



Colchester City Council
Place and Client Services

Five Year Housing Land Supply Statement 2023

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Appendix 1 – Five Year Housing Trajectory 2023/24 to 2027/28

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 2023. The relevant five year housing land supply period covers the period between 1st April 2023 and 31st March 2028.
- 1.3** In accordance with Planning Practice Guidance (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.

2. Local Context

2.1 Colchester City Council has an adopted Local Plan which consists of:

- Section 1 Local Plan adopted in February 2021; and
- Section 2 Local Plan adopted in July 2022.

In addition, there are eight adopted Neighbourhood Plans (NP) within Colchester City. These are:

- Myland and Braiswick (December 2016),
- Boxted (December 2016),
- Wivenhoe (May 2019),
- West Bergholt (October 2019),
- Eight Ash Green (December 2019),
- Marks Tey (April 2022),
- West Mersea (April 2022), and
- Tiptree (May 2023)

2.2 The Core Strategy previously 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 that period exceeded expectations and the Council saw 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 City and allocate sufficient land to meet objectively assessed housing needs over the Plan Period from 2017 to 2033. The plan preparation included the production of an up to date and robust evidence base, including a Strategic Housing Market Assessment and Objectively Assessed Housing Need Assessment. Accordingly, the new Local Plan 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 Local Plan allocates additional land to supplement sites already identified and committed for residential development.

2.4 In February 2021, Section 1 of the Local Plan was adopted. This included a policy (SP4) which confirmed the objectively assessed need for housing as 920 per annum. This is the figure used to inform the Councils housing land supply.

2.5 In July 2022, Section 2 of the Local Plan was adopted. This includes Policy SG2 which outlines the overall distribution of new housing over the Plan Period to meet the housing target in accordance with the Spatial Strategy and Settlement Hierarchy set out in Policy SG1. Housing allocations are detailed through the Place Policies.

2.6 Affordable Housing is sought on all sites above thresholds contained in the Local Plan (Policy DM8 of the Section 2 Local Plan). This sets out that 30% affordable housing will be sought on sites of 10 or more units in the urban areas and on sites above 5 units in designated rural areas. Qualifying sites contained in the 5 year supply will provide 30% affordable housing in accordance with emerging policy.

3. Housing Target for Colchester

3.1 Colchester's five-year housing land supply requirement is based on an annual housing target of 920 in accordance with Policy SP4 of the Section 1 Local Plan adopted in February 2021.

3.2 The Housing Delivery Test was introduced in 2018 to address issues of persistent under-delivery. Colchester has exceeded the target set and therefore only needs to add a 5% buffer to the target of 920. This results in an annual requirement of 966 units which equates to a five year supply of 4830.

4. National Policy

- 4.1** A core principle of the NPPF is a commitment that planning should be genuinely planned and that planning should proactively set out to meet the growth needs of an area. This is re-enforced at Section 5 which requires Local Planning Authorities to establish a housing requirement figure for their whole area and outline how this identified housing need can be met over the Plan Period.
- 4.2** Paragraph 74 requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing land against their housing requirements. A buffer is required to be added to this five year requirement, the level of which is determined by the Housing Delivery Test based on Local Planning Authorities' recent housing delivery record. A default 5% buffer is added to ensure choice and competition in the market for land; and in areas where the local planning authority has overseen a persistent under delivery of housing, this is increased to 20%. In both instances the buffer is brought forward from later in the Plan Period so that the overall housing target in the Plan Period is not affected.
- 4.3** Planning Practice Guidance (PPG) contains information on how authorities can review their 5 year land supply on an annual basis. Local Planning Authorities may need to develop a range of assumptions and benchmarks to help to inform and test assessments. Assumptions can include lapse/non-implementation rates in permissions, lead-in times and build rates, and these assumptions and yardsticks can be used to test delivery information or can be used where there is no information available from site owners/developers to inform the assessment. Assumptions should be based on clear evidence, consulted upon with stakeholders, including developers, and regularly reviewed and tested against actual performance on comparable sites. Tables of assumptions should be clear and transparent and available as part of assessments. This approach will ensure the assessment of delivery on sites will be as robust as possible.
- 4.4** The PPG usefully sets out the type of information that assessments should include as detailed below;
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
 - for small sites, details of their current planning status and record of completions and homes under construction by site;
 - for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5

years, including current planning status, timescales and progress towards detailed permission;

- permissions granted for windfall development by year and how this compares with the windfall allowance;
- details of demolitions and planned demolitions which will have an impact on net completions;
- total net completions from the plan base date by year (broken down into types of development e.g., affordable housing); and
- the 5 year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

4.5 Appeal Inspectors have also commented on the content of Supply 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 NPPF sets out the definition of deliverable as:

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*

4.7 The PPG provides further guidance on what constitutes a deliverable site. Where evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:

- any progress being made towards the submission of an application;
- any progress with site assessment work; and

- any relevant information about site viability, ownership constraints or infrastructure provision.

4.8 The PPG also makes clear that Local Planning Authorities may need to develop a range of assumptions and benchmarks to help to inform and test assessments. Assumptions can include lapse/non-implementation rates in permissions, lead-in times and build rates.

4.9 Paragraph 71 of the NPPF states that Local Planning Authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to historic windfall delivery rates and expected future trends.

4.10 The PPG explains that all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply. This has to be based on:

- a) The amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or
- b) The extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.

4.11 The PPG further explains that this will need to be applied to both communal establishments and to multi-bedroom self-contained student flats, and that several units of purpose built student accommodation may be needed to replace a housing which may have accommodated several students. Authorities are required to base their calculation on the average number of students living in student only accommodation, using the published census data and take steps to avoid double counting. The exception to this, is student flats designed for students, graduates, or young professionals, that fully function as independent dwellings. These can be counted on a one for one basis.

4.12 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.

4.13 This Statement has been prepared in accordance with the requirements set out in national policy and guidance. It is expected that the statement will be updated every year as soon as the previous year's delivery is known.

5. Standard Methodology

5.1 The NPPF expects strategic policy-making authorities to follow a standard method for assessing local housing need unless there are exceptional circumstances such as a local plan submitted on or before 24th January 2019. Colchester falls into this category and accordingly has based its Local Plan on policies in the NPPF published in 2012. This means that the annual target within the 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 Both Section 1 and Section 2 of the Colchester Local Plan are now adopted (February 2021 and July 2022 respectively). The housing target is included with Policy SP4 of the Section 1 Local Plan and Policy SG2 of the Section 2 Local Plan. Housing requirement figures identified in strategic policies should be used as the starting point for calculating the 5-year land supply figure in the following circumstances:

- for the first 5 years of the plan, and
- where the strategic housing policies plans are more than 5 years old but have been reviewed and are found not to need updating.

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

6. Previous Delivery

- 6.1** National policy states that where Local Planning Authorities have a record of persistent under delivery of new housing, there is a requirement to apply a 20% buffer to its five-year housing requirement. National policy has introduced the Housing Delivery Test (HDT) to clarify in which situations a 20% should be applied.
- 6.2** Colchester City Council has an excellent record of housing delivery over a prolonged period. Since 2001/2 it has overseen the delivery of over 20,000 new homes at an average rate of 934 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	16918	+1438
2019/20	1086	1124	16566	18042	+1476
2020/21	920	741	17486	18783	+1297
2021/22	920	1034	18406	19817	+1411
2022/23	920	711	19326	20528	+1202

Table One: Housing Delivery 2001/02 to 2022/23

- 6.3** Although there was a slight fall in delivery in 2020/21 and 2022/23, this is related to the covid-19 pandemic and the resulting unstable economic climate. Due to the temporary disruption to the construction sector during this time, the number of homes required for the purpose of the Housing Delivery Test was reduced by one month for 2019/20 and four months for 2020/21. Despite this, Colchester has passed the Housing Delivery Test and accordingly is only required to apply a buffer of 5%.

The Council is expecting 2023/24 to report a higher than average result with the delivery of a large scheme over the summer; this will offset the lower delivery experienced in 2022/23.

7. Windfall Allowance

7.1 Due to historic trends of windfall within the City, the Council will be applying a windfall allowance in line with paragraph 71 of the NPPF and the PPG. Although there is no universal 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 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 two below highlights the level of windfall the Council has seen completed in each of the last 5 years. The average over this time is 288 units per year. In recent years the Council has adopted a conservative approach to windfall sites and used an annual figure of 260. It is intended to continue this approach for the next 5 years despite the average being higher. This figure has rarely been challenged and where it has, it has been found to be appropriate in previous appeals, either by explicit reference in the decision notice (i.e. ref. APP/A1530/W/20/3245754 - Land at Braiswick, Colchester), or through Statements of Common Ground (i.e. APP/ A1530/W/19/3223010 – Land at Barbrook Lane, Tiptree). Through the most recent inquiry where housing supply was challenged (APP/A1530/W/22/3301862 – Land at Brook Meadows, Tiptree) both parties agreed that the windfall allowance included within the Council’s housing supply was appropriate and the matter was not contested.

Year	2018/19	2019/20	2020/21	2021/22	2022/23	Average
Number of dwellings from windfall historically	243	399	377	271	143	288

Table Two: Historic windfall completion

7.4 Table three 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
2023/24	176
2024/25	151
2025/26	146
2026/27	135
2027/28	115

Table Three: Known Windfall in Trajectory

7.5 With the exception of 2022/23, the number of windfall completions has increased in recent years, due in part to the office to residential conversions that are allowed under permitted development and an increase in student accommodation. Taking into account the recent level of windfall delivery, the predicted levels of windfall going forward are considered to be appropriate. The figures may be considered to be conservative when taking into account the further relaxation of permitted development by national government.

7.6 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 728 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
2023/24	180	176	4
2024/25	260	151	109
2025/26	260	146	114
2026/27	260	135	125
2027/28	260	115	145
Total	1220	723	497
Total additional windfall to be applied			497

7.7 The Council would expect that beyond the 723 windfall dwellings, on known sites, a further 497 dwellings will come forward within the five-year supply period from additional windfall that the Council is unaware of currently.

8. Student Accommodation

- 8.1** As set out above, the PPG sets out the circumstances in which student accommodation can be counted towards making a contribution to housing land supply.
- 8.2** There are five sites within the housing land supply which are purpose built student accommodation. These are:
- Colchester Centre, Hawkins Road (212182)
 - Meadows Phase 2, University of Essex (192090)
 - Colne Quay, Land East of Hythe Quay (Beyond the Box) (211510)
 - Former Museum Resource Centre (210088)
 - Ewer House, Crouch Street (220235,220201)
- 8.3** In accordance with the PPG, any studio flats are counted on a one for one basis. For units where facilities are shared (cluster flats) a conversion rate is required for student flats/bedspaces to dwellings. Using the 2011 Census data, this has been calculated as 2.46 student bedspaces being equivalent to 1 dwelling in Colchester.
- 8.4** The University of Essex only provides accommodation for foundation and first year students, there is a current undersupply of 350 bedspaces. Students who might otherwise qualify for a place in purpose built student accommodation are having to find alternative accommodation in market housing at the present time.
- 8.5** Additionally 220 to 250 existing student bedspaces are being taken out of commission each year for the next 5 years as the University refurbishes the older tower blocks. Without the provision of additional purpose built student accommodation, there would be an even greater undersupply, and greater pressure on the wider housing market for the occupation by students.
- 8.6** Therefore, it is justified to include purpose built student accommodation within the housing land supply.

9. Five Year Supply Calculation

9.1 The table below illustrates the 5-year supply calculation for the district during the period between 2023/2024 through to 2027/2028.

Housing Need OAHN	
Annualised objectively assessed housing need (OAHN)	920
5 year housing requirement (5x920)	4600
5 year housing requirement and 5% buffer	4830
Supply	
Permissioned sites, existing allocations and windfall allowance	4996
Total number of years' worth of housing supply including emerging allocations	
Supply against OAN with permissioned sites, existing allocations and windfall	5.17

9.2 The calculation above demonstrates that the Council has a sufficient supply of deliverable housing to meet the 5-year requirement. A total of 5.17 years is deliverable within this period.

10. The Supply of Deliverable Sites

10.1 The NPPF and 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.

10.2 Accordingly, this Statement is based on national policy and guidance. At a local level this is implemented as follows;

A. 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.

B. 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.

C. 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.

D. Sites which are allocated in the Adopted Development Plan but which do not have planning permission will only be included in the 5 year supply where there is clear evidence that they will come forward within 5 years.

10.3 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 to ensure the supply is realistic.

10.4 Every site within the 5 year supply either benefits from planning permission or is the subject of a current application. There are many sites within the 5 year supply which are under construction and this is noted alongside each. These are considered deliverable.

- 10.5** Sites of less than 10 units have been treated as deliverable unless there is evidence that they are unlikely to come forward.
- 10.6** Sites of 10 or more which have detailed planning permission have for the most part already commenced and are considered deliverable.
- 10.7** Sites of 10 or more that benefit from outline planning permission are scrutinised with particular attention given to whether they are likely to deliver housing units within 5 years. There are no sites that fall into this category.
- 10.8** Sites of 10 or more that have not had planning permission granted and are not allocated sites, have been scrutinised and particular attention given to whether they are likely to deliver housing units within 5 years. There is just one site that falls into this category:

	COMMENT
Gamet Bearings Site, Greenstead Road. 65 Units	Full planning application with a resolution to grant planning permission (October 2023) and the legal agreement is being prepared.

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

SITE	COMMENT
Port Lane, Hythe Quay. 130 Units	Bellway Homes Ltd are in the process of preparing a Reserved Matters application and have confirmed in writing their intention to commence on site Spring/Summer 2024
Defence Support Group, Flagstaff Road. 203 units	A full planning application, submitted by Countryside Properties is under consideration (ref. 231297)
Fiveways Fruit Farm, Stanway. 420 units	Part detailed/part outline planning permission was granted in May 2021. Reserved Matters application has been received. Two developers will be involved in delivery of the site and have informed the delivery shown in the trajectory.
Newbarn Road, Great Tey. 30 Units	Outline planning permission granted August 2022. Reserved Matters application has been submitted and will be presented to Planning Committee imminently.
Rosemary Almshouse. 27 Units	Local Plan Allocation. Full planning application submitted with final negotiations underway.

SITE	COMMENT
London Road, Stanway Phase 1 & 2 Stanway. 600 Units	Both outline and reserved matters applications have been submitted and informed by a PPA. Weston Homes are involved with this site, and have experience of building new homes in Colchester.
The Folley, Layer de-la Haye. 55 Units & 15 Units.	Outline planning permission was granted in October 2022. A full application has since been submitted by Denbury Homes, confirming they intend to start on site in May 2024.
School Road West, Langham. 30 Units	Outline planning permission granted in July 2023. Number of applications submitted to discharge conditions submitted and approved.
Broadfields, Wivenhoe. 115 Units.	Full planning application submitted by Taylor Wimpey in May 2023, following previous refusal in 2022. Expected to go to Committee with a recommendation of approval shortly. Legal agreement drafted.

10.10 Appendix 1 includes the detailed 5 year housing land supply.

11. Monitoring

- 11.1** This 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 1 provides details of all sites that are expected to deliver new housing units in the next five years. For each site, details are included of the current planning status, the number of homes completed, homes under construction and those expected to be built, as well as the expiry date of permissions where applicable, and whether or not sites are counted as windfall. For major sites which do not benefit from full planning permission additional information and clear evidence is included in this report which demonstrates that there will be housing completions on site within 5 years, including current planning status, timescales and progress. The report also sets out the 5 year land supply calculation and identifies the appropriate buffer (5%), and that there is no shortfall to address.
- 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 statement includes information about:
- progress being made towards the determination of an application;
 - progress with site assessment work; and
 - any relevant information about site viability, ownership constraints or infrastructure provision.
- 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 City. 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 PA (Ave.)
Chesterwell (1600 dwellings)	Mersea Homes	July 2014	March 2015	2014 onwards	2015	2016	150
	Countryside	July 2014	October 2015	2014 onwards	2015	2016	
Severalls Phase 1 (125 units)	Crest Nicholson	2010	2011	2011	Nov 2011	2012/13	35-63
Severalls Phase 2 (730 dwellings)	Taylor Wimpey	2015	April 2016	2015 onwards	2016	2017	98
	Bloor Homes	2015	April 2016	2015 onwards	2016	2017	
	Bellway	2015	April 2016	2015 onwards	2016	2017	
Wyvern Farm (358 dwellings)	Persimmon & Cala Homes	N/A	July 2015	2015/16	2016	2017	89-123
Stanway railway sidings (123)	Hopkins	N/A	July 2013	2014-16	2016	2016/17	58
Rowhedge Port (170 units)	Bloor Homes	N/A withdrawn	August 2015	2016/17	2017	2018	46
ECC depot, Park Rd (40 units)	Redrow	2013	June 2014	Sept. 2014	2014	2015	29 (1 yr build)
	Harding Homes	N/A	Dec 2014	2015	2016	2017	11
Axial Way (88 units)	Persimmon	N/A	March 2017	2017	2017	2018	88 (1 yr build)
Betts Factory (127 units)	Bellway	2013	2014	2014	2015	2016	50 (CBC part only)
Chapel Road, Tiptree (39 units)	Inland Homes	N/A	2016	2016/17	2017	2018	39 (1 yr build)
Factory Hill, Tiptree (126)	Crest Nicholson		2013	2016/17	2017	2018	
Avon Way (152 student units)	Beyond the Box	N/A	2018	2018/19	2019	Sept. 2019	152 dpa
University of Essex (643 student units)	University of Essex	N/A	July 2016	2017/18	2017	Sept 2018	643 – 1 yr build
Gosbecks (144 units)	Bloor Homes	N/A	July 2020	Aug 2020/21	Jan 21	2021	Expect to complete

Development	Developer	Outline PP	Reserved Matters/Full	Discharge of Conditions	Commencement	1 st Completion	Build Rate PA (Ave.)
							by end of 2023
Halstead Road, EAG (150 units)	Bellway	Nov 2019	May 2021	2020-21	May 21	Launched in January 2022	43
Brierly Paddocks, Mersea (100 units)	City & County	May 2020	August 2020	May 2020-21	September 21	Launched Feb 2022	21
Berechurch Hall Road (153 units)	Persimmon	N/A	December 2021	March-June 2022	June 2022	Launched Summer 2022	19
Barbrook Lane, Tiptree (200 units)	Bloor Homes	April 2020	June 2021	2021	August 2021	May 2022	39
Former ECC Hospital, Lexden Road (120 units)	Essex Housing LLP (ECC)	N/A	January 2021	February-June 2022	January 2022	Scheduled 2023/24	

- 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 Development 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 City 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 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 In June 2020 the Housing Secretary conceded that the NPPF's definition of a "deliverable" housing site was not a "closed list" but leaves room for decision-makers to exercise their planning judgement. He stated that "The proper interpretation of the definition is that any site which can be shown to be 'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site will meet the definition. The examples given (in the NPPF glossary) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgement on the evidence available." (East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government. Case Number: CO/917/2020).

11.13 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 April 2023), 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

Detailed 5 Year Housing Land Supply

Planning Reference	Site location	Expiry or Status	Windfall	Permissi on Type	Dwellings	Dwellings Remaining	22/23	23/24	24/25	25/26	26/27	27/28
Berechurch												
221496	L/A 56 BERECHURCH HALL ROAD, COLCHESTER	01 2026	Yes	Full	10	10					10	
200720	52 BERECHURCH HALL ROAD	Commenced	Yes	Full	1	1		1				
202021	128 THE WILLOWS, COLCHESTER	12 2023	Yes	Full	1	1		1				
201339/200180	LAND R/O 64 & 66 BLACKHEATH, COLCHESTER	01 2024	Yes	Full	4	4			4			
202605	40 BERECHURCH ROAD, COLCHESTER	02 2024	Yes	Full	2	2			2			
173119	RANGES STATION, 154 MERSEA ROAD	Commenced	Yes	Full	2	2		2				
220994	200 MERSEA ROAD, COLCHESTER	Commenced	Yes	Full	1	1		1				
202025	BERECHURCH HALL ROAD (PERSIMMON)	Commenced	No	Full	153	134	19	30	30	30	25	19
Castle												
180045	COWDRAY CENTRE, MASON ROAD, COLCHESTER	Commenced	No	Full	262	103	73	50	53			
181064	42 SMYTHIES AVENUE, COLCHESTER	10 2024	Yes	Full	1	1		1				
211654	RIVERSIDE CENTRE, NORTH STATION RD, COLCHESTER	Commenced	No	COU	93	93		30	40	23		
191336	26 TRINITY STREET, COLCHESTER	Complete	Yes	Full	1	0	1					
182409	239 GREENSTEAD ROAD, COLCHESTER	06 2023	Yes	Full	7	7		7				
201641/211361	32 CROUCH STREET, COLCHESTER	Complete	Yes	Full	27	0	27					
201228	1 PELHAMS LANE, COLCHESTER	Complete	Yes	Full	2	0	2					
213524	17-26 PRIORY WALK & 20-28 QUEEN STREET	01 2026	Yes	Full	31	31					16	15
220247	20 SIR ISAACS WALK, COLCHESTER	05 2025	Yes	COU	1	1			1			
190424	29 EAST BAY, COLCHESTER	05 2023	Yes	Full	20	20			10	10		
201290	25 SOUTHWAY, COLCHESTER	04 2024	Yes	Full	15	15			15			
210386	18 WEST STOCKWELL STREET, COLCHESTER	06 2024	Yes	Full	1	1		1				
210112	1 EAST BAY, COLCHESTER	Complete	Yes	COU	1	0	1					
210797	HEADGATE BUILDINGS, SIR ISSACS WALK, COLCHESTER	09 2024	Yes	COU	9	9			9			
212385	78 NORTH STATION ROAD, COLCHESTER	11 2024	Yes	COU	1	1		1				
210088	FORMER MUSEUM RESOURCE CENTRE, 14 RYEGATE ROAD	Commenced	Yes	COU	18	18			18			
212472/212473	63&64 HIGH ST, COLCHESTER	04 2025	Yes	COU	2	2			2			
220247	20 SIR ISSACS WALK, COLCHESTER	05 2025	Yes	COU	1	1			1			
220626	9A QUEEN STREET, COLCHESTER	05 2025	Yes	COU	1	1		1				
220201	EWER HOUSE (ROOF CONVERSION), CROUCH STREET	05 2025	Yes	Full	4	4				4		
211575	NORFOLK HOUSE, 23 SOUTHWAY	Commenced	Yes	COU	11	11			11			
220235	EWER HOUSE (STUDENT), CROUCH STREET	05 2025	Yes	COU	12	12				12		
221865	58 PRIORY STREET, COLCHESTER	Complete	Yes	COU	1	1	1					
222619	4 CHURCH WALK, COLCHESTER	12 2025	Yes	COU	1	1				1		
223128	MIDLAND HOUSE, NORTH STATION ROAD	01 2026	Yes	COU	17	17				17		
Greenstead												
152303	166 ST ANDREW'S AVENUE, COLCHESTER	Commenced	Yes	Full	1	1		1				
192733	SCARFE WAY, COLCHESTER	Complete	Yes	Full	6	0	6					
192777	BUFFET WAY, COLCHESTER	Complete	Yes	Full	6	0	6					

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212991	COLLIERS FARM COTTAGES, A133	12 2024	Yes	COU	1	1		1				
212989	HOME FARM BULL PEN, A133	12 2024	Yes	COU	1	1	1					
221129	HOME FARM HOUSE, COLCHESTER	05 2025	Yes	COU	3	3			3			
220149	VERONICA WALK, GREENSTEAD	Commenced	Yes	Full	3	3			3			
220147	GARAGE BLOCK, WHEELER CLOSE, GREENSTEAD	Commenced	Yes	Full	6	6		6				
220154/220155	PROSPERO CLOSE, GREENSTEAD	Commenced	Yes	Full	4	4			4			
212294	168 ST ANDREWS AVENUE, COLCHESTER	06 2025	Yes	Outline	1	1			1			
220317	GAMET BEARINGS SITE, GREENSTEAD ROAD	TBC	Yes	Full	65	65					30	35
Lexden & Braiswick												
182169	24 BRADBROOK COTTAGES, ARMOURY RD, WEST BERGHOLT	Commenced	Yes	Full	1	1			1			
152322	LITTLE PORTERS, PORTERS LN, FORDHAM HEATH	Complete	Yes	COU	2	0	1					
202596	LAND OFF HALSTEAD ROAD, EIGHT ASH GREEN	Commenced	No	RM	150	102	43	40	40	22		
200655/200987	114 BRAISWICK, COLCHESTER	Commenced	Yes	Full	6	4	2	4				
182084	"SLINDON COTTAGE" PLUMMERS LANE, FORDHAM	Commenced	Yes	Full	1	1		1				
190094	87 ALBANY RD, WEST BERGHOLT	06 2022	Yes	Full	1	1		1				
190151	TURKEY COCK LANE, EIGHT ASH GREEN	Commenced	Yes	Full	1	1		1				
200348	SEVEN STAR GREEN, EIGHT ASH GREEN	01 2024	Yes	Full	2	2		2				
182641	QUEENS HEAD, FORD STREET, ALDHAM	Commenced	Yes	Full	1	1		1				
201130	BAKERS LANE, COLCHESTER	12 2023	Yes	Full	3	3		3				
200169	HORSEPIT BARN, COOKS HALL ROAD, WEST BERGHOLT	09 2023	Yes	Full	1	1		1				
191997	STABLE COTTAGE, COLCHESTER ROAD, WEST BERGHOLT	Commenced	No	Full	41	25	16	15	10			
202785	5 OXFORD ROAD, COLCHESTER	Commenced	Yes	Full	1	1		1				
200332	THE TREBLE TILE, WEST BERGHOLT	Complete	Yes	Full	2	0	2					
202499	41 LONDON ROAD, COLCHESTER	01 2024	Yes	Full	1	1		1				
210845	LAND AT HEATHSIDE FARM, FORDHAM HEATH	05 2024	Yes	Full	1	1		1				
211761	BARN, HALL ROAD, WEST BERGHOLT	08 2024	Yes	COU	1	1		1				
220165	20 BRADBROOK COTTAGES, WEST BERGHOLT	04 2025	Yes	COU	1	1		1				
213344	HALL ROAD, WEST BERGHOLT	02 2025	Yes	COU	1	1		1				
221000	ASHINGTON LODGE, ALDHAM	05 2025	Yes	COU	1	1				1		
220552	FIDDLERS FARM, FIDDLERS HILL, FORDHAM HEATH	05 2025	Yes	Full	1	1				1		
222100	155 COLCHESTER ROAD, WEST BERGHOLT	11 2025	Yes	Full	1	1				1		
Mile End												
100502	FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER	Commenced	No	Full	8 (both phas	37	60	37				
150473	CHESTERWELL, (Both Outlets)	Commenced	No	Full	1600	946	66	100	100	100	100	100
201208/221047	SOUTH OF CAMBIAN FAIRVIEW, BOXTED ROAD, COLCHESTER	04 2024	No	RM	26	26					13	13
192890	MILE END ROAD, COLCHESTER	Complete	Yes	Full	17	10	10					
210983	172 MILL ROAD, COLCHESTER	08 2024	Yes	Full	1	1		1				
210950	L/A 4 LEECHS LANE, COLCHESTER	11 2024	Yes	Full	1	1			1			
212506	CORDELIA DRIVE, COLCHESTER (NC2)	02 2025	No	Full	4	4			4			
220526	L/A 67 BRAISWICK, COLCHESTER	04 2025	No	RM	27	27			15	12		
New Town & Christchurch												
192837	GARRRISON K2, BUTT ROAD	Commenced	No	Full	33	33		33				
190043	NORTH OF MAGDALEN STREET (BROOK STREET) , COLCHESTER	01 2024	No	Full	119	119				60	59	

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151087	GARRISON DEVELOPMENT - A1 (MEE01 & MEE03)	Commenced	No	Full	6	6		6				
182342	192-220 MERSEA RD, COLCHESTER	Commenced	Yes	Full	1	1		1				
200322	25 WINNOCK ROAD, COLCHESTER	11 2023	Yes	Full	3	3			3			
201601	67 MILITARY ROAD, COLCHESTER	11 2023	Yes	Full	1	1		1				
202160	87 MERSEA ROAD, COLCHESTER	12 2023	Yes	Full	1	1		1				
192828/192829	ECC HOSPITAL, LEXDEN ROAD, COLCHESTER	Commenced	No	Full	120	120		15	35	35	35	
202520	R/O 32-34 BARRACK STREET, COLCHESTER	02 2024	Yes	Full	3	3			3			
200328	23 CREFFIELD ROAD, COLCHESTER	06 2024	Yes	Full	1	1			1			
211552	THE FOUNDRY ARMS, 83 ARTILLERY STREET, COLCHESTER	08 2024	Yes	Full	1	1		1				
220747	FORMER LOOKERS, MILITARY ROAD, COLCHESTER	10 2025	Yes	Full	55	55					30	25
211499	83 BARRACK STREET, COLCHESTER	12 2024	Yes	COU	2	2		2				
213197	34B MERSEA ROAD, COLCHESTER	02 2025	Yes	Full	2	2		2				
231297	DEFENCE SUPPORT GROUP (DSG), FLAGSTAFF ROAD	TBC	No	Full	203	203					50	50
Old Heath & Hythe												
152493/ 180694	"SILVERTON AGGREGATES SITE" HAWKINS ROAD, COLCGHESTER	Commenced	No	O/RM	37	37		20	17			
163197	RISING SUN PH & WAREHOUSES, HYTHE STATION RD, COLCH	Complete	No	Full	27	0	16					
190335/212182	R/O COLCHESTER CENTRE, HAWKINS ROAD	Commenced	No	O/RM	206	206			60	60	60	26
201317	2 PARSONS LANE , COLCHESTER	08 2023	Yes	Full	1	1		1				
192276	PICO WHARF, COLCHESTER	06 2023	Yes	Full	10	10						10
210312	JOSEPH COURT, HYTHE QUAY	05 2024	Yes	COU	7	7		7				
211171	137/138 HYTHE HILL, COLCHESTER	09 2024	Yes	Full	1	1		1				
210608	MULBERRY CENTRE, HAVEN ROAD	09 2024	Yes	COU	4	4			4			
210986	COLCHESTER RECLAIM, HAWKINS ROAD	09 2024	No	Full	9	9				9		
212027	68 BARRACK STREET, COLCHESTER	02 2025	Yes	COU	1	1		1				
211510	COLNE QUAY, LAND EAST OF HYTHE QUAY	11 2025	No	Full	123	123				40	50	33
212810	PORT LANE, HYTHE QUAY	09 2025	No	Outline	130	130				40	50	40
192441	BRIDGE HOUSE AND GARAGE, HYTHE QUAY, COLCHESTER	01 2026	No	Full	18	18						18
Prettygate												
200854	133 STRAIGHT ROAD, COLCHESTER	09 2023	Yes	Full	1	1		1				
212888	15 MARLOWE WAY, COLCHESTER	04 2025	Yes	Full	1	1		1				
Shrub End												
211058	MARETH PLAYGROUP, MARETH ROAD	Complete	Yes	RM	4	0	4					
201943	ELFREDA HOUSE, ICENI WAY, COLCHESTER	Commenced	Yes	Full	36	36		36				
202001	RAYMOUTH HOUSE, COLCHESTER	12 2023	Yes	Full	8	8			8			
202321	REVERDY HOUSE, COLCHESTER	12 2023	Yes	Full	8	8				8		
202349	AMBROSE HOUSE, COLCHESTER	12 2023	Yes	Full	8	8				8		
202161	ANCHOR HOUSE, COLCHESTER	12 2023	Yes	Full	8	8					8	
190522	GOSBECKS PHASE 2, COLCHESTER	Commenced	No	Full	144	60	60	30	20	10		
213165	51 JOHN KENT AVENUE, COLCHESTER	01 2025	No	RM	1	1		1				
212972	37 BOADICEA WAY, COLCHESTER	04 2025	Yes	Full	1	1			1			
220150	HEDGE DRIVE, COLCHESTER	05 2025	Yes	Full	3	3				3		
213138	1A BOADICEA WAY, COLCHESTER	01 2025	Yes	Full	1	1		1				

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221786	10 AMBROSE AVENUE, COLCHESTER	01 2026	Yes	Full	1	1					1		
St Johns and St Annes													
182021	17 DILBRIDGE ROAD, COLCHESTER	Commenced	Yes	Full	1	1		1					
213406	SMITH & WATTS, IPSWICH ROAD	06 2025	Yes	Outline	5	5				5			
191780/202889	18 ST ANNES ROAD, COLCHESTR	Commenced	Yes	Full	2	1		1					
202242	2 DELAMERE ROAD, ST JOHNS	07 2024	Yes	Outline	1	1		1					
222217	287 IPSWICH ROAD, COLCHESTER	10 2025	Yes	Full	1	1				1			
Stanway													
VARIOUS	LAKELANDS	Commenced	No	Full	403	89	94	89					
182220	FIVEWAYS FRUIT FARM, STANWAY	05 2024	No	Outline	420	420				50	50	50	
172049	CHITTS HILL, STANWAY	Commenced	Yes	Full	100	19	39	19					
200961	OASIS, STANWAY GREEN, STANWAY	07 2023	Yes	Full	1	1		1					
181859	WYVERN FARM, LONDON ROAD, STANWAY	Complete	No	Full	100	0	13						
220696	AIRLIE, LONDON ROAD, STANWAY	03 2025	Yes	Full	1	1		1					
202829	CATCHBELLES, LAND NORTH OF LONDON ROAD, STANWAY	Commenced	No	Full	66	66			40	26			
222814	THE SCHOOL ROOM, STANWAY	Complete	Yes	COU	1	1	1						
212507/212609	LONDON ROAD, STANWAY PHASE 1 & PHASE 2	TBC	No	Outline	600	600				50	50	50	
200995	ROSEMARY ALMSHOUSES, STANWAY	TBC	No	Full	27	27					15	12	
Marks Tey & Layer													
193057	CHURCH VIEW, THE STREET, SALCOTT	Complete	Yes	Full	1	0	1						
180174	"BUMBLE BEE FARM" LAYER BRETON HILL, LAYER BRETON, COLCHESTER	Commenced	Yes	Full	2	2		2					
182328/210829	132 HIGH ROAD, LAYER DE LA HAYE	Complete	Yes	Full	1	0	1						
191641	L/A PEARTREE COTTAGE, SALCOTT	Commenced	Yes	Full	1	1		1					
192249	BROOK ROAD, GREAT TEY	Complete	No	Full	15	0	15						
200826	HARDYS GREEN, BIRCH	06 2023	Yes	Full	1	1		1					
212490	152 LONDON ROAD, COPFORD	05 2025	Yes	Full	6	6				6			
202076	ROCKINGHAM FARM ROAD, LAYER MARNEY	11 2023	Yes	Full	4	4		4					
202074	BROOK FARM, KELVEDON ROAD, MESSING	12 2023	Yes	Full	1	1		1					
200615	PARK FARM, NEW ROAD, MESSING	N/A	Yes	PD	5	5				5			
210657	NIGHTINGALE FARM, GREAT WIGBOROUGH	05 2024	Yes	COU	1	1		1					
210823	THE KILN, THE FOLLEY, LAYER DE LA HAYE	Complete	Yes	CLU	1	1							
21084	THE RAMPART, HAYNES GREEN ROAD, LAYER MARNEY	05 2024	Yes	Full	1	1			1				
202510	LOVEDOWNS FARM BARNS, BARNHALL ROAD, SALCOTT	06 2024	Yes	COU	1	1				1			
210349	41 SCHOOL ROAD, COPFORD	Complete	Yes	Full	2	0	2						
211580	OXLEY HOUSE, MERSEA ROAD, ABBERTON	11 2024	Yes	COU	1	1		1					
213487	BALDWINS FARM, GREAT TEY	02 2025	Yes	COU	1	1			1				
211055	SOUTH BARN, GREEN FARM, SALCOTT	02 2025	Yes	COU	1	1			1				
213242/213121	LOWER ROAD, LAYER BRETON	01 2025	Yes	COU	2	2				2			
220828	THE STREET, GREAT TEY	05 2025	Yes	PIP	1	1				1			
221450	ROWS FARM, CHURCH ROAD, LAYER	06 2025	Yes	COU	2	2			2				
211392	L/A THE FOLLEY, LAYER DE LA HAYE	10 2025	No	Outline	55	55					30	25	
211393	THE FOLLEY - RURAL EXCEPTION SITE	10 2025	No	Outline	15	15						15	
222339	PENNY MEADOW, 67 LONDON ROAD, MARKS TEY	03 2026	Yes	COU	1	1				1			

Mersea & Pyefleet

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202438	BROMAN FARM, BROMANS LANE, EAST MERSEA	02 2024	Yes	Full	1	1		1				
201847	15 RAINBOW ROAD, WEST MERSEA	03 2024	Yes	Full	1	1		1				
210036	MANWOOD TYE, ABBERTON	02 2024	Yes	Full	1	1		1				
210503	RANSOMES COTTAGE, PELDON	04 2024	Yes	COU	1	1		1				
210491	GREENACRES BARN, FINGRINGHOE	04 2024	Yes	COU	1	1		1				
200631	MERSEA ROAD, PELDON	05 2024	Yes	COU	1	1		1				
200632	MERSEA ROAD, PELDON	05 2024	Yes	COU	1	1			1			
200960	BRIERLEY PADDOCKS, WEST MERSEA	Commenced	No	RM	101	101		21	20	20	20	20
202400	FINGRINGHOE HALL BARNS, FURNEAUX LANE	06 2024	Yes	COU	1	1			1			
210898	PYEFLEET QUAY, EAST ROAD, EAST MERSEA	06 2024	Yes	Full	1	1		1				
211684	MAYDAYS FARM, HAYCOCKS LANE, WEST MERSEA	07 2024	Yes	COU	5	5				5		
210717	BOCKING HALL, 35 EAST MERSEA ROAD, WEST MERSEA	08 2024	Yes	COU	1	1			1			
211639	10 QUEEN ANNE DRIVE, WEST MERSEA	09 2024	Yes	Full	1	1		1				
202755	METHODIST CHAPEL, FINGRINGHOE	11 2024	Yes	COU	1	1		1				
212739	64 HIGH STREET, WEST MERSEA	12 2024	Yes	COU	1	1		1				
212739	DAWES LANE, WEST MERSEA	05 2025	No	RM	100	100				30	30	40
221299	THE WHEELWRIGHT, FINGRINGHOE	Commenced	Yes	Full	1	1			1			
213531	BORLEYS, PELDON ROAD, ABBERTON	09 2025	No	Full	5	5				5		
213530	LAND WEST OF PELDON ROAD, ABBERTON	07 2026	No	Full	50	50					25	25

**Rowhedge
Rural North**

160906	HORKESLEY HAMLET, GREAT HORKESLEY	Commenced	Yes	Full	22	5	13	5				
210775	LAND EAST OF CARTERS HILL, BOXTED	Complete	Yes	Full	1	0	1					
222973	NOAKES FARM, STRAIGHT ROAD, BOXTED	Commenced	Yes	Full	5	2	2	3				
182640	QUEENS HEAD, FORD STREET, ALDHAM	Commenced	Yes	Full	1	1		1				
191830	SCHOOL ROAD (EAST), LANGHAM	Commenced	No	Full	46	46		20	26			
202037	RUNKINS FARM, LANGHAM LANE, BOXTED	11 2023	Yes	Full	1	1			1			
210827	LONDON ROAD, GT HORKESLEY	05 2024	Yes	Full	1	1		1				
192219	WAKES HALL, WAKES COLNE	Complete	Yes	Full	22	0	8					
210171	9 HIGH STREET, LANGHAM	05 2024	Yes	Full	4	4		4				
210976	OLD HALL FARM, WAKES COLNE	05 2024	Yes	COU	1	1			1			
210847	CHURCH HOUSE, WORMINGFORD	07 2024	Yes	Full	1	1		1				
211329	OAKVIEW, SCHOOL ROAD, LANGHAM	07 2024	Yes	Full	2	2		2				
211556	OAKLANDS, OAK ROAD, CHAPPEL	07 2024	Yes	COU	1	1			1			
211268	VERNONS FARM, CHAPPEL	07 2024	Yes	COU	5	5				5		
211604	ALDHAM HALL FARM, ALDHAM	08 2024	Yes	COU	2	2			2			
210878	HEATH HOUSE, DEDHAM	09 2024	Yes	COU	1	1		1				
212132	CLEARVIEW, RECTORY ROAD, ALDHAM	09 2024	Yes	Full	1	1		1				
221111	PLUMMERS ROAD, FORDHAM	11 2024	No	Full	17	17				17		
220321	67 COACH ROAD, GREAT HORKESLEY	05 2025	Yes	Full	1	1				1		
222843	OAK FARM, VERNONS ROAD, WAKES COLNE	03 2026	Yes	COU	1	1			1			
212646	NEWBARN ROAD, GREAT TEY	06 2025	No	O/RM	30	30					30	
211185	JASMINE, BOXTED ROAD, COLCHESTER	04 2025	Yes	Outline	1	1			1			
221133	THE CARTLODGE, LITTLE CREPPING, WAKES COLNE	Complete	Yes	COU	1	0	1					
222047	BARRITTS FARM, QUEENS HEAD ROAD, BOXTED	09 2025	Yes	COU	1	1				1		
222081	PARKHURST GREEN FARM, WAKES COLNE	09 2025	Yes	COU	1	1				1		

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221753	BOXTED METHODIST CHURCH, BOXTED	10 2025	Yes	Full	1	1				1			
230201	BARN, NOAKES FARM, BOXTED	03 2026	Yes	COU	1	1				1			
220595	SCHOOL ROAD (WEST), LANGHAM	TBC	No	Outline	30	30					15	15	
Tiptree													
122134	FLORENCE PARK, GRANGE ROAD, TIPTREE	Commenced	No	Full	103	13	39	13					
130245/191414	LAND ON NORTH EAST SIDE OF FACTORY HILL, TIPTREE	Complete	No	Full	144	0	15						
161462	SPRINGFIELD, KELVEDON ROAD, TIPTREE	Complete	Yes	Full	8	0	4						
180136	86 CHURCH ROAD, TIPTREE	Complete	Yes	Full	6	0	6						
210398	BARBROOK LANE, TIPTREE	Commenced	No	RM	200	156	39	25	25	40	40	26	
192905	93 MALDON ROAD, TIPTREE	08 2023	Yes	Full	5	5		5					
190647	L/A THE GABLES, KELVEDON ROAD, TIPTREE	04 2025	Yes	Full	130	130			30	40	40	30	
221083	3 STATION ROAD, TIPTREE	06 2025	Yes	Outline	1	1				1			
Wivenhoe													
192090	UNIVERSITY OF ESSEX, COLCHESTER	Commenced	No	Full	548	548		300	248				
191700	17 QUEENS ROAD	Commenced	Yes	Full	1	1		1					
182138	36 THE CROSS, WIVENHOE	Commenced	Yes	Full	1	1		1					
201955	75C RECTORY ROAD, WIVENHOE	Complete	Yes	Full	1	0	1						
212474	12 ST JOHNS ROAD, WIVENHOE	01 2025	Yes	Full	1	1		1					
221818/222331	29A HIGH STREET, WIVENHOE	09 2025	Yes	Full	2	2				2			
231243	BROADFIELDS, WIVENHOE	TBC	No	Full	115	115			30	30	30	25	
City Totals							711	1051	964	855	912	717	

Windfall Allowance

	22/23	23/24	24/25	25/26	26/27	27/28
Total Windfall known/predicted	143	180	260	260	260	260
Known windfall in supply	143	176	151	146	135	115
Additional windfall to be applied to known windfall	0	4	109	114	125	145

Total Housing Supply Total

2022/23	2023/24	2024/25	2025/26	2026/27	27/28
711	1055	1073	969	1037	862
TOTAL 5 YEAR SUPPLY					4996
No of years				5.17	