



Colchester Borough Council

2019 Housing Land Supply Annual Position Statement

April 2019

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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 2019. The relevant five year housing land supply period therefore covers the period between 1st April 2019 and 31st March 2024.
- 1.3 In accordance with the PPG the trajectory in Appendix 1 provides details of all sites that have either delivered new housing units in the past year or 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 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.

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 two adopted Neighbourhood Plans within Colchester Borough in the form of the Myland and Braiswick Neighbourhood Plan and Boxted Neighbourhood Plan, both of which were adopted in 2016.
- 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 has been used to monitor delivery and supply since 2013. In order to meet this housing target, 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 920. This figure 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). This housing target equates to a requirement to deliver 4,600 new dwellings over a five-year period.
- 3.2** The Council has no shortfall to address having delivered a healthy surplus of 422 homes since 2013/14 against plan targets.
- 3.3** 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 920. This results in an annual requirement of 966 which equates to a five year supply of 4830.

4 National Policy

- 4.1 A core principle of the National Planning Policy Framework (NPPF) is a commitment that planning should be genuinely plan-led and that planning should proactively set out to meet the growth needs of an area. This is re-enforced at Section 5 which sets the requirements of local planning authorities to ensure that objectively assessed housing needs are met through the identification of housing development sites.
- 4.2 Paragraph 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

“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).
- 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 Accordingly the Council believes there are exceptional circumstances that justify the use of an alternative methodology in Colchester.
- 5.4 Notwithstanding the Colchester position it is important to set out the background to the Standard Methodology. 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 If the standard methodology was to be used in Colchester the minimum requirement for 2019/20 is 1085 units per year which rises to 1,139 dwellings per year when the 5% buffer is added.

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 deals 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 almost 17,000 new homes at an average rate of 938 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	+1438

Table One: Housing Delivery 2001/02 to 2018/19

- 6.3 Table Two below illustrates delivery in the period from 2013/14 to which the FOAN of 920 dpa relates. This shows there has been a surplus of 422 over the period.

Housing Delivery					
Year	Target	Delivered	Cumulative total	Cumulative target	Surplus / Deficit
2013/14	920	725	725	920	-195
2014/15	920	943	1668	1840	-172
2015/16	920	1149*	2817	2760	+57
2016/17	920	912	3729	3680	+49
2017/18	920	1048	4777	4600	+177
2018/19	920	1165	5942	5520	+422

Table Two: Housing Delivery 2013/14 – 2018/19

6.4 Not surprisingly Colchester has passed the Housing Delivery Test with a result of 120% and accordingly the Borough is required to apply a buffer of 5% opposed to the alternatives of a 20% and an Action Plan if the delivery rates had not been satisfactory.

7 Windfall Allowance

7.1 Due to historic trends of windfall within the Borough, the Council will be applying a windfall allowance in line with paragraph 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 4 years. The average over this time is 257 units per year. Windfall sites to accommodate 403 dwellings have already been identified for the 2019/20 monitoring period. Accordingly it is appropriate to retain the same windfall allowance figure of 260 units per year for the 5 year supply.

Year	2015/16	2016/17	2017/18	2018/19	Average
Number of dwellings from windfall historically	328	248	207	243	257

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
2019/20	403
2020/21	212
2021/22	82
2022/23	29
2023/24	139

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, 2019/2020, 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 2019/20 though some office to residential conversions could come forward. The figures for 2019/20 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 (2019/20).

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. Taking into account the windfall delivery for 2018/19 and the projected windfalls for 2019/20, 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.

Year	Windfall Dwellings known to be in the trajectory
2017/18	207
2018/19	243
2019/20	403
Average Windfall	285

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 865 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	260	212	48
2021/22	260	82	178
2022/23	260	29	231
2023/24	260	139	121
Total	1040	462	578
Total additional windfall to be applied			578

7.8 The Council would expect that beyond the 865 windfall dwellings, on known sites, a further 578 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 144 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 2019/2020 through to 2023/2024.

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	
Standard Method annual target	1085
Standard Method Target for 5 year period	5425
Standard Method Target for 5 year period with 5% buffer	5696
Supply	
Permissioned sites, existing allocations and windfall allowance	5550
Emerging Allocations (4 sites only)	500
Permissioned sites, existing and selected emerging allocations and windfall allowance	6050
Total number of years' worth of housing supply including emerging allocations	
Supply against OAHN with permissioned sites, existing allocations and windfall allowance	5.74
Supply against OAHN with permissioned sites, existing allocations, selected emerging allocations and windfall allowance	6.26
Supply against SM with permissioned sites, existing allocations and windfall allowance	4.87
Supply against SM with permissioned sites, existing allocations, selected emerging allocations and windfall allowance	5.30

Table Seven: Five year supply calculation

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 6.26 years is deliverable within this period depending on the scenario adopted.

9 The Supply of Deliverable Sites

- 9.1** NPPF 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** 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. There are a few however where development has not started and extra scrutiny has been given to these;

1. Former Co-op, Long Wyre Street – 24 units. Conditions are currently being discharged and an application for the revised siting of a sub-station is under consideration. The owners (East of England Co-op) are out to tender for the works to implement the scheme. Advice provided by Nick Denny (Joint Chief Exec, East of England Co-op) and CBC officers.

9.7 Sites of 10 or more that benefit from outline planning permission have also 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. Cowdray Centre – (262 dwellings all built within 5 years) – extant outline permission and full application approved by Committee on 25 April subject to a S106 agreement. The legal agreement is well underway and Persimmon who are the developers have provided a delivery timetable which is attached as Appendix 3. Persimmon have a good track record in Colchester. They are currently building in Stanway at a rate between 60 and 100 units per year and have just completed a site in North Colchester. This comprised of 88 units and was delivered in full in less than 1 year. They have indicated they want to progress as soon as possible.
2. 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 and conditions were discharged last year. A full application is currently under consideration for 120 units in a redesigned scheme. 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.

9.8 There are several sites within the trajectory that are longstanding allocations in the Adopted Local Plan. Each of these is detailed below to demonstrate why they are considered to be deliverable;

1. Fiveways Fruit Farm – (442 dwellings, 250 within 5 years) – 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 is currently the subject of an outline planning application with a smaller Phase 1 having the benefit of full permission to enable to start on site and 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. The scheme is likely to go to Committee in June and 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 3.

2. Essex County Hospital – 108 units. A detailed masterplan has been prepared by agents for the new owners (Essex Housing, Essex County Council's in-house development arm) who have been working with planning officers and English Heritage on a regeneration project that would retain and restore the main hospital building and other heritage buildings on the 4.5 acre site. Public consultation is scheduled for 18 and 22 May and the full application will be submitted after the local elections on 2nd May. Attached in Appendix 3 are details of the upcoming consultation and overall layout plan which forms part of the development brief for the PPA. Given the pre-application work that has taken place it is envisaged that the application will proceed quickly to determination. 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;
 - Summer 2019 – application submission
 - Spring 2020 – site preparation
 - Autumn 2020 – archaeological works
 - Spring 2021 – construction begins.
3. University of Essex – The Meadows, Phase 3, comprising of 1250 student units which equates to 500 dwelling units within 5 years. The University of Essex are planning to build many new units of student accommodation as an expansion to the Meadows scheme completed this year. The additional accommodation reflects their expansion plans as detailed in the Strategic Plan 2019 – 2024. Given the long term plans of the University and its track record in delivering similar accommodation there is no reason to doubt the scheme will come forward as advised by the Estates team and their agents. By way of example they have completed 257 similar units in the 2018/19 monitoring year. Further student units are planned later in the plan period outside of the 5 year supply. A newspaper article is attached as Appendix 3 which sets out their expansion plans and states that they will 'ensure there is enough living accommodation on offer to students.' There is currently a Preliminary Enquiry under consideration (ref. 190182).
4. Willows Court – Permission was originally granted for this scheme in 2003 and comprised the conversion of existing building to provide 5no. flats and new build development to provide 15no. flats and 1no. shop/office unit. There is a part commencement of the scheme by the creation of the flats above the existing shops, and the rest of the development can be carried out at any time. An application was submitted in 2018 in order to vary the alignment of the internal access road and parking layout, to avoid moving the location of four car parking spaces. The original alignment of the road caused blockages to implementing the rest of the development and the realignment of the road allows for the rest of the development to be completed. The developers Harding Homes are local developers who are in talks with a Registered Provider in order to implement the scheme. They have advised that development will commence later this year.

5. 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.
6. Britannia Car Park, Colchester – a Council owned site which has been identified for development. It is now within the Housing Delivery Plan for the Councils commercial property arm (Colchester Amphora Homes Limited) which is a Housing Development Company established to provide high quality new homes for market sale and rent.

9.9 There are a number of sites which benefit from permitted development rights and these have also been looked individually where development has not already commenced.

1. Riverside Centre – the site benefits from permitted development to convert into 89 units. However, a developer known to the Council is in talks to buy the site and has worked up plans to convert and extend the existing buildings to increase the numbers on the site. A precautionary approach has been adopted that only uses the lower number and shows delivery at the back end of the 5 year period. This assumption is based on the healthy demand for office to residential conversions and the location of the site which is close to the town centre, mainline railway station and award winning park. The developer is known for a quick build/conversion. As talks are ongoing the information is commercially sensitive at this time but evidence will be added as it becomes available.

9.10 The final element of the supply comprises sites in the emerging Local Plan. One small site has already been granted planning permission and work has commenced (Irvine Road) so no supporting information is considered necessary. Details of the other 4 sites are included below;

1. Mill Road, Colchester – Mill Road, Colchester (650 units plus a 75 bed care home in total of which 150 units are expected to be delivered in the first 5 years.) This a Council owned site and subject to a current hybrid planning application (ref. 190665). 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. A delivery timetable is attached as Appendix 3.
2. Gosbecks – (150 units to be built within 5 years). A full planning application is currently under consideration (190522) following a detailed PPA process which resolved all issues raised in representations to the Local Plan. Only four comments were received as part of the Council publication draft Local Plan consultation. The planning submission robustly addresses the comments and issues raised as part of the plan preparation process, and as such, the Council are able to afford Policy SC1 great weight, in respect of the land at Gosbecks. The scheme for 150 dwellings (30% of which are affordable) is being promoted by Bloor Homes who have a good track record in Colchester. They are currently building at Rowhedge (170 units) and are part of the consortium at Severalls (750 units). Bloors have provided a delivery timetable

(attached as appendix 3) which shows commencement late in 2019 and first completion in 2020/early 2021. There is no reason to doubt this is realistic given their previous delivery record in the borough (further details in Delivery Table 1).

3. Chitts Hill (100 units to be built within the 5 year period). A current full application (172049) is at an advanced stage and the developers Hopkins Homes have indicated that they want to move from their other site in Stanway straight on to this one. Contract and site managers are in place to commence work as soon as planning permission issued. The existing site at the Railway Sidings comprised 123 units on a complex site with different levels, significant planning obligations relating to the adjacent open space but was delivered promptly.
4. Eight Ash Green – 150 units of which 100 units have been assumed to be delivered within 5 years. An outline application is currently under consideration (171529) for land allocated in the emerging Eight Ash Green Neighbourhood Plan. Given the advanced stage of the Neighbourhood Plan and the statement from Gladman above there is no reason to believe this cannot proceed quickly to delivery.

9.11 Appendix 1 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 1 provides details of all sites that have either delivered new housing units in the past year or 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 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	1st 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
	Taylor Wimpey	2015	April 2016	2015 onwards	2016	2017	
Severalls Phase 2 (730 dwellings)	Bloor Homes	2015	April 2016	2015 onwards	2016	2017	98
	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)
	Inland Homes	N/A	2016	2016/17	2017	2018	
Chapel Road, Tiptree (39 units)	Crest Nicholson		2013	2016/17	2017	2018	
Factory Hill, Tiptree (126)	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 2019), 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 – Year Housing Trajectory

Appendix One – 5 Year Housing Trajectory

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
120848	Under Construction	No	Full	RAILWAY SIDINGS SITE, NORTH OF HALSTEAD ROAD, STANWAY	123	7	2	7				
142693	Under Construction	No	Full	66 BARRACK STREET, COLCHESTER ROWHEDGE WHARF,	3	0	3					
144693	Under Construction	No	Full	FORMER ROWHEDGE PORT, ROWHEDGE LAND ADJACENT TO 15	170	135	27	27	27	27	27	27
144968	Completed	No	Full	PARKFIELD STREET, ROWHEDGE BETTS	1	0	1					
145132	Completed	No	N/A	FACTORY, 505 IPSWICH ROAD, COLCHESTER	197	0	18					

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
160551	Under construction	No	Full	ROWHEDGE WHARF, FORMER ROWHEDGE PORT, ROWHEDGE	86	57	29	29	28			
	Under Construction	No	Full	LAKELANDS	254	184	38	37	37	37	37	36
152826	Under construction	No	Full	LAND BETWEEN AND FRONTING DYERS ROAD AND WARREN LANE, STANWAY UNIVERSITY OF ESSEX, COLCHESTER	93	32	45	38				
190182	Pre App	No	Full	AXIAL WAY, COLCHESTER	88	0	88			250		250
162302	Completed	No	N/A	FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER	998 (both phases)	466			106	106	106	82
100502	Under Construction	No	Full	WYVERN FARM, LONDON ROAD, STANWAY	360	148	64	64	64	20		
160696	Under Construction	No	Full	WYVERN FARM, LONDON RD, STANWAY (PHASE 2)	100	100				40	60	
181859	Pending	No	Full	HILL FARM, BOXTED	36	36		10	10	16		
170997	Under Construction	No	Full	DYERS ROAD, COLCHESTER	59	59		2	27	30		
180873	Under Construction	No	Full									

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
122134	Under Construction	No	Full	(MERSEA HOMES) GRANGE ROAD, TIPTREE	103	103		34	35	34		
152493/ 180694	Under Construction	No	RM Discharged	"SILVERTON AGGREGARTES SITE" HAWKINS ROAD, COLCGHESTER COWDRAY	37	37			37			
151850/180045	Outline PP. Full application pending	No	Full	CENTRE, MASON ROAD, COLCHESTER	262	262			50	80	80	52
130245	Under Construction	No	Full	LAND ON NORTH EAST SIDE OF FACTORY HILL, TIPTREE	136	86	40	40	40	16		
181829	Under Construction	No	Full	AIM HIRE SITE, HAWKINS ROAD, COLCHESTER	151	151		151				
181309	03 2022	No	Full	ELMSTEAD RD/ SWAN CLOSE, COLCHESTER	61	61			61			
190043	Hybrid (extant outline PP)	No	Full	NORTH OF MAGDALEN STREET (BROOK STREET) , COLCHESTER	120	120						60
152613	Completed	No	Full	MEADOWS PHASE II, BOUNDARY ROAD	257	0	257					

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
150473	Under Construction	No	Full	CHESTERWELL, (Both Outlets)	1600	1304	146	148	148	148	148	148
080712	Completed	No	Full	GARRISON DEVELOPMENT - B1B	138	0	6					
080712	Under Construction	No	Full	GARRISON AREA B1B, FLAGSTAFF ROAD, COLCHESTER	138	0	6					
173017 173018	08 2021	no	Full	GARRISON DEVELOPMENT - H (SERGEANTS' MESS)	8	8			8			
170621	Under Construction	No	Full	GARRISON DEVELOPMENT - K1 (McCARTHY & STONE)	48	48		48				
151087	Under Construction	No	Full	GARRISON DEVELOPMENT - A1 (MEE01 & MEE03)	6	6	0	6				
Pending	N/A	No	Outline	FIVEWAYS FRUIT FARM, STANWAY	442	442				50	100	100
171774 / 173355		No		19 KINGSMERE CLOSE, WEST MERSEA	1	1					1	
180057	09 2021	No	Full	GARRISON DEVELOPMENT - J2f2 (J2Br) (BOVIS)	70	70				30	30	10
PE		No	Full	GARRISON DEVELOPMENT -	25	25				13	12	

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
				K1 (AFFORDABLE HOUSING)								
170878	Completed	Yes	N/A	99B LONDON ROAD, COLCHESTER	N/A	N/A	-1					
171207	Under Construction	Yes	Full	PEARTREE HILL, MOUNT BURES	1	1		1				
160071	Under Construction	Yes	Full	BOURNE COURT, COLCHESTER	27	5	12	5				
100927	Under Construction	Yes	Full	PLOT TO THE REAR OF 19 EMPRESS AVENUE, WEST MERSEA	1	1		1				
120907	Under Construction	Yes	Full	LAND REAR OF 19 ROSEBANK ROAD, ACCESS OFF BLACKWATER DRIVE, WEST MERSEA	1	1		1				
121818	Completed	Yes	Full	9 GREENFIELD HOUSES, MILL LANE, BIRCH	1	0	1					
130939	Completed	Yes	Full	41 PRIORY STREET, COLCHESTER	9	0	9					
131538	Completed	Yes	Full	"HUNTERS ROUGH" 18 CHITTS HILL, COLCHESTER (8 CHITTS HILL	14	0	4					

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
				"CHERRYWOOD HOUSE"								
131556	Completed	Yes	Full	46 DARCY ROAD, COLCHESTER	1	0	1					
136190	Completed	Yes	Full	BROOK HOUSE BARN, BROOKHOUSE ROAD, GREAT TEY	1	0	1					
142415	Completed	Yes	Full	17 BROOMHILLS ROAD, WEST MERSEA	1	0	1					
145845	Completed	Yes	Full	LAND ADJ 16 DE VERE ROAD (18 BAINES CLOSE), COLCHESTER	1	0	1					
145253	Completed	Yes	Full	COACH HOUSE, BALKERNE CLOSE, COLCHESTER	1	0	1					
180417	Completed	Yes	Full	32 ST ANNES ROAD, COLCHESTER	1	0	1					
146409	Completed	Yes	Full	13 NEW CAPTAINS ROAD, WEST MERSEA	1	0	1					
150589	Completed	Yes	Full	MUSHROOM FARM, MILL LANE, LAYER DE LA HAYE	1	0	1					

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
162958	Under Construction	Yes	Full	17 BLACKHEATH, COLCHESTER	9	9		9				
173320	Completed	Yes	N/A	90-91 EAST STEET, COLCHESTER	9	0	9					
172739	Under Construction	Yes	PD	42 CROUCH STREET, COLCHESTER	26	26		26				
172946	Completed	Yes	Full	Gothic House 128 the high street Wivenhoe	7	0	7					
162607	Completed	Yes	Full	EQUITY HOUSE, BERGHOLT ROAD, COLCHESTER	67	67	67					
162809	Not implemented	Yes	PD	110 CHURCH ROAD, TIPTREE	2	2		2				
163213	Completed	Yes	Full	91 KING HAROLD ROAD, COLCHESTER	4	0	4					
163221	Completed	Yes	Full	57 MALDON ROAD, TIPTREE	1	0	1					
170858	Completed	Yes	Full	48 STANLEY ROAD, WIVENHOE	1	0	1					
171303	Completed	Yes	Full	7 NASH CLOSE, COLCHESTER	1	0	1					
160467 173338	Completed	Yes	Full	1 CHURCH CORNER, BROOK ROAD, ALDHAM	1	0	1					
150844	Completed	Yes	Full	28 DENHAM CLOSE,	1	0	1					

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
				WIVENHOE, COLCHESTER, CO7 9NS								
150893	Completed	Yes	Full	LAND ADJACENT TO THATCHED COTTAGE, VINE ROAD, TIPTREE	1	0	1					
160016	Completed	Yes	Full	495-499 IPSWICH ROAD, COLCHESTER	4	0	4					
152042	Completed	Yes	Full	39 HARVEY CRESCENT, STANWAY	1	0	1					
				MILITARY ROAD (CBC)	12	12			12			
161318	Completed	Yes	Full	VICTORIA PLACE, ELD LANE, COLCHESTER	20	0	20					
161355	Completed	Yes	Full	287 IPSWICH ROAD, COLCHESTER	1	1		1				
161906	Completed	Yes	Full	46 FAIRHAVEN AVENUE, WEST MERSEA	1	0	1					
162400	Completed	Yes	Full	29 BROMLEY ROAD, COLCHESTER	2	0	2					
162108	Completed	Yes	Full	BARN AT BROOK HOUSE, BALLAST QUAY ROAD, FINGRINGHOE	1	0	1					

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
180181	Under Construction	Yes	Full	36A - 42 BARRACK STREET, COLCHESTER	7	7		7				
162904	Completed	Yes	Full	11 FAIRHAVEN AVENUE, WEST MERSEA	1	0	1					
150250	Completed	Yes	Full	JOYCE BROOKS HOUSE, OXFORD ROAD, COLCHESTER	3	0	3					
182469	Completed	Yes	Full	LAND ADJ "LITTLE WINTERS" ROUND BUSH RD, LAYER MARNEY	1	0	1					
181761	Completed	Yes	Full	POLICE STATION, EAST ROAD, WEST MERSEA	2	0	2					
142145	Completed	Yes	Full	17 BROOMHILLS ROAD, WEST MERSEA	1	0	1					
144649	Completed	Yes	Full	PONDEROSA, CAGE LANE, BOXTED	1	0	1					
152353	Completed	Yes	Full	CHURCH HALL FARM, CHURCH ROAD, WORMINGFORD	1	0	1					
152466	Completed	Yes	Full	95 MILITARY RD, COLCHESTER	3	0	3					

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
151820	Completed	Yes	Full	64 KINGSLAND ROAD, WEST MERSEA	1	0	1					
160927	Under construction	YES	Full	37 OAKS DRIVE, COLCHESTER	1	1		1				
181552	Under construction	Yes	Full	LAND ADJ 33 ABBOTS ROAD COLCHESTER	1	1		1				
172376	Completed	Yes	Full	4A OSBORNE STREET COLCHESTER	1	1	1					
161075	Completed	Yes	Full	33 TO 37 LONDON ROAD, MARKS TEY	34	0	34					
161284	Completed	Yes	Full	NEW HALL, COPT HALL LANE, GREAT WIGBOROUGH	1	1		1				
161244	Not Commenced	Yes	Full	42 GLOUCESTER AVENUE, COLCHESTER	1	1						1
160906	Under Construction	Yes	Full	HORKESLEY PARK, GREAT HORKESLEY	22	22		22				
152695	Completed	Yes	Full	LAMB FARM (LAYER MARNEY FARM), STOCKHOUSE ROAD, LAYER MARNEY	1	0		1				
152673	Completed	Yes	Full	LAND ADJ POPLAR COTTAGE, SPRING LANE,	1	0	1					

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
160168	Completed	Yes	Full	WEST BERGHOLT HALLFIELDS FARM, MANNINGTREE ROAD, DEDHAM	1	0	1					
161182	Completed	Yes	Full	83 FAIRHAVEN AVENUE, WEST MERSEA	1	0	1					
151820	Completed	Yes	Full	64 KINGSLAND ROAD, WEST MERSEA	1	0	1					
152368	Under construction	Yes	Full	15 MALTING GREEN ROAD, LAYER DE LA HAYE	1	1		1				
160235	Completed	Yes	Full	19 ST CLARE ROAD, COLCHESTER	1	0	1					
160433	Completed	Yes	Full	"CREFFIELD HOUSE" 2A OXFORD ROAD, COLCHESTER	1	0	1					
170856	Under Construction	Yes	Full	SLAPTON, 11 LUCY CLOSE, STANWAY	1	1		1				
170475	Completed	Yes	Full	65 JOHN KENT AVENUE, COLCHESTER	1	0	1					
172275	Completed	Yes	Full	37 FINCHINGFIELD WAY, COLCHESTER	1	0	1					

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
180546	Offices vacated	Yes	PD	CASTLE COURT, ST PETERS STREET, COLCHESTER	13	13			13			
160524	Completed	Yes	Full	54 KING HAROLD ROAD, COLCHESTER	1	0	1					
160470	Completed	Yes	Full	TILNEY HOUSE, 54 NORTH HILL, COLCHESTER	1	0	1					
151495	Completed	Yes	Full	HIGH TREES, ST CLARE DRIVE, COLCHESTER	2	0	2					
182169	Under Construction	Yes	Full	24 BRADBROOK COTTAGES, ARMOURY RD, WEST BERGHOLT	1	1		1				
130560 182804	Under Construction	Yes	Full	78 BROMLEY ROAD, COLCHESTER	1	1		1				
131336	Under Construction	Yes	Full	47 & 49 WICKHAM ROAD, COLCHESTER	1	1		1				
132631	Pending Resubmission	Yes	Full	FMR VILLAGE HALL, SCHOOL LANE, GREAT WIGBOROUGH	3	3			3			
145776	Completed	Yes	Full	BAWLEY HOUSE, WATER RADCLIFFE WAY, WIVENHOE	7	0	7					

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
145978	Under Construction	Yes	Full	24 OAKWOOD AVENUE, WEST MERSEA	1	1		1				
145980	Completed	Yes	Full	2 LEAM CLOSE, COLCHESTER	1	0	1					
146478	Completed	Yes	Full	UNIT 3, PORT LANE, COLCHESTER	2	0	2					
150091	Completed	Yes	Full	MULBERRY COTTAGE, MERSEA ROAD, LANGENHOE	1	0	1					
150148	Expired	Yes	Full	30 BARBROOK LANE, TIPTREE	1	1						
150492	Under Construction	Yes	Full	CANNOCK MILL, OLD HEATH ROAD	23	23		23				
150600	Under Construction	Yes	Full	LAND ADJ 89 NAYLAND RD, COLCHESTER	3	3		3				
150859	Under Construction	Yes	Full	TEY CROSS FARM, EARLS COLNE RD, WAKES COLNE	1	1		1				
151004	08 2019	Yes	Full	FMR ODEON CINEMA, CROUCH ST, COLCHESTER	54	54						
151086	Under Construction	Yes	Full	BENTLEIGH CT, GREENSTEAD RD, COLCHESTER	1	1			1			

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
151500	Under Construction	Yes	Full	21 PRINCE ALBERT RD, WEST MERSEA	2	2		2				
151528	Business vacated	Yes	PD	59 NORTH HILL, COLCHESTER	5	5			5			
182123	August 2021	Yes	Full	REAR OF 310-318 IPSWICH RD, COLCHESTER	2	2				2		
152027	Completed	Yes	Full	144 ST ANDREW'S AVENUE, COLCHESTER	1	0	1					
152285	Completed	Yes	Full	BISHNIBA, HEATH ROAD, STANWAY	2	0	2					
152303	Under Construction	Yes	Full	166 ST ANDREW'S AVENUE, COLCHESTER	1	1		1				
152322	Conditions Discharged	Yes	Full	LITTLE PORTERS, PORTERS LN, FORDHAM HEATH	1	1		1				
180689	Conditions discharged	Yes	Full	172 OLD LONDON ROAD, MARKS TEY (STABLES)	1	1			1			
152626	Under Construction	Yes	Full	L/A 172 OLD LONDON ROAD, MARKS TEY (NOT DUPLICATE)	1	1		1				

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
152705	Expired	Yes	Full	145A-151 MAGDALEN ST, COLCHESTER	6	6						
160105	04 2019	Yes	Full	18 NORTH LANE, MARKS TEY	1	1		1				
160149	Under Construction	Yes	Full	FORMER LION PUBLIC HOUSE, MERSEA ROAD, LANGENHOE	1	1			1			
160224	Under Construction	Yes	Full	SPORTS GROUND, BROMLEY ROAD,	12	12		0	12			
160333	Under Construction	Yes	Full	COLCHESTER STURGEONS FARM, MIDDLE GREEN, WAKES COLNE	1	1		1				
160666	05 2019	Yes	Full	6 UPLAND ROAD, WEST MERSEA	3	3		1	2			
160750	Under Construction	Yes	Full	STANDISH, IVY LANE, EAST MERSEA	1	1		1				
160903	10 2019	Yes	Full	113-115 CROUCH STREET, COLCHESTER	1	1		1				
160920	07 2019	Yes	Full	248 MILL ROAD, COLCHESTER	1	1		1				
161171	07 2019	Yes	Full	58-60 MALDON ROAD, TIPTREE	1	1		1				

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
161281	Under Construction	Yes	Full	13 SUFFOLK CLOSE, COLCHESTER	1	1		1				
161334	11 2019	Yes	Full	TILE HOUSE, NEW ROAD, ALDHAM	2	2		2				
161400	07 2019	Yes	Full	HEATHSIDE FARM, HUXSTABLES LANE, FORDHAM HEATH	1	1		1				
161462	07 2019	Yes	Full	SPRINGFIELD, KELVEDON RD, TIPTREE	8	8			8			
190106	Under Construction	No	Full	32 BALLANTYNE DRIVE, COLCHESTER	37	37		37				
161523	08 2019	Yes	Full	WESTLEIGH, EAST ROAD, EAST MERSEA	3	3		3				
161579	Expired	Yes	Full	32 HIGH STREET, COLCHESTER	4							
161889	01 2020	Yes	Full	186-187 MAGDALEN STREET, COLCHESTER	1	1		1				
161997	09 2019	Yes	Full	JON JENE, HALSTEAD ROAD, EIGHT ASH GREEN	3	3		3				
162165	Under Construction	Yes	Full	92 HYTHE HILL, COLCHESTER	1	1		1				

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
162169	10 2019	Yes	Full	MERCERS PLACE, HALSTEAD ROAD, EIGHT ASH GREEN	4	4		4				
162249	Under Construction	Yes	Full	WHITEHOUSE FARM, WEST BERGHOLT, CO6 3EW	1	1		1				
162395	10 2020	Yes	Full	3-4 STANDARD ROAD, COLCHESTER SOUTH OF CAMBIAN	1	1		1				
162399	09 2020	Yes	Full	FAIRVIEW, BOXTED ROAD, COLCHESTER	26	26						
162535	11 2019	Yes	Full	WALNUT BARN, ORCHARD FARM, WET LANE, BOXTED ASH TREE	1	1		1				
162595	01 2020	Yes	Full	COTTAGE, SURREY LANE, TIPTREE	1	1			1			
162626		Yes	Full	FIELDS FARM RD, LAYER DE LA HAYE	1	1					1	
162850	Commenced	Yes	Full	ABBAYGATE TWO, WHITEWELL RD, COLCHESTER	8	8		8				

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
162925	07 2020	Yes	Full	57 DUNTHORNE ROAD, COLCHESTER	1	1			1			
163051		Yes	Full	2 LINDEN CLOSE, COLCHESTER	1	1			1			
163060		Yes	Full	38 ROWHEDGE ROAD, COLCHESTER	1	1					1	
163105	01 2020	Yes	Full	SPRING HOUSE, LONDON ROAD, GREAT HORKESLEY	1	1			1			
163146		Yes	Full	SALCOTT COTTAGES, THE STREET, SALCOTT	1	1		1				
163155		Yes	Full	PLANE HALL FARM, SOUTH GREEN ROAD, FINGRINGHOE	1	1		1				
163158	05 2020	Yes	Full	5 HIGH STREET, WIVENHOE	1	1				1		
163197	Commenced	No	Full	RISING SUN PH & WAREHOUSES, HYTHE STATION RD, COLCH	27	27			27			
170069	09 2020	Yes	Full	"JANKES FARM BARN" JANKES GREEN ROAD, WAKES COLNE, COLCHESTER	1	1				1		

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
170137	04 2020	Yes	Full	GREAT LOVENEY HALL, UPPER GREEN, WAKES COLNE						1		
170168	04 2020	Yes	Full	16 COAST ROAD, WEST MERSEA	1	1			1			
170207	03 2020	Yes	Full	24 VILLA ROAD, STANWAY	1	1			1			
170424	Conditions being discharged	Yes	Full	FMR CO-OP, LONG WYRE STREET, COLCHESTER	24	24			24			
170480	Completed	Yes	Full	11 TRINITY STREET COLCHESTER	1	0	1					
170818	01 2020	Yes	Full	LAND R/O 92-94 MERSEA ROAD	2	2			2			
170958	Under Construction	Yes	Full	15-16 NELSON CLOSE, WIVENHOE	2	2			2			
170979	06 2020	Yes	Full	128 FOREST ROAD, COLCHESTER	1	1		1				
170999	04 2020	Yes	Full	185A SHRUB END ROAD, COLCHESTER	1	1				1		
171029	05 2020	Yes	Full	"ORCHARD HOUSE", LAMBERTS LANE. GREAT TEY	1	1					1	
171172	10 2020	Yes	Full	WEST END GARAGE HIGH	1	1				1		

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
				STREET DEDHAM								
171190	09 2020	Yes	Full	33 LONDON ROAD, MARKS TEY, COLCHESTER	1	1				1		
171248	07 2020	Yes	Full	27 THREE CROWNS ROAD, COLCHESTER	1	1					1	
171307	07 2020	Yes	Full	37 MILE END ROAD COLCHESTER	4	4			4			
171331	Completed	Yes	Full	PROVIDENCE PLACE, COLCHESTER	4	0	4					
171345	10 2020	Yes	Full	"GREEN FARM", THE STREET, SALCOTT	1	1					1	
171412	08 2020	Yes	Full	"POPLARS" CAGE LANE, BOXTED	1	1			1			
171441	10 2020	Yes	Full	1 WOOD LANE, FORDHAM HEATH	1	1				1		
171511	07 2020	Yes	Full	68-70 LONDON ROAD, COPFORD	1	1					1	
171564	08 2020	Yes	Full	"FLAT THREE HALL BARN" HIGH STREET, WEST MERSEA	1	1			1			
171569	Commenced	Yes	PD	"DUGARD HOUSE" PEARTREE	34	34		17	17			

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
171595	09 2020	Yes	Full	ROAD, STANWAY "HIGHBURY", EAST LANE, DEDHAM, COLCHESTER.	1	1				1		
171652	05 2019	Yes	Full	10-14 NELSON CLOSE	3	3			3			
171783	08 2020	Yes	Full	"PETE HALL" COLCHESTER ROAD PELDON	1	1			1			
172108	Under Construction	Yes	Full	LAYER MARNEY NURSERIES, SMYTHES GREEN, LAYER MARNEY	4	4		4				
172115	10 2020	Yes	Full	LAND BETWEEN 137 & 138 HYTEHILL,	1	1			1			
172186	10 2020	Yes	Full	COLCHESTER 8A MAGDALEN STREET	1	1			1			
172305	10 2020	Yes	Full	3 SPRING LANE WEST BERGHOLT	3	3			3			
172306	11 2020	Yes	Full	12-14 EAST HILL, COLCHESTER	1	1			1			
172355	11 2020	Yes	Full	19A DARCY ROAD, COLCHESTER	1	1					1	
172360	11 2020	Yes	Full	71 THE AVENUE, WIVENHOE	2	2				2		
172549	Under Construction	Yes	Full	13 FINGRINGHOE	1	1		1				

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
172601	12 2020	Yes	Full	ROAD, COLCHESTER	1	1			1			
172629	12 2020	Yes	Full	TWO BARFIELD ROAD, WEST MERSEA "OAK TREE COTTAGE" WOODHOUSE LANE, GREAT HORKESLEY	1	1			1			
173175	02 2021	Yes	Full	18 RECTORY ROAD ROWHEDGE	1	1			1			
173326	03 2021	Yes	Full	1 & 2 BOUNDARY COTTAGES, HALL ROAD, TIPTREE	2	2				2		
173350	02 2021	Yes	Full	8 QUEEN ELIZABETH WAY COLCHESTER	1	1				1		
180042	03 2021	Yes	Full	CHESTNUT FARM, ABBERTON ROAD, LAYER DE LA HAYE	4	4				4		
180051	03 2021	Yes	Full	LAND EAST OF CARTERS HILL, BOXTED	1	1				1		
180070	03 2021	Yes	Full	BACONS LANE, CHAPPEL	1	1				1		
180078	02 2021	Yes	Full	"ALDHAM HALL FARM" BROOK ROAD ALDHAM	1	1					1	

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
180116		Yes	Full	79 MAGDALEN ST, COLCHESTER	1	1			1			
180136	02 2021	Yes	Full	86 CHURCH ROAD, TIPTREE	6	6			6			
180144	Complete	Yes	Full	78 STRAIGHT ROAD COLCHESTER	1	1	1					
180152		Yes	Full	FRIARS FARM BARN, DAISY GREEN, EIGHT ASH GREEN	1	1			1			
180245	Commenced	Yes	Full	"WILLOWS COURT" THE WILLOWS COLCHESTER	15	15			15			
180529	Under Construction	Yes	Full	148 ST ANDREWS AVENUE, COLCHESTER	1	1		1				
180808	Under Construction	Yes	Full	"MILL FARM" BIRCH STREET, BIRCH, COLCHESTER	1	1		1				
181064	Under Construction	Yes	Full	42 SMYTHIES RD, COLCHESTER	1	1		1				
181281	Under Construction	Yes	Full	FMR BUS DEPOT, MAGDALEN STREET, COLCHESTER	101	101			101			

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site Location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
181350	11 2021	Yes	Full	1 SUSSEX ROAD, COLCHESTER	1	1				1		
181630	01 2022	Yes	Full	114 BRAISWICK, COLCHESTER	5	5				5		
181654	Under Construction	Yes	Full	BARRITTS FARM, QUEEN HEAD ROAD, BOXTED	1	1		1				
181725	11 2021	Yes	Full	93 MALDON ROAD, TIPTREE	1	1			1			
181827	12 2021	Yes	Full	16 TURNER RD, COLCHESTER	1	1			1			
181906	10 2021	Yes	Full	NOAKES FARM, STRAIGHT ROAD, BOXTED	4	4			4			
181948	02 2021	Yes	Full	"SHAW PARK" MALDON RD, STANWAY, COLCHESTER	1	1			1			
182021	10 2021	Yes	Full	17 DILBRIDGE ROAD, COLCHESTER	1	1			1			
182084	11 2021	Yes	Full	"SLINDON COTTAGE" PLUMMERS LANE, FORDHAM	1	1			1			
182092	03 2022	Yes	Full	BARN ADJ. GATE HOUSE, CHERRY CHASE, TIPTREE	1	1			1			
182115	03 2022	Yes	Full	THE KINGS ARMS' BROAD	1	1					1	

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
182163	11 2021	Yes	Full	GREEN, COGGESHALL 2-3 TRINITY STREET COLCHESTER	1	1		1				
182272	10 2021	Yes	Full	GREEN FARM, THE STREET, SALCOTT	1	1			1			
182308	10 2021	Yes	Full	"PHIPPS FARM" LOWER ROAD, LAYER BRETON, COLCHESTER	1	1				1		
182342	12 2021	Yes	Full	192-220 MERSEA RD, COLCHESTER	1	1			1			
182427	11 2021	Yes	Full	"REDHOUSE FARM2 REDHOUSE LANE, BOXTED	1	1			1			
182528	Under Construction	Yes	Full	LAND R/O 9-23 IRVINE RD, COLCHESTER	6	6			6			
182609	Under Construction	Yes	Full	32 CROUCH STREET, COLCHESTER	14	14		14				
182647	Approved Dec 18	Yes	PD	14 HEADGATE STREET, COLCHESTER	54	54		54				
182950	03 2018	Yes	Full	RAMS FARM RD, FORDHAM	1	1		1				
183017	06 2020	Yes	Full	144 BRAISWICK, COLCHESTER	1	1					1	
183089	03 2020	Yes	Full	10-14 NELSON CLOSE	1	1				1		

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
183113	02 2022	Yes	Full	"UPP HALL FARM" SALMONS LANE, GREAT TEY	1	1			1			
190094	03 2019	Yes	Full	87 ALBANY RD, WEST BERGHOLT	1	1		1				
F/COL/05/2103	Legally Commenced	Yes	Full	CEDRICS, 1 THE AVENUE, WIVENHOE	24	24						
170023	02 2020	Yes	Full	SLAPTON, 11 LUCY CLOSE, STANWAY	1	1			1			
170292	Under Construction	Yes	Full	84 MALDON ROAD, TIPTREE	7	7			7			
170993	06 2020	Yes	Full	"INWORTH GRANGE", GRANGE ROAD, TIPTREE, COLCHESTER	1	1				1		
171325	12 2020	Yes	Full	HEATH LODGE, 11 HEATH ROAD, STANWAY, COLCHESTER	5	5				5		
172272	12 2020	No	Full	Land R/O Field House, Dyers Road, Stanway Colchester CO3 0LH	35	35					17	18
181907	Commenced	Yes	Full	AVON WAY HOUSE, AVON WAY, COLCHESTER	152	152		152				

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
182055	Completed	Yes	Full	21 POINT CHASE, MARKS TEY	1	0	1					
150531	Under Construction	Yes	Full	7 CAMBRIDGE ROAD, COLCHESTER	1	0	1					
151985	Completed	Yes	Full	320a-326 IPSWICH ROAD, COLCHESTER	2	0	2					
151397	03 2019	Yes	Full	FORRESTERS FARM, LAMBERTS HOUSE, GREAT TEY	1	1						1
162171	Under Construction	Yes	Full	2 BEACH ROAD, WEST MERSEA (REAR OF 30 YORICK ROAD)	1	0	1					
171450		Yes	Full	"THE GLEN" SPRING LANE, WEST BERGHOLT	1	0	1					
171691		Yes	Full	1 DENHAM CLOSE, WIVENHOE	1	0	1					
150177	RM by July 2019	no	Full	CHAPMANS FARM, NAYLAND ROAD, COLCHESTER	27	27						
163227	Pending	No	Full	CBC, CREFFIELD ROAD, COLCHESTER	10	10			10			
	02 2020	Yes	PD	RIVERSIDE CENTRE, NORTH	89	89						89

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
170004	03 2020	Yes	Full	STATION RD, COLCHESTER LAND REAR OF 501 IPSWICH ROAD, COLCHESTER	5	5			2	3		
170416	11 2021	Yes	Full	HIGHLANDS, KELVEDON ROAD, TIPTREE	1	1		1				
170735/181565	11 2021	Yes	Full	LAND BETWEEN 42 AND 58 PARSONS HEATH, COLCHESTER	4	4		4				
170994	11 2020	Yes	Full	48 LEXDEN RD, COLCHESTER	2	2					2	
171250	07 2020	Yes	Full	63 NEWBRIDGE ROAD, TIPTREE	3	3			3			
171251	08 2020	Yes	Full	MCCREADIES GARAGE, SMYTHE'S GREEN, LAYER MARNEY	5	5			5			
171871	09 2020	Yes	Full	4 ST BOTOLPHS STREET, COLCHESTER	3	3			3			
171953	09 2020	Yes	Full	"VINGT TROIS", (THE BASKET WORKS), GRANGE ROAD, TIPTREE	1	1			1			
171972	02 2021	Yes	Outline	26 ST JOHNS STREET, COLCHESTER	5	5		5				

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
171984	09 2020	Yes	Full	"BIRCHWOOD" BIRCH STREET, BIRCH, COLCHESTER	1	1		1				
172057	Under Construction	Yes	Full	FORMER M & F WATTS 1A ST	8	8		2	6			
172418	11 2020	Yes	Full	BOTOPLHS STREET, COLCHESTER	3	3				3		
172425		Yes	Full	LONE ASH, ABBERTON ROAD, LAYER- DE-LA-HAYE	1	1					1	
172443		Yes	Full	35 EAST STEET, COLCHESTER	1	1			1			
172597	11 2020	Yes	Full	ST CHLOE, ABBERTON, LAYER DE LA HAYE	1	1			1			
173149		Yes	Full	"DUCHESS HOUSE" EAST STREET COLCHESTER	1	1		1				
173168	06 2020	Yes	Full	"OXLEY HOUSE FRUIT FARM" MERSEA ROAD, ABBERTON	1	1				1		
180137		Yes	Full	6 - 8 ANCHOR HILL, WIVENHOE	1	1		1				
180174	03 2020	Yes	Full	"BUMBLE BEE FARM" LAYER BRETON HILL,	2	2			2			

Planning Reference	Expiry Month / Year	Windfall	Permission Type	Site location	Dwellings	Dwellings Remaining	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
180495/190814	Commenced	Yes	PD	LAYER BRETON, COLCHESTER 1 TRINITY STREET COLCHESTER	11	11		11				
181624		Yes	Full	COOKS HALL ROAD, WEST BERGHOLT	2	2				2		
181812	10 2020	Yes	Full	PUMP HOUSE, MOUNT BURES	1	1		1				
182138	11 2021	Yes	Full	36 THE CROSS, WIVENHOE	1	1		1				
182328	11 2021	Yes	Full	132 HIGH ROAD, LAYER DE LA HAYE	1	1		1				
182491	03 2022	Yes	Full	1 HAZELL AVENUE, COLCHESTER	1	1				1		
170331 / 171316	Under construction	Yes	Full	22-30 SOUTHWAY, COLCHESTER	10	10		10				
180308	Under construction	Yes	Full	13.14 1-7 WINNOCKS ALMS, COLCHESTER	2	2			2			
Total							1165	1222	1024	942	631	874

	2019/20	2020/21	2021/22	2022/23	2023/24
Total	1222	1006	958	631	874

	2019/20	2020/21	2021/22	2022/23	2023/24
Known windfall in supply	410	214	82	29	139
Windfall predicted		260	260	260	260
Additional windfall to be applied for unknown sites		46	178	231	121
Total including windfall Allowance	1222	1070	1120	862	995

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

Site location	2019/20	2020/21	2021/22	2022/23	2023/24
BRITANNIA CAR PARK, ST BOTOLPHS STREET, COLCHESTER (CBC owned site)				30	30

ST BOTOLPHS CULTURAL QTR, QUEEN ST, COLCHESTER
 LAND EAST OF HAWKINS ROAD, COLCHESTER (Weston Homes - 282 Student
 Units (113 dwelling equivalent)
 Current application 190335/OA

LAND WEST OF HAWKINS ROAD, COLCHESTER								56	57
COALYARD SITE, HYTHE STATION ROAD, COLCHESTER									
LAND NORTH OF MAGDALEN STREET, COLCHESTER									
EUROFIT GARAGE SITE, MAGDALEN STREET, COLCHESTER									
ROBERTSONS VAN HIRE OFFICE, MAGDALEN ST, COLCHESTER									
MAGDALEN GARAGE, MAGDALEN STREET, COLCHESTER									
ROBERTSONS VAN HIRE YARD, MAGDALEN ST, COLCHESTER									
FORD CAR SALES, MAGDALEN STREET, COLCHESTER									
80-83 AND GM CAR SALES, MAGDALEN STREET, COLCHESTER									
LAND EAST OF TESCO, MAGDALEN STREET, COLCHESTER									
BARRINGTON ROAD/BOURNE ROAD, COLCHESTER									
FORMER ESSEX COUNTY HOSPITAL, COLCHESTER (PPA)									
COLDLOCK, HYTHE, COLCHESTER								54	54
LAND ADJ HYTHE GAS WORKS, HYTHE QUAY, COLCHESTER									
KING EDWARD QUAY, HYTHE, COLCHESTER									
SCRAPYARD SITE, HYTHE QUAY, COLCHESTER									
BRIDGE HOUSE AND GARAGE, HYTHE QUAY, COLCHESTER									
24 HYTHE QUAY, COLCHESTER									

**Totals for Permissions and
Existing Allocations**

0 0 0 0 14 14

TOTAL 5550

Emerging Allocations Pending Application

Site location	2019/20	2020/21	2021/22	2022/23	2023/24
MILL ROAD, COLCHESTER (EXTRA CARE) + RUGBY CLUB, MILL ROAD, COLCHESTER			50	50	50
(190665 APPLICATION PENDING)					
GOSBECKS PHASE TWO, COLCHESTER (190522 APPLICATION PENDING)		20	50	50	30
CHITTS HILL, STANWAY (172049 APPLICATION PENDING)		40	40	20	
EIGHT ASH GREEN (171529 APPLICATION PENDING)					
			14	17	13
	0	60	0	0	0

5 Year Calculation

Absolute Totals	12	11	12	11	12
	22	30	60	72	66

TOTAL 6050

Method	Tar get	Supply
OAHN	48	6.2 Years
	30	6 Supply
SM 2019	56	Years
	96	5.3 Supply

Appendix 2 – Inspectors Letter

Appendix Two – Inspectors Letter

NORTH ESSEX AUTHORITIES

Strategic (Section 1) Plan

Inspector: Mr Roger Clews

Programme Officer: Andrea Copsey

Tel: 07842 643988

Email: copseyandrea@gmail.com

Address: Examination Office, Longcroft Cottage, Bentley Road, Clacton-on-Sea, Essex CO16 9BX

To:

Emma Goodings, Head of Planning Policy & Economic Development, Braintree District Council

Karen Syrett, Place Strategy Manager, Colchester Borough Council

Gary Guiver, Planning Manager, Tendring District Council

27 June 2018

Dear Ms Goodings, Ms Syrett and Mr Guiver

EXAMINATION OF THE STRATEGIC SECTION 1 PLAN

Meeting the Need for New Homes (Plan chapter 4)

1. As indicated in my letter of 8 June 2018 (*Advice on the Next Steps in the Examination*), I am now writing to give my views on chapter 4 and policy SP3 of the Section 1 Plan [“the Plan”], which cover the Plan’s housing requirements. I am not inviting comments on this letter, but please contact me via the Programme Officer if you have any queries on it.
2. This letter should be read in conjunction with my letter of 8 June. The views expressed in it are based on the evidence currently before me. I reserve the right to modify these views in the light of any further evidence that may come forward before the examination ends.
3. As noted in my letter of 8 June, in document SD002a¹ the NEAs have suggested modifications to address some of the issues of soundness that

¹ *Suggested Modifications to the Publication Draft Braintree, Colchester and Tendring Local Plans: Section One (Feb 2018)*

have been identified during the examination. These include modifications to policy SP3 and its reasoned justification. Accordingly, the main purpose of this letter is to consider whether the housing requirement figures contained in submitted policy SP3 are soundly based.

Housing need in North Essex

4. Submitted policy SP3 sets out housing requirement figures for the Plan period for each of the NEAs². They equate to the objectively-assessed housing need [OAHN] for each NEA as calculated by the *Objectively Assessed Housing Need Study, November 2016 Update* [the OAHN Study]. The OAHN Study covers a housing market area [HMA] that includes the three NEAs plus Chelmsford. While consideration of a HMA also including Maldon would have been valid too, the exclusion of Maldon makes no practical difference to the conclusions of the study for the NEAs.
5. The Government intend to introduce a new standard method for calculating housing need. However, it has not yet been introduced and the current national guidance on assessing housing need is contained in national *Planning Practice Guidance* [PPG].
6. PPG recommends using the latest official national household projections as the starting-point for assessing housing need. For Braintree and Colchester the OAHN Study takes the latest 2014-based projections as its starting-point. Having considered the thorough analysis contained in the study, and the other relevant evidence presented, I am satisfied that there are no local demographic factors or evidence of suppressed household formation rates that might require adjustments to those projections.
7. For Tendring, however, the OAHN Study takes a different approach to the starting-point figure in order to correct what it sees as an inaccuracy in the official projections originally manifested in Unattributable Population Change [UPC].

UPC in Tendring

Should account be taken of the factors giving rise to UPC?

8. UPC is the term given to the discrepancy between population change between 2001 and 2011 as measured by the Censuses for those years, and population change over the same period as calculated in official Mid-Year Estimates [MYEs]. At a national level the discrepancy is relatively small but

² The three NEAs in the context of this letter are Braintree District Council, Colchester Borough Council, and Tendring District Council.

locally it can be substantial. Tendring's UPC is a positive figure of around 10,500 and is one of the biggest of any LPA in England.

9. UPC is the result of inaccuracies in the Census, or the MYEs, or both. To the extent that it is due to inaccuracies in the MYEs, those inaccuracies are likely to relate to the way in which migration trends are calculated, since the other components of MYEs – records of births and deaths – are highly reliable. Any inaccuracies in the calculation of migration trends, if uncorrected, may in turn affect the accuracy of the official population and household projections for future years.
10. PPG does not explicitly refer to UPC but it does acknowledge that local changes to the official household projections may be justified by local circumstances if they are supported by robust evidence. Such local circumstances might include factors affecting migration trends such as changes in employment growth, a large employer moving in or out of the area, or a large urban extension in the last five years.
11. Notwithstanding the general position on UPC taken by the Office for National Statistics [ONS] and the Local Plans Expert Group, I see nothing in national planning policy or guidance to prevent local changes to official household projections also being made to take account of the factors that gave rise to UPC. To justify such changes for Tendring would, however, require robust evidence that those factors continue to have a substantial distorting effect on the migration trend rates used in the official population and household projections for the district.

Evidence on the factors giving rise to UPC

12. Evidence on the factors that gave rise to UPC has evolved over time. Consequently it would no longer be appropriate to view the 2016 OAHN Study as providing the principal justification for the NEAs' view that 480 dwellings per annum [dpa] should be taken the demographic starting-point for assessing housing need in Tendring, rather than the officially-projected growth figure of around 670dpa³. It is necessary to engage with more recent evidence that is before the examination, including evidence produced originally for two planning inquiries in 2017⁴, and papers dealing with the implications of the 2016-based sub-national population projections [SNPP]⁵.

³ The 2014-based household projections give a figure of 625 households per annum, which translates to almost 670dpa with an allowance for vacancies and second homes.

⁴ PINS references APP/P1560/W/17/3169220 and APP/P1560/W/17/3183678, 3183626 & 3183695

⁵ EXD/037 & EXD/038

13. In July 2017, inquiry evidence by consultant Neil McDonald concluded that adjusting the latest (2014-based) household projections to correct for the inaccuracies in the migration flow data suggested a demographic housing need of between 420dpa and 540dpa. Those figures correspond to a range of between 60% and 40% of UPC in Tendring being attributable to inaccuracies in estimating migration. Advice from ONS indicates that some 47%-57% of the UPC figure for Tendring is attributable to inaccuracies in migration trend rates. Mr McDonald's evidence demonstrates that the NEAs' starting-point figure of 480dpa – which lies at the middle of his range – is consistent with the ONS advice.
14. In reaching his conclusions Mr McDonald considered a suggestion that the errors in migration flow estimates were likely to have been concentrated in the early part of the decade 2001-11, and therefore to have had little or no effect on the latest household projections⁶. However, he demonstrated convincingly, both through a detailed analysis of migration flows between 2001 and 2016, and subsequently by comparing household growth as indicated by MYEs with the actual number of dwellings added to the housing stock, that in Tendring's case that suggestion is not borne out.
15. ONS introduced improvements to estimates of international migration and foreign armed forces dependants when preparing the base data for the 2016-based SNPP. But those factors make a much smaller contribution to population and household change in Tendring than internal (within-UK) migration, estimates of which are not affected by the ONS improvements. Having considered all the conflicting evidence on this point, I consider it is highly likely that errors in migration trend rates continue to affect the official household projections for Tendring in the way that Mr McDonald indicates. As the 2016-based SNPP will also have been affected by those errors, they provide no basis for taking a different view.
16. Indeed, later evidence from Mr McDonald suggests that errors in migration flow estimates may have an even greater distorting effect on household projections, and that when taken together with adjustments to mortality rates made by ONS, they mean that Tendring's demographic starting-point should be within a range from 380dpa to 460dpa. However, the NEAs prudently propose no change to their original figure of 480dpa.
17. Rebased the household projections to reflect the 2016 MYEs, as was also suggested, would be inappropriate as it would ignore the persuasive evidence that the errors that gave rise to UPC continue to distort migration trend rates for Tendring. Nor do I agree that household formation rates should be adjusted from those used in the latest official household

⁶ Since ONS's migration trend rates are based on the previous five years (for migration within the UK) or six years (for international migration).

projections, notwithstanding that this has been done in other plan examinations. A number of cogent studies now indicate that household formation rates lower than those experienced before 2008 are not a temporary phenomenon but reflect longer-term changes in economic and social circumstances⁷. There is no substantial evidence to show that Tendring is an exception to those changes.

Conclusions on the factors giving rise to UPC

18. Drawing all these points together, I find that the evidence before me supports the NEAs' position that 480dpa is the appropriate demographic starting-point for assessing housing need in Tendring. A departure from the official projections is justified in this case by both the scale of the difference between this figure and the figure derived from the official household projections, and the robustness of the evidence that the difference is due to the continuing effect of factors that gave rise to UPC.
19. UPC in Chelmsford and Braintree was very small: less than one-tenth of that experienced in Tendring, on a percentage basis. It was more significant in Colchester (though still much lower than in Tendring), but as in Tendring it was negative, making it highly unlikely that UPC involved misallocating part of Colchester's population to Tendring. I therefore see no cause for concern that adjusting for factors that gave rise to UPC in Tendring only would increase housing need in other parts of the HMA.

Employment trends

20. The OAHN Study compares two economic forecasts of job growth and associated dwelling requirements for Braintree and Colchester. In each case the higher of the two dwelling requirement forecasts (from the East of England Forecasting Model) indicates that an increase in the starting-point figure for housing need is required if labour supply and economic growth are not to be constrained. The respective increased figures are 702dpa for Braintree (against a starting-point of 623dpa) and 920dpa for Colchester (starting-point 866dpa). Sense-checks indicate that trends implied by the model for factors such as unemployment, economic activity rates, double-jobbing and commuting are realistic.
21. For Tendring the OAHN Study takes the view that a standard economic forecast would not be reliable because of the distortions introduced by UPC, as discussed above. A bespoke forecast commissioned from Experian, however, indicates that housing provision of 550dpa would meet future

⁷ See, for example, Simpson, *Whither Household Projections?* in *Town and Country Planning* Dec 2014, and McDonald & Whitehead, *New Estimates of Housing Requirements in England 2012 to 2037*, TCPA, Nov 2015..

labour demand in full. Moreover, Experian's forecast growth figure of 490 jobs per annum is significantly higher than past trends would suggest. While scenarios drawn up on a different basis suggest that higher levels of housing provision would be needed to sustain lower rates of job growth, I find nothing to indicate that they are more robust than the Experian forecast.

22. The evidence before me therefore gives no cause for concern that economic growth in North Essex will be hampered by lack of housing. Having said that, the interrelationship between housing and job growth is complex and I would recommend that the NEAs monitor it carefully during the Plan period, not just in Tendring but in all three districts.

Market signals

23. As advised by PPG, the OAHN Study analyses trends in housing delivery, house prices and rents, and affordability for each of the NEAs. While it focusses on absolute levels when considering those indicators, an alternative analysis of rates of change does not reveal any marked differences in their relationship to national and regional trends. In broad terms, affordability issues are greatest in Braintree, while Tendring shows evidence of significant past under-delivery. In Colchester, on the other hand, affordability indicators are generally below the regional average, and past delivery has generally met plan targets.
24. On that basis the OAHN Study recommends an upwards market signals adjustment of 15% to the starting-point figures for housing need in Braintree and Tendring. No market signals adjustment is recommended for Colchester. The recommended uplifts for Braintree and Tendring are substantial in both percentage and absolute terms, and in my view can be reasonably expected to improve affordability and housing delivery in those two areas. A suggested alternative approach, using uplift factors derived from national studies on the need for housing growth, does not reflect PPG's emphasis on how market signals adjustments will affect the local housing market.

Need arising in London and elsewhere

25. The analysis in the OAHN Study indicates that any increase in net migration to the NEAs based on forecasts prepared by the Greater London Authority [GLA] in 2013 would be very limited. The other evidence before me does not justify any additional adjustment to the housing need figures for North Essex to account for need arising in London, and no such adjustment has been requested by the GLA. No meaningful conclusions can be drawn from the evidence being prepared for the forthcoming examination of the new

London Plan until that examination has concluded. There is no evidence of any unmet need arising elsewhere that ought to be met in North Essex.

Affordable housing need

26. Affordable housing need in North Essex is calculated in accordance with PPG in the *Strategic Housing Market Assessment Update December 2015* [SHMA]. The resulting figures are 212dpa for Braintree, 267dpa for Colchester and 151dpa for Tendring. These figures represent, respectively, around 30%, 29% and 27% of the overall housing requirement for each district as recommended in the OAHN Study.
27. The SHMA assumes that households are not regarded as needing affordable housing unless the cost to them of renting (or buying) in the private market would exceed 35% of gross household income. That 35% threshold reflects the existing situation in the housing market area, as demonstrated by evidence from household surveys and letting agents. However, it is relatively high in a national context, as evidence from other examinations shows. Thresholds of 25% to 30% are more common unless there is local evidence to show that a higher threshold is appropriate.
28. An appropriate measure is to compare the residual income available to lower-quartile income households when different thresholds are applied. Income levels in Braintree and Colchester are significantly higher than the national average. On the 2015 figures shown in Figure 2.9 of the SHMA, lower-quartile income households spending 35% of their gross household income on rent would be left with a residual income of £11,825 in Braintree and £11,017 in Colchester. At a national (England and Wales) level, those levels of residual income would equate, respectively, to expenditure of 24% and 29% of gross household income on rent. Against that national comparison, I consider that the local evidence supports a 35% threshold in Braintree and Colchester.
29. By contrast, income levels in Tendring are significantly lower than the national average. On the same 2015 figures, spending 35% of their gross household income on rent here would leave a lower-quartile income household with a residual income of only £8,582, some £1,500 below the corresponding figure for England and Wales. I consider that this discrepancy justifies use of a lower threshold of 30%, consistent with national benchmarks, for market housing affordability in Tendring. In view of existing local market conditions it would be unrealistic to set a lower threshold. This adjustment has the effect of increasing affordable housing need in Tendring to 278dpa⁸.

⁸ SHMA, Table A7.1d

30. Policies in the Section 1 and Section 2 plans set affordable housing requirements of 30%-40% in Braintree, and 30% in Colchester, Tendring and at the proposed GCs. Some additional affordable housing is likely to come forward on exception sites, or directly from affordable housing providers. On this basis there is a good prospect that affordable housing need will be met over the Plan period in Braintree and Colchester if their overall housing requirements are met in full, even after allowing for the fact that a proportion of sites will be exempt from the policy requirements.
31. In Tendring, however, affordable housing need of 278dpa represents around half the objectively-assessed need figure of 550dpa. Even after allowing for other sources of provision, that will not be delivered by an affordable housing requirement of 30%, and there is no evidence to show that a higher percentage requirement would be viable. In these circumstances PPG advises that an increase in the overall housing requirement should be considered where it could help deliver the required number of affordable homes.
32. However, Tendring's OAHN of 550dpa already requires annual housing delivery to more than double from the annual delivery rates experienced between 2010 and 2016. The need to make up the large shortfall in provision since the start of the Plan period will produce a substantial further increase in the required annual delivery rate, at least in the early years of the Plan period. Meeting that higher delivery rate will itself increase affordable housing provision significantly above that which would be derived from the OAHN alone. Moreover, given the scale of the uplift in delivery already required, it seems very unlikely that there would be effective demand for an even higher level of overall housing provision.
33. In these circumstances I consider that increasing the housing requirement for Tendring above 550dpa would be both unnecessary and ineffective in securing additional affordable housing provision in the foreseeable future. However, the need for such an increase should be considered again at the Plan's next review, based on up-to-date evidence of affordable need and an analysis of market and affordable housing delivery in the early years of the Plan period.

Review and recovery mechanisms

34. In view of my conclusions on the proposed GCs, it would be premature to reach any conclusions at this stage on whether review and recovery mechanisms need to be built into the Plan to deal with any future delays or shortfall in housing delivery.

Conclusions on housing need and requirements

35. The OAHN Study concludes that housing need for Braintree and Colchester is 716dpa and 920dpa respectively. For Braintree, 716dpa represents a 15% market signals uplift on its starting-point figure. As this exceeds the housing need figure of 702dpa derived from the EEFM, the OAHN Study assumes, correctly, that no additional adjustment is needed. The market signals uplift will itself provide enough dwellings to meet future labour demand. For Colchester, 920dpa is the figure derived from the EEFM economic model, with no further market signals adjustment required. I endorse those figures as representing the objectively-assessed housing need for Braintree and Colchester.

36. I have concluded above that 480dpa should be taken as the starting-point for assessing Tendring's housing need. Applying the 15% market signals adjustment recommended in the OAHN Study produces a round figure of 550dpa, which I conclude is the objectively-assessed housing need for Tendring. For the reasons given above I find no need to increase that figure to meet future labour demand or help deliver a higher proportion of the affordable housing need, although the need for such an increase should be reconsidered when the Plan is reviewed.

37. The housing requirement figures for each of the NEAs set out in submitted policy SP3 are the same as the figures which I have concluded represent their respective objectively-assessed housing needs. Accordingly, submitted policy SP3's housing requirements are soundly based.

Yours sincerely

Roger Clews

Inspector

Appendix 3 – Site Information

Cowdray Avenue – Persimmon Homes

Bloors Development – Gosbecks

Aim Hire Drawing

University Expansion

Development of Student Residences by University

Dugard House

Riverside Office Centre Development

Essex County Hospital



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Colchester Borough Council (Planning Services)
C/o Ms Lucy Mondon
Planning Officer
Planning Project Team
Commercial Services
Colchester Borough Council
Rowan House
33 Sheepen Road
Colchester
CO3 3WG

18th April 2019

Dear Ms Mondon,

TOWN AND COUNTRY PLANNING ACT 1990
RE: FULL PLANNING APPLICATION FOR COWDRAY CENTRE, COLCHESTER
APPLICATION REF: 180045

I refer to the above application being considered at the Planning Committee Meeting on Thursday 25th April 2019.

Housing Delivery

In terms of housing delivery, subject to a positive resolution on the 25th April and the conclusion of the s106, we will be gearing up to commence.

Upon the grant of planning permission, Persimmon will acquire the site. Development will be phased and will commence on the vacant western parcel. This will commence as soon as pre-commencement conditions and obligations are discharged (c. June 2019). This parcel comprises 7 apartments and 16 houses (119 units). 1st legal completions are anticipated 9 months after commencement (i.e. Jan/Feb 2020) with the final completions on this phased some 13-16 months later (i.e. March/June 2021).

Vacant possession will be obtained on the eastern parcel 12 months after acquiring the site. This will allow for the re-location of the few remaining businesses. Development will

commence on the Eastern parcel as soon as vacant possession is obtained (i.e. May 2020). This parcel comprises 4 apartment buildings and 71 houses (143 units). Development is anticipated to commence in May 2020 with demolition and remediation. 1st legal completions are anticipated 9 months after commencement (i.e. Jan/Feb 2021) with the final legal completions on this phased some 20 months later (i.e. Aug /Sept 2022).

Table: Anticipated Delivery Rates

	2019 [1 Jan 2019/ 31 Dec 2019]	2020 [1 Jan 2020/ 31 Dec 2020]	2021 [1 Jan 2021/ 31 Dec 2021]	2022 [1 Jan 2022/ 31 Dec 2022]	2023 1 Jan 2023/ 31 Dec 2023	TOTAL
West	-	89	30	-	-	119
East	--	n/a	71	72	-	143
TOTAL	-	89	101	72	-	262

It is anticipated that the site would be built out by the end of 2022. This is in line with the Council's Housing Trajectory in the Housing Land Supply Position Statement (June 2018).

As you can see from the above table, whilst work will commence on the western parcel (Phase 1), it is anticipated that once vacant possession is obtained on the eastern parcel works will commence. Therefore, from May 2020 both phases will be in production and this speeds up delivery.

Road Adoption and parking

The principal estate roads leading from Mason Road have been designed to and will be built to adopted standards. The estate roads have also been designed to and will be built to adopted standards. It is our intention to put these forward for Adoption under the Highways Act. As part of the adoption process, measures such as parking restrictions will be employed to prevent parking outside of authorised areas and to provide protection of junctions. The adoption process also involves the payment of commuted sums.

Whilst we are not presently envisaging this, should there be any non-adopted roads, these would be managed and maintained by the estate management company. Private parking restrictions would be used as necessary.

Parking for the houses will be conveyed with the house to which it relates. The communal parking courts for the apartments will be private. These parking areas along with the areas of open space will be managed by or on behalf of the estate management company. Given the proximity to the town centre and rail station, parking enforcement will be in place to ensure that parking is retained for residents and visitors.

We note that measures for the management and maintenance of SUDS, Open Space and landscaping are to be agreed and controlled via conditions 20 and 28. The draft 106 also contains provision is Schedule 4 for a Management Company to be established in relation to

open space and amenity areas. As detailed above, the Management Company will also be responsible for parking management in relation to private parking courts.

Heads of Terms

A draft of the s106 has been produced by CBC's appointed Solicitor. This includes;

- Schedule 4: Measures for the long term management and maintenance of amenity areas and open spaces. Requirement to provide a Local Equipped Area of Play. Information boards to inform residents of the public rights of way network and circular walking routes in the locality.
- Schedule 10: Ecological Mitigation including RAMS payment of £122.30 per unit

Part 14 of the Committee Report details Heads of Terms. I trust that Members can be updated in relation to the additional heads of terms (as covered by Schedule 4 and 10 of the draft s106).

Pre-commencement Conditions

I note that the recommendation of approval is subject to '*agreement with the applicant to the pre-commencement conditions*'. The pre-commencement conditions in the Committee Report are;

- 11 – Ecological Mitigation and Management Plan
- 13 – Archaeological Investigation
- 14 – Con Land site characterisation
- 15 – Construction Method Statement
- 16 – Con Land submission of remediation statement
- 17 – Implementation of approved remediation scheme
- 18 – Landscape scheme
- 19 – Surface water drainage scheme*
- 20 – Surface Water Drainage Maintenance and Management*
- 21 – Highway requirements - PROW

The pre-commencement conditions are acceptable. We seek your agreement to minor changes to 19 and 20 which would help to facilitate early delivery. In terms of 19 and 20, it is considered that 'commencement' should relate to the building works and exclude works of site clearance, remediation and archaeological Investigation. These amendments would not prejudice the timely agreement of drainage matters ahead of construction of the development. I have detailed the suggested amendments in red below;

19. Surface Water Drainage Scheme

No works (other than site clearance, works of remediation and archaeological investigation) shall take place until the following, as part of the detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the local planning authority.

- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.

Reason: In order to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the effective operation of SuDS features over the lifetime of the development, as well as to provide mitigation of any environmental harm which may be caused to the local water environment. Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

20. Surface Water Drainage Maintenance and Management

No works (other than works of site clearance, remediation and archaeological investigation) shall take place until a Management and Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies (including details of how maintenance will be recorded), has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

If you have any queries in relation to the above matters, please come back to me.

Yours sincerely



David Moseley
Head of Planning, Persimmon Homes Essex

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.

Standard notes
 1. All dimensions are in millimetres.
 2. All dimensions must be checked on site and any discrepancies verified with the architect.
 3. The structural engineer is responsible for the structural integrity of all structural elements.

This is not a construction drawing. It is intended for the purpose of construction and must not be used for any other purpose.

Drawing notes



* Structural and Services models switched for clarity

REV	DATE	DESCRIPTION	INITIALS
3	08.05.18	Resubmission issue For DT	DL
4	13.05.18	BC and Fire Review	DL
5	20.05.18	Addressing Comments	DL
6	04.06.18	Tempor Basis	DL
7	11.06.18	Tempor Basis	DL
8	20.06.18	SP7 Submission	DL
9	14.05.18	Spa 4a Issue - For	DL
10	17.07.18	New Replication	EG



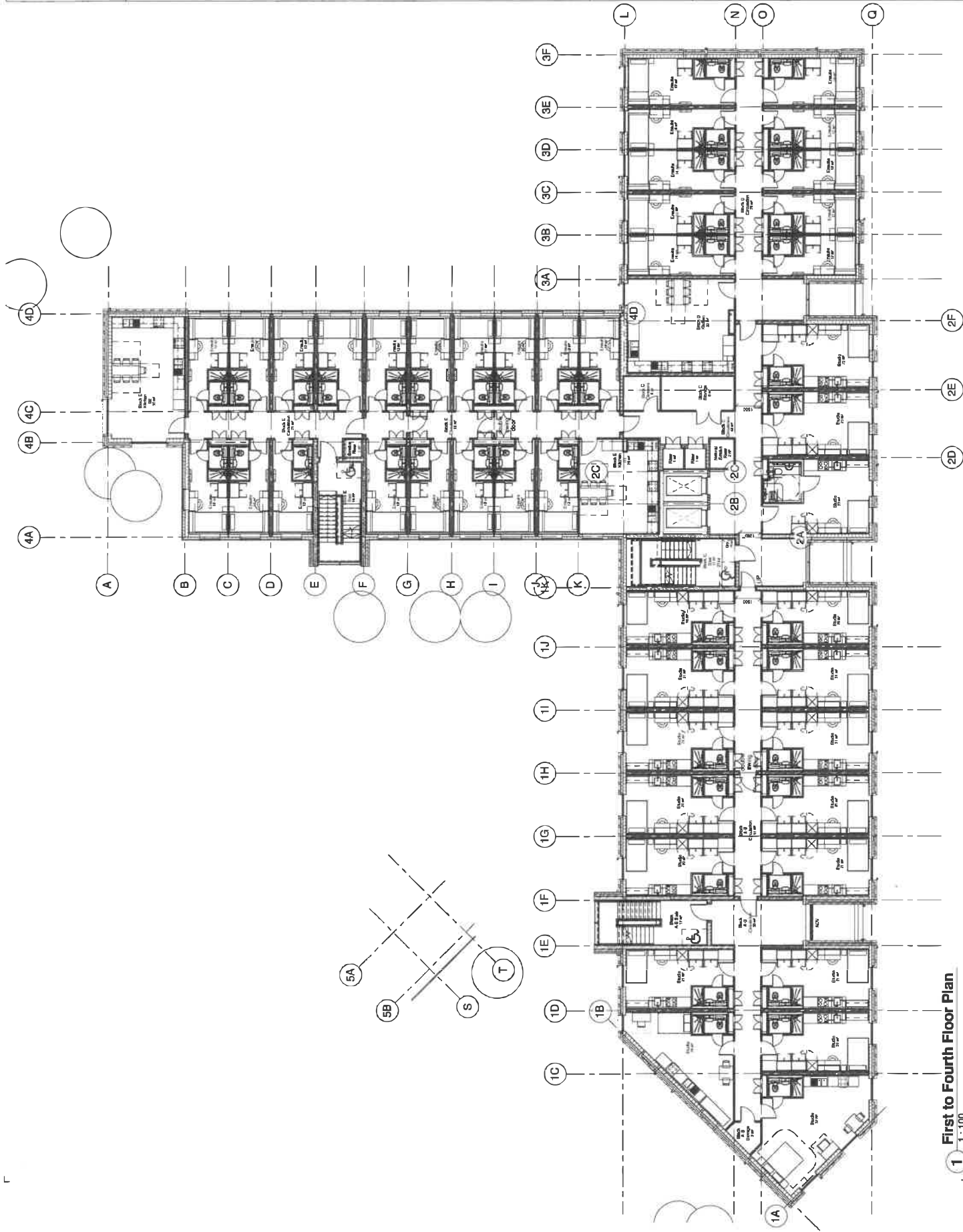
Hawkins Road Student Housing

Drawing number: 3449A-L-0151
 Client: EG
 Author: EG
 Checked: DL
 Project address: Hawkins Road, Cambridge
 File name: 3449A-L-0151
 Scale: 1:100
 Drawing title: First to Fourth Floor Plan

Project name: Hawkins Road Student Housing
 Project address: Hawkins Road, Cambridge
 Project number: 3449A-L-0151
 Date: 17/07/18
 Scale: 1:100
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1 First to Fourth Floor Plan
 1:100



University unveils plans for biggest expansion its history



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15th April

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News Editor / Specialist News Reporter



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A UNIVERSITY has announced plans to undertake its largest ever expansion of staffing as it prepares to welcome thousands of extra students in the next six years.

The University of Essex says it will be creating 100 new academic roles and a further 50 professional posts as part of its strategic plan.

The plan outlines the university's ambition to add nearly 3,500 new students to its books, which will be a significant increase to the existing 16,500 students.

Vice chancellor professor Anthony Forster said: "Our new strategic plan sets out our ambition to grow the university to 20,000 students and 1,000 researchers by 2025."



"We know that our staff are our most valuable asset.

"In the year we were awarded Times Higher Education University of the Year, I am immensely proud we are prioritising investment in staff.

"This will further enhance the educational experience we offer to our students as well as boost the research power of the university.

"We know students want us to invest in staff and that's what we have announced."

The university, which already employs 2,500 people, says the new staff and extra students will be based across all three of its campuses in Colchester, Southend and Loughton.

Work is already underway on building a new teaching centre on the main campus which is scheduled to open next year.

The three-storey building will include 15 new teaching rooms which will have an average capacity of 40 people.

The university says it will continue to "plan for the development" of the university's three campuses to ensure there is enough living accommodation on offer to students.

The newest accommodation, called the Copse, opened in October and offers 643 single ensuite bedrooms and studios.

The expansion is the largest since the university opened 55 years ago.

Prof Foster added: "In response to record levels of interest from applicants in securing undergraduate and postgraduate places at the University of Essex, combined with an increase in externally-funded research and our overall financial health, the university is investing in a step-change in staffing to support our mission of excellence in education and research.



"We are a university that puts student and staff success at the centre of what we do.


"We want to attract outstanding scholars who share our values, who want to work in a university committed to excellence in education and research, and are excited about offering a transformational education to our students.

"The university has a proud history of making change work for our staff and students and I am delighted we are seizing the opportunity to shape our future."

f t in ✉ 19 comments v

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Marie Rutherford

From: Morris, Bryn <bmorris@essex.ac.uk>
Sent: 09 May 2019 21:49
To: Karen Syrett
Cc: Ian Vipond
Subject: Development of Student Residences by the University of Essex on the Colchester Campus

Dear Karen

I am writing to you in the context of the publication this week of the University's new Strategic Plan 2019 – 2025. One of the goals set out in the plan is the ambition for further growth in our student numbers, with the intention that the University will have grown to around 20,000 students by 2025 from the current number of around 16,000. As you know, our Colchester Campus is the study location currently for the majority of our students and, in this context, it is likely that a substantial proportion of this further growth in student numbers will be at Colchester.

In order to support this continued growth in student numbers, the University is intending to develop an additional 1250 bed spaces of student residences at our Colchester Campus. In terms of the intended timescales for this development, our aim is to deliver the first phase (approximately 50% of the bed-spaces) by September 2021 for occupation from October 2021 and the second phase (the remainder) by September 2022.

Pre-application discussions have commenced with Colchester Borough Council Planning Officers on this development and a planning application is imminent. The development will be taking place on land already owned by the University, and therefore there are no land acquisition or landowner permission obstacles to the development.

Funding arrangements for the development are currently being progressed, which will be finalised in early 2020, in order to achieve an on-site start for the development of March 2020.

I wanted to make sure that you were aware of this important aspect of our development plans as soon as possible after publication of our new Strategic Plan.

Regards.

Bryn

Bryn Morris

Registrar & Secretary
University of Essex

*My preferred gender pronouns are 'he, him, his'.
What are yours?*

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Marie Rutherford

From: Simon M Grady
Sent: 18 April 2019 16:28
To: Karen Syrett
Subject: Dugard House, Peartree Road
Attachments: Dugard House

Hi Karen

I visited the above site this afternoon and witnessed the site entrance gates were unlocked and I could hear activity from within the site compound. I also saw a rubble chute from an open window at the top of the building (see attached photo).

Hope this helps.

Simon Grady
Planning Officer
Development Management | Colchester Borough Council | 33 Sheepen Road | Colchester | Essex
| CO3 3WG
☎: 01206 282387

Please note that the informal views expressed herein are not binding in any way and the Council will not accept any liability in respect of such communication. Any opinions expressed are solely those of the author and do not represent those of Colchester Borough Council. The content is for informal purposes only and is based exclusively on the information that has been provided to the author at the time of writing. Thus, any views expressed should not be interpreted as fact, nor should they be passed on to third parties on such a basis. All communications are meant for the intended recipients only. Please check that there is no private and confidential information enclosed and seek the author's permission before sharing this communication with others.

Speaking with Planning about building works or new development? Have you spoken with our Building Control Service too? Our team can help you meet Government-set Building Regulations for the safe design and construction of buildings (including energy efficiency and access requirements). Email them on building.control@colchester.gov.uk or telephone 01206 282436, or look at our website www.colchester.gov.uk/buildingcontrol for more information.

Marie Rutherford

From: Simon Grady <simongrady@ntlworld.com>
Sent: 18 April 2019 16:26
To: Simon M Grady
Subject: Dugard House
Attachments: ATT00001.txt



Marie Rutherford

Subject: FW: The Riverside Office Centre, North Station Road, Colchester

From: Karen Syrett
Sent: 04 June 2019 13:33
To: Marie Rutherford <Marie.Rutherford@colchester.gov.uk>
Subject: FW: The Riverside Office Centre, North Station Road, Colchester

Hi Marie

Another email to add to the appendix 3

Karen Syrett

Planning & Housing Manager – Colchester Borough Council
Karen.syrett@colchester.gov.uk
Tel. 01206 506477

From: Newman Commercial <mail@newmancommercial.co.uk>
Sent: 13 May 2019 11:03
To: Karen Syrett <Karen.Syrett@colchester.gov.uk>
Subject: The Riverside Office Centre, North Station Road, Colchester

Dear Karen,

Further to your email I would confirm that most of the leases at the above have now expired and the few remaining tenants are either holding over on short term licences or are nearing their expiry themselves. We are no longer offering the offices To Let for the Landlords as we believe the site is to be redeveloped for residential purposes. The only block that we believe will remain are the shop units fronting North Station Road where we do continue to offer one small shop unit.

I hope the above assists.

Kind regards

Jeremy

Jeremy Newman MRICS



RICS

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Tel: 01206 854545 | www.newmancommercial.co.uk

From: Karen Syrett <Karen.Syrett@colchester.gov.uk>
Sent: 12 May 2019 16:10
To: Newman Commercial <mail@newmancommercial.co.uk>

Subject: Riverside Centre

Importance: High

Hi

Could you please advise if new leases are still being arranged at the Riverside Centre in North Station Road?

I'm happy to speak to Jeremy if its easier.

Many thanks,

Karen

Karen Syrett ~ Planning & Housing Manager ~ Colchester Borough Council

Tel. 01206 506477 ~ Textphone users dial 18001 followed by the full number.

Help protect the environment. Only print out this e-mail if it is absolutely necessary.

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THE FUTURE OF ESSEX COUNTY HOSPITAL



Invitation to a public exhibition

Essex Housing are bringing forward plans for a high-quality residential redevelopment of the historic Essex County Hospital site at Lexden Road, Colchester.

The plans will preserve and restore key buildings, whilst others with no historic or architectural value will be removed and replaced with modern new-build elements that will complement the site and wider local context.

Before submitting a planning application, Essex Housing are holding public exhibition events where you can find out more about the plans for Essex County Hospital and provide your feedback.



Essex County Hospital prior to its closure in 2018

The redevelopment of the Essex County Hospital site will give it a new lease of life by delivering –

- The preservation and restoration of key historic buildings on the site, including the grade II listed main hospital building.
- The revival of long-since-lost open space in front of the main hospital building.
- c110 high-quality one to three-bedroom apartments and three and four-bedroom town houses, each with at least one parking space.
- Landscaping and pocket parks throughout the development.
- Measures to promote sustainable transport, including cycle storage, electric vehicle charging points and car-club.



Come and see the plans at our public exhibition

WHERE

Colchester English Study Centre,
19 Lexden Road, Colchester, CO3 3PW

WHEN

Saturday 18 May, 11am to 2.30pm
Wednesday 22 May, 4pm to 8pm
Drop in at any time

FOR MORE INFORMATION

Email EssexCountyHospital@newingtoncomms.co.uk

Telephone 01245 355625



2.0 The Scheme Now



New formal planting to edge of Lexden Road frontage

Shared Green

Gateway building providing a frontage to Lexden Road and framing The Listed Building

Listed Building converted to apartments

Historic Kitchen Block converted to apartments

Existing Nurses' Home converted to apartments

Existing perimeter wall retained

Northeast block part retained and extended to create

Car parking (part undercroft)

Former hospital entrance retained and converted to 2 townhouses

Historic GU Med building converted to 2 townhouses

Pedestrian and cycle access only

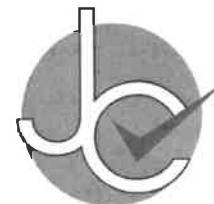
New townhouses. Parking to be in car ports off street.

New houses arranged around semi private shared gardens with ground level patios and roof gardens.



Appendix 4 – Local Agents Letters

Jackson & Co
David Martin Group



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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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