

Proof of Evidence

Bethany Jones
BSc. (Hons) MSc MRTPI

Colchester Borough Council

Demolition of existing buildings on the site and redevelopment to provide 130 residential dwellings with access, link road to allow for potential future connections, associated parking, private amenity space and public open space.

LPA Ref: 190647

PINS Ref: APP/A1530/W/21/3278575

March 2022

Contents

1.	Introduction.....	1
2.	Scope of Evidence.....	2
3.	Relevant Local Planning Context.....	2
4.	Borough Housing Need.....	3
5.	Tiptree Housing Need.....	8
6.	Borough Affordable Housing Need.....	15
7.	Tiptree Affordable Housing Need.....	18
8.	Summary and Conclusions.....	21

Appendices

Appendix 1 – Housing Completions in Tiptree April 2017 to March 2021	22
Appendix 2 – Housing Register Extract with Tiptree Preference as at 08 March 2022.....	23

1. Introduction

- 1.1 My name is Bethany Jones. I am a Principal Planning Policy Officer at Colchester Borough Council.
- 1.2 I have a BSc (Hons) in Geography and Natural Hazards from Coventry University and a MSc in Town Planning from Anglia Ruskin University.
- 1.3 I am a chartered member of the Royal Town Planning Institute (RTPI). I was awarded Young Planner of the Year at the RTPI East of England Awards for Planning Excellence 2021.
- 1.4 I have worked at Colchester Borough Council in the Planning Policy Team for four years. Prior to that I have four years' experience at Essex County Council as a Minerals and Waste Policy Planner and Development and Flood Risk Officer.
- 1.5 I have a good local knowledge of the Borough, including Tiptree. I have been the lead officer supporting the Tiptree Neighbourhood Plan Group since 2019. I am familiar with the site and its surroundings and with the plans and documents relating to this inquiry.

2. Scope of Evidence

- 2.1 My evidence addresses housing need in relation to the assessment of economic and social benefits within the planning balance.
- 2.2 My evidence should be read in conjunction with that of Cristina Howick (Housing Requirement) and James Ryan (Planning Balance).
- 2.3 My evidence is presented under the following sections:
- Section 3 – Relevant Local Planning Context
 - Section 4 – Borough Housing Need
 - Section 5 – Tiptree Housing Need
 - Section 6 – Borough Affordable Housing Need
 - Section 7 – Tiptree Affordable Housing Need
 - Section 8 – Summary and Conclusions

3. Relevant Local Planning Context

- 3.1 Relevant national policy and guidance for decision making is contained in the National Planning Policy Framework 2021 (NPPF) and the Planning Practice Guidance (PPG).
- 3.2 The adopted housing requirement is contained in the Colchester Section 1 Local Plan adopted February 2021 (CD 8.5).
- 3.3 The Colchester Borough Local Plan 2017-2033 was submitted for Examination in October 2017 and was examined under the former NPPF (2012) and PPG in accordance with the transitional arrangements set out at paragraph 214 of the current NPPF. The new Local Plan comprises two sections. The Council worked jointly with Tendring and Braintree District Councils to produce a joint strategic Section 1 Local Plan, which produced a housing requirement for all three local authorities. Section 1 also allocated a cross border Garden Community to the east of Colchester.
- 3.4 The allocation on non-strategic sites and development management policies is dealt with in the Section 2 Local Plan. Following hearing sessions over a two week period in April 2021; consultation has taken place on Main Modifications to the Section 2 Local Plan which concluded in November 2021. The Council are currently awaiting the Inspectors Final Report which is due imminently.
- 3.5 Further details on Local Policies are contained within the evidence of James Ryan (Planning Balance).

4. Borough Housing Need

- 4.1 In regard to the housing requirement for Colchester Borough over the plan period 2011/3 to 2037, reference should be made to the evidence of Cristina Howick on behalf of the Council.

Past delivery rates in Colchester.

- 4.2 The Councils approach to the 5 Year Housing Land Supply has been found to be robust as is demonstrated by the results of the Housing Delivery Test (see further detail below). The Council has not over estimated delivery but has in fact ensured delivery has exceeded the targets.
- 4.3 Past delivery can be assessed looking at any period of time to give the required results. The current adopted Core Strategy was based on targets set in 2001 and using that as the starting point the Council is seen to have overdelivered by 1,100 units. The emerging Local Plan covers the period from 2017 and the target is 3,680 (920 x 4) or 4,012 (when using the higher target set by the standard methodology for 2 years). Delivery has been 4,078 for that period despite there being a pandemic. The housing delivery test results along with previous appeal decisions have always concluded that there has not been a persistent undersupply.
- 4.4 It is also recognised that there will always be peaks and troughs in the housing market. Table 1 below reflects the Councils experience in the last period of economic downturn (2008/9 –2012/13). The lower delivery rates were for reasons outside of the Councils control and when compared against other Essex authorities, Colchester performed remarkably well, delivering the highest number of dwellings by any local authority (equating to 19% of the total delivery across Essex).
- 4.5 Table 1 below illustrates this. There is no backlog of new homes to meet in Colchester.

Table 1 - Housing Delivery by Essex Authority 2008/09 to 2012/13

Authority	2008/09	2009/10	2010/11	2011/12	2012/13	Total
Basildon	474	468	182	700	622	2,446
Braintree	342	428	448	301	176	1,695
Brentwood	251	162	394	132	213	1,152
Castle Point	114	115	110	56	75	470
Chelmsford	637	200	233	235	274	1,579
Colchester	1,028	518	673	1,012	617	3,848
Epping Forest	157	176	368	304	115	1,120
Harlow	256	107	116	384	152	1,015
Maldon	161	108	37	91	119	516
Rochford	102	85	42	93	43	365
Southend	315	144	183	328	254	1,224
Tendring	376	319	217	232	244	1,388
Thurrock	130	88	288	343	311	1,160
Uttlesford	437	522	298	518	545	2,320
Essex Total	4,780	3,440	3,589	4,729	3,760	20,298

Housing Delivery Test (HDT)

- 4.6 In February 2019 the first results of the HDT were published for 2018. Colchester delivered a total of 3,109 new homes against a target of 2,583. This resulted in the Council passing the test with 120%.
- 4.7 The 2019 results, published in 2020, showed delivery of 3,392 new homes against a target of 2,770. The Council passed the test with 122%.
- 4.8 In January 2021 the 2020 results were published which confirmed that the Council had delivered 3,265 homes against a target of 2,894 homes. The results demonstrated that Colchester had delivered 113% against target.
- 4.9 In January 2022 the most recent HDT results were published. The extract below shows the total number of homes delivered against the target and that Colchester achieved 134%.

Area Name	Total number of homes required	Total number of homes delivered	HDT: 2021 measurement	HDT: 2021 consequence
Colchester	2,375	3,173	134%	None

- 4.10 The results of the HDT from inception to the most recent set of results have shown that Colchester has exceeded delivery every year, this confirms there has not been a persistent undersupply of housing within the Borough.
- 4.11 By consistently passing the HDT, the Council has therefore only been obliged to apply a buffer of 5% to its housing target. Overall Colchester has consistently and comfortably exceeded the HDT every year since its introduction.

Housing Land Requirement and Five Year Housing Land Supply

- 4.12 Policy SP4 of the adopted Local Plan identifies that the Borough needs to make a minimum provision of 18,400 new homes between 2013 and 2033. This translates into an annual minimum target of 920 new dwellings (CD 8.5).
- 4.13 The annual requirement to deliver new homes has regularly been met (as demonstrated by the HDT and Table 2 below). Since the publication of the NPPF in 2012, the Council has taken steps to comply with its requirements and significantly boost the supply of housing by moving schemes forward from later in the plan period to ensure there is an additional buffer of 5%. Examples of this include greenfield sites in Colchester which were originally planned to come forward later in the plan period.
- 4.14 The Council were also proactive in plan making and adopted a Development Plan specifically for Tiptree (The Tiptree Jam Factory Plan) which allocated additional housing land to enable the expansion of the Wilkin and Sons Jam Factory.
- 4.15 In addition, the Council has updated its annual housing target to reflect updated evidence in the Strategic Housing Market Assessment and by using the Standard Methodology when it was appropriate to do so.

Table 2 Completions in Colchester Borough 2001/02 to 2020/21

Year	Annual target	Completions per year	Cumulative target	Cumulative completions	Cumulative completions against target
2001/02	830	566	830	566	-264
2002/03	830	980	1660	1546	-114
2003/04	830	916	2490	2462	-28
2004/05	830	1277	3320	3739	+419
2005/06	830	896	4150	4635	+485
2006/07	830	1250	4980	5885	+905
2007/08	830	1243	5810	7128	+1318
2008/09	830	1028	6640	8156	+1516
2009/10	830	518	7470	8674	+1204
2010/11	830	673	8300	9347	+1047
2011/12	830	1012	9130	10359	+1229
2012/13	830	617	9960	10976	+1016
2013/14	920	725	10880	11701	+821
2014/15	920	943	11800	12644	+844
2015/16	920	1149	12720	13793	+1073
2016/17	920	912	13640	14705	+1065
2017/18	920	1048	14560	15753	+1193
2018/19	920	1165	15480	16918	+1438
2019/20	1086	1124	16566	18042	+1476
2020/21	920	741	17486	18783	+1297

Note: the figures above differ from the Annual Position Statement (at p.8) where an error was made in the cumulative completions total for 2018/19 which had knock on effects for the following two years.

4.16 The NPPF expects strategic policy-making authorities to follow a standard method for assessing local housing need unless there are exceptional circumstances. The NPPF set out transitional arrangements however, for emerging local plans submitted on or before 24th January 2019. Colchester falls into this category and accordingly based its Local Plan on policies in the previous Framework (2012). This means that the annual target within the emerging Local Plan is derived from an objectively assessed housing need (OAN) study published in 2015 and updated in 2016 by Peter Brett Associates in full compliance with national guidance (the NPPF & NPPG). Further information is included in the evidence by Cristina Howick on behalf of the Council.

4.17 The PPG sets out what housing requirement figure authorities should use when calculating the 5-year housing land supply;

“Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5-year housing land supply figure where:

- *the plan was adopted in the last 5 years, or*
- *the strategic housing policies have been reviewed within the last 5 years and found not to need updating.*

In other circumstances the 5-year housing land supply will be measured against the area’s local housing need calculated using the standard method.”

(Paragraph: 005 Reference ID: 68-005-20190722)

4.18 In Colchester’s case the Local Plan was adopted, so far as relevant to housing land supply, in the last 5 years and should therefore be used for calculating housing land supply. The Appellants agree that the Council is able to demonstrate 5.74 years housing land supply. This position is hoped to be reflected in the Housing Statement of Common Ground. The Council reserve the right to respond to any additional matters raised or in the unlikely event that this position cannot be agreed.

Summary

4.19 Colchester has a strong housing delivery record. There is no backlog of new homes to be met. Colchester has comfortably and consistently passed the HDT every year since its introduction. Colchester has a five year housing land supply. The Appellants agree that the Council is able to demonstrate 5.74 years housing land supply.

5. Tiptree Housing Need

Past Delivery in Tiptree

- 5.1 The Core Strategy (CD 8.1) identifies a minimum of 680 dwellings to be delivered over the plan period (2008 to 2021). This includes an allocation for 140 dwellings at Grange Road as outlined in the Site Allocations DPD 2010 (CD 8.3) while other existing sites with planning permission totaling 500 units and a further 118 units which remained outstanding at that time contributed to meeting the housing requirement figure of 680 dwellings.
- 5.2 The Tiptree Jam Factory Plan (2012) (CD 8.7) provides the planning framework which supports a new Jam Factory to be constructed by Wilkin and Sons in Tiptree by enabling residential development. Two further sites are allocated for residential development at Factory Hill with an indicative number of 250 dwellings.
- 5.3 Following granting of planning permission, these sites have commenced and are currently delivering housing in Tiptree. This is summarised in Table 3 below.

Table 3 – Core Strategy and Jam Factory Plan Site Allocations Completions in Tiptree 2018 to 2021

Year	Planning Reference	Location	No. of dwellings
2020-21	130245/191414	L/A NE SIDE OF FACTORY HILL, TIPTREE	12
2020-21	122134	GRANGE ROAD, TIPTREE	8
2019-20	130245/191414	L/A NE SIDE OF FACTORY HILL, TIPTREE	40
2019-20	122134	GRANGE ROAD, TIPTREE	34
2018-19	130245	L/A NE SIDE OF FACTORY HILL, TIPTREE	40
TOTAL			134

- 5.4 Planning permission was granted for 103 dwellings at Grange Road (122134), in accordance with the Site Allocations DPD. To date, 42 (34 + 8) dwellings have been delivered on site (see table 3 above). As outlined in the Housing Trajectory shown in appendix 1 of the Housing Land Supply Annual Position Statement (CD 10.1), there are 61 dwellings remaining to be delivered in the period 2020/21 to 2025/26.
- 5.5 Similarly, planning permission was granted for 135 dwellings at one of the sites in Factory Hill (130245). A second application (191414) was approved in 2020 to modify the last parcel of land to provide an additional 9 dwellings

from the previously approved scheme to replace larger homes with smaller units. This brings the total dwellings at Factory Hill to 144. The remaining parcel of land for residential development has not been developed at this stage.

- 5.6 Table 3 above, demonstrates that 92 (40 + 40 + 12) units have been delivered since 2018/19 at Factory Hill and there remains 43 dwellings to be delivered between 2020/21 and 2025/26 as outlined in appendix 1 of the Housing Land Supply Annual Position Statement (CD 10.1). However, it should be noted that this figure does not take into account the uplift of 9 dwellings as granted by permission 191414. There are 52 remaining units to be delivered at Factory Hill.
- 5.7 This clearly demonstrates the strong track record of delivery of housing in Tiptree via the Local Plan process. There is no reason to doubt the remaining dwellings for these sites will not be delivered or the delivery of any future allocations through the plan making process in Tiptree.
- 5.8 There has also been strong delivery of housing through windfall sites in Tiptree. This is additional delivery beyond the plan led growth, and this also is expected to continue. Further detail on windfall sites can be found in sections 5.26 to 5.30 and table 4 below.
- 5.9 Appendix 1 provides a summary table of housing completions in Tiptree from 2017 to 2021. This combines tables 3 and 4 throughout this proof.

Plan Making Process

- 5.10 The most up-to-date, relevant, and authoritative evidence concerning local housing need is that which lies behind the emerging section 2 Colchester Local Plan (CLP) (CD 9.1). It is that Plan and the evidence behind it that establishes the level of housing need across the entire Housing Market Area (including the Borough) and provides for its distribution across the Borough – including to Tiptree.
- 5.11 The provision for housing supply in Tiptree is identified as 600 dwellings in the Section 2 CLP (Policies SG2 and SS14) with specific site allocations to be delivered through the Tiptree Neighbourhood Plan (TNP). The following paragraphs explain the approach and evidence which has informed the housing figure of 600 dwellings in Tiptree.
- 5.12 The plan-making process commenced with an Issues and Options Consultation in early 2015. This consultation included various options for a spatial strategy. Various scenarios were considered and assessed as part of the Sustainability Appraisal. These options included greater reliance on distribution of growth in sustainable and rural settlements, with less growth within Colchester and without new communities. Having tested and assessed these, the Preferred Option (presented in the Publication Draft

Plan) resulted in a Spatial Strategy underpinned by sustainable development with housing growth focused on the urban edge of Colchester, new communities and the larger settlements around the Borough defined as sustainable settlements (including Tiptree). This was adopted in preference to a more dispersed strategy which may have placed higher levels of growth in locations away from the more sustainable urban edge of Colchester (including Tiptree).

- 5.13 The key evidence which underpins the Housing Requirement for Colchester Borough for the Plan Period up to 2033 is the Objectively Assessed Needs Assessment (CD 10.3 and 10.4). This was subject to rigorous testing as part of the Section One CLP Examination. Paragraphs 59-67 of the Inspectors Report (CD 8.6) confirms that he found the requirement of 920 per annum for Colchester to be sound, as referred to by Cristina Howick.
- 5.14 The approach to the Housing Requirement, Housing Need, the Spatial Strategy and the distribution of housing to meet the OAN has been tested appropriately through the Local Plan Process. Including the Section 1 Examination which concluded in December 2020, and the current Section 2 CLP Examination. The Final Inspector's report on the Section 2 CLP is awaited, and the Council reserve the right to provide an update during the appeal proceedings should the Inspector's Report be received.
- 5.15 Evidence relevant to considering options for the allocation of sites includes the Strategic Land Availability Assessment (SLAA) ([available here](#)), Sustainability Appraisal ([available here](#)) and the Settlement Boundary Review ([available here](#)). In the case of Tiptree further evidence is relevant since the TNP will allocate the sites for Tiptree's growth and they have conducted a further Call for Sites and SLAA as part of the neighbourhood plan process.
- 5.16 Together these informed the consideration of potential opportunities for distributing the housing requirement in accordance with the Spatial Strategy. The evidence referenced key constraints and opportunities which influenced the housing numbers considered appropriate, balanced against the Spatial Strategy and the overall OAN for the Borough. The Sustainable Settlements are all very different and have varying characteristics, constraints and opportunities considered important in "sharing" the requirement. To illustrate the point further, two of the Sustainable Settlements included in the overall Spatial Strategy do not have any houses allocated in the Plan period, i.e., Dedham (due to the prominence of environmental constraints), and Marks Tey (following removal of the Colchester/Braintree Borders Garden Community, due to constraints associated with the necessary infrastructure capacity and improvements).
- 5.17 The Tiptree Neighbourhood Plan Area was designated in February 2015, prior to the publication of the Preferred Options Local Plan. The Qualifying Body (QB) indicated from the outset that the scope of the Plan was to

include the allocation of sites for housing to meet the needs of the Plan period as informed by the Borough wide evidence underpinning the Emerging Local Plan. The Settlement Boundary Review ([available here](#)) is clear that the QB had identified that the preferred direction of growth in Tiptree was to the north/west of the settlement to minimise the increase in traffic in the centre of Tiptree. This followed some early consultation carried out by the QB to help inform the TNP.

- 5.18 A number of Neighbourhood Plans were being prepared alongside the Emerging Local Plan. As such, through conversations with the Parish Councils/Working Groups several neighbourhood plans were identified as being sufficiently advanced in their plan making process to make site specific allocations for residential development, in accordance with the housing figure established in the Section 2 CLP. This has been undertaken for the now 'made' Neighbourhood Plans for Wivenhoe, West Bergholt and Eight Ash Green. The only remaining Neighbourhood Plan to be made which will make housing allocations in accordance with the Section 2 CLP is in Tiptree. Despite a setback in 2020 with it failing an Examination, the QB remains committed to completing the TNP in which will allocate the required housing provision as set out in the Section 2 CLP. It is anticipated that the Revised Draft Plan will be published for a Regulation 14 consultation in March/April 2022.
- 5.19 The Council's Local Plan Committee considered a report on 12 June 2017 at which agreement was made to consult on the Publication Draft Plan. This incorporated the changes to the Preferred Options Plan. It confirms that the number of new dwellings for each area follows on from firstly, the broad distribution established by the Spatial Strategy and secondly, the analysis of capacity, deliverability, suitability and proportionality carried out by the Council through the SLAA and the Sustainability Appraisal. In the case of Tiptree, no changes were made to the quantum of development to be provided in accordance with the Spatial Strategy. It also continued with the context that the allocations were to be made through the TNP being guided by the broad direction of growth defined on the Policies map. This intends to provide a policy framework in accordance with the emerging TNP until such time as it is "made" and becomes part of the Development Plan.
- 5.20 Plan Making is an iterative process. It is designed to test options, consult, review, consider new evidence, and respond to community engagement and make changes to the Plan as required through the plan making stages. As indicated the TNP is to be revised following the Examination in 2020. Although yet to be published for consultation, it is anticipated that it will reflect on the Examiner's Report and other relevant changes that have occurred since the drafting of the previous iteration was submitted. One such change which is relevant is that planning permission has been granted on appeal for 200 dwellings at Barbrook Lane in April 2020. (CD 7.1). This site is situated to the east of Tiptree, and outside of the preferred direction of growth identified in the Section 2 CLP and the TNP as submitted and

examined in 2020.

- 5.21 This issue has already been considered by the Tiptree Neighbourhood Plan Examiner. Despite his overall recommendation that the Neighbourhood Plan did not meet the basic conditions, his conclusion regarding Barbrook Lane is critical to the future iteration of the Tiptree Neighbourhood Plan. At paragraph 6.9 of his report (CD 7.20):

‘The spatial strategy – and thus the future settlement boundary – in any new neighbourhood plan will also need to take into account the Barbrook Lane scheme, now approved on appeal: that was a contentious development. In framing a new spatial strategy it is clear that the strategic housing target of 600 is unaffected: the development simply reduces the total by up to 200 homes’.

- 5.22 The Barbrook Lane planning permission (CD 7.1) now represents a commitment in development terms and as such it is appropriate for the Section 2 CLP to be modified to reflect this. Main Modifications (MM70 and 71) have been proposed which identify Barbrook Lane as an existing commitment and provides flexibility for the Tiptree Neighbourhood Plan to include the site within its strategy by contributing to the overall housing requirement figure. The Policy now requires the TNP to allocate specific sites for housing allocations to deliver a minimum of 400 dwellings (CD 9.3).

- 5.23 The QB remain committed to delivering the TNP and are working towards publishing an updated Regulation 14 draft in March/April 2022. There are currently no concerns regarding their ability to deliver a Neighbourhood Plan.

Meeting Housing Need in Tiptree

- 5.24 In addition to the 400 dwellings to be delivered by the TNP, as outlined above, a further 200 dwellings are to be delivered at Barbrook Lane following the granting of planning permission on appeal, to meet the total housing requirement of 600 dwellings as identified in the Section 2 CLP.

- 5.25 A Reserved Matters application (210398) has been approved in June 2021. Work on this site commenced in August 2021 and the site is already under construction by Bloor Homes who will deliver 200 new homes. Properties are already being marketed and the first completions will be in May 2022. Bloors have confirmed that they are working to a 4 year build out of the whole site averaging 50 units per year. The site is not phased and will be delivered by 1 build team. Bloor have experience of developing other sites in Colchester including Severalls Hospital where they were fastest to build out their section of the scheme. Their model is ‘to get on and build’. There is no reason whatsoever to doubt this site will be delivered by March 2026.

- 5.26 The delivery of houses in Tiptree has continued since the Emerging CLP was submitted in October 2017. Appendix 1 shows housing completions in Tiptree (April 2017 - March 2021) confirming the continued delivery of

houses year on year totaling 198 dwellings between April 2017 and March 2021.

- 5.27 Table 4 below identifies that 64 of those dwellings have been delivered as windfall sites, equating to an average of 16 per year.
- 5.28 The largest windfall site at Chapel Road (152120) for 39 dwellings is a unique situation as this site was private open space as it was the previous home of Tiptree United Football Club until it was vacated in May 2009. Compensatory open space off Colchester Road was transferred to the Parish Council as part of this application to ensure there was no loss in open space as a result of this development.
- 5.29 Table 4 demonstrates that housing delivery in Tiptree does not rely solely on allocations in the Local Plan but that ongoing windfall sites add to the supply and also help to address housing need. The 64 houses delivered through windfall sites (between 2017 and 2021) are additional provision above that identified through the OAN and the Local Plan.
- 5.30 Based on the most recent 4 year period when 64 dwellings per year were delivered (albeit this includes the period of the pandemic and Chapel Road), at least an additional 192 dwellings will be delivered during the plan period. Even with the removal of Chapel Road (152120), 25 dwellings over the 4 year period have been delivered as windfall and would result in 75 dwellings being delivered during the remaining plan period. I see no reason why this or a similar level of windfall development will not continue throughout the Plan period.

Table 4 – Windfall Sites in Tiptree 2017 to 2021

Year	Planning Reference	Location	No of Dwellings
2020-21	161171	L/A 58-60 MALDON ROAD. TIPTREE	1
	170292	84 MALDON ROAD, TIPTREE	4
	171250	63 NEWBRIDGE ROAD, TIPTREE	2
	191343	10 SELDON ROAD,	1
	180021	ROWAN COTTAGE, 12 SURREY LANE	1
	200733	FACTORY HILL, TIPTREE	1
2019-20	162809	110 CHURCH ROAD, TIPTREE	2
	173326	L/a BOUNDARY COTTAGES, HALL ROAD	2
	181725	93 MALDON ROAD, TIPTREE	1
2018-19	150893	L/A TO THATCHED COTTAGE, TIPTREE	1
	163221	5 MALDON ROAD, TIPTREE	1
	17A041	30 BARBROOK LANE, TIPTREE	1
	172607	L/A 35 GROVE ROAD	2

Year	Planning Reference	Location	No of Dwellings
	175004	VINGT TROIS, GRANGE ROAD, TIPTREE	1
2017-18	152120	L/A CHAPEL ROAD, TIPTREE	39
	146578	POLICE STATION, CHAPEL ROAD, TIPTREE	2
	131317	LAND AT 7 SELDON ROAD, TIPTREE	2
Total			64

Summary

- 5.31 Allocations made in Tiptree through the Adopted Local Plan (Core Strategy and Tiptree Jam Factory Plan) have been granted planning permission and have been delivering housing since 2018/19. These sites are forecast to complete in the next five year period (2020/21 to 202/26) as shown in the Housing Land Supply Annual Position Statement (CD 10.1).
- 5.32 The Section 2 CLP establishes the quantum of housing of 600 dwellings to be delivered over the plan period 2017 to 2033 in Tiptree through policies SG2 and SS14. Specific site allocations to deliver this will be identified through the TNP. This housing need will be met through the TNP identifying sites for a minimum of 400 dwellings and the existing commitment of 200 dwelling at Barbrook Lane following granting of planning permission on appeal in April 2020 (CD 7.1).
- 5.33 It is anticipated the TNP will commence Regulation 14 consultation in March/April 2022.
- 5.34 The Barbrook Lane site has commenced and will deliver 200 new homes, with first completions in May 2022.
- 5.35 Housing delivery has continued in Tiptree since submission of the CLP in October 2017, this is additional provision above that identified in the Local Plan. On average there has been 16 dpa delivered as windfall sites in Tiptree between 2017 and 2021. There is no reason to doubt this, or a similar level of windfall will not continue throughout the remaining plan period.

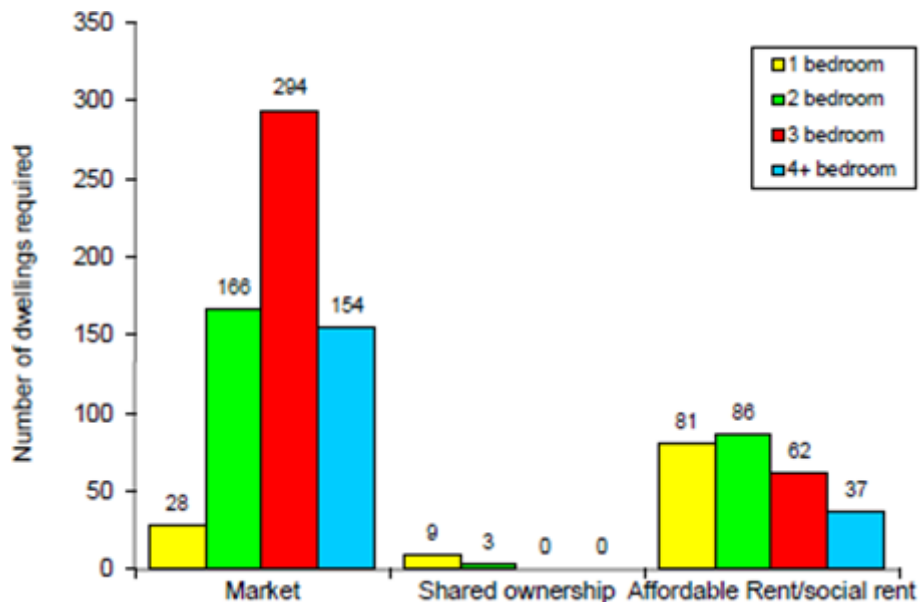
6. Borough Affordable Housing Need

6.1 In 2015 the local authorities within the Braintree, Chelmsford, Colchester and Tendring Housing Market Area updated the evidence for both the Objectively Assessed Housing Needs Study (OAN) (July 2015) (CD 10.3) and Strategic Housing Market Assessment Update (SHMA) (December 2015) (CD 10.5).

6.2 The OAN Study was further updated in November 2016, (CD 10.4) to review the findings of the original report in light of new evidence and produce a revised housing needs assessment for the same period 2013-2037. This ensures compliance with paragraph 47 and 50 of the NPPF 2012. As highlighted in paragraph 4.16, the CLP was submitted before 24 January 2019 and is therefore subject to the NPPF transitional arrangements, the standard methodology has not been used within these reports.

6.3 The SHMA forms the main Evidence Base for the Council's assessment of affordable housing provision. The SHMA identified an overall level of need of 278 affordable dwellings (266 rent and 12 shared ownership) per year between 2013 and 2037 (based on an OAN housing need figure of 920 dwellings per annum). See Figure 1 below.

6.4 The SHMA indicated a shortfall for all accommodation sizes with the greatest net need varying upon tenure type. For market housing, the greatest need is for three-bedroom properties, affordable rent/social rent for two-bedroom properties and shared ownership for one-bedroom properties.



- 6.5 New build affordable housing has largely been delivered through Section 106 agreements across the Borough. There have been trends in Colchester and more widely regionally and nationally, that the majority of new build affordable housing is delivered through Section 106 obligations as it is difficult for Registered Providers to deliver affordable housing led developments.
- 6.6 Table 5 below demonstrates a steady delivery of new build affordable housing, which has shown to have increased considerably since submission of the Emerging Local Plan in October 2017 where some emerging allocations have been granted planning permission and the Council have been able to attribute weight (in accordance with NPPF paragraph 48) to emerging policy DM8 (Affordable Housing) which requires 30% of new dwellings on housing developments of 10 or more (major developments) in urban areas. However, it should be noted that the figure for 2020/21 of 40 dwellings is lower than anticipated as a result of the Covid-19 pandemic.
- 6.7 The Council have also received commuted sums in the absence of delivery of affordable housing as part of a permitted development. These total £1,320,522.27 from 2012/13 to 2020/21.

Table 5 – New Build Affordable Housing Completions 2012/13 to 2020/21

Year	New Build Affordable Completions	Commuted Sums
2020/21	40	£0
2019/20	202	£0
2018/19	110	£178,922.13
2017/18	132	£351,414
2016/17	100	£276,000
2015/16	106	£514,186.14
2014/15	259*	£0
2013/14	96	£0
2012/13	133	£0

*Please note this year's high total reflects the completion of several affordable only schemes including Ilex Close, Hawkins Wharf and the Council's new build programme.

- 6.8 The Council is taking a pro-active approach to bring forward a steady supply of affordable housing in the borough and is not solely reliant on Section 106 affordable housing to meet the borough's affordable housing needs. Affordable housing comes forward through Section 106 provision, providing grant from Right to Buy Receipts, reserve to affordable housing providers,

property purchases (where the Council purchases back ex local authority properties on the open market) and through the Council led development programme.

- 6.9 In 2019, Colchester Borough Council Cabinet approved a grant to invest £75m into 350 council affordable homes, and this programme is well underway through acquisitions. As shown in Table 1 of the Authority Monitoring Report (AMR) 2020 and 2021 iterations, 35 and 59 acquisitions have been made in those respective years.
- 6.10 The Council are also delivering 100% affordable housing schemes through redeveloping Council land including garage sites, and Colchester Amphora Homes Developments, which will deliver market sale with 30% affordable housing.
- 6.11 Affordable housing can also be provided through exception sites in accordance with NPPF para 72. Despite not being able to quantify these given their nature, as a matter of principle when these do come forward across the Borough these sites will also contribute to meeting the Council's affordable housing need.

Summary

- 6.12 The SHMA (CD 10.5) which underpins the CLP has identified a need for 278 affordable dwellings (266 affordable rent and 12 shared ownership), per annum between 2013 and 2037.
- 6.13 There has been a steady delivery of new build affordable housing in Colchester as outlined in table 5 from 2012/13 to 2020/21.
- 6.14 The Council are not solely reliant on S106 affordable housing to meet the boroughs needs. In 2019 Cabinet approved £75m investment into 350 council affordable homes, delivering 100% affordable housing schemes through redeveloping Council land and Colchester Amphora Homes Development will deliver market sale with 30% affordable housing. Affordable housing can also be delivered through exception sites.

7. Tiptree Affordable Housing Need

Past Delivery

- 7.1 As outlined in chapter 5 above, there is a strong track record of housing delivery in Tiptree. Table 6 below outlines the level of affordable housing provided via S106 agreements in Tiptree for the period April 2017 to March 2021.
- 7.2 The relevant policy (H4 of the Core Strategy) at the time of determination of these applications required a minimum of 20% affordable housing. Table 6 below outlines that this requirement has been met.

Table 6 – Affordable Housing Delivery in Tiptree from 2017 to 2021

Planning Refence	Location	Total Dwellings	Total AH Dwellings
130245	Factory Hill, Tiptree	144	20
191414			20
122134	Grange Road*	103	10*
152120	L/A Chapel Road	39	8

*An agreement was made to accept 10% affordable housing for this site. Some of the facilities at Florence Park which formed part of the wider vision for the site where the community pitch and associated buildings were community facilities and the financial appraisal concluded a lower affordable housing percentage than 35% as required by the Local Plan at the time of determination was realistic. See committee report for app 122134.

- 7.3 As anticipated, the majority of affordable housing has been delivered through plan led growth. The only exception being Chapel Road (152120) which is the only major application which would trigger the requirement for affordable housing to be granted permission in this period. This site is considered windfall and shown accordingly in table 4 above and discussed in sections 5.26 to 5.30.

Existing Commitments

- 7.4 As previously outlined, planning permission has been granted on appeal at Barbrook Lane (210398) which will contribute to the need for 600 dwellings in Tiptree as established in the Section 2 CLP. This site will deliver 200 new homes including 60 affordable homes on site. This comprises 48 affordable rent houses/apartments of 12 x 1-bed, 18 x 2-beds, 14 x 3-beds and 4 x 4-beds; and 12 shared ownership houses of 10 x 2 bed and 2 x 3 bed.
- 7.5 Within this, there are 2 affordable rent units which are 1-bed ground floor apartments which will be built to enhanced wheelchair accessibility

standards to meet Part M4(3)(b) with adaptable kitchens.

Specific Affordable Housing Need in Tiptree

- 7.6 The number of applicants on the housing register with a preference to Tiptree (as at 08/03/21) totals 35 applicants with the house size requirements as set out in Appendix 2 of this Proof. The Barbrook Lane site (providing 60 affordable dwellings) will provide a reasonable pipeline of supply for those expressing a demand or need for affordable housing in Tiptree across 1, 2, 3 and 4 bed properties. There will be further provision made through those sites allocated in the TNP, which will contribute a further 120 affordable dwellings in Tiptree by 2033. The TNP also has an opportunity to influence how specific affordable housing need can be met.
- 7.7 To support the Tiptree Neighbourhood Plan, a Housing Needs Survey has been undertaken by RCCE in December 2017 ([available here](#)). This concludes that there is an assessed need for 19 units within the parish consisting of 6 x 1 bed, 10 x 2 bed and 3 x 3 bed properties. There is also a need for 4 shared ownership units to be 3 x 2 bed and 1 x 3 bed.
- 7.8 This is summarised in the Housing Need Survey as shown by the extract below:

Need to remain in Parish

SIZE	Open Market	Shared Ownership	HA / Council Rented	Private Rental	Other
Identified No. of units	52	4	19	20	9
Size Breakdown	27 Houses - 1 x 1 bed - 11 x 2 bed - 11 x 3 bed - 4 x 4 bed 12 Bungalows - 10 x 2 bed - 2 x 3 bed 11 Flats - 2 x 1 bed - 9 x 2 bed 2 Sheltered / Retirement property - 1 x 1 bed - 1 x 2 bed	3 Houses - 2 x 2 bed - 1 x 3 bed 1 Flat - 1 x 2 bed	5 Houses - 3 x 2 bed - 2 x 3 bed 2 Bungalows - 1 x 2 bed - 1 x 3 bed (1x ground floor) 1 Sheltered Acc/Retirement - 1 x 1 bed 6 x 2 bed unit 5 x 1 bed unit (1 ground floor unit)	8 House - 6 x 2 bed - 1 x 3 bed - 1 x 4 bed 3 Flat - 1 x 1 bed - 2 x 2 bed 8 x 1 bed unit (1 ground floor unit) 1 sheltered / retirement property - 1 x 2 bed	7 x cannot assess need due to lack of financial information 1 x cannot assess as children currently too young 1 x alms-house
Size Breakdown	4 x 1 bed 32 x 2 bed 13 x 3 bed 4 x 4 bed	3 x 2 bed 1 x 3 bed	6 x 1 bed 10 x 2 bed 3 x 3 bed	9 x 1 bed 9 x 2 bed 1 x 3 bed 1 x 4 bed	1 x 2 bed alms house

7.9 The need shown within the Housing Need Survey can be met in full by the Barbrook Lane site. Further provisions will be also made via the 400 dwellings to be delivered through the Tiptree Neighbourhood Plan.

Summary

7.10 Table 6 outlines that there has also been a strong track record of affordable housing deliver in Tiptree in the period 2017 to 2021. The majority of the affordable housing in Tiptree is provided through plan led growth.

7.11 Barbrook Lane will provide 60 affordable dwellings (48 affordable rent and 12 shared ownership) of various sizes.

7.12 The Housing Needs Survey to support the TNP has identified a need for 19 affordable units. This need can be met by Barbrook Lane and the TNP.

8. Summary and Conclusions

- 8.1 The Council can demonstrate a 5 year housing land supply.
- 8.2 The Council has assessed the housing needs of Tiptree for the plan period 2017 to 2033 as 600 dwellings. The Tiptree Neighbourhood Plan will identify sites for residential development for a minimum of 400 dwellings, alongside the 200 dwellings at Barbrook Lane granted permission on appeal in April 2020, to meet the identified housing need. The Barbrook Lane site is now in the process of delivery, with development having commenced on site.
- 8.3 The housing growth needs of the local community have been and will continue to be addressed via the plan led process. No evidence was presented to the Section 2 Local Plan Examination to suggest that any unmet need exists in the locality. During the Examination, third parties questioned the ability of the Tiptree Neighbourhood Plan to be delivered. The Inspector has raised no concerns on this matter and the Council are confident that the Tiptree Neighbourhood Plan will be delivered. The Regulation 14 draft is anticipated to be published for consultation in March/April 2022.
- 8.4 The Council have a strong record of delivery of housing and affordable housing across the Borough and specifically in Tiptree. There is no reason to suggest that this will not continue to be the case.
- 8.5 The evidence presented in this proof should be used to inform the economic and social benefits in the planning balance, as considered by James Ryan.

Appendix 1 – Housing Completions in Tiptree April 2017 to March 2021

Year	Planning Reference	Location	Total No. dwellings	1 bed	2 bed	3 bed	4 bed	5 bed
2020-21	122134	GRANGE ROAD, TIPTREE	8		4	4		
	130245/191414	L/A NE SIDE OF FACTORY HILL, TIPTREE	12			6	6	
	161171	L/A 58-60 MALDON ROAD, TIPTREE	1				1	
	170292	84 MALDON ROAD, TIPTREE	4			2	2	
	171250	63 NEWBRIDGE ROAD, TIPTREE	2		2			
	191343	10 SELDON ROAD,	1			1		
	180021	ROWAN COTTAGE, 12 SURREY LANE	1			1		
	200733	FACTORY HILL, TIPTREE	1					1
2019-20	122134	GRANGE ROAD, TIPTREE	34		6	18	6	4
	130245/191414	L/A NE SIDE OF FACTORY HILL, TIPTREE	40	8	5	7	13	7
	162809	110 CHURCH ROAD, TIPTREE	2	1	1			
	173326	L/a BOUNDARY COTTAGES, HALL ROAD	2		2			
	181725	93 MALDON ROAD, TIPTREE	1		1			
2018-19	130245	L/A NE SIDE OF FACTORY HILL, TIPTREE	40			28	12	
	150893	L/A TO THATCHED COTTAGE, TIPTREE	1				1	
	163221	5 MALDON ROAD, TIPTREE	1	1				
	17A041	30 BARBROOK LANE, TIPTREE	1	1				
	172607	L/A 35 GROVE ROAD	2		2			
	175004	VINGT TROIS, GRANGE ROAD, TIPTREE	1		1			
2017-18	152120	L/A CHAPEL ROAD, TIPTREE	39		10	27	2	
	146578	POLICE STATION, CHAPEL ROAD, TIPTREE	2		1	1		
	131317	LAND AT 7 SELDON ROAD, TIPTREE	2		1	1		
TOTAL			198	11	36	96	43	12

Appendix 2 – Housing Register Extract with Tiptree Preference as at 08 March 2022

Local Authority	HRA CRM State	Band	Min Bed Size	Max Bed Size	Local Connection Area
Colchester Borough Council	Active	C	1	1	Tiptree
Colchester Borough Council	Active	E	2	2	Tiptree
Colchester Borough Council	Active	E	0	1	Tiptree
Colchester Borough Council	Active	E	0	1	Tiptree
Colchester Borough Council	Active	E	3	3	Tiptree
Colchester Borough Council	Active	B	3	3	Tiptree
Colchester Borough Council	Active	C	0	1	Tiptree
Colchester Borough Council	Active	E	0	1	Tiptree
Colchester Borough Council	Active	E	3	3	Tiptree
Colchester Borough Council	Active	B	0	1	Tiptree
Colchester Borough Council	Active	B	4	4	Tiptree
Colchester Borough Council	Active	C	0	1	Tiptree
Colchester Borough Council	Active	B	3	3	Tiptree
Colchester Borough Council	Active	C	2	2	Tiptree
Colchester Borough Council	Active	E	2	2	Tiptree
Colchester Borough Council	Active	B	4	4	Tiptree
Colchester Borough Council	Active	E	2	2	Tiptree
Colchester Borough Council	Active	E	3	3	Tiptree
Colchester Borough Council	Active	C	3	3	Tiptree

Local Authority	HRA CRM State	Band	Min Bed Size	Max Bed Size	Local Connection Area
Colchester Borough Council	Active	C	0	1	Tiptree
Colchester Borough Council	Active	D	0	1	Tiptree
Colchester Borough Council	Active	E	2	2	Tiptree
Colchester Borough Council	Active	C	2	2	Tiptree
Colchester Borough Council	Active	E	0	1	Tiptree
Colchester Borough Council	Active	C	3	3	Tiptree
Colchester Borough Council	Active	E	2	2	Tiptree
Colchester Borough Council	Active	C	3	3	Tiptree
Colchester Borough Council	Active	E	2	2	Tiptree
Colchester Borough Council	Active	B	3	3	Tiptree
Colchester Borough Council	Active	E	0	1	Tiptree
Colchester Borough Council	Active	D	3	3	Tiptree
Colchester Borough Council	Active	B	3	3	Tiptree
Colchester Borough Council	Active	C	0	1	Tiptree
Colchester Borough Council	Active	C	0	1	Tiptree
Colchester Borough Council	Active	C	2	2	Tiptree