

Five Year Housing Land Supply Statement 2022

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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 5th July 2022. This is following adoption of the Colchester Local Plan Section 2 at a meeting of Full Council on 4 July 2022 which provides clarity to the housing needs of the Borough. The relevant five year housing land supply period covers the period between 5th July 2022 and 4 July 2027.
- 1.3** In accordance with Planning Practice Guidance (the PPG) the trajectory in Appendix 1 provides details of all sites that are expected to deliver new units in the next five years. For each site, details are included of the current planning status, the number of homes completed, homes under construction and those expected to be built, as well as the expiry date of permissions where applicable, and whether or not sites are counted as windfall. For major sites which do not benefit from full planning permission additional information and clear evidence is included in this report which demonstrates that there will be housing completions on site within 5 years, including current planning status, timescales and progress. The report also sets out the 5 year land supply calculation and identifies the appropriate buffer (5%), and that there is no shortfall to address. Section 8 confirms that there is a 5 year supply of deliverable housing land.
- 1.4** The information contained in this document is correct in respect of the time period it covers but due to the nature of housing supply and delivery it is considered to be a ‘live document’. It is therefore subject to change as and when new information is received which changes the housing supply and/or housing delivery position. Notwithstanding this, the base date of the supply will not change, and new sites will not be added. Only those sites already included but where circumstances change may be updated, i.e. if reserved matters approval is granted on a site which at the base date has outline consent.
- 1.5** Over the past two years there has been much uncertainty surrounding the housing market as a result of Covid 19. However, despite a slower 2020/21 monitoring period, construction during the 2021/22 period resumed and sales have been strong.

2. Local Context

- 2.1** Colchester Borough Council has an adopted Local Plan which consists of;
 - Section 1 Local Plan adopted in February 2021; and
 - Section 2 local Plan adopted in July 2022.

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

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

- 2.2** The Core Strategy previously set a minimum housing target of 19,000 new homes between 2001 and 2023 at an annual rate of 830 dwellings per year (2008 – 2021) and 855 dwellings per year (2022-23). Housing delivery over that period exceeded expectations and the Council saw a cumulative surplus of housing delivery.
- 2.3** In 2017 the Council submitted a new Local Plan to direct future development and growth in the 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 new Local Plan sets a housing target of 14,720 over the Plan Period at an annual rate of 920 dwellings per year. This target was used to monitor delivery and supply from 2013 until 2018 when the revised National Planning Policy Framework (NPPF) introduced the use of the Standard Methodology. In order to meet increased housing targets, the Local Plan allocates additional land to supplement sites already identified and committed for residential development.
- 2.4** In February 2021, Section 1 of the Local Plan was adopted. This included a policy (SP4) which confirmed the objectively assessed need for housing as 920 per annum. This is the figure used to inform the Councils housing land supply.
- 2.5** In July 2022, Section 2 of the Local Plan was adopted. This includes Policy SG2 which outlines the overall distribution of new housing over the Plan Period to meet the housing target in accordance with the Spatial Strategy and Settlement Hierarchy set out in Policy SG1. Housing allocations are detailed through the Place Policies.
- 2.6** Affordable Housing is sought on all sites above thresholds contained in the Local Plan (Policy DM8 of the Section 2 Local Plan). This sets out that 30% affordable housing will be sought on sites of 10 or more units in the urban areas and on sites above 5 units in designated rural areas. Qualifying sites contained in the 5 year supply will provide 30% affordable housing in accordance with emerging policy.

3. Housing Target for Colchester

- 3.1** Colchester's five-year housing land supply requirement is based on an annual housing target of 920 in accordance with Policy SP4 adopted in February 2021.
- 3.2** The Housing Delivery Test was introduced in 2018 to address issues of persistent under-delivery. Colchester has exceeded the target set and therefore only needs to add a 5% buffer to the target of 920. This results in an annual requirement of 966 units which equates to a five year supply of 4830.

4. National Policy

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

- for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
- for small sites, details of their current planning status and record of completions and homes under construction by site;
- for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;
- permissions granted for windfall development by year and how this compares with the windfall allowance;
- details of demolitions and planned demolitions which will have an impact on net completions;
- total net completions from the plan base date by year (broken down into types of development e.g., affordable housing); and
- the 5 year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

4.5 Appeal Inspectors are also starting to comment on the content of Position Statements. The following statement has been taken from an appeal decision in Braintree;

“That is not to say that there should be publication of every email or every note of a meeting or telephone conversation. The information can be provided in summary form but there needs to be some means of identifying the basis for the conclusion reached.”

4.6 The revised NPPF published in 2021 retains the following definition of delivery: 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 The PPG provides further guidance on what constitutes a deliverable site. Where evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:

- any progress being made towards the submission of an application;
- any progress with site assessment work; and
- any relevant information about site viability, ownership constraints or infrastructure provision.

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

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

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

5. Standard Methodology

- 5.1** The NPPF expects strategic policy-making authorities to follow a standard method for assessing local housing need unless there are exceptional circumstances such as a local plan submitted on or before 24th January 2019. Colchester falls into this category and accordingly has based its Local Plan on policies in the NPPF published in 2012. This means that the annual target within the Local Plan is derived from an objectively assessed housing need (OAN) study published in 2015 and updated in 2016 by Peter Brett Associates in full compliance with national guidance (the NPPF & NPPG).
- 5.2** Both Section 1 and Section 2 of the Colchester Local Plan are now adopted (February 2021 and July 2022 respectively). The housing target is included with Policy SP4 of the Section 1 Local Plan and Policy SG2 of the Section 2 Local Plan. Housing requirement figures identified in strategic policies should be used as the starting point for calculating the 5-year land supply figure in the following circumstances:
- for the first 5 years of the plan, and
 - where the strategic housing policies plans are more than 5 years old, but have been reviewed and are found not to need updating.
- 5.3** Prior to the adoption of the Local Plan, the Standard Methodology was used for decision making and this is reflected in the previous delivery figures detailed below.

6. Previous Delivery

- 6.1** National policy states that where Local Planning Authorities have a record of persistent under delivery of new housing, there is a requirement to apply a 20% buffer to its five-year housing requirement. National policy has introduced the Housing Delivery Test (HDT) to clarify in which situations a 20% should be applied.
- 6.2** Colchester Borough Council has an excellent record of housing delivery over a prolonged period. Since 2001/2 it has overseen the delivery of just under 20,000 new homes at an average rate of 940 new dwellings per year.

Year	Annual target	Completions per year	Cumulative Target	Cumulative Completions	Cumulative Completions against target
2001/02	830	566	830	566	-264
2002/03	830	980	1660	1546	-114
2003/04	830	916	2490	2462	-28
2004/05	830	1277	3320	3739	+419
2005/06	830	896	4150	4635	+485
2006/07	830	1250	4980	5885	+905
2007/08	830	1243	5810	7128	+1318
2008/09	830	1028	6640	8156	+1516
2009/10	830	518	7470	8674	+1204
2010/11	830	673	8300	9347	+1047
2011/12	830	1012	9130	10359	+1229
2012/13	830	617	9960	10976	+1016
2013/14	920	725	10880	11701	+821
2014/15	920	943	11800	12644	+844
2015/16	920	1149	12720	13793	+1073
2016/17	920	912	13640	14705	+1065
2017/18	920	1048	14560	15753	+1193
2018/19	920	1165	15480	16918	+1438
2019/20	1086	1124	16566	18042	+1476
2020/21	920	741	17486	18783	+1297
2021/22	920	1034	18406	19817	+1411

Table One: Housing Delivery 2001/02 to 2021/22

- 6.3** Colchester has passed the Housing Delivery Test 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. Due to the temporary disruption to the construction sector during the Covid-19 pandemic which began in March 2020, the number of homes required for the purpose of the Housing Delivery Test was reduced within the 2019/20 year by one month and 2020/21 year by four months.

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 71 of the NPPF and the PPG. Although there is no universal formula to account for the anticipated windfall, several considerations have been taken account. The NPPF and PPG provide policy and guidance as summarised below:

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply

Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

- 7.2** Taking into account the above, the Council’s criteria for a site to be considered windfall is that it should not form part of a current or emerging allocation (only Neighbourhood Plans are emerging policy within Colchester). There is no one approach to a windfall allowance methodology but it is reasonable to consider past windfall rates as a basis for the expectation of the levels of windfall that will come forward in the future. This approach is widely used and can aid in considering the likely windfall that will come forward in the future.

- 7.3** Table two below highlights the level of windfall the Council has seen completed in each of the last 5 years. The average over this time is 299 units per year. In recent years the Council has adopted a conservative approach to windfall sites and used an annual figure of 260. It is intended to continue this approach for the next 5 years despite the average being higher. This figure has rarely been challenged and where it has, it has been found to be appropriate in previous appeals either by explicit reference in the decision notice (i.e. ref. APP/A1530/W/20/3245754 - Land at Braiswick, Colchester) or through Statements of Common Ground (i.e. APP/A1530/W/19/3223010 – Land at Barbrook Lane, Tiptree).

Year	2017/18	2018/19	2019/20	2020/21	2021/22	Average
Number of dwellings from windfall historically	207	243	399	377	271	299

Table Two: Historic windfall completion

- 7.4** Table three below includes figures taken from sites with approved planning applications that are yet to be completed that would meet the criteria of windfall. This can be termed as ‘known windfall’. It is important to note that these will not be double counted i.e: included in the trajectory as a specific site and also used to justify an additional ‘windfall allowance’.

Year	Windfall Dwellings known to be in the trajectory
2022/23	198
2023/24	158
2024/25	215
2025/26	186
2026/27	59

Table Three: Known Windfall in Trajectory

7.5 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 and an increase in student accommodation. Taking into account the recent level of windfall delivery, the predicted levels of windfall going forward are considered to be appropriate. The figures may be considered to be conservative when taking into account the further relaxation of permitted development by national government.

7.6 For years two through to five of the housing trajectory the exact completion year of sites is harder to project. Notwithstanding this a quantity of 816 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
2022/23	198	198	0
2023/24	260	158	102
2024/25	260	215	45
2025/26	260	186	74
2026/27	260	59	201
Total	1238	816	422
Total additional windfall to be applied			422

7.7 The Council would expect that beyond the 816 windfall dwellings, on known sites, a further 422 dwellings will come forward within the five-year supply period from additional windfall that the Council is unaware of currently.

8. Five Year Supply Calculation

- 8.1 The table below illustrates the 5-year supply calculation for the district during the period between 2022/2023 through to 2026/2027.

Housing Need OAHN	
Annualised objectively assessed housing need (OAHN)	920
5 year housing requirement (5x920)	4600
5 year housing requirement and 5% buffer	4830
Supply	
Permissioned sites, existing allocations and windfall allowance	5074
Total number of years' worth of housing supply including emerging allocations	
Supply against OAN with permissioned sites, existing allocations and windfall	5.25

- 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 5.25 years is deliverable within this period.

9. The Supply of Deliverable Sites

- 9.1** The NPPF and PPG identifies that to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 9.2** Accordingly this Statement is based on national policy and guidance. At a local level this is implemented as follows;
- A.** Sites of less than 10 units (not major development) with planning permission are considered deliverable unless there is clear evidence that homes will not be delivered within 5 years.
 - B.** All sites (regardless of size) that have detailed planning permission are considered deliverable unless there is clear evidence that homes will not be delivered within 5 years.
 - C.** Sites of 10 or more units with outline permission will only be included in the 5 year supply where there is clear evidence that they will be delivered within 5 years.
 - D.** Sites which are allocated in the Adopted or Emerging Development Plan but which do not have planning permission will only be included in the 5 year supply where there is clear evidence that they will come forward within 5 years.
- 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 2) to ensure the supply is realistic.
- 9.4** Every site within the 5 year supply either benefits from planning permission or is the subject of a current application, with the exception of the garden community. 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.

9.7 Sites of 10 or more that benefit from outline planning permission have been scrutinised and particular attention has been given to whether they are likely to deliver housing units within 5 years. There are just two sites that falls into this category as detailed below;

1. 32 Colchester Road, West Bergholt - 13 units. Outline permission was granted in November 2020 (ref. 181458). Although this is an outline application the developers, Rose Builders Ltd, have confirmed to Colchester Borough Council that they intend to commence on site in 2022/23 and complete all units by 23/24. Rose Builders Ltd are a well established and experienced company who have an excellent track record of delivery. The site also forms part of an allocation in the West Bergholt NP (October 2019).
2. 182220 Fiveways Fruit Farm, Stanway - 420 units. Part detailed/part outline planning permission was granted in May 2021. Reserved Matters and Discharge of Condition applications are expected imminently. Land will be transferred with vacant possession by the end of the year. Two developers will be involved in delivery of the site.
3. Great Tey – outline permission granted August 2022 and a requirement of the landowner agreement that reserved matters will be submitted within 6 months. This has been confirmed to be the case by the developer Mersea Homes.

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

1. Land south of the A12/north of London Road in Stanway is the subject of a current full application (202829) and a PPA. There is resolution to grant planning permission and the S106 agreement is due to be signed shortly. Two national housebuilders are involved with this site, both of which have experience of building new homes in Colchester.
2. Tendring Colchester Borders Garden Community -The lead developer is Mersea Homes who have announced they will be delivering the site alongside Clarion Housing Group (the largest social landlord in the country). Delivery of early phases of the Garden Community have always been tied to delivery of infrastructure funded through the Housing Infrastructure Fund. The successful bid, of £99m, relates to the provision of a link road and rapid transit system. The link road has recently received planning permission and an application to discharge a condition has been determined to allow the first phase of the Rapid Transit System to be delivered. The HIF funding is dependent on delivering a number of dwellings at the Garden community by 2025. The developers are accordingly working to this programme.

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

10. Monitoring

- 10.1** This statement and accompanying housing trajectory has been produced based on information from a number of sources to reflect the multifaceted nature of housing supply and delivery.
- 10.2** In accordance with the PPG the trajectory in Appendix 1 provides details of all sites that are expected to deliver new housing units in the next five years. For each site, details are included of the current planning status, the number of homes completed, homes under construction and those expected to be built, as well as the expiry date of permissions where applicable, and whether or not sites are counted as windfall. For major sites which do not benefit from full planning permission additional information and clear evidence is included in this report which demonstrates that there will be housing completions on site within 5 years, including current planning status, timescales and progress. The report also sets out the 5 year land supply calculation and identifies the appropriate buffer (5%), and that there is no shortfall to address.
- 10.3** Those sites where additional information is required to demonstrate that housing completions will begin on site within 5 years, are detailed in the report and this statement includes information about:
- progress being made towards the determination of an application;
 - progress with site assessment work; and
 - any relevant information about site viability, ownership constraints or infrastructure provision.
- 10.4** 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	1 st Completion	Build Rate PA (Ave.)
Chesterwell (1600 dwellings)	Mersea Homes	July 2014	March 2015	2014 onwards	2015	2016	150
	Countryside	July 2014	October 2015	2014 onwards	2015	2016	
Severalls Phase 1 (125 units)	Crest Nicholson	2010	2011	2011	Nov 2011	2012/13	35-63
Severalls Phase 2 (730 dwellings)	Taylor Wimpey	2015	April 2016	2015 onwards	2016	2017	98
	Bloor Homes	2015	April 2016	2015 onwards	2016	2017	
	Bellway	2015	April 2016	2015 onwards	2016	2017	
Wyvern Farm (358 dwellings)	Persimmon & Cala Homes	N/A	July 2015	2015/16	2016	2017	89-123
Stanway railway sidings (123)	Hopkins	N/A	July 2013	2014-16	2016	2016/17	58
Rowhedge Port (170 units)	Bloor Homes	N/A withdrawn	August 2015	2016/17	2017	2018	46
ECC depot, Park Rd (40 units)	Redrow	2013	June 2014	Sept. 2014	2014	2015	29 (1 yr build)
	Harding Homes	N/A	Dec 2014	2015	2016	2017	11
Axial Way (88 units)	Persimmon	N/A	March 2017	2017	2017	2018	88 (1 yr build)
Betts Factory (127 units)	Bellway	2013	2014	2014	2015	2016	50 (CBC part only)
Chapel Road, Tiptree (39 units)	Inland Homes	N/A	2016	2016/17	2017	2018	39 (1 yr build)
Factory Hill, Tiptree (126)	Crest Nicholson		2013	2016/17	2017	2018	
Avon Way (152 student units)	Beyond the Box	N/A	2018	2018/19	2019	Sept. 2019	152 dpa
University of Essex (643 student units)	University of Essex	N/A	July 2016	2017/18	2017	Sept 2018	643 – 1 yr build

Development	Developer	Outline PP	Reserved Matters/Full	Discharge of Conditions	Commencement	1 st Completion	Build Rate PA (Ave.)
Gosbecks (144 units)	Bloor Homes	N/A	July 2020	Aug 2020/21	Jan 21	2021	Expect to complete by end of 2023
Halstead Road, EAG (150 units)	Bellway	Nov 2019	May 2021	2020-21	May 21	Launched in January 2022	
Brierly Paddocks, Mersea (100 units)	City & County	May 2020	August 2020	May 2020-21	September 21	Launched Feb 2022	

- 10.5** In respect of housing supply the principle sources of information are residential planning permissions (including sites undergoing the planning application process, sites benefiting from extant permission, and sites with lapsed permission) and strategic residential allocations contained in the Development Plans. Future sources of information may include the Brownfield Land Register and any future Strategic Land Availability Assessment.
- 10.6** 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.
- 10.7** 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).
- 10.8** 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.
- 10.9** 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.
- 10.10** The Council accepts that assessments need to be realistic and this statement includes the following:
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year;
 - for small sites, details of their current planning status and record of completions and homes under construction by site;
 - for sites with outline consent or allocated in local plans, information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;

- permissions granted for windfall development by year and how this compares with the windfall allowance;
- total net completions from the plan base date by year; and
- the 5 year land supply calculation clearly indicating the 5% buffer and the number of years of supply.

10.11 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.

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

10.13 Due to the live nature of this document, it is subject to change following any subsequent changes to the housing land supply and/or housing delivery position. Therefore, whilst the published statement is correct at the relevant date stated in the document (as of the 5th of July 2022), 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

Planning Reference	Site location	Expiry or Status	Windfall	Permissi on Type	Dwellings	Dwellings Remaining	21/22	22/23	23/24	24/25	25/26	26/27
Berechurch												
192820	L/A 56 BERECHURCH HALL ROAD, COLCHESTER	01 2024	Yes	Full	6	6			6			
200720	52 BERECHURCH HALL ROAD	Commenced	Yes	Full	1	1		1				
202021	128 THE WILLOWS, COLCHESTER	12 2023	Yes	Full	1	1		1				
201339/200180	LAND R/O 64 & 66 BLACKHEATH, COLCHESTER	01 2024	Yes	Full	4	4			4			
202605	40 BERECHURCH ROAD, COLCHESTER	02 2024	Yes	Full	2	2		2				
191093	L/A BERECHURCH HALL ROAD (HARDING)	Commenced	No	Full	32	32			15	10	7	
173119	RANGES STATION, 154 MERSEA ROAD	Commenced	Yes	Full	2	2			2			
220994	200 MERSEA ROAD, COLCHESTER	Commenced	Yes	Full	1	1		1				
VARIOUS	ABBAY PARK, BERECHURCH ROAD (HARDING)	Complete	Yes	Full	32	32	32					
202025	BERECHURCH HALL ROAD (PERSIMMON)	Commenced	No	Full	153	153			33	40	40	40
Castle												
180045	COWDRAY CENTRE, MASON ROAD, COLCHESTER	Commenced	No	Full	262	176	74	60	60	56		
170424	FMR CO-OP, LONG WYRE STREET, COLCHESTER	Complete	Yes	Full	24	0	24					
181064	42 SMYTHIES AVENUE, COLCHESTER	10 2024	Yes	Full	1	1		1				
182163	2-3 TRINITY STREET COLCHESTER	Complete	Yes	COU	1	0	1					
211654	RIVERSIDE CENTRE, NORTH STATION RD, COLCHESTER	Commenced	No	COU	93	93			30	40	23	
182120	LAND AT QUEEN ST CULTURAL QUARTER	02 2023	No	Full	192	192						
200269	7 EAST STOCKWELL STREET, COLCHESTER	Complete	Yes	Full	1	0	1					
182409	239 GREENSTEAD ROAD, COLCHESTER	06 2023	Yes	Full	7	7		7				
201641/211361	32 CROUCH STREET, COLCHESTER	09 2023	Yes	Full	27	27				10	11	6
201228	1 PELHAMS LANE, COLCHESTER	Commenced	Yes	Full	2	2		2				
192365	20-23 PRIORY WALK	07 2024	Yes	Full	18	18						
202559	20 SIR ISAACS WALK, COLCHESTER	01 2024	yes	Full	1	1		1				

202560	1 THOMAS COURT, COLCHESTER	Complete	Yes	COU	10	1	10						
202763	CASTLE COURT, ST PETERS STREET, COLCHESTER	Complete	Yes	Full	1	1	1						
202028	53 NORTH HILL, COLCHESTER	Complete	Yes	Full	1	1	1						
192234	64A HIGH STREET, COLCHESTER	Complete	Yes	COU	1	0	1						
200814	78 CULVER STREET EAST, COLCHESTER	Complete	Yes	COU	9	0	9						
190424	29 EAST BAY, COLCHESTER	05 2023	Yes	Full	20	20				10	10		
201290	25 SOUTHWAY, COLCHESTER	04 2024	Yes	Full	15	15		9	6				
210386	18 WEST STOCKWELL STREET, COLCHESTER	06 2024	Yes	Full	1	1			1				
210112	1 EAST BAY, COLCHESTER	06 2024	Yes	COU	1	1		1					
211936	59 PRIORY STREET, COLCHESTER	Complete	Yes	CLU	1	1	1						
210797	HEADGATE BUILDINGS, SIR ISSACS WALK, COLCHESTER	09 2024	Yes	COU	9	9				9			
212385	78 NORTH STATION ROAD, COLCHESTER	11 2024	Yes	COU	1	1			1				
210088	FORMER MUSEUM RESOURCE CENTRE, 14 RYEGATE ROAD	Commenced	Yes	COU	18	18			18				
212472/212473	63&64 HIGH ST, COLCHESTER	04 2025	Yes	COU	2	2				2			
220247	20 SIR ISSACS WALK, COLCHESTER	05 2025	Yes	COU	1	1		1					
220626	9A QUEEN STREET, COLCHESTER	05 2025	Yes	COU	1	1		1					
220201	EWER HOUSE, CROUCH STREET	05 2025	Yes	Full	4	4					4		
211575	NORFOLK HOUSE, 23 SOUTHWAY	Commenced	Yes	COU	11	11				11			
Greenstead													
152303	166 ST ANDREW'S AVENUE, COLCHESTER	Commenced	Yes	Full	1	1		1					
160224/191477	SPORTS GROUND, BROMLEY ROAD, COLCHESTER	Complete	Yes	Full	14	0	10						
192733	SCARFE WAY, COLCHESTER	Commenced	Yes	Full	6	6		3	3				
192777	BUFFET WAY, COLCHESTER	Commenced	Yes	Full	6	6		6					
212991	COLLIERS FARM COTTAGES, A133	12 2024	Yes	COU	1	1			1				
212989	HOME FARM BULL PEN, A133	12 2024	Yes	COU	1	1			1				
221129	HOME FARM HOUSE, COLCHESTER	05 2025	Yes	COU	3	3				3			
220149	VERONICA WALK, GREENSTEAD	05 2025	Yes	Full	3	3					3		

Lexden & Braiswick

160927	37 OAKS DRIVE, COLCHESTER	Complete	Yes	Full	1	0	1					
182169	24 BRADBROOK COTTAGES, ARMOURY RD, WEST BERGHOLT	Commenced	Yes	Full	1	1		1				
152322	LITTLE PORTERS, PORTERS LN, FORDHAM HEATH	Complete	Yes	COU	1	0	1					
202596	LAND OFF HALSTEAD ROAD, EIGHT ASH GREEN	Commenced	No	RM	150	145	5	50	50	45		
180152	FRIARS FARM BARN, DAISY GREEN, EIGHT ASH GREEN	Completed	Yes	Full	1	0	1					
180380	POND FARM, BURES ROAD, WEST BERGHOLT	Complete	Yes	Full	1	0	1					
200655	114 BRAISWICK, COLCHESTER	07 2023	Yes	Full	5	5					5	
182084	"SLINDON COTTAGE" PLUMMERS LANE, FORDHAM	Commenced	Yes	Full	1	1		1				
183017/200987	144 BRAISWICK, COLCHESTER	Commenced	Yes	Full	6	6		4	2			
190094	87 ALBANY RD, WEST BERGHOLT	06 2022	Yes	Full	1	1		1				
190151	TURKEY COCK LANE, EIGHT ASH GREEN	Commenced	Yes	Full	1	1			1			
192561	WEMADIT, 58 CHITTS HILL	Complete	Yes	Full	1	0	1					
191409	NAYLAND ROAD, WEST BERGHOLT	07 2022	Yes	Full	3	3			3			
192671	HARDINGS CLOSE, ALDHAM	Complete	Yes	FULL	4	0	4					
183024	48 LEXDEN ROAD, WEST BERGHOLT	Complete	Yes	Full	1	0	1					
181624	COOKS HALL ROAD, WEST BERGHOLT	Complete	Yes	Full	2	0	2					
200348	SEVEN STAR GREEN, EIGHT ASH GREEN	01 2024	Yes	Full	2	2			2			
182641	QUEENS HEAD, FORD STREET, ALDHAM	Commenced	Yes	Full	1	1		1				
201130	BAKERS LANE, COLCHESTER	12 2023	Yes	Full	3	3			3			
200169	HORSE PIT BARN, COOKS HALL ROAD, WEST BERGHOLT	09 2023	Yes	Full	1	1			1			
191997	STABLE COTTAGE, COLCHESTER ROAD, WEST BERGHOLT	Commenced	No	Full	41	41		15	15	11		
202785	5 OXFORD ROAD, COLCHESTER	Commenced	Yes	Full	1	1		1				
181458	32 COLCHESTER ROAD, WEST BERGHOLT	11 2023	No	Outline	13	13					13	
182761	179 COLCHESTER ROAD, WEST BERGHOLT	Complete	Yes	Full	2	0	2					
200332	THE TREBLE TILE, WEST BERGHOLT	Commenced	Yes	Full	2	2		2				
202499	41 LONDON ROAD, COLCHESTER	01 2024	Yes	Full	1	1			1			

210845	LAND AT HEATHSIDE FARM, FORDHAM HEATH	05 2024	Yes	Full	1	1			1				
211761	BARN, HALL ROAD, WEST BERGHOLT	08 2024	Yes	COU	1	1			1				
202842	THE COACH HOUSE, EIGHT ASH GREEN	Complete	Yes	COU	1	0	1						
210331	L/A LEXDEN MANOR, COLVIN CLOSE	Complete	Yes	Full	1	0	1						
220165	20 BRADBROOK COTTAGES, WEST BERGHOLT	04 2025	Yes	COU	1	1			1				
213344	HALL ROAD, WEST BERGHOLT	02 2025	Yes	COU	1	1			1				
221000	ASHINGTON LODGE, ALDHAM	05 2025	Yes	COU	1	1					1		
Mile End													
100502	FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER	Commenced	No	Full	3 (both phases)		97	130	97				
150473	CHESTERWELL, (Both Outlets)	Commenced	No	Full	1600	1022		59	90	150	150	150	150
201208/221047	SOUTH OF CAMBIAN FAIRVIEW, BOXTED ROAD, COLCHESTER	04 2024	No	RM	26	26					13	13	
190624	16 TURNER RD, COLCHESTER	07 2022	Yes	Full	1	1			1				
192890	MILE END ROAD, COLCHESTER	Commenced	Yes	Full	17	10		7	10				
210983	172 MILL ROAD, COLCHESTER	08 2024	Yes	Full	1	1				1			
210950	L/A 4 LEECHS LANE, COLCHESTER	11 2024	Yes	Full	1	1			1				
212506	CORDELIA DRIVE, COLCHESTER (NC2)	02 2025	No	Full	4	4					4		
220526	L/A 67 BRAISWICK	04 2025	No	RM	27	27					15	12	
New Town & Christchurch													
173017	GARRISON DEVELOPMENT - B (LE CATEAU)	Complete	No	Full	8	0		8					
170621	GARRISON DEVELOPMENT - K1 (ASSITED LIVING)	Complete	No	Full	53	0		38					
192837	GARRISON K2, BUTT ROAD	Commenced	No	Full	33	33				33			
191676	60 CREFFIELD ROAD, COLCHESTER	Complete	Yes	Full	7	0		7					
190043	NORTH OF MAGDALEN STREET (BROOK STREET) , COLCHESTER	01 2024	No	Full	119	119						60	59
151087	GARRISON DEVELOPMENT - A1 (MEE01 & MEE03)	Commenced	No	Full	6	6			6				
131336	47 & 49 WICKHAM ROAD, COLCHESTER	Complete	Yes	Full	1	1		1					
182342	192-220 MERSEA RD, COLCHESTER	Commenced	Yes	Full	1	1			1				
200322	25 WINNOCK ROAD, COLCHESTER	11 2023	Yes	Full	3	3			3				

201601	67 MILITARY ROAD, COLCHESTER	11 2023	Yes	Full	1	1		1				
202160	87 MERSEA ROAD, COLCHESTER	12 2023	Yes	Full	1	1		1				
192828/192829	ECC HOSPITAL, LEXDEN ROAD, COLCHESTER	Commenced	No	Full	120	120			15	35	35	35
202520	R/O 32-34 BARRACK STREET, COLCHESTER	02 2024	Yes	Full	3	3		3				
200177	2 CREFFIELD ROAD, COLCHESTER	03 2023	No	Full	1	1			1			
200328	23 CREFFIELD ROAD, COLCHESTER	06 2024	Yes	Full	1	1		1				
211552	THE FOUNDRY ARMS, 83 ARTILLERY STREET, COLCHESTER	08 2024	Yes	Full	1	1			1			
201882	FORMER LOOKERS, MILITARY ROAD, COLCHESTER	12 2024	Yes	Full	54	50				20	24	10
211499	83 BARRACK STREET, COLCHESTER	12 2024	Yes	COU	2	2			2			
213197	34B MERSEA ROAD, COLCHESTER	02 2025	Yes	Full	2	2			2			
Old Heath & Hythe												
152493/ 180694	"SILVERTON AGGREGATES SITE" HAWKINS ROAD, COLCGHESTER	Commenced	No	O/RM	37	37		20	17			
163197	RISING SUN PH & WAREHOUSES, HYTHE STATION RD, COLCH	Commenced	No	Full	27	3	24	3				
172549	L/A 13 FINGRINGHOE ROAD, COLCHESTER	Complete	Yes	Full	2	0	2					
190106	32 BALLANTYNE DRIVE, COLCHESTER	Complete	No	Full	37	0	37					
190335/212182	R/O COLCHESTER CENTRE, HAWKINS ROAD	Commenced	No	O/RM	114	114				50	50	14
201317	2 PARSONS LANE , COLCHESTER	08 2023	Yes	Full	1	1			1			
190303	38 ROWHEDGE ROAD, COLCHESTER	Complete	Yes	Full	1	0	1					
192276	PICO WHARF, COLCHESTER	06 2023	Yes	Full	10	10				10		
210312	JOSEPH COURT, HYTHE QUAY	05 2024	Yes	COU	7	7			7			
210635	HYTHE HOUSE, 142 HYTHE HILL	05 2024	Yes	COU	10	0	10					
211171	137/138 HYTHE HILL, COLCHESTER	09 2024	Yes	Full	1	1			1			
210608	MULBERRY CENTRE, HAVEN ROAD	09 2024	Yes	COU	4	4				4		
210986	COLCHESTER RECLAIM, HAWKINS ROAD	09 2024	No	Full	9	9					9	
212027	68 BARRACK STREET, COLCHESTER	02 2025	Yes	COU	1	1			1			
211510	COLNE QUAY, LAND EAST OF HYTHE QUAY	TBC	Yes	Full	109	109				59	50	
Prettygate												
171325	HEATH LODGE , 11 HEATH ROAD, COLCHESTER	Complete	Yes	Full	5	0	5					

200854	133 STRAIGHT ROAD, COLCHESTER	09 2023	Yes	Full	1	1			1				
212888	15 MARLOWE WAY, COLCHESTER	04 2025	Yes	Full	1	1			1				
Shrub End													
160524	34 KING HAROLD ROAD, COLCHESTER	Complete	Yes	Full	1	0	1						
211058	MARETH PLAYGROUP, MARETH ROAD	Commenced	Yes	RM	4	4		4					
201943	ELFREDA HOUSE, ICENI WAY, COLCHESTER	Commenced	Yes	Full	36	36		18	18				
202001	RAYMOUTH HOUSE, COLCHESTER	12 2023	Yes	Full	8	8				8			
202321	REVERDY HOUSE, COLCHESTER	12 2023	Yes	Full	8	8					8		
202349	AMBROSE HOUSE, COLCHESTER	12 2023	Yes	Full	8	8					8		
202161	ANCHOR HOUSE, COLCHESTER	12 2023	Yes	Full	8	8						8	
190522	GOSBECKS PHASE 2, COLCHESTER	Commenced	No	Full	144	118	26	40	40	30	8		
213165	51 JOHN KENT AVENUE, COLCHESTER	01 2025	No	RM	1	1			1				
212972	37 BOADICEA WAY	04 2025	Yes	Full	1	1			1				
220150	HEDGE DRIVE, COLCHESTER	05 2025	Yes	Full	3	3					3		
213138	1A BOADICEA WAY, COLCHESTER	01 2025	Yes	Full	1	1			1				
St Johns and St Annes													
182021	17 DILBRIDGE ROAD, COLCHESTER	Commenced	Yes	Full	1	1		1					
172057	FORMER M & F WATTS	Complete	Yes	Full	8	0	2						
191780/202889	18 ST ANNES ROAD, COLCHESTR	Commenced	Yes	Full	2	1	1	1					
202242	2 DELAMERE ROAD, ST JOHNS	07 2024	Yes	Outline	1	1		1					
Stanway													
VARIOUS	LAKELANDS	Commenced	No	Full	403	183	110	93	90				
180873	DYERS ROAD , COLCHESTER (MERSEA HOMES)	Complete	No	Full	58	0	13						
160696	WYVERN FARM, LONDON ROAD, STANWAY	Complete	No	Full	358	0	18						
182220	FIVEWAYS FRUIT FARM, STANWAY	05 2024	No	Outline	420	420				30	80	80	
172272	LAND R/O FIELD HOUSE, DYERS ROAD	Completed	No	Full	35	0	3						
172049	CHITTS HILL, STANWAY	Commenced	Yes	Full	100	58	42	30	28				
190700	2 WINSTREE ROAD, STANWAY	06 2022	Yes	Full	2	2		2					

200961	OASIS, STANWAY GREEN, STANWAY	07 2023	Yes	Full	1	1			1				
181859	WYVERN FARM, LONDON ROAD, STANWAY	Commenced	No	Full	100	13	73	13					
200600	235 LONDON ROAD, STANWAY	Complete	Yes	Full	4	0	4						
200303	R/O INTERNATIONAL HOUSE, PEARTREE ROAD	Complete	Yes	Full	10	0	10						
220696	AIRLIE, LONDON ROAD, STANWAY	03 2025	Yes	Full	1	1			1				
202829	LAND NORTH OF LONDON ROAD, STANWAY	TBC	No	Full	66	66					40	26	

Marks Tey & Layer

192329	FMR VILLAGE HALL, SCHOOL LANE, GREAT WIGBOROUGH	01 2023	Yes	Full	2	2			2				
172108	LAYER MARNEY NURSERIES, SMYTHES GREEN, LAYER MARNEY	Complete	Yes	Full	4	0	4						
175790	WINTER COTTAGE, COPFORD	Complete	Yes	Full	1	0	1						
180042	CHESTNUT FARM, ABBERTON ROAD, LAYER DE LA HAYE	Complete	Yes	Full	4	0	1						
180808	"MILL FARM" BIRCH STREET, BIRCH, COLCHESTER	Complete	Yes	Full	1	0	1						
182272	GREEN FARM, THE STREET, SALCOTT	Complete	Yes	Full	1	0	1						
182469	LITTLE WINTERS FARM, LAYER MARNEY	Complete	Yes	Full	1	0	1						
180174	"BUMBLE BEE FARM" LAYER BRETON HILL, LAYER BRETON, COLCHESTER	Commenced	Yes	Full	2	2			2				
182328/210829	132 HIGH ROAD, LAYER DE LA HAYE	05 2024	Yes	Full	1	1		1					
191425	APPLETREES, SCHOOL ROAD, MESSING	Complete	Yes	Full	1	0	1						
191641	L/A PEARTREE COTTAGE, SALCOTT	Commenced	Yes	Full	1	1		1					
192756	LAYER BRETON HILL, LAYER BRETON	Complete	Yes	Full	1	0	1						
191128	L/A WYKE COTE, NEWBRIDGE ROAD, LAYER MARNEY	Complete	Yes	Full	3	0	3						
192249	BROOK ROAD, GREAT TEY	02 2023	No	Full	15	15		15					
200826	HARDYS GREEN, BIRCH	06 2023	Yes	Full	1	1		1					
212490	152 LONDON ROAD, COPFORD	05 2025	Yes	Full	6	6					6		
202076	ROCKINGHAM FARM ROAD, LAYER MARNEY	11 2023	Yes	Full	4	4		4					
202074	BROOK FARM, KELVEDON ROAD, MESSING	12 2023	Yes	Full	1	1		1					
200615	PARK FARM, NEW ROAD, MESSING	N/A	Yes	PD	5	5		5					
210657	NIGHTINGALE FARM, GREAT WIGBOROUGH	05 2024	Yes	COU	1	1			1				

210823	THE KILN, THE FOLLEY, LAYER DE LA HAYE	Complete	Yes	CLU	1	1	1						
21084	THE RAMPART, HAYNES GREEN ROAD, LAYER MARNEY	05 2024	Yes	Full	1	1		1					
211252	GODBOLTS FARM, GREAT TEY ROAD, LITTLE TEY	Complete	Yes	Full	2	0	2						
202510	LOVEDOWNS FARM BARN, BARNHALL ROAD, SALCOTT	06 2024	Yes	COU	1	1			1				
210349	41 LONDON ROAD, COPFORD	07 2024	Yes	Full	1	1		1					
211580	OXLEY HOUSE, MERSEA ROAD, ABBERTON	11 2024	Yes	COU	1	1			1				
213487	BALDWINS FARM, GREAT TEY	02 2025	Yes	COU	1	1			1				
211055	SOUTH BARN, GREEN FARM, SALCOTT	02 2025	Yes	COU	1	1			1				
213242/213121	LOWER ROAD, LAYER BRETON	01 2025	Yes	COU	2	2					2		
Mersea & Pyefleet													
160750	STANDISH, IVY LANE, EAST MERSEA	Complete	Yes	Full	2	0	2						
171843	94 FAIRHAVEN AVENUE, WEST MERSEA	Complete	Yes	Full	1	0	1						
202438	BROMAN FARM, BROMANS LANE, EAST MERSEA	02 2024	Yes	Full	1	1		1					
201847	15 RAINBOW ROAD, WEST MERSEA	03 2024	Yes	Full	1	1		1					
210036	MANWOOD TYE, ABBERTON	02 2024	Yes	Full	1	1		1					
192715	3 BLACKWATER DRIVE, WEST MERSEA	Complete	Yes	Full	1	0	1						
194915	NORTH FARM BARN, EAST MERSEA	Complete	Yes	COU	1	0	1						
190864	55 EMPRESS AVENUE, WEST MERSEA	Complete	Yes	Full	2	0	1						
200206	90 FAIRHAVEN, WEST MERSEA	04 2023	Yes	Full	1	1		1					
210503	RANSOMES COTTAGE, PELDON	04 2024	Yes	COU	1	1		1					
210491	GREENACRES BARN, FINGRINGHOE	04 2024	Yes	COU	1	1		1					
200631	MERSEA ROAD, PELDON	05 2024	Yes	COU	1	1			1				
200632	MERSEA ROAD, PELDON	05 2024	Yes	COU	1	1				1			
200960	BRIERLEY PADDOCKS, WEST MERSEA	Commenced	No	RM	101	101			21	30	30	20	
202400	FINGRINGHOE HALL BARN, FURNEAUX LANE	06 2024	Yes	COU	1	1				1			
210898	PYEFLEET QUAY, EAST ROAD, EAST MERSEA	06 2024	Yes	Full	1	1			1				
211684	MAYDAYS FARM, HAYCOCKS LANE, WEST MERSEA	07 2024	Yes	COU	5	5			3	2			

210717	BOCKING HALL, 35 EAST MERSEA ROAD, WEST MERSEA	08 2024	Yes	COU	1	1		1				
211639	10 QUEEN ANNE DRIVE, WEST MERSEA	09 2024	Yes	Full	1	1			1			
202755	METHODIST CHAPEL, FINGRINGHOE	11 2024	Yes	COU	1	1			1			
211416	L/A 19 EMPRESS AVENUE, WEST MERSEA	Complete	Yes	Full	1	0	1					
212739	64 HIGH STREET, WEST MERSEA	12 2024	Yes	COU	1	1			1			
212739	DAWES LANE, WEST MERSEA	05 2025	No	RM	100	100				30	30	40
Rowhedge												
Various	ROWHEDGE WHARF	Complete	No	Full	170	0	42					
190753	FORMER ROWHEDGE PORT, ROWHEDGE	Complete	No	Full	19	0	19					
Rural North												
160906	HORKESLEY HAMLET, GREAT HORKESLEY	Commenced	Yes	Full	22	18	4	12	6			
170997	HILL FARM, BOXTED	Complete	No	Full	36	0	8					
150859	TEY CROSS FARM, EARLS COLNE RD, WAKES COLNE	Complete	Yes	Full	1	1	1					
210775	LAND EAST OF CARTERS HILL, BOXTED	10 2024	Yes	Full	1	1			1			
192746/182787	NOAKES FARM, STRAIGHT ROAD, BOXTED	01 2023	Yes	Full	6	6				6		
182427	"REDHOUSE FARM2 REDHOUSE LANE, BOXTED	Complete	Yes	Full	1	0	1					
182950	RAMS FARM RD, FORDHAM	Complete	Yes	Full	1	0	1					
183113	"UPP HALL FARM" SALMONS LANE, GREAT TEY	Complete	Yes	Full	1	0	1					
182640	QUEENS HEAD, FORD STREET, ALDHAM	Commenced	Yes	Full	1	1		1				
191830	SCHOOL ROAD (EAST), LANGHAM	03 2023	No	Full	46	46				15	15	16
200533	TANKERTON, NAYLAND ROAD, GREAT HORKESLEY	Complete	Yes	Full	1	0	1					
202037	RUNKINS FARM, LANGHAM LANE, BOXTED	11 2023	Yes	Full	1	1				1		
210827	LONDON ROAD, GT HORKESLY	05 2024	Yes	Full	1	1		1				
202381	10 THE CRESCENT, GT HORKESLEY	Complete	Yes	Full	1	0	1					
192219	WAKES HALL, WAKES COLNE	Commenced	Yes	Full	22	8	14	8				
192671	GARAGE SITE, HARDINGS CLOSE, ALDHAM	Commenced	Yes	Full	4	0	4					
203902	POST OFFICE, WORMINGFORD	Completed	Yes	PD	4	0	2					
210171	9 HIGH STREET, LANGHAM	05 2024	Yes	Full	4	4		4				

210976	OLD HALL FARM, WAKES COLNE	05 2024	Yes	COU	1	1				1		
211053	ANNEX, LIONS FARM, LANGHAM	Complete	Yes	COU	1	1	1					
210847	CHURCH HOUSE, WORMINGFORD	07 2024	Yes	Full	1	1		1				
211329	OAKVIEW, SCHOOL ROAD, LANGHAM	07 2024	Yes	Full	2	2			2			
211556	OAKLANDS, OAK ROAD, CHAPPEL	07 2024	Yes	COU	1	1		1				
211268	VERNONS FARM, CHAPPEL	07 2024	Yes	COU	5	5				5		
211604	ALDHAM HALL FARM, ALDHAM	08 2024	Yes	COU	2	2				2		
210878	HEATH HOUSE, DEDHAM	09 2024	Yes	COU	1	1			1			
212132	CLEARVIEW, RECTORY ROAD, ALDHAM	09 2024	Yes	Full	1	1			1			
221111	PLUMMERS ROAD. FORDHAM	11 2024	No	Full	17	17					17	
220321	67 COACH ROAD, GREAT HORKESLEY	05 2025	Yes	Full	1	1					1	
212716	OAK FARM, VERNONS ROAD, WAKES COLNE	02 2025	Yes	COU	1	1			1			
212646	GREENFIELD DRIVE/NEW BARN ROAD, GREAT TEY	TBC	No	O/RM	30	30					15	15
Tiptree												
122134	FLORENCE PARK, GRANGE ROAD, TIPTREE	Commenced	No	Full	103	66	26	25	25	16		
130245/191414	LAND ON NORTH EAST SIDE OF FACTORY HILL, TIPTREE	Commenced	No	Full	135	8	45	8				
161462	SPRINGFIELD, KELVEDON ROAD, TIPTREE	Commenced	Yes	Full	8	8	4	4				
173326	1 & 2 BOUNDARY COTTAGES, HALL ROAD, TIPTREE	Complete	Yes	Full	2	2	2					
180136	86 CHURCH ROAD, TIPTREE	Commenced	Yes	Full	6	6		6				
170292	84 MALDON ROAD, TIPTREE	Complete	Yes	Full	7	0	3					
171250	63 NEWBRIDGE ROAD, TIPTREE	Commenced	Yes	Full	3	0	1					
190840	72 CHURCH ROAD, TIPTREE	05 2022	Yes	Full	1	1		1				
210398	BARBROOK LANE, TIPTREE	Commenced	No	RM	200	195	5	50	50	50	45	
192905	93 MALDON ROAD, TIPTREE	08 2023	Yes	Full	5	5		5				
210251	STABLE VIEW, NEWBRIDGE ROAD, TIPTREE	Complete	Yes	Lawful Use	1	0	1					
180730	22 STATION ROAD, TIPTREE	Complete	Yes	Full	2	0	2					
190647	L/A THE GABLES, KELVEDON ROAD, TIPTREE	04 2025	Yes	Full	130	130				50	50	30

Wivenhoe

192090	UNIVERSITY OF ESSEX, COLCHESTER	Commenced	No	Full	548	548		98	150	150	150		
F/COL/05/2103	CEDRICS, 1 THE AVENUE, WIVENHOE	Legally Commenced	Yes	Full	24	24							
191120	140 HIGH STREET	Complete	Yes	Full	1	0	1						
192374	BERRY HOUSE, THE QUAY	11 2022	Yes	Full	1	1			1				
191700	17 QUEENS ROAD	Commenced	Yes	Full	1	1		1					
200089	4 FORRESTERS COURT, WIVENHOE	Complete	Yes	Full	1	0	1						
182138	36 THE CROSS, WIVENHOE	Commenced	Yes	Full	1	1		1					
201662	33 THE CROSS, WIVENHOE	Complete	Yes	Full	1	0	1						
201955	75C RECTORY ROAD, WIVENHOE	05 2024	Yes	Full	1	1		1					
212474	12 ST JOHNS ROAD, WIVENHOE	01 2025	Yes	Full	1	1		1					
Cross Border													
TBC	TENDRING COLCHESTER GARDEN COMMUNITY	TBC	No	N/A	8000	8000					100	100	
Borough Totals								1034	881	954	1035	1128	654

Windfall Allowance

	21/22	22/23	23/24	24/25	25/26	26/27
Total Windfall known/predicted	271	198	260	260	260	260
Known windfall in supply	271	198	158	215	186	59
Additional windfall to be applied to known windfall	0	0	102	45	74	201

Total 5 year Housing Supply

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
1034	881	1056	1080	1202	855
TOTAL 5 YEAR SUPPLY					5074

Appendix 2

Karen Syrett
Lead Officer: Planning, Housing & Economic Growth
Colchester Borough Council
[REDACTED]

Essex House
42 Crouch Street
Colchester CO3 3HH

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www.greenwoodpc.co.uk

15th July 2022

Dear Karen,

Re: Housing Land Supply

It was really interesting to see the Councils draft Housing Trajectory and thank you for sharing this with us.

Greenwood Property Consultants have now been open over two years and I have in excess of 20 years in the property sector working for a number of agents in the town and now, independently.

We deal with both sales and lettings and both have remained strong this year, in fact the levels have increased upon last year's unprecedented levels.

We are based in the town centre and have seen the conversion of commercial space to residential is continuing at pace. Developers are utilising permitted development rights to build upwards and a lot of these developments are being sold off plan.

We deal with a high proportion of Student lets and have continued to expand our portfolio of Student Landlords, including several who have 'multi-unit blocks'. The amount of Student enquiries we are now receiving is almost at pre-pandemic levels and I can envisage this outstripping previous demand as the University expands so the requirement for high quality Student accommodation will only continue with each year.

Your trajectory appears to reflect the local market and I would agree with it. I'm glad to see you have taken on board our previous advice and included the Beyond the Box scheme at the Hythe and that you understand the developers are looking for a quick turnaround to deliver the scheme quickly as they have done with previous student schemes.

If I can be of further assistance please do call in.

Yours sincerely,

Andrew Greenwood
Managing Director
[REDACTED]



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Email: admin@davidmartin.co.uk

Dear Karen

Ref - Colchester Housing Supply

Thank you for forwarding the updated table showing your predictions for housing delivery over the next 5 years. As previously conducted, I shared this information with all senior colleagues in our Colchester and Tiptree branch to ensure the information fed back is accurate. I would confidently say that we collectively have a very strong local knowledge of the whole borough.

I have now had the chance to review the annual trajectory on 3 occasions dating back to 2019 and its interesting to see just how much new development has come forward as predicted.

The last few years have been quite extraordinary but the housing market in Colchester has remained buoyant and this continues to be the case, despite the cost of living concerns.

As requested, I have reviewed potential build out rates and lead in times – which all look reasonable to me. The new build market in particular is very strong, with an increase in buyers coming from outside the area, as well as existing local residents looking to move on to or up the ladder.

I'm working closely with developers, who are all confident at the present time about the state of the market and their pipeline projects. There is a good mix of house types and sizes in demand and being built, which we can't see changing in the foreseeable future. Limited new sites tend to come on the market, but when they do they are highly sought after and attract a high level of interest. I am not aware of any land banking or delays in building when sites get permission because of the high levels of demand.

I hope you find this information useful, if you require anything additional, please don't hesitate to ask.

Kindest regards
John Beton
Managing Director

18/08/2022