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# Statement of Common Ground

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Between Marden Homes and Colchester Borough  
Council

Housing Land Supply and Needs Position

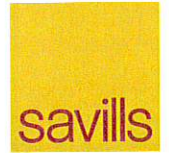
APP/A1530/W/21/3278575

Land adjoining The Gables, Kelvedon Road,  
Tiptree, Essex

# Statement of Common Ground

Housing Land Supply Position

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# Statement of Common Ground

## Housing Land Supply Position

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## 1. Introduction

- 1.1 This Statement of Common Ground between Marden Homes and Colchester Borough Council ('the Parties') addresses the issue of the housing land supply insofar as is relevant for consideration of appeal APP/A1530/W/21/3278575 ('the Appeal').

## 2. Matters Agreed

2.1 The following matters are agreed by the Parties:

1. The relevant five-year period for the Appeal and housing land supply is 2021-2026.
2. The relevant housing market area (HMA) comprises the administrative areas of Braintree, Chelmsford, Colchester, and Tendring.
3. The adopted Colchester Local Plan Section 1 (February 2021) sets an annual housing requirement of 920 dpa; and a total minimum housing requirement for the period 2013 – 2033 of 18,400 dwellings. This figure was determined in the context of the NPPF 2012, through the Braintree, Chelmsford, Colchester and Tendring Objectively Assessed Housing Need Study (OAHNS) July 2015 and November 2016 Update. The calculated requirement of 920 dpa for Colchester included zero uplift to account for market conditions.
4. The OAHNS 2016's justification for the zero market signals uplift is set out at paragraph 5.101 of the study, as follows:  
  
*“For Colchester the housing affordability ratio is slightly above the national average, but house prices and private rents are well below national averages, and housing delivery was less effected by the recession compared to the other HMA authorities, and completions exceed Plan targets. There is no strong evidence of a need for a market signal uplift here”.*
5. The data available to the OAHNS 2016 and on which the above conclusion was reached is six or more years old.
6. The standard method continues to require LPAs to set a baseline using the 2014-based household projections.
7. 920 dpa is the appropriate figure for use in calculating the Borough's five-year housing land supply position in accordance with the NPPF.
8. The appropriate buffer to be applied to the five-year housing requirement for 2021-2026 is 5%.
9. The relevant five-year housing requirement for the purposes of calculating an NPPF-compliant five-year housing land supply position is 4,830 dwellings.

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10. The Council is able to demonstrate a deliverable housing supply for 2021-2026 of 5,545 dwellings<sup>1</sup>. The Council is therefore able to demonstrate a five-year housing land supply – this equates to a 5.74-year supply – calculated in accordance with the NPPF.

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<sup>1</sup> Based on the figure within the Colchester Borough Council 2021 Housing Land Supply Annual Position Statement (August 2021), minus contribution this projected from Former Village Hall, Gt Wigborough (34 dwellings) and Bridge House (18 dwellings), as per Statement of Common Ground between Colchester Borough Council and Bluesquare Homes Ltd in relation to Appeal Ref: APP/A1530/W/21/3285769.

### 3. Matters in dispute

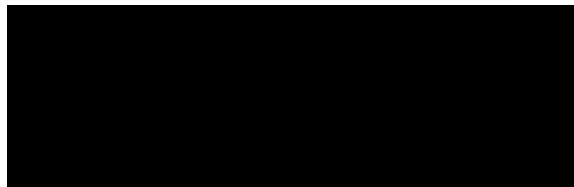
3.1 The matters in dispute between the two parties include but may not be limited to:

1. Whether the calculation of the Borough's local housing needs using the Standard Method, as per the current NPPF and accompanying PPG is a material consideration
2. Whether more recent data on housing affordability, which has become available since the OAHNS 2016 was prepared, is a material consideration
3. The Borough's affordable housing supply compared to need, and prospects of affordable housing needs being met in full
4. Level of weight that should be afforded to the provision of housing and affordable housing in the overall planning balance of this appeal

### 4. Signed Agreement

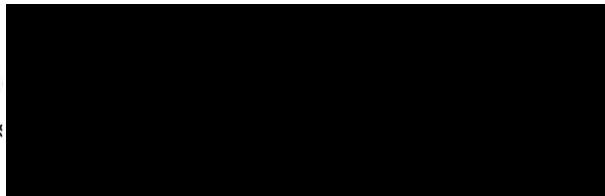
4.1 It is agreed that this statement confirms the matters which are agreed and not agreed between both parties.

Signed by Colchester Borough Council:



Date:

Signed by Marden Homes:



Date:

28 MARCH 2022

