering the borough and in particular I have spoken to people at our offices in Lexden, the Hythe and Tiptree. Between these branches we have a good local knowledge of the whole borough.

I have particularly looked, as instructed at lead in times and build out rates. I have also had a high level look at any issues which might exist that would prevent a site coming forward.

I don't think I need to tell you that Colchester has had a very buoyant housing market for a number of years now and I see that continuing. I work with a number of developers and there is no reason to doubt the delivery timescales shown in the spreadsheet. Both the lead in times and build out rates seem reasonable. There are certainly sites of varying sizes that I am aware of that have been completed very quickly.

Personally I would like to see the former Odeon cinema built out sooner than you have shown but understand the difficulties associated with the site as I have acted for the former owner of the site.

I trust this was the sort of market information you require but if I can help you further please get in touch.

Yours sincerely

John Beton
Managing Director



Jackson & Co

Karen Syrett

Planning & Housing Manager

Colchester Borough Council

29th April 2019

60 Caelum Drive
Colchester, Essex, CO2 8FP

Dear Karen

Thanks for asking me to look at the Councils latest Housing Trajectory.

Jackson & Co are a local estate agency established in 2007. We have developed and grown the privately owned brand over the years to become one of the major providers in the area for sales, lettings and property management. The success of the business has meant that we have recently needed to expand and relocate into new riverside offices at the Hythe. Although we work across the whole borough and beyond we have particular knowledge of the markets in east Colchester. Our lettings team also have expertise in student accommodation which has been a strong market in recent years and I expect this trend to continue. The University of Essex are part way through a big expansion plan which has been reinforced in the recent publication of their new Strategic Plan. They are planning to deliver a lot more campus based accommodation which will compliment private provision elsewhere. The need for such accommodation cannot be underestimated as Colchester Institute and the hospital increasingly need homes for their students as well as the University.

The east Colchester regeneration which is focused on the Hythe has also picked up in recent years and I expect this to continue. There are large schemes currently underway and planned in Hawkins Road, Haven Road and Lightship Way. We are acting for several clients in the area.

I have had a look at the whole trajectory and it all looks reasonable to me and is reflective of the local market.

I hope this information is useful and if I can be of any more assistance please let me know.

Yours sincerely,

Andrew Greenwood
Lettings Director
01206 863900
a.greenwood@jackson-ps.co.uk



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