

Summary 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

Summary of Evidence of Bethany Jones

1. My evidence addresses housing need in relation to the assessment of economic and social benefits within the planning balance. My evidence should be read in conjunction with that of Cristina Howick (Housing Requirement) and James Ryan (Planning Balance).
2. 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.
3. 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 2022/23) as shown in the Housing Land Supply Annual Position Statement (CD 10.1).
4. 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. It is anticipated the TNP will commence Regulation 14 consultation in March/April 2022.
6. The Barbrook Lane site has commenced and will deliver 200 new homes, with first completions in May 2022.
7. 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.
8. 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.

9. There has been a steady delivery of new build affordable housing in Colchester as outlined in table 5 from 2012/13 to 2020/21.
10. 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.
11. Table 6 outlines that there has also been a strong track record of affordable housing delivery in Tiptree in the period 2017 to 2021. The majority of the affordable housing in Tiptree is provided through plan led growth.
12. Barbrook Lane will provide 60 affordable dwellings (48 affordable rent and 12 shared ownership) of various sizes.
13. 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.
14. The evidence presented in my proof should be used to inform the economic and social benefits in the planning balance, as considered by James Ryan.